

Scheduled Closing Date: September 18, 2023

Purchasers:Andrew, Phillip, Brian Roemmele & Rebecca, Yv

Property: 233-2 of Plan -

Telephone Res. / Bus: / (905) 466-1218

Project: Joshua Creek - Phase 1

Decor Advisor: Dean-Marie Gray

Model and Elevation: SHERWOOD (TH-01) B

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	2, HURON, ONTARIO WHITE	*MSI 2, CALACATTA BOTANICA	9677
Laundry Room	2, HURON, ONTARIO WHITE	*MSI 2, CALACATTA BOTANICA	9677
Powder Room	-		
MAIN BATH	2, HURON, ONTARIO WHITE	*MSI 2, CALACATTA BOTANICA	9677
Master Ensuite Bathroom	2, HURON, ONTARIO WHITE	*MSI 2, CALACATTA BOTANICA	9677
Second Ensuite Bathroom (If Applic.)	-		
LOFT BATH	2, HURON, ONTARIO WHITE	*MSI 2, CALACATTA BOTANICA	9677

Comment

BASEMENT BATH: 2, HURON, ONTARIO WHITE COUNER: *MSI 2, CALACATTA BOTANICA HARDWARE: 9677

2. Floor Tile

	Selection
Entrance Vestibule	MALENA ICE, 13 X 13
Main Hall	-
Kitchen / Breakfast	MALENA ICE, 13 X 13
Laundry Room	MALENA ICE, 13 X 13
Powder Room	MALENA ICE, 13 X 13
MAIN BATH	MALENA ICE, 13 X 13
Master Ensuite Bathroom	MALENA ICE, 13 X 13
Second Ensuite Bathroom (If Applicable)	-
Lower Landing (If Applicable)	-
LOFT BATH	MALENA ICE, 13 X 13

Comment

MUDROOM: MALENA ICE, 13 X 13 BASEMENT BATH: MALENA ICE, 13 X 13

3. Wall Tile

	Selection	Custom	Describe
MAIN BATH	MALENA ICE, 8 X 10	☐ Yes ☒ No	
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	MALENA ICE, 8 X 10	☐ Yes ☒ No	
Bathroom Walls		☐ Yes ☐ No	
Second Ensuite Bathroom (If Applicable)	-	☐ Yes ☐ No	
LOFT BATH	MALENA ICE, 8 X 10	☐ Yes ☒ No	
Kitchen Backsplash	☒ Yes ☐ No	Backsplash Behind Stove to Upper Cabinets	NO

Comment

BASEMENT BATH: MALENA ICE, 8 X 10

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4. Plumbing Fixtures

Second Ensuite

Powder Room

Master Ensuite Bathroom

Other Room - Specify

Other Washroom

Comment

UPGRADE WASHROOM SINKS TO KOHLER LADENA 21", K-2214-0. SEE INVOICE

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	Countryside 3 1/2" Oak in Willow	Upper Landing	Countryside 3 1/2" Oak in Willow
Kitchen / Breakfast	Countryside 3 1/2" Oak in Willow	Upper Hall	Countryside 3 1/2" Oak in Willow
Living Room	Countryside 3 1/2" Oak in Willow	Master Bedroom	*Countryside 3 1/2" Oak in Willow
Dining Room	-	Bedroom #2	*Countryside 3 1/2" Oak in Willow
Family Room	Countryside 3 1/2" Oak in Willow	Bedroom #3	*Countryside 3 1/2" Oak in Willow
Den/Library	-	Bedroom #4	*Countryside 3 1/2" Oak in Willow
Entrance Vestibule	-	Bedroom #5	-
Lower Landing (If Applicable)	-	Other Room - Specify	Countryside 3 1/2" Oak in Willow
		LOFT HALL	

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	
BASEMENT	☒	*UPG. 1, A1730, ESCAPE TO MAUI 89811 HAIL CLOUD

Upgrade Underpad	Type	*UPGRADE 2	Area	
	Capped		Runner - *Upgrade	

Comment

7. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	☐	☐	☒	☐	☒	☐	☐	☐	☒
Mantle Type				ELECTRIC					
Colour / Stain				STANDARD					
Surround				WHITE PAINT-GRADE					
Hearth				GRIGIO CARNICO					
				NONE					

Comment

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8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

STANDARD

Door Handles

STANDARD

Interior Trim

STANDARD

Comment

9. Plaster Mouldings and Medallions

Standard Throughout

☒ Yes

☐ No

☐ N/A

Entrance Vestibule

Kitchen/Breakfast

Main Hall

Den/Library

Living Room

Lower Landing

Dining Room

Other Room - Specify

Family Room

Comment

MAIN FLOOR: INSTALL THROUGHOUT ENTIRE MAIN FLOOR: A-111 IN 6X6. SECOND FLOOR: INSTALL A-111 6X6 THROUGHOUT
ENTIRE SECOND FLOOR EXCEPT THE MASTER ENSUITE AND THE SHARED BATH. LOFT AREA: INSTALL A-111 IN 5X5 THROUGHOUT
ENTIRE AREA EXCEPT IN LOFT BATH

10. Railings and Spindles

Railing Package

STANDARD

Railing Colour

WILLOW

Spindle Colour

BLACK

Stringer / Riser

WILLOW

Treads

WILLOW

Comment

Oak Stairs

☒ Yes

☐ No

☐ N/A

11. Wall Paint / Ceilings

Throughout Finished Areas

DESIGNER GREY

Trim Paint

White

Smooth Ceilings

Ground Floor

☒

Second Floor

☒

Note

BASEMENT AND LOFT ALSO SMOOTH

Comment

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12. Electrical

Hood Fan

☐ White

☒ Stainless

☐ N/A

Above Kitchen Cabinet Light

☐ Yes

☒ No

Below Kitchen Cabinet Light

☒ Yes

☐ No

Standard Appliances

☒

Over The Range Microwave

☐

Chimney Style Fan

☐

Comment

RANGE IS A SLIDE-IN

13. Heating and Air Conditioning

Air Conditioning

YES humidifier/media

Gas Provisions Stove

YES

Gas Provisions Dryer

NO

Gas Provisions Barbecue

YES

Comment

14. Additional Comments

15. Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability. _____ Purchaser's Initials
- 4) The Purchaser acknowledges reading and accepting the "Valery Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

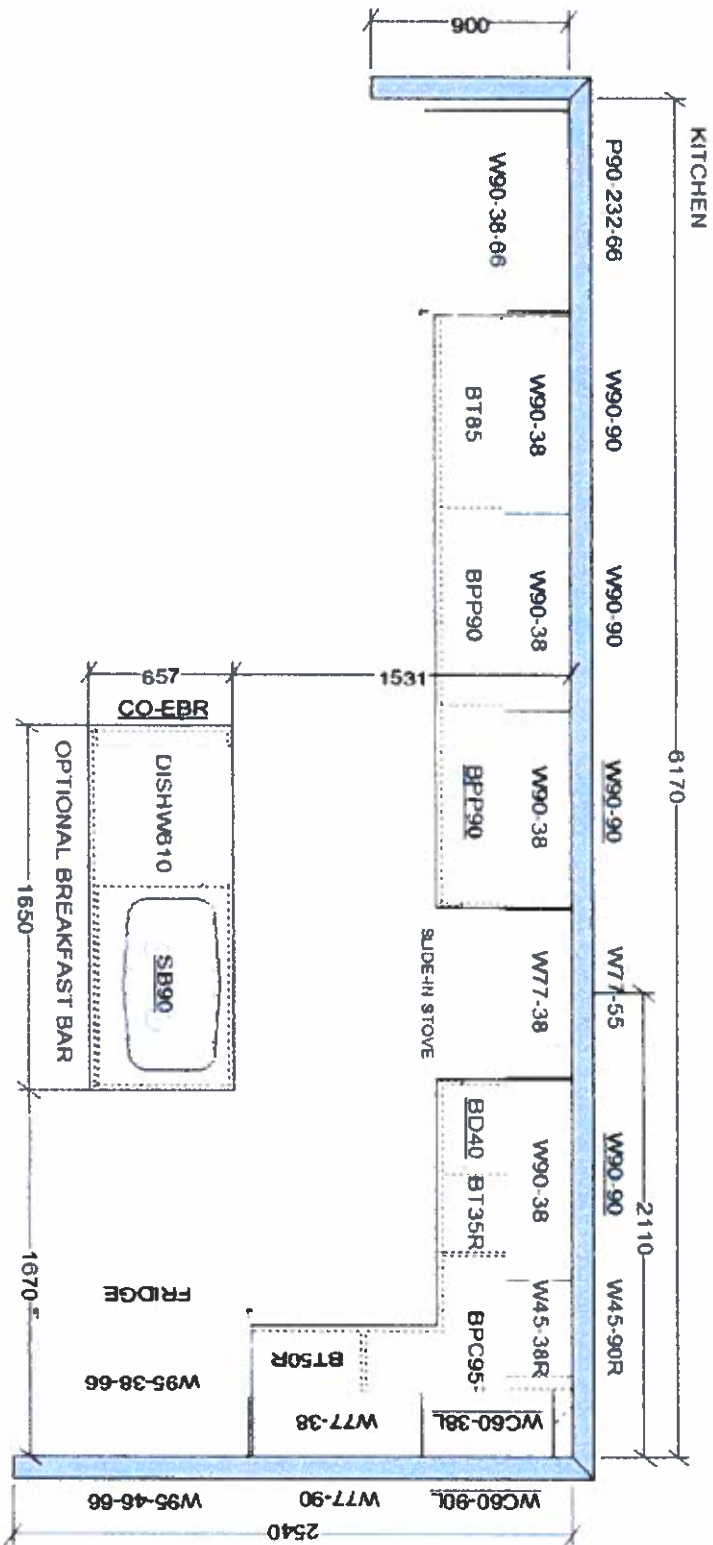
Signature: _____

Date: _____



FRENDEL
KITCHENS & BATHS
133 Preston Drive, Warragoo WA 6147

VALERY HOMES
JOSHUA CREEK
LOT 233-2



This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.

AR RD

Drawn By:
Date: August 6, 2024
Scale: Not To Scale

Approved By Builder:

Date:

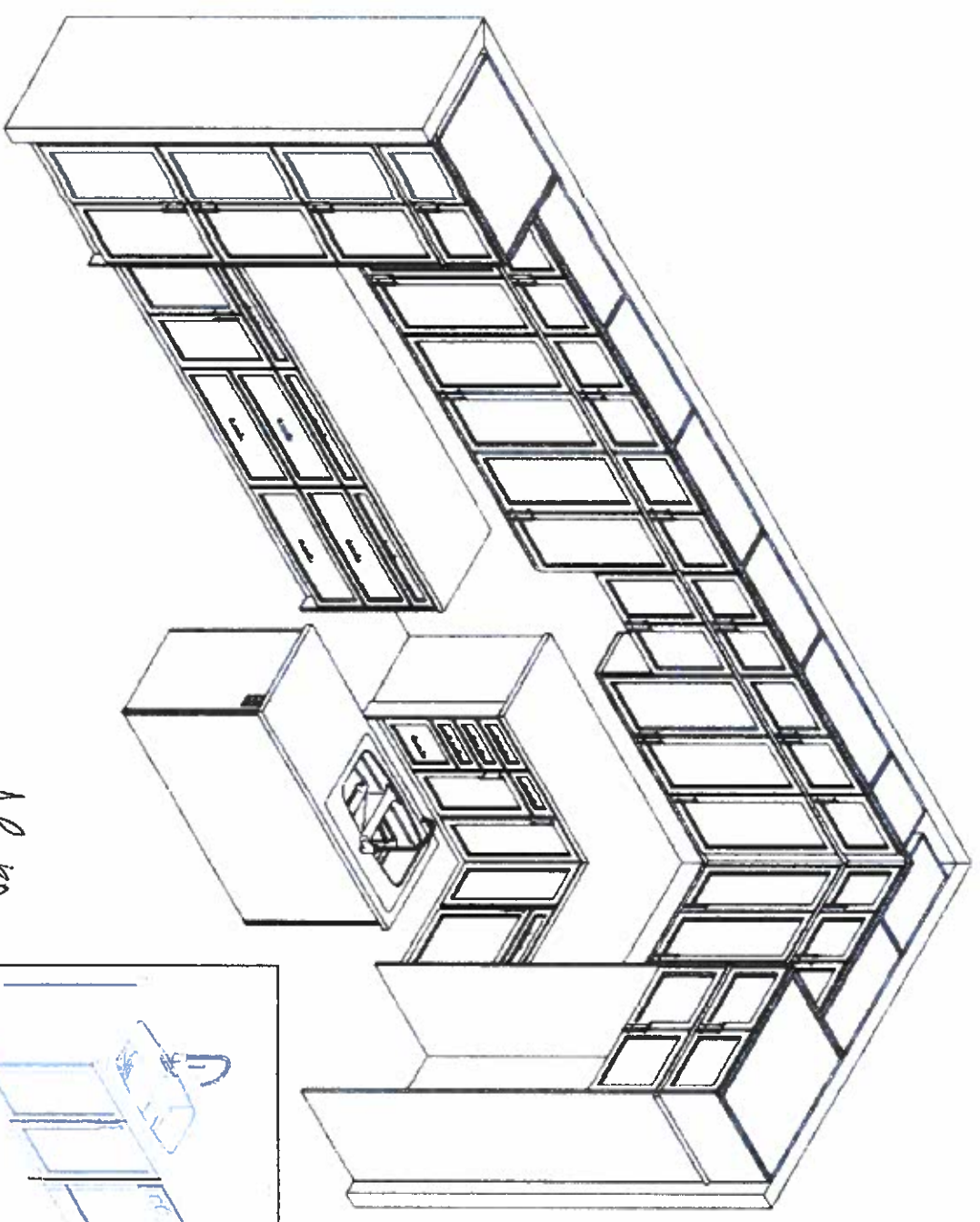


VALERY HOMES
JOSHUA CREEK
LOT 233-2

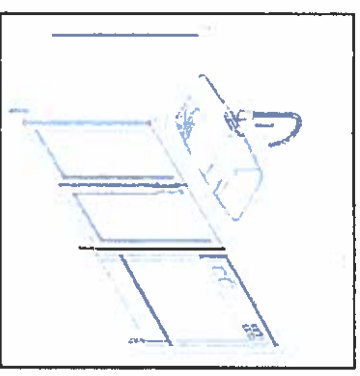
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Date: August 6, 2024
Scale: Not To Scale

Approved By Builder:

Date:

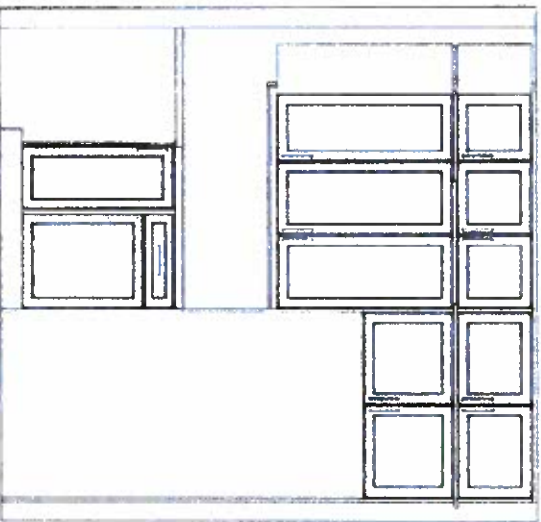
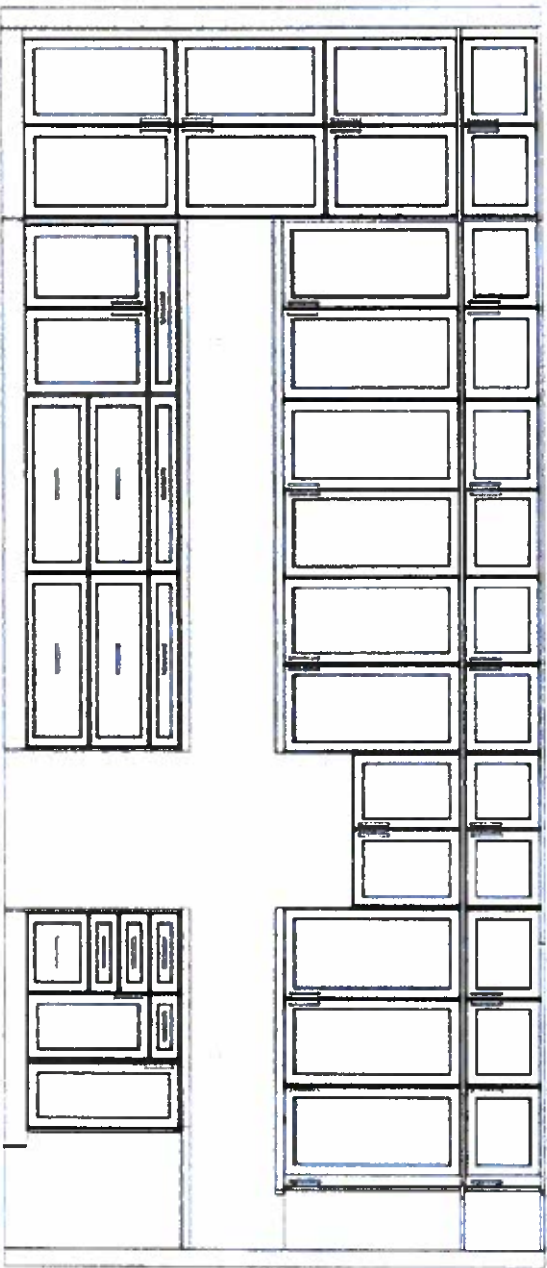


AK KD



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Not to Scale
Not for Construction



AK HD

This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition



FRENDEL
CABINETS LIMITED
300 Pioneer Drive, Mississauga, Ont. L4W 1G9

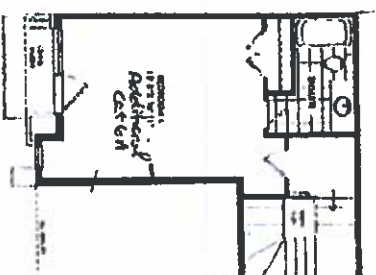
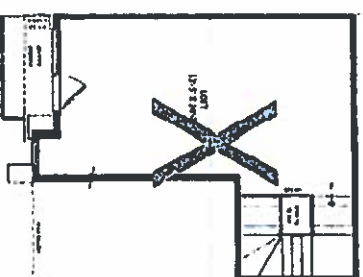
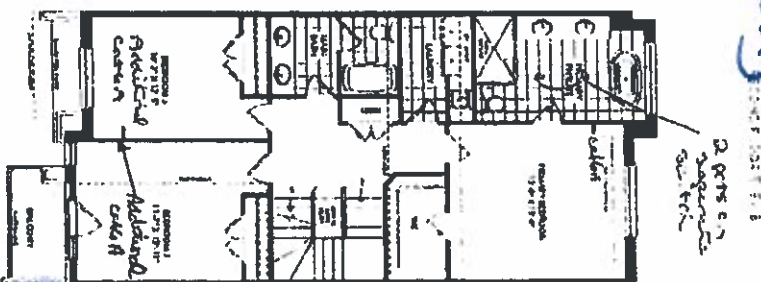
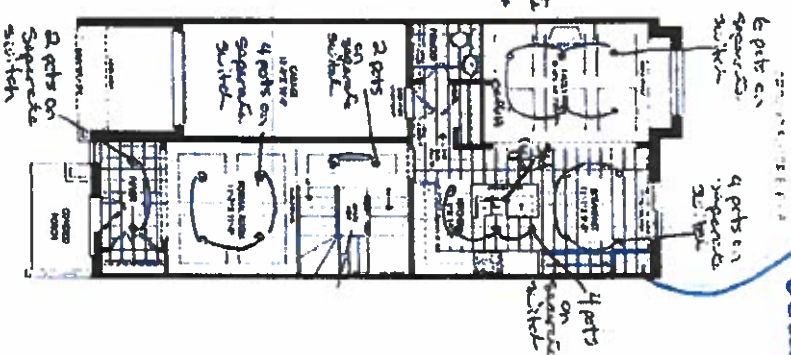
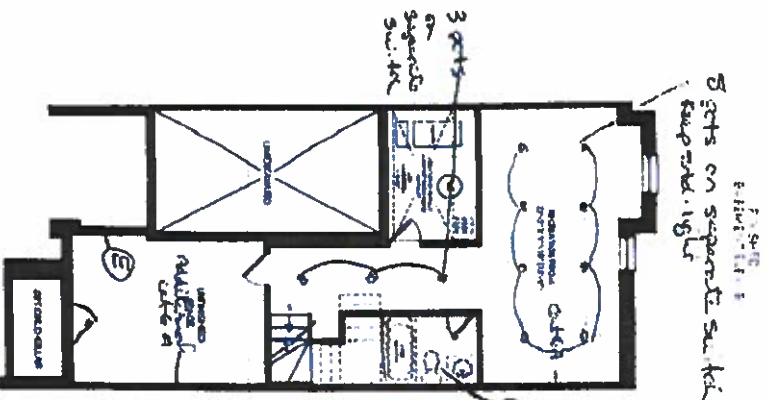
VALERY HOMES
JOSHUA CREEK
LOT 233-2

Drawn By:
Date: August 6, 2024
Scale: Not To Scale

Approved By Builder:

Date:

TH-1
SHERWOOD
ELEV 8 2 PCT SQ FT



Extending Kitchen
Cabinets. See revised Kitchen
drawing

Nov. 3, 2002
SCHEDULE "H"

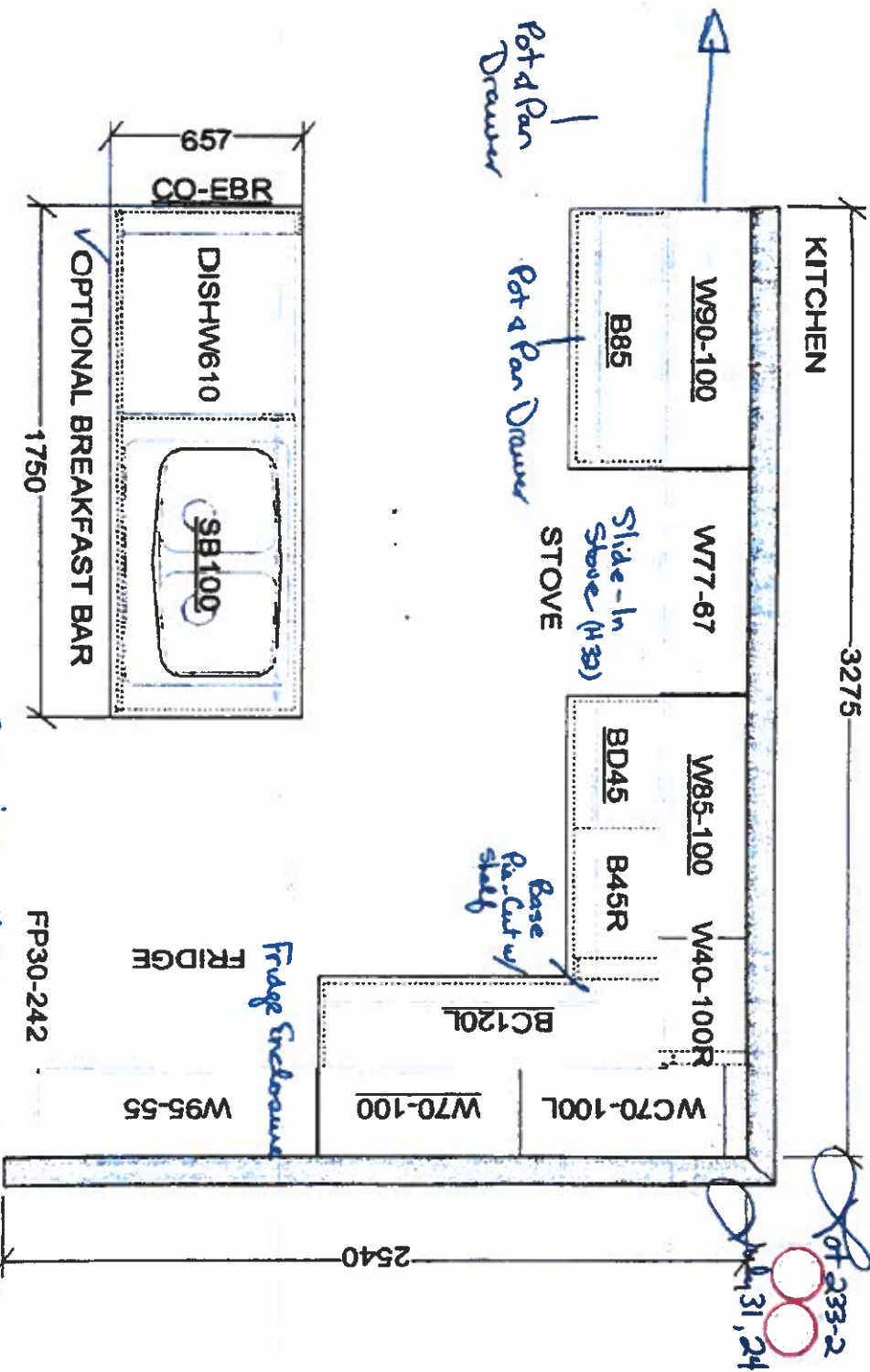
2012-2

July 31, 2004

JOSHUA CREEK
MONTAGE

VALERY
H. M. S.

AR K0



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*Drawing will be prepared at a later date. This is not the final plan.

	K F R E N D E L KITCHENS & BATHS 1380 Burnside Drive, Kelowna, BC V1Y 1A2
VALERY HOMES JOSHUA CREEK TH-1	STANDARD FEATURES: • 100cm Upper cabinets • Backing on Kitchen and Bath cabinets except sinks • Kitchen & Bath countertops by others • Post-form laminate countertops in Laundry • Top Drawers 3 • Stacked Uppers • Deep Shelves x 2 • Light Valance • Extending Base/Upper 6.5' towards Breakfast Area • Add 3' party deck deep at the end of the 6.5' to reach back wall
Drawn By: Date: November 27, 2023 Scale: Not To Scale	Approved By Builder: Date:

AR RD