

Scheduled Closing Date: September 20, 2023

Purchasers: Beata, E Kyc & Pawel Iwaniura

Property: 233-4 of Plan -

Telephone Res. / Bus: /

Project: Joshua Creek - Phase 1

Decor Advisor: Dean-Marie Gray

Model and Elevation: EDGEMERE (TH-03) B

Layout Changes: ☒ Yes ☐ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	*3, CHARLESTON 3DL, ORCHID	*MSI 2, CALACATTA VERONA	*UPG
Laundry Room	2, HURON, ONTARIO WHITE	TCE 1504	9677
Powder Room	-		
MAIN BATH	*3, CHARLESTON 3DL, ORCHID	*UPG 2 CAESARSTONE # 4600	9677
Master Ensuite Bathroom	*3, CHARLESTON 3DL, ORCHID	*UPG 2 CAESARSTONE # 4600	9677
Second Ensuite Bathroom (If Applic.)	-		
LOFT BATH	2, HURON, ONTARIO WHITE	TCE 1504	9677

Comment

BASEMENT BATH: 2, HURON, ONTARIO WHITE COUNTER: TCE 1504 HARDWARE: 9677
KITCHEN HARDWARE: UPGRADE 2 #12805 SB

2. Floor Tile

	Selection
Entrance Vestibule	*UPG. 5, LA MARCA, CALACATTA PAONAZZO, POLISHED, 24 X 24
Main Hall	-
Kitchen / Breakfast	-
Laundry Room	MALENA ICE, 13 X 13
Powder Room	*UPG. 5, LA MARCA, CALACATTA PAONAZZO, POLISHED, 24 X 24
MAIN BATH	*UPG. 5, LA MARCA, CALACATTA PAONAZZO, POLISHED, 24 X 24
Master Ensuite Bathroom	*UPG. 5, LA MARCA, CALACATTA PAONAZZO, POLISHED, 24 X 24
Second Ensuite Bathroom (If Applicable)	-
Lower Landing (If Applicable)	-
LOFT BATH	MALENA ICE, 13 X 13

Comment

BASEMENT BATH: MALENA CARBON, 13 X 13

3. Wall Tile

	Selection	Custom	Describe
MAIN BATH	LaMarca, CalacattaPaonazzo 2'x2'	☐ Yes ☒ No	POLISHED
Master Ensuite Bathroom			
Tub Deck		☐ Yes ☐ No	
Shower Stall	LaMarca, CalacattaPaonazzo 2'x2'	☐ Yes ☒ No	POLISHED
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	
QUARTZ			

Comment

BASEMENT BATH: MALENA ICE, 8 X 10 (DIFFERENT FROM FLOOR) MASTER ENSUITE SHOWER BENCH: THASSOS WHITE

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4. Plumbing Fixtures

☐	Second Ensuite	☐	Powder Room	☐	
Master Ensuite Bathroom	☐	Other Room - Specify	☐	Other Washroom	☐

Comment

SEE STRUCTURAL INVOICE FOR HAND HELD FAUCET INFORMATION IN PRIMARY ENSUITE, UPGRADE LAV FAUCETS THROUGHOUT, SEE INVOICE

5. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	-	Upper Landing	*BISTRO 5" OAK, IN FRAPPE
Kitchen / Breakfast	**BISTRO 5" OAK, IN FRAPPE	Upper Hall	*BISTRO 5" OAK, IN FRAPPE
Living Room	*BISTRO 5" OAK, IN FRAPPE	Master Bedroom	**BISTRO 5" OAK, IN FRAPPE
Dining Room	-	Bedroom #2	**BISTRO 5" OAK, IN FRAPPE
Family Room	*BISTRO 5" OAK, IN FRAPPE	Bedroom #3	**BISTRO 5" OAK, IN FRAPPE
Den/Library	-	Bedroom #4	-
Entrance Vestibule	-	Bedroom #5	-
Lower Landing (If Applicable)	-	Other Room - Specify	**BISTRO 5" OAK, IN FRAPPE
		LOFT/ LOFT HALL	

Comment

6. Carpeting

	Upgrade	Description
Ground Floor	☐	
Second Floor	☐	
BASEMENT	☐	W6461 SPIREA H1374 EVENING WHITE

Upgrade Underpad	Type	STANDARD	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				50" SLIM ELECTRIC					
Surround				GLASS FRONT, BLACK					
Hearth				-					

Comment

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8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

STANDARD

Door Handles

PACE, MatteBlack

Interior Trim

*7 1/4" STEP BEVEL

Comment

EXTERIOR GRIP SET: LONDON IN MATTE BLACK

9. Plaster Mouldings and Medallions

Standard Throughout

☐ Yes

☒ No

☐ N/A

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room	A-222 5X5	Inside Waffles	Lower Landing		
Dining Room			Other Room - Specify		
Family Room	A-222 5X5	Inside Waffles			

Comment

A-222, 5X5 CROWN TO GO INSIDE THE WAFFLES OF THE FORMAL ROOM AND THE FAMILY ROOM

10. Railings and Spindles

Railing Package

STANDARD

Railing Colour

FRAPPE

Stringer / Riser

FRAPPE

Spindle Colour

BLACK

Treads

FRAPPE

Oak Stairs

☒ Yes

☐ No

☐ N/A

Comment

11. Wall Paint / Ceilings

Throughout Finished Areas

DESIGNER GREY

Trim Paint

White

Smooth Ceilings

Ground Floor

☒

Second Floor

☒

Note

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

13. Heating and Air Conditioning

Air Conditioning

Gas Provisions Stove

Gas Provisions Dryer

Gas Provisions Barbecue

Comment

14. Additional Comments

15. Disclaimers and Notes

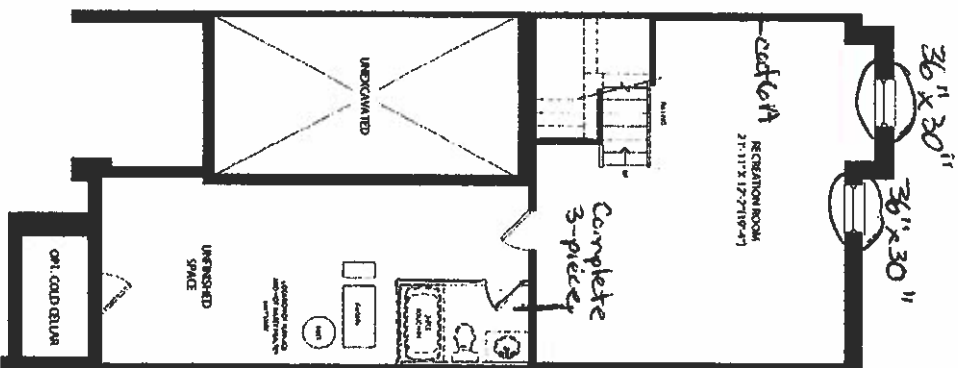
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser acknowledges 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:

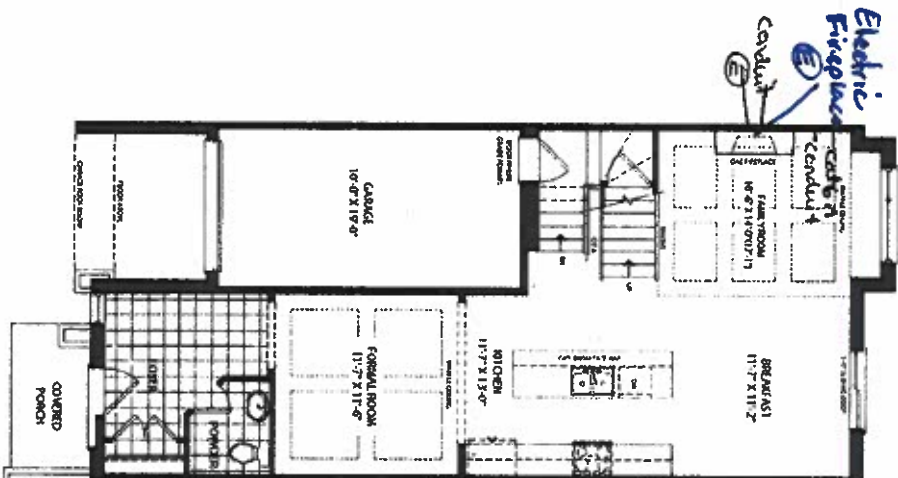
Signature: Date:

TH-3
EDGEMERE
ELEV.B 2,903 SQ.FT.

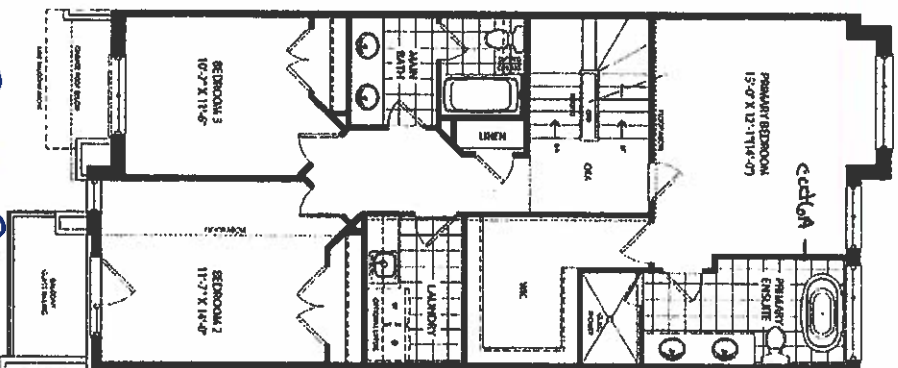
FINISHED BASEMENT ELEV. B



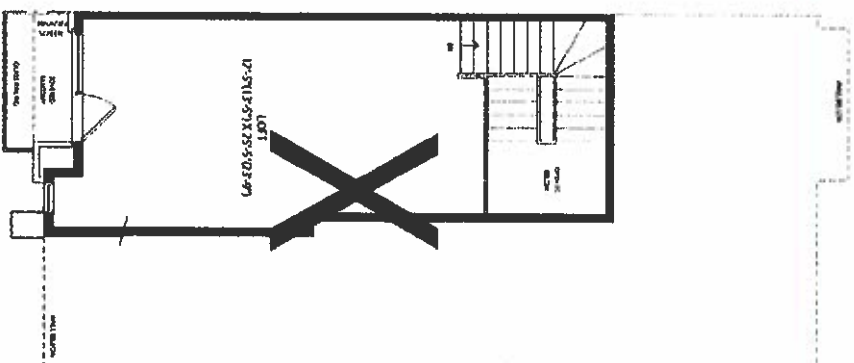
GROUND FLOOR ELEV. B



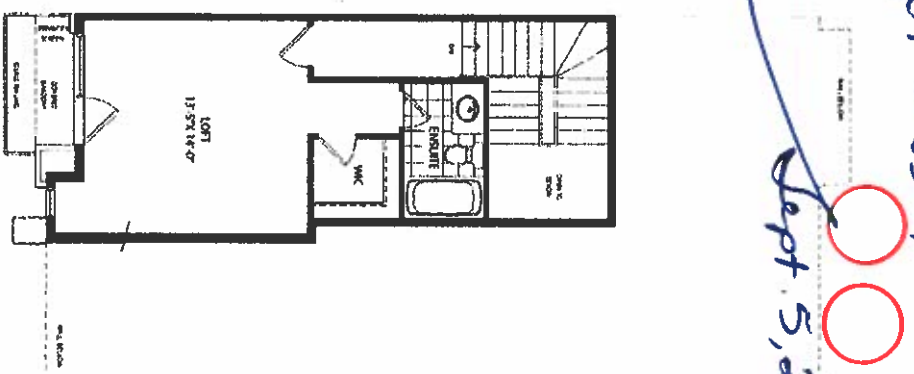
SECOND FLOOR ELEV. B



LOFT PLAN ELEV. B



OPT. LOFT PLAN ELEV. B



JOSHUA CREEK
MONTAGE

ALL DRAWINGS ARE SUBJECT TO NORMAL CONSTRUCTION VARIATIONS. DIMENSIONS MAY VARY FROM 1/8" TO 1/4" DUE TO ROUNDING OFF. DIMENSIONS ARE SUBJECT TO THE QUALITY OF THE CONSTRUCTION. DIMENSIONS ARE SUBJECT TO THE QUALITY OF THE CONSTRUCTION. DIMENSIONS ARE SUBJECT TO THE QUALITY OF THE CONSTRUCTION.

VALERY
HOMES

Lot 233-4
July 29, 22
SCHEDULE "H"

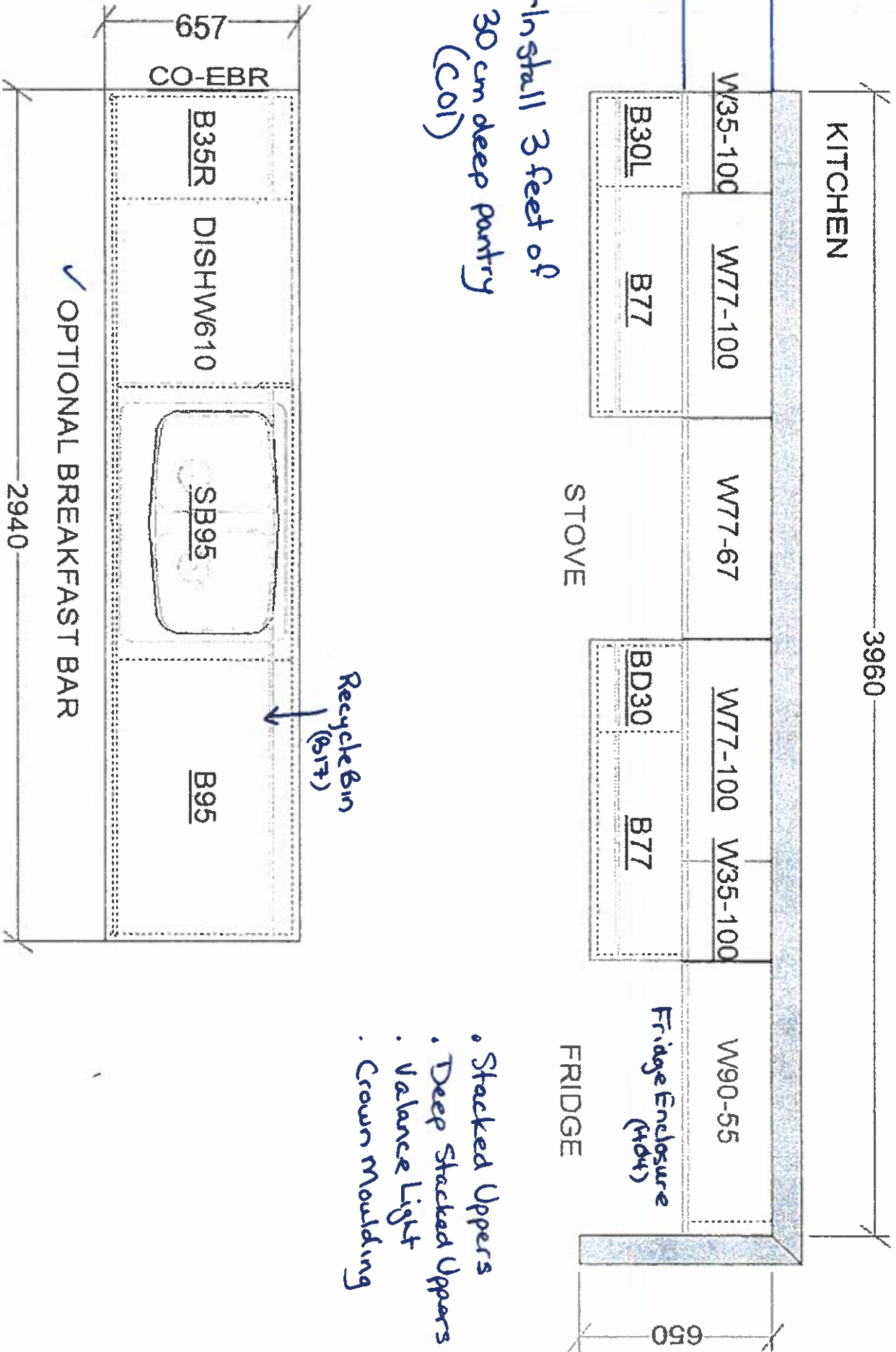
VALERY HOMES
JOSHUA CREEK
TH-3

- STANDARD FEATURES:
- 100cm Upper cabinets
 - Backing on Kitchen and Bath cabinets except sinks
 - Kitchen & Bath countertops by others
 - Post-form laminate countertops in Laundry

Not 2333-4



Sept. 5, 24



UPGRADE 2 HARDWARE OFFERING



12829BN
NICKEL



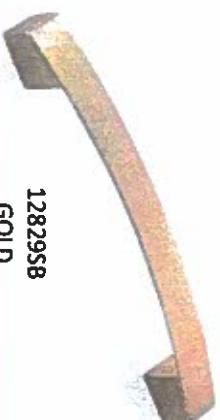
12817BN
NICKEL



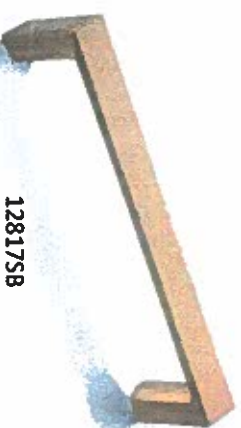
12877BN
NICKEL



12805BN
NICKEL



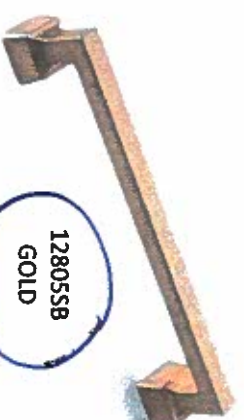
12829SB
GOLD



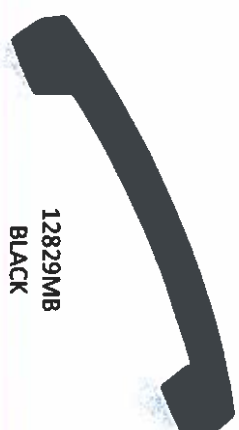
12817SB
GOLD



12877SB
GOLD



12805SB
GOLD



12829MB
BLACK



12817MB
BLACK



12877MB
BLACK



12805MB
BLACK

HARDWARE SELECTION

4 Styles of Handles with 128mm Drilling



Lot 233-4
Sept. 5, 2014

Colour offering:
Nickel (BN)
Gold (SB)
Black (MB)

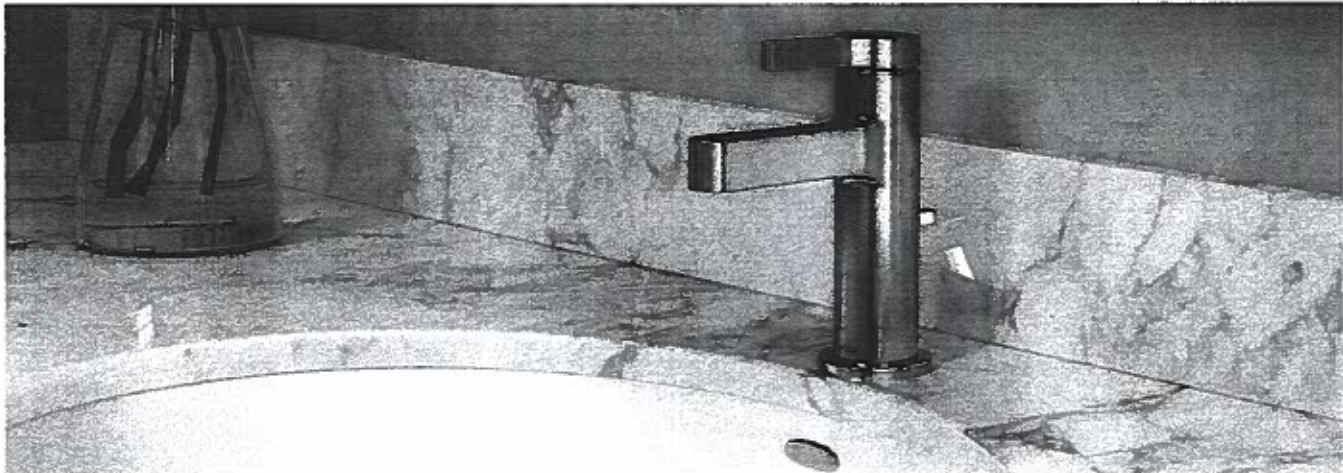
Customers may order hardware drilling only, in lieu of a hardware selection. No hardware will be supplied, and no credit will be given.

- Hole centers must be specified (c-c)
- Frendel standard locations on doors & drawers only
 - 1xx = single hole for knob
 - 96xx = handle with 96mm c-c
 - 128xx = handle with 128mm c-c

Frendel will not drill for any hardware on site.

Drilling and install for horizontal handles on cabinets doors is not available unless approved by Account Representative.





LAVATORY FAUCETS



**Single Handle Lav Faucet
with Lift Rod Drain**

6710

Chrome \$343.50 *x7*

Deckplate sold separately | 172666 series

- Powder Room
- Master (2)
- Main (2)
- Loft bath
- Basement Bath

ROMAN TUB FAUCETS



**One Handle Roman Tub Faucet
with Hand Shower**

T967 / 4791

Chrome \$860.82



Tub Drain Half Kit

T90331 / 140680

Chrome \$79.32

Lot 233-4

Sept 5, 24

VICHY
FINISH
OPTION



Chrome

To order, use model
number only.