



CONSTRUCTION SUMMARY

241 - 3 - The Barossa 3 (38-3) Elev B

Extras at Time of Sale

CABINETRY

Inv.1,239	1 - CABINETRY - KITCHEN - GROUP 3 VIKING 3
Line14059	Note:
17Sep16 / 16Mar17	
Inv.1,239	1 - (A02) ANGLE UPPER CORNER PER UNIT
Line16625	Note:
17Sep16 / 16Mar17	
Inv.1,239	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line14090	Note:
17Sep16 / 16Mar17	
Inv.1,239	1 - VANITY - ENSUITE BATHROOM 2 - GROUP 3 VIKING 3
Line14091	Note:
17Sep16 / 16Mar17	
Inv.1,239	1 - VANITY - SHARED BATHROOM - GROUP 3 VIKING 3
Line14092	Note:
17Sep16 / 16Mar17	
Inv.1,239	1 - ***INSTALL ALL UPPER HANDLES - CENTERED AND HORIZONTAL AT THE BOTTOM OF ALL UPPER CABNITRY ***
	***INSTALL ALL BASE HANDLES - CENTERED AND HORIZONTAL AT THE TOP OF ALL BASE CABNITRY ***
Line16628	Note:
17Sep16 / 16Mar17	

CABINETRY - APPLIANCES

Inv.1,239	1 - (J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW (TRIMKIT REQUIRED, PURCHASER TO SUPPLY SPECS)
Line14063	Note:
17Sep16 / 16Mar17	
Inv.1,239	1 - (J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS&PANS DRAWERS BELOW (PURCHASER TO SUPPLY SPECS)
Line14065	Note:
17Sep16 / 16Mar17	

CABINETRY - BASE CABINETS

Inv.1,239	1 - (B05) BASE PIE CUT CORNER
Line14066	Note:
17Sep16 / 16Mar17	

CONSTRUCTION

Inv.1,039	1 - DELETE WALL BETWEEN FAMILY ROOM AND KITCHEN AS PER SKETCH
	- DRAWINGS REQUIRED
Line10211	Note:
4Aug16 / 3Mar17	
Inv.1,039	1 - REDESIGN MASTER BEDROOM WALK IN CLOSET TO HAVE AN ANGLED WALL AND RELOCATED DOOR AS PER SKETCH
Line10213	Note:
4Aug16 / 3Mar17	



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Inv.1,039	1 - DELETE WALL BETWEEN DINING ROOM AND KITCHEN AND REDESIGN KITCHEN. PRICE TO INCLUDE STANDARD CERAMIC TILE ON DINING ROOM FLOOR
Line10216	Note:
4Aug16 / 3Mar17	
Inv.1,039	1 - MEDIA LOFT TO LOOK LIKE THE BAROSSA 3-1, TO BE A SIZE OF 7'9" X 7'
	HALF MEDIA LOFT WITH UPGRADE 2 LEVEL 1 WROUGHT IRON - GREY STANDARD CARPET ON FLOOR
Line10580	Note:
4Aug16 / 3Mar17	
Inv.1,039	2 - INCREASE FRONT DOOR TO 8FT FROM STANDARD 7FT.
Line11134	Note:
4Aug16 / 3Mar17	
Inv.1,039	1 - ENS 2 - DELETE TUB/SHOWER - CREATE A SHOWER WITH JUST TILED WALLS AND NO GLASS WALLS OR DOORS. JUST A SHOWER CURTAIN ROD- IN UPGRADE 1 TILE
Line11666	Note:
4Aug16 / 3Mar17	

DO NOT INSTALL

Inv.1,239	1 - TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL
Line14070	Note:
17Sep16 / 16Mar17	

ELECTRICAL

Inv.1,039	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH, CENTERED ON THE ROOF IN THE EXTERIOR PORTICO
Line10199	Note:
4Aug16 / 3Mar17	
Inv.1,039	1 - WALL OVEN ELECTRICAL- PROVISION ONLY AND MICROWAVE OUTLET ON A SEPARATE CIRCUT
Line10201	Note:
4Aug16 / 3Mar17	
Inv.1,039	1 - 200 AMP SERVICE - UPGRADE TO
Line10222	Note:
4Aug16 / 3Mar17	
Inv.1,239	1 - INSTALL ALL WASHROOM MIRRORS 8" FROM COUNTER - ADJUST LIGHT ACCORDINGLY
Line16629	Note:
17Sep16 / 16Mar17	
Inv.1,239	1 - PURCHASER GETTING INDUCTION COOKTOP - IS AWARE THAT THEY WILL RECIEVE THE STANDARD 220AMP ELETRICAL AND WILL UOGRDAE ELECTRICAL AFTER CLOSING TO ACCOMMODATE INDUCTION COOK-TOP
Line16630	Note:
17Sep16 / 16Mar17	

HARDWOOD FLOORING

Inv.1,039	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - LANDING
Line10203	Note:
4Aug16 / 3Mar17	



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Inv.1,239	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LANDING
Line16627	Note: DIFFERENCE PAID FROM STRUCTURAL
17Sep16 / 16Mar17	

Inv.1,239	1 - HARDWOOD FLOORING - UPGRADE 3B - 3 1/4 MERCIER MAPLE SOLID - FAMILY
Line14086	Note: RUN HARDWOD VERTICALLY TO RUN SAME DIRECTION AS TILE
17Sep16 / 16Mar17	

PAINT AND STAIN

Inv.1,239	1 - STAIN OAK RAILINGS AND STAIRS - RAILINGS - PICKETS - NEWEL POST - NOSING - STRINGERS - TREADS AND RISERS - WROUGHT IRON PICKETS - COMPLETE- STAIN OAK - PRICE IS PER SET
Line14073	Note:
17Sep16 / 16Mar17	

PLUMBING

Inv.1,039	1 - SHARED BATH - DELETE TUB/SHOWER - CREATE A SHOWER WITH JUST TILED WALLS AND NO GLASS WALLS OR DOORS. JUST A SHOWER CURTAIN ROD- IN UPGRADE 1 TILE
Line10206	Note:
4Aug16 / 3Mar17	

STAIRS AND RAILING

Inv.1,039	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON - GREY - NOT INCLUDING THE "MEDIA LOFT AREA" WHICH IS BEIND ADDED
Line10207	Note:
4Aug16 / 3Mar17	

TILE

Inv.1,239	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 1
Line14051	Note:
17Sep16 / 16Mar17	

Inv.1,239	1 - TILE - LAUNDRY - UPGRADE 1
Line14052	Note:
17Sep16 / 16Mar17	

Inv.1,239	1 - TILE - MAIN HALL - UPGRADE 1
Line14053	Note:
17Sep16 / 16Mar17	

Inv.1,239	1 - TILE - POWDER - UPGRADE 1
Line14054	Note:
17Sep16 / 16Mar17	

Inv.1,239	1 - TILE - FOYER - UPGRADE 1
Line14055	Note:
17Sep16 / 16Mar17	

Inv.1,239	1 - TILE - DINING - UPGRADE 1 - AS PER HOUSE REDESIGN - PLEASE SEE SKETCH PURCHASER PAID \$2710 FOR STD TILE ON STRUCTUIRAL INVOICE PE 1039 #3
Line14056	Note:
17Sep16 / 16Mar17	

Inv.1,239	1 - TILE - MASTER ENSUITE - UPGRADE 2
Line14076	Note:
17Sep16 / 16Mar17	



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Inv.1,239	1 - TILE - UPGRADE 2 - SHOWER IN MASTER ENSUITE
Line14080	Note:
17Sep16 / 16Mar17	
Inv.1,239	1 - TILE - UPGRADE 2 - TUB 2 ROWS IN MASTER ENSUITE - BE INSTALLED VERTICALLY
	TUB DECK TO BE INSTALLED VERTICALLY
Line14081	Note:
17Sep16 / 16Mar17	
Inv.1,239	1 - TILE - UPGRADE 1 - SHOWER IN SHARED
Line14084	Note: PAID FOR ON STRUCTURAL INVOICE PE 1039 #11
17Sep16 / 16Mar17	
Inv.1,239	1 - TILE - SHARED BATH - UPGRADE 1
Line14085	Note:
17Sep16 / 16Mar17	
Inv.1,239	1 - TILE - UPGRADE 1 - SHOWER ENSUITE 2
Line14088	Note: PAID FOR ON STRUCTURAL INVOICE PE 1039 #6
17Sep16 / 16Mar17	
Inv.1,239	1 - TILE - ENSUITE 2 - UPGRADE 1
Line14089	Note:
17Sep16 / 16Mar17	



INTERIOR COLOUR SCHEME

Purchasers:

LA TETY & PIK SHAN CHAN

Property: 241

Telephone Res. / Bus:

(647) 988-1516 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Daneya Zambri

Model and Elevation: The Barossa 3 (38-3) Elev B

Lock Date:

11-Mar-17

11-Mar-17

Plan #:

51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

#8

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	MANCHESTER MAPLE - SHALE GREY (UP 1)	9677
Laundry Room	MAITLAND - ONTARIO WHITE	9677
Powder Room	N/A	N/A
Master Ensuite Bathroom	MANCHESTER MAPLE - SHALE GRE (UP 1)	9677
ENSUITE 2	MANCHESTER MAPLE - SHALE GREY (UP 1)	9677
SHARED BATH	SLAB MAPLE - SOAP STONE (UP 1)	9677

Comment

SEE BELOW IN GENERAL COMMENTS FOR KITCHEN UPGRADES
***INSTALL ALL UPPER HANDLES - CENTERED AND HORIZONTAL AT THE BOTTOM OF ALL UPPER CABNITRY ***
***INSTALL ALL BASE HANDLES - CENTERED AND HORIZONTAL AT THE TOP OF ALL BASE CABNITRY ***

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	P-344LM INUKSHUK GREY (STD)	
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	P-344LM INUKSHUK GREY	
ENSUITE 2	P-345LM INUKSHUK TAUPE	
SHARED BATH	4971K-52 BRONZITE	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-069 AMELIA MIST HD PORC - MATTE 12X24 (UP 1)	
Main Hall	69-069 AMELIA MIST HD PORC - MATTE 12X24 (UP 1)	
Kitchen / Breakfast	69-069 AMELIA MIST HD PORC - MATTE 12X24 (UP 1)	
Laundry Room	69-069 AMELIA MIST HD PORC - MATTE 12X24 (UP 1)	
Powder Room	69-069 AMELIA MIST HD PORC - MATTE 12X24 (UP 1)	
Master Ensuite Bathroom	69-846 AMELIA SMOKE HD PORC POLISHED 12X24 (UP2)	
ENSUITE 2	69-069 AMELIA MIST HD PORC - MATTE 12X24 (UP 1)	
SHARED BATH	69-070 AMELIA SMOKE HD MATTE 2X24 (UP 1)	
CONVERTED DINING	69-069 AMELIA MIST HD PORC - MATTE 12X24 (UP 1)	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom

Tub Deck Wall

Tub Deck

Tub Deck Skirt

Shower Stall

69-846 AMELIA SMOKE HD POLISHED 12X24 (UP2)

69-846 AMELIA SMOKE HD POLISHED 12X24 (UP2)

69-846 AMELIA SMOKE HD POLISHED 12X24 (UP2)

69-846 AMELIA SMOKE HD POLISHED 12X24 (UP2)

ENSUITE 2

69-069 AMELIA MIST HD PORC - MATTE 12X24 (UP 1)

SHARED BATH

69-070 AMELIA SMOKE HD MATTE 2X24 (UP 1)

Kitchen Backsplash

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes)

Yes

No

Comment

DO NOT INSTALL ALL CERAMIC ACCESSORIES IN ALL WASHROOMS

INSTALL ALL WASHROOM MIRRORS 8" FROM COUNTER - ADJUST LIGHT ACCORDINGLY

Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

ALL SHOWER TILES TO BE INSTALLED VERTICALLY

MASTER ENSUITE TUB DECK TO BE INSTALLED VERTICALLY

5. Carpeting

Main Hall

Living Room

Dining Room

Family Room

Den / Library / Study

Basement Landing(If Applies)

Lower Landing (If Applies)

Upper Landing

Upper Hall

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

Bedroom #5

SEE CERAMIC DETAILS

N/A

SEE CERAMIC DETAILS

SEE HARDOOD DETAILS

N/A

N/A

N/A

SEE HARDOOD DETAILS

2369 SUN RIVER - 711 SOUTHERN MAGNOLIA

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N/A

Underpad

Type

Area

10MM (STANDARD)

ALL BEDROOMS

Carpet on Stairs

Capped

Runner - *Upgrade

N/A

Comment

N/A



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6. Hardwood

Kitchen	SEE CERAMIC DETAILS
Main Hall	SEE CERAMIC DETAILS
Living Room	N/A
Dining Room	SEE CERAMIC DETAILS
Family Room	3 1/4 MERCIER MAPLE - CONCRETE GREY (UP 3)
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	3 1/4 MERCIER OAK - CONCRETE GREY (UP 2)
Upper Hall	SEE CARPET DETAILS
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
MASTER ENSUITE TUB	MASTER TUB DECK STANDARD- 4796/T
ENSUITE 2	BATH. SINK STANDARD-L4621
SHARED BATH	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

** Refer to Construction Summary



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Plan #:

51M-1063

8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

STANDARD-3820 STN

Interior Trim

STANDARD

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE

Custom Fan Insert

Appliances

Built in Cooktop

☒ Yes ☐ No

Built in Oven

☒ Yes ☐ No

Gas Stove

☐ Yes ☒ No

Microwave

☒ Yes ☐ OTR ☐ No

Comment

** Refer to Construction Summary

INDUCTION COOKTOP - PURCASER TO UPGRADE EECTRICAL AFTER CLOSING. STANDARD 220 PLUG TO REMAIN (J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW (TRIMKIT REQUIRED, PURCHASER TO SUPPLY SPECS)

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN TO MATCH HARDWOOD

SpindleType

UPGRADE 2 LEVEL 1 WROUGHT IRON

Colour

GREY

Stringer / Riser

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

STAIN TO MATCH 3 1/4 MAPLE - CONCRETE GREY (UP 3) *

* Refer to Construction Summary



INTERIOR COLOUR SCHEME

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Decor Advisor:

Lock Date:

LA TETY & PIK SHAN CHAN

(647) 988-1516 /

Daneya Zambri

11-Mar-17

Property: 241

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11. Crown Mouldings

Entrance Vestibule	NONE		Kitchen/Breakfast	NONE	
Main Hall	NONE		Den/Library	NONE	
Living Room	NONE		Lower Landing	NONE	
Dining Room	NONE			NONE	
Family Room	NONE				

Comment

** Refer to Construction Summary

12. Wall Paint

Main Floor	WARM GREY
Second Floor	WARM GREY

Smooth Ceilings First Floor ☐ Yes ☒ No

Comment

** Refer to Construction Summary

13. Fireplace

	Living Room	Family Room	Other Room - Specify
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	☐ ☐ ☒	☐ ☐ ☒	☐ ☐ ☒
Fireplace Type			
Mantle Type			
Colour / Stain			
Surround			
Hearth			

Comment

** Refer to Construction Summary



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Lock Date:	11-Mar-17	11-Mar-17	Plan #: 51M-1063

14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	

** Refer to Construction Summary

15. General Comments

(J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS&PANS DRAWERS BELOW (PURCHASER TO SUPPLY SPECS)
(A02) ANGLE UPPER CORNER PER UNIT
(B05) BASE PIE CUT CORNER
(J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW (TRIMKIT REQUIRED, PURCHASER TO SUPPLY SPECS)

Disclaimers and Notes

**Purchaser
Initials**

- 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, a \$250 admin fee will be applicable for changes, deletions or alterations other than re-selection due to unavailability.
- 4) The Purchaser acknowledges reading and accepting the "Bayview Wellington Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Signature: _____ Date: _____ Signature: _____ Date: _____



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LOT 241

SKETCHES TO FOLLOW