



CONSTRUCTION SUMMARY

152N Right - 1 - The Sonoma 2 (SD25-2) Elev C

Extras at Time of Sale

Note:

CABINETRY - KITCHEN CABINETS

Inv.223	1 - KITCHEN CABINETS - UPGRADE 1
Line2052	Note:
25Apr21 / 26Apr21	
Inv.223	1 - KITCHEN - UPGREADE 1 - DEEP FRIDGE UPPER WITH GABLES
Line2054	Note:
25Apr21 / 26Apr21	

CABINETRY - VANITY CABINETS

Inv.223	1 - VANITY CABINETS - MASTER ENSUITE - UPGRADE 1
Line2057	Note:
25Apr21 / 26Apr21	
Inv.223	1 - VANITY CABINETS - MAIN BATHROOM - UPGRADE 1
Line2078	Note:
25Apr21 / 26Apr21	

CONSTRUCTION

Inv.108	1 - 8FT DOORS AND ARCHWAYS THROUGHOUT MAIN FLOOR
Line727	Note:
2Feb21 / 3Mar21	
Inv.108	1 - ROUGH IN GARAGE DOOR - IN CASE GRADE DOES NOT PERMIT
Line731	Note: GRADE PERMITS GARAGE DOOR.
2Feb21 / 3Mar21	
Inv.108	1 - GLASS & MIRROR - FRAMELESS GLASS SHOWER WITH HALF WALL AT VANITY - MASTER ENSUITE
Line732	Note:
2Feb21 / 3Mar21	

COUNTER TOP - GRANITE

Inv.223	1 - COUNTER TOP - GRANITE EDGE - BULLNOSE - KITCHEN AND ISLAND - UPGRADE 2
Line2055	Note:
25Apr21 / 26Apr21	
Inv.223	1 - COUNTER TOP - GRANITE - MASTER ENSUITE - UPGRADE 1
Line2085	Note:
25Apr21 / 26Apr21	

DO NOT INSTALL

Inv.223	1 - DO NOT INSTALL - TOILET PAPER HOLDER - TOWEL BAR - SOAP DISH IN ALL BATHROOMS
Line2071	Note:
25Apr21 / 26Apr21	

ELECTRICAL



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Inv.108	1 - ELECTRICAL - EXTRA INTERIOR CEILING OUTLET ROUGH-IN - NO FIXTURE - ON NEW SWITCH- OVER BREAKFAST BAR - CENTERED
Line730	Note:
2Feb21 / 3Mar21	
Inv.108	1 - ELECTRICAL - SUPPLY AND INSTALL ALL WIRING FOR AIR CONDITIONER - INCLUDING 4 WIRE LOW AND HIGH VOLTAGE AND FLEX CONNECTION
Line733	Note:
2Feb21 / 3Mar21	

HARDWOOD FLOORING

Inv.223	1 - HARDWOOD FLOORING - UPPER HALLWAY - UPGRADE 1
Line2053	Note:
25Apr21 / 26Apr21	

HEATING AND AIR CONDITIONING

Inv.108	1 - HEATING AND AIR CONDITIONING - ROUGH IN GAS LINE - PER APPLIANCE- STOVE
Line729	Note:
2Feb21 / 3Mar21	

PAINT AND STAIN

Inv.223	1 - PAINT AND STAIN - WROUGHT IRON STAIRCASE - STAIN STAIRCASE TO MATCH
Line2051	Note:
25Apr21 / 26Apr21	

PLUMBING

Inv.108	1 - PLUMBING - WATERLINE FOR ICE MAKER HOOK UP - INCLUDES VALVE- FRIDGE
Line728	Note:
2Feb21 / 3Mar21	

SINK

Inv.223	1 - SINK - LONDON - UNDERMOUNT
Line2077	Note:
25Apr21 / 26Apr21	
Inv.223	1 - SINK - RECTANGULAR UNDERMOUNT PORCELAIN - VANITY - EACH - MASTER ENSUITE
Line2086	Note:
25Apr21 / 26Apr21	

STAIRS AND RAILING

Inv.108	1 - UPGRADE RAILING - MAIN TO SECOND FLOOR - UPGRADE 1- WROUGHT IRON
Line724	Note:
2Feb21 / 3Mar21	

TILE - WALL TILE

Inv.223	1 - TILE - WALL TILE - UPGRADE 2 - SHOWER WALLS AND CEILING
Line2063	Note:
25Apr21 / 26Apr21	

TILES



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Inv.223	1 - TILES - UPGRADE 2 - MASTER ENSUITE
Line2066	Note:
25Apr21 / 26Apr21	

WINDOWS - BASEMENT

Inv.108	1 - BASEMENT WINDOW - 30X24 - 2 WINDOWS IN LIEU STANDARD WINDOWS - PER WINDOW
Line725	Note: WINDOW WELLS NEEDED PER WINDOW
2Feb21 / 3Mar21	
Inv.108	1 - ADDITIONAL BASEMENT WINDOW - 30X24 - AS PER SKETCH - IN 3PC ROUGH IN AREA - PER WINDOW
Line726	Note: WINDOW WELL NEEDED - PER WINDOW
2Feb21 / 3Mar21	



INTERIOR COLOUR SCHEME

**Purchasers:** FLORIAN OSMANAJ & ZERINA SEJDINI

**Property:** 152N Right

**Telephone Res. / Bus:** /

**Project:** Bradford East Developments Inc.

**Decor Advisor:** Inna Semikolenniha

**Model and Elevation:** The Sonoma 2 (SD25-2) Elev C

**Lock Date:** 2-Oct-21

25-Apr-21

**Plan #:** 51M-1137

**Layout Changes:** ☐ Yes ☒ No

**Sketch Attached:** ☒ Yes ☐ No

**Exterior Colour Scheme:**

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	3/4 FLAT PORTUNA (UPGRADE 1)	HC-07
Laundry Room	3/4 FLAT ASH WHITE (STD)	HC-204
Powder Room	N/A	
Master Ensuite Bathroom	SHAKER ONTARIO WHITE (UPGRADE 1)	HC-204
BATH	SHAKER ONTARIO WHITE (UPGRADE 1)	HC-204

Comment

KITCHEN - UPGRADE 1 - CABINETS

KITCHEN - UPGREADE 1 - DEEP FRIDGE UPPER WITH GABLES

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	5003 BLACK QUARTZ (STD)	DOUBLE BULLNOSE (UPGRADE 2)
Laundry Room	CALCUTTA MARBLE 4925K-07 (STD)	
Powder Room	N/A	
Master Ensuite Bathroom	CEMENT GREY QUARTS (UPGRADE 1)	
BATH	PEARL SOAPSTONE 4886-38	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	NEXUS ICE HIGH DEFINITION 12X24 GLAZED PORCELAIN (STD)	
Main Hall	HARDWOOD	
Kitchen / Breakfast	NEXUS ICE HIGH DEFINITION 12X24 GLAZED PORCELAIN (STD)	
Laundry Room	NEXUS ICE HIGH DEFINITION 12X24 GLAZED PORCELAIN (STD)	
Powder Room	NEXUS ICE HIGH DEFINITION 12X24 GLAZED PORCELAIN (STD)	
Master Ensuite Bathroom	MAYFAIR VOLAKAS GRIGIO - 12X24 POLISHED - 69-894 **REVISED	
BATH	NEXUS ICE HIGH DEFINITION 12X24 GLAZED PORCELAIN (STD)	
MASTER SHOWER FLOO	VINTAGE GREY MATTE 4501-0419-0 ** REVISED	

Comment



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Decor Advisor:

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4. Ceramic Wall Tile

Master Ensuite Bathroom

Selection

Describe

Tub Deck Wall

MAYFAIR VOLAKAS GRIGIO - 12X24 POLISHED - 69-894

\*\*REVISED

Tub Deck

MAYFAIR VOLAKAS GRIGIO - 12X24 POLISHED - 69-894

\*\*REVISED

Tub Deck Skirt

MAYFAIR VOLAKAS GRIGIO - 12X24 POLISHED - 69-894

\*\*REVISED

Shower Stall

MAYFAIR VOLAKAS GRIGIO - 12X24 POLISHED - 69-894

\*\*REVISED

NEXUS ICE HIGH DEFINITION 12X24 GLAZED PORCELAIN

Kitchen Backsplash

NONE

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

Yes

No

Comment

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

DO NOT INSTALL CERAMIC ACCESSORIES (PAPER HOLDER, TOWEL BAR AND SOAP DISH) IN ALL BATHROOMS.

5. Carpeting

Main Hall

HARDWOOD

Living Room

N/A

Dining Room

HARDWOOD

Family Room

HARDWOOD

Den / Library / Study

N/A

Basement Landing(If Applies)

N/A

Lower Landing (If Applies)

HARDWOOD

Upper Landing

HARDWOOD

Upper Hall

HARDWOOD

Master Bedroom

MOHAWK ALADDIN 2Q555 TIMELESS JOURNEY 928 OVERCAST (STD)

Bedroom #2

MOHAWK ALADDIN 2Q555 TIMELESS JOURNEY 928 OVERCAST (STD)

Bedroom #3

MOHAWK ALADDIN 2Q555 TIMELESS JOURNEY 928 OVERCAST (STD)

Bedroom #4

N/A

Bedroom #5

N/A

Underpad

Type

Area

STD

MASTER, BDRM 2 & 3

Carpet on Stairs

Capped

Runner - \*Upgrade

NONE

NONE

Comment

\*\* Refer to Construction Summary



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6. Hardwood

Kitchen	
Main Hall	PIONEERED SOLID WIRE BRUSHED RED OAK 3 1/4" TITAN (STD)
Living Room	N/A
Dining Room	PIONEERED SOLID WIRE BRUSHED RED OAK 3 1/4" TITAN (STD)
Family Room	PIONEERED SOLID WIRE BRUSHED RED OAK 3 1/4" TITAN (STD)
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	PIONEERED SOLID WIRE BRUSHED RED OAK 3 1/4" TITAN (STD)
Upper Landing	PIONEERED SOLID WIRE BRUSHED RED OAK 3 1/4" TITAN (STD)
Upper Hall	PIONEERED SOLID WIRE BRUSHED RED OAK 3 1/4" TITAN (STD)
Master Bedroom	CARPET
Bedroom #2	CARPET
Bedroom #3	CARPET
Bedroom #4	N/A
Bedroom #5	N/A

Comment

7. Plumbing Fixtures

Powder Room	STD
Master Ensuite Bathroom	STD
BATH	STD

Waterline for Fridge ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary

WATER LINE FOR FRIDGE



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8. Trim Carpentry

Interior Doors

RIVERSIDE

Front Door Glass Inserts

STD

Door Handles

BLACK

Interior Trim

STD

Comment

\*\* Refer to Construction Summary

INTERIOR HALIFAX SQUARE ROSE BLACK (STD)

EXTERIOR 2001 BLACK (STD)

9. Electrical

Plugs and Switches

☒ White

STANDARD WHITE DECOR

Hood Fan

STAINLESS STEEL

Custom Fan Insert

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

☐ Yes ☒ No

☐ Yes ☒ No

☒ Yes ☐ No

☐ Yes ☐ OTR ☒ No

Comment

\*\* Refer to Construction Summary

GAS LINE FOR STOVE

10. Railings and Pickets

Railing Type

OAK

Colour

STAINED TO MATCH

SpindleType

WROUGHT IRON (UP1)

Colour

STAINED TO MATCH

Stringer / Riser

STAINED TO MACTH

Treads

STAINED TO MACTH

Comment

Oak Stairs

☒ Yes ☐ No

\*\* Refer to Construction Summary

STAINED TO MATCH HARDWOOD PIONEERED SOLID WIRE BRUSHED RED OAK 3 1/4" TITAN (STD)



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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				
Family Room	NONE				

**Comment**  
\*\* Refer to Construction Summary

12. Wall Paint

Main Floor

COOL WHITE

Second Floor

COOL WHITE

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
	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
Fireplace Type		GAS	
Mantle Type		M7 SQUARE (STD)	
Colour / Stain		WHITE	
Surround		NERO ASSOLUTO (STD)	
Hearth		NONE	

**Comment**  
\*\* Refer to Construction Summary





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14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	
<div><div>** Refer to Construction Summary</div><div>INSTALL AND SUPPLY WIRING FOR A/C - 4 WIRE LOW AND HIGH VOLTAGE AND FLEX CONNECTION</div></div>	

15. General Comments

\*\* Refer to Construction Summary

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:\_\_\_\_\_

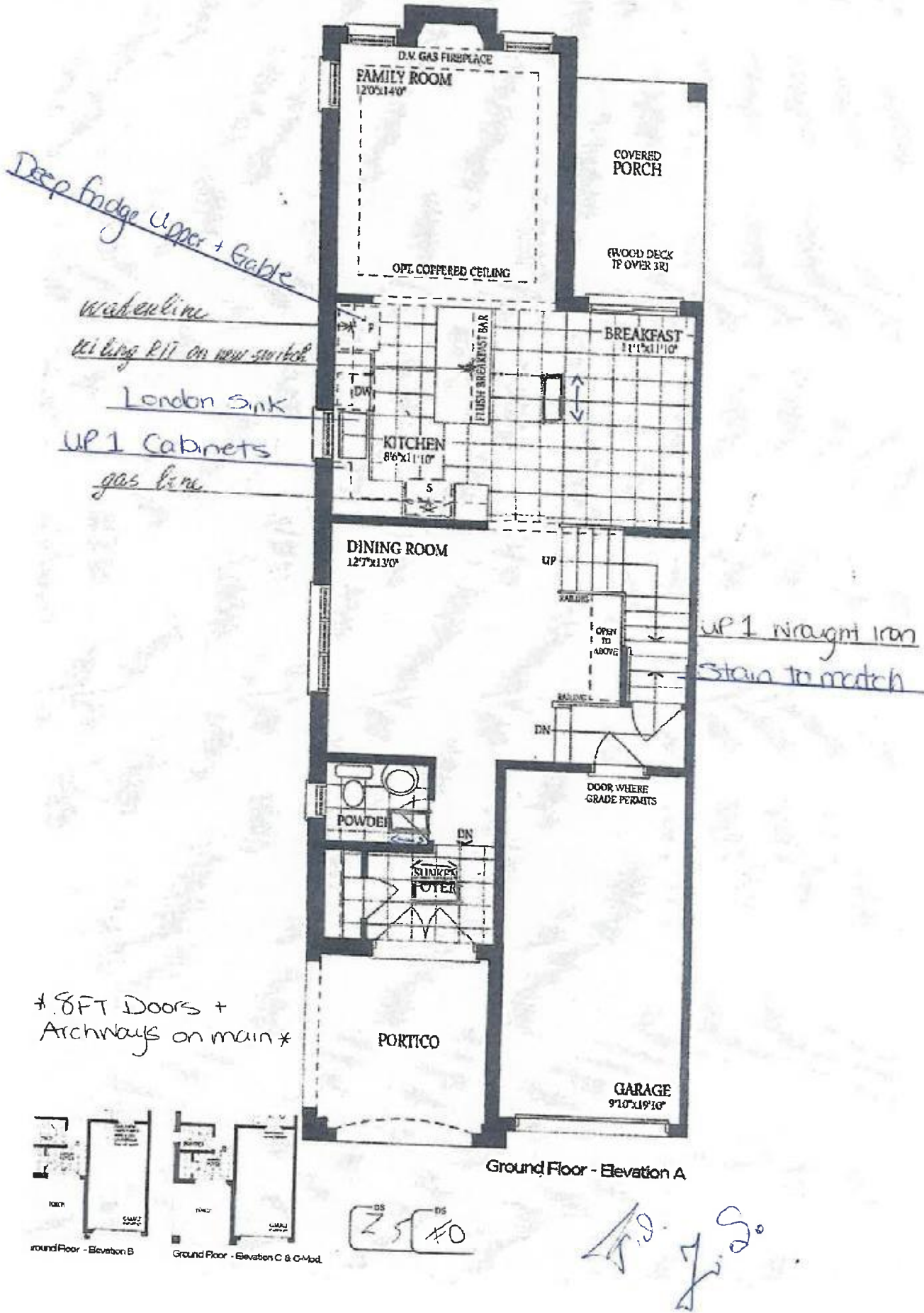


INTERIOR COLOUR SCHEME

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<b>Telephone Res. / Bus:</b>	/	<b>Project:</b>	Bradford East Developments Inc.
<b>Decor Advisor:</b>	Inna Semikolenniha	<b>Model and Elevation:</b>	The Sonoma 2 (SD25-2) Elev C
<b>Lock Date:</b>	2-Oct-21	25-Apr-21	<b>Plan #:</b> 51M-1137

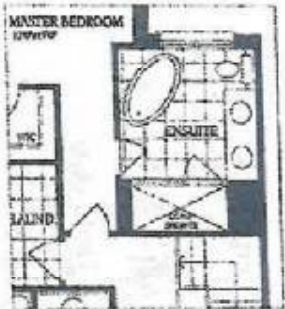
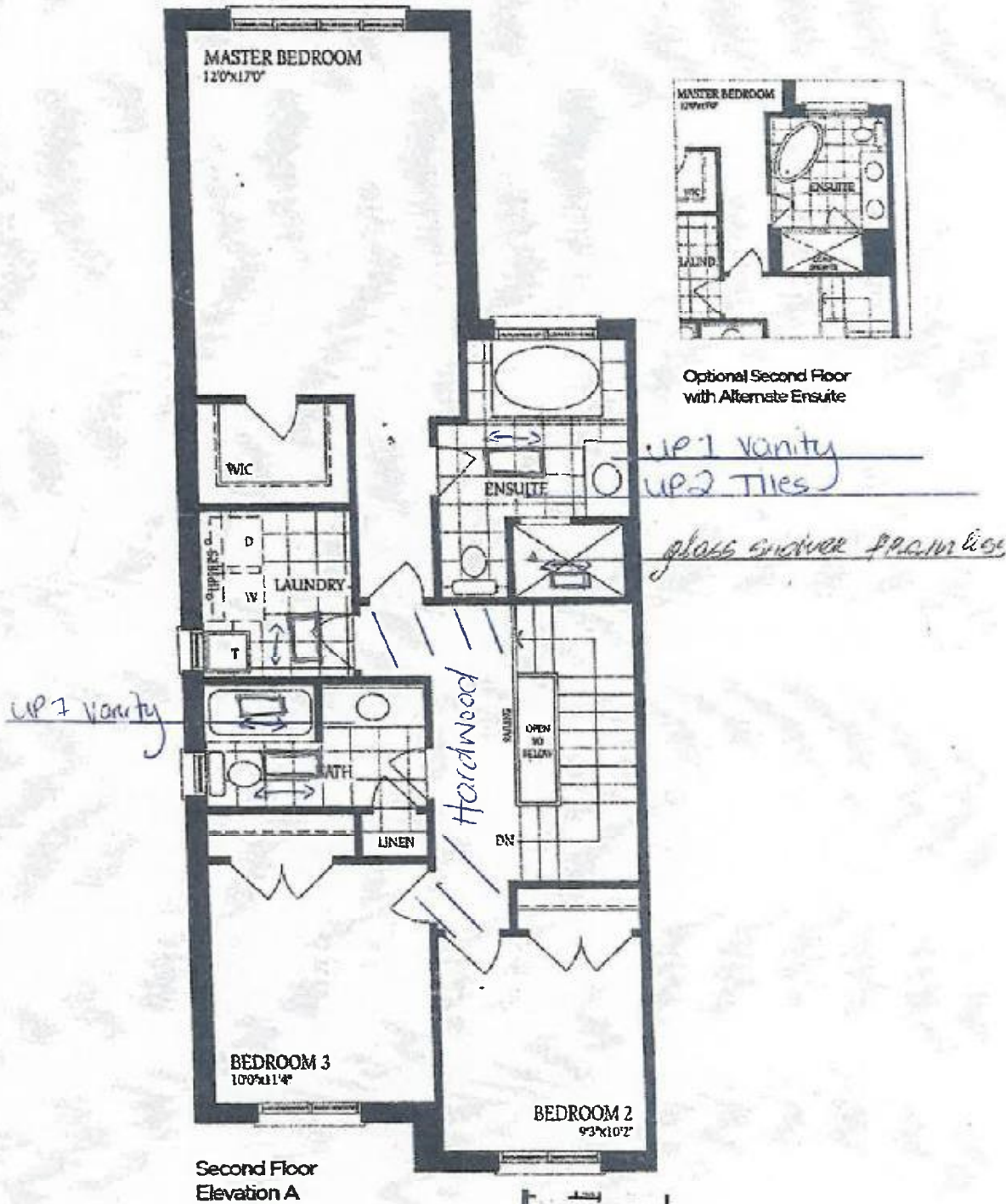
The Sonoma 2

ELEVATION A - 1895 SQ.FT.  
ELEVATION B - 1893 SQ.FT.  
ELEVATION C - 1904 SQ.FT. - Lot 15d Right



The Sonoma 2

ELEVATION A - 1895 SQ.FT.  
ELEVATION B - 1893 SQ.FT.  
ELEVATION C - 1904 SQ.FT. - dot 152 right



Optional Second Floor with Alternate Ensuite

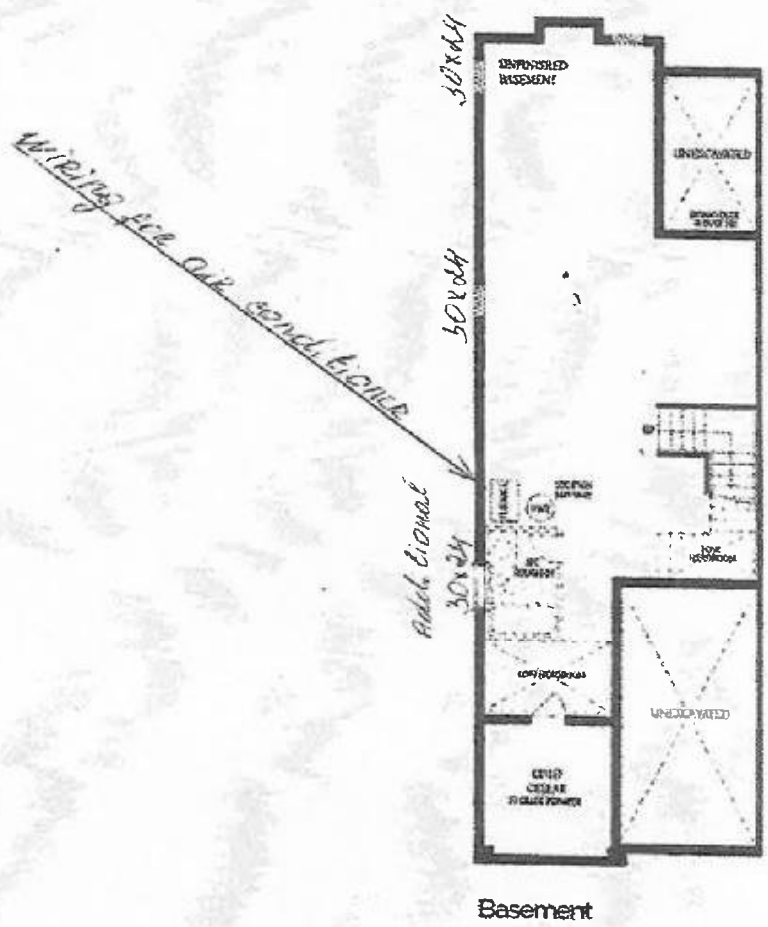


2.5 F.O

40 25

# The Sonoma 2

ELEVATION A - 1895 SQ.FT.  
ELEVATION B - 1893 SQ.FT.  
ELEVATION C - 1904 SQ.FT. - *lot 152 right*



*2.5 FO*

*25* *40*