



INTERIOR COLOUR SCHEME

Purchasers:

DENISE C OSAGIE & UYI OSA OSAGIE

Property: 5

Telephone Res. / Bus:

/

Project: Alcona Capital Properties Inc.

Decor Advisor:

Lynn Chapman

Model and Elevation: The Golden Eye 2 (S48-2) Elev A

Lock Date:

20-Dec-21

20-Dec-21

Plan #: 51M-1139

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

Pkg. 4

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	Shaker MDF 2 Step Coconut (Upg.4)	HC-131
Laundry Room	Standard white	HC-141
Powder Room	n/a	n/a
Master Ensuite Bathroom	3/4 Flat Antrocite S (Upg.2) tall vanity	HC-141
Ensuite 2	3/4 Flat Black Ash - tall vanity	HC-141
Ensuite 3	3/4 Flat Black Ash - tall vanity	HC-141

Comment

Upgrade 4 cabinetry in Kitchen. Upgrade 4 deep built in oven cabinet with microwave; upgrade 4 cooktop cabinet with pots and pans. Upgrade 4 deep fridge upper with gables. Upgrade 4 deep pantry 2 door. Delete upper cabinets above stove - Upgrade 4 and supply 2 panels to finish upper cabinet sides between future chimney hood fan. Upgrade hardware in kitchen, vanities and laundry. Upgrade 2 tall vanity in master ensuite. Upgrade to tall standard vanities in Ensuite 2 & 3.

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	Calacatta Nova Quartz (Upg.2)	1 1/2 Double Square Edge
Laundry Room	n/a	n/a
Powder Room	n/a	n/a
Master Ensuite Bathroom	Fusion White Quartz	1 1/2 Double Square Edge
Ensuite 2	Italian White Di-Pesco 4954K-22	
Ensuite 3	Italian White Di-Pesco 4954K-22	

Comment

Upgrade 2 quartz countertop in Kitchen. Upgrade 1 quartz edge in Kitchen and Master Ensuite. Standard quartz in Master Ensuite.

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	Ceratec-Paros-12x24-White-Matte-Non-Rectified (upg.1)	
Main Hall	see hardwood	
Kitchen / Breakfast	Ceratec-Paros-12x24-White-Matte-Non-Rectified (upg.1)	
Laundry Room	Ceratec-Burlingstone-13x13-Taupe-Matte-Non-Rectified	
Powder Room	Ceratec-Burlingstone-13x13-Taupe-Matte-Non-Rectified	
Master Ensuite Bathroom	Anatolia-Mayfair-12x24-Calacatta Oro-Matte-Rectified (upg.2)	
Ensuite 2	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Ensuite 3	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Mud Room	Ceratec-Burlingstone-13x13-Taupe-Matte-Non-Rectified	

Comment

Upgrade 1 floor tiles in Kitchen, Breakfast and Foyer. Upgrade 2 floor tiles in Master Ensuite.



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	Anatolia-Mayfair-12x24-Calacatta Oro-Matte-Rectified (upg.2)	horizontal installation
Tub Deck	Anatolia-Mayfair-12x24-Calacatta Oro-Matte-Rectified (upg.2)	horizontal installation
Tub Deck Skirt	Anatolia-Mayfair-12x24-Calacatta Oro-Matte-Rectified (upg.2)	horizontal installation
Shower Stall	Anatolia-Mayfair-12x24-Calacatta Oro-Matte-Rectified (upg.2)	horizontal installation
Shower Stall Floor Tile	Ceratec-essential 2x2 bianco matte	
Shower door jamb	Bianco CG	
Ensuite 2	Ceratec-Capri-8x10-White-Matte	
Ensuite 3	Ceratec-Capri-8x10-White-Matte	
Kitchen Backsplash		

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes) ☒ Yes ☐ No

Comment

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED. Delete all ceramic bathroom accessories. Upgrade 2 floor tiles on wall in Master Ensuite.

5. Carpeting

Main Hall	n/a
Living Room	n/a
Dining Room	n/a
Family Room	n/a
Den / Library / Study	n/a
Basement Landing(If Applies)	n/a
Lower Landing (If Applies)	n/a
Upper Landing	n/a
Upper Hall	n/a
Master Bedroom	n/a
Bedroom #2	Mohawk - Cozy Classic-858 - Mushroom
Bedroom #3	Mohawk - Cozy Classic-858 - Mushroom
Bedroom #4	Mohawk - Cozy Classic-858 - Mushroom
Bedroom #5	Mohawk - Cozy Classic-858 - Mushroom

Underpad	Type	Area
	Standard for Berber-Ebony	
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	n/a	n/a



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6. Hardwood

Kitchen	n/a
Main Hall	Mercier 6 1/2" x 3/4 Red Oak Design Plus Satin Engineered - Stone - Satin (upg.4)
Living Room	Mercier 6 1/2" x 3/4 Red Oak Design Plus Satin Engineered - Stone - Satin (upg.4)
Dining Room	Mercier 6 1/2" x 3/4 Red Oak Design Plus Satin Engineered - Stone - Satin (upg.4)
Family Room	Mercier 6 1/2" x 3/4 Red Oak Design Plus Satin Engineered - Stone - Satin (upg.4)
Den / Library / Study	n/a
Basement Landing(If Applies)	n/a
Lower Landing (If Applies)	n/a
Upper Landing	Mercier 6 1/2" x 3/4 Red Oak Design Plus Satin Engineered - Stone - Satin (upg.4)
Upper Hall	Mercier 6 1/2" x 3/4 Red Oak Design Plus Satin Engineered - Stone - Satin (upg.4)
Master Bedroom	Mercier 6 1/2" x 3/4 Red Oak Design Plus Satin Engineered - Stone - Satin (upg.4)
Bedroom #2	n/a
Bedroom #3	n/a
Bedroom #4	n/a
Bedroom #5	n/a

Comment

Upgrade 4 hardwood flooring in throughout main floor and main hallway excluding tiled areas. Upgrade 4 hardwood flooring on upper landing; upper hall and Master Bedroom.

7. Plumbing Fixtures

Powder Room	standard
Master Ensuite Bathroom	standard
Ensuite 2	standard
Ensuite 3	standard
Kitchen	standard

Waterline for Fridge ☒ Yes ☐ No

Comment

Water line for Fridge. Upgrade to London undermount kitchen sink. Upgrade to rectangular undermount vanity sinks in Master Ensuite.



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8. Trim Carpentry

Interior Doors	Doors - 2 panel square top smooth doors
Interior Trim	Baseboard - 5 1/4" Baseboard - Casing - 3" colonial w/backband
Door Handles	Lever Int. - 3820 Satin Nickel w/Satin Nickel Hinges
Front Door Glass Inserts	n/a
Comment	Upgrade 1 interior trim.

9. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	<input type="text" value="White"/>		
Hood Fan	<input type="text" value="STANDARD WHITE"/>			
Custom Fan Insert				
Appliances	Built in Cooktop <input checked="" type="radio"/> Yes <input type="radio"/> No	Built in Oven <input checked="" type="radio"/> Yes <input type="radio"/> No	Gas Stove <input checked="" type="radio"/> Yes <input type="radio"/> No	Microwave <input checked="" type="radio"/> Yes <input type="radio"/> OTR <input type="radio"/> No
Comment	** Refer to Construction Summary. Add Electrical plug on separate circuit for gas cooktop stove. Relocate standard 240v plug to wall oven as per sketch. Add Electrical plug on separate circuit for microwave as per sketch.			

10. Railings and Pickets

Railing Type	<input handrail"="" oak="" oval="" type="text" value="Wood-2 5/8"/>
Railing Colour	<input type="text" value="Stain to Match Flooring"/>
SpindleType	<input oak="" or="" painted="" pickets"="" square="" type="text" value="1 5/16"/>
Spindle Colour	<input type="text" value="Stain to Match Flooring"/>
Stringer / Riser	<input type="text" value="Stain to Match Flooring"/>
Treads	<input type="text" value="Stain to Match Flooring"/>
Oak Stairs	<input checked="" type="radio"/> Yes <input type="radio"/> No
Comment	Upgrade to stain complete staircase to match flooring.



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11. Crown Mouldings

Entrance Vestibule	<input type="text" value="n/a"/>	<input type="text"/>	Kitchen/Breakfast	<input type="text" value="n/a"/>	<input type="text"/>
Main Hall	<input type="text" value="n/a"/>	<input type="text"/>	Den/Library	<input type="text" value="n/a"/>	<input type="text"/>
Living Room	<input type="text" value="n/a"/>	<input type="text"/>	Lower Landing	<input type="text" value="n/a"/>	<input type="text"/>
Dining Room	<input type="text" value="n/a"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>
Family Room	<input type="text" value="n/a"/>	<input type="text"/>			

Comment

12. Wall Paint

Main Floor

Second Floor

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

** Refer to Construction Summary. Smooth ceilings first and second floor.

13. Fireplace

	<div>Living Room</div> <div>PurchasedAs Per Plan N/A</div> <div><input type="radio"/><input type="radio"/><input checked="" type="radio"/></div>	<div>Family Room</div> <div>PurchasedAs Per Plan N/A</div> <div><input type="radio"/><input checked="" type="radio"/><input type="radio"/></div>	<div>Other Room - Specify</div> <div>PurchasedAs Per Plan N/A</div> <div><input type="radio"/><input type="radio"/><input checked="" type="radio"/></div>
Fireplace Type	<input type="text"/>	<input type="text" value="Gas"/>	<input type="text"/>
Mantle Type	<input type="text"/>	<input type="text" value="M1"/>	<input type="text"/>
Colour / Stain	<input type="text"/>	<input type="text" value="Painted White"/>	<input type="text"/>
Surround	<input type="text"/>	<input type="text" value="Nero Marquina"/>	<input type="text"/>
Hearth	<input type="text"/>	<input type="text" value="None"/>	<input type="text"/>

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	
Gas line rough in for Stove.	

15. General Comments

Glass shower enclosure in Master Ensuite* Waffled ceilings in Family Room .

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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