



CONSTRUCTION SUMMARY

131 - 2 - The Pelican 2 (S32-2-12) Elev B 12Ft Garage

Extras at Time of Sale

Note:

CONSTRUCTION

CONSTRUCTION - STRUCTURAL CHANGES

COUNTER TOP - GRANITE

Inv.778	1 - COUNTER TOP - GRANITE - KITCHEN - STANDARD COLOUR
Line7561	Note:
19Jan22 / 3Feb22	
Inv.778	1 - COUNTER TOP - GRANITE - MASTER ENSUITE - STANDARD COLOUR
Line7562	Note:
19Jan22 / 3Feb22	

HARDWOOD FLOORING

Inv.778	1 - HARDWOOD FLOORING - STANDARD - MASTER BEDROOM
Line7565	Note:
19Jan22 / 3Feb22	
Inv.778	1 - HARDWOOD FLOORING - STANDARD - UPPER HALL
Line7566	Note:
19Jan22 / 3Feb22	
Inv.778	1 - HARDWOOD FLOORING - STANDARD - LANDING AT STAIRS DOWN
Line7567	Note:
19Jan22 / 3Feb22	
Inv.778	1 - HARDWOOD FLOORING - STANDARD - LANDING AT STAIRS UP
Line7568	Note:
19Jan22 / 3Feb22	

PAINT AND STAIN

Inv.778	1 - PAINT AND STAIN - STAIN OAK RAILINGS, PICKETS, POST, NOSINGS, STRINGERS, THREADS AND RISERS COMPLETE
Line7569	Note:
19Jan22 / 3Feb22	

SINK

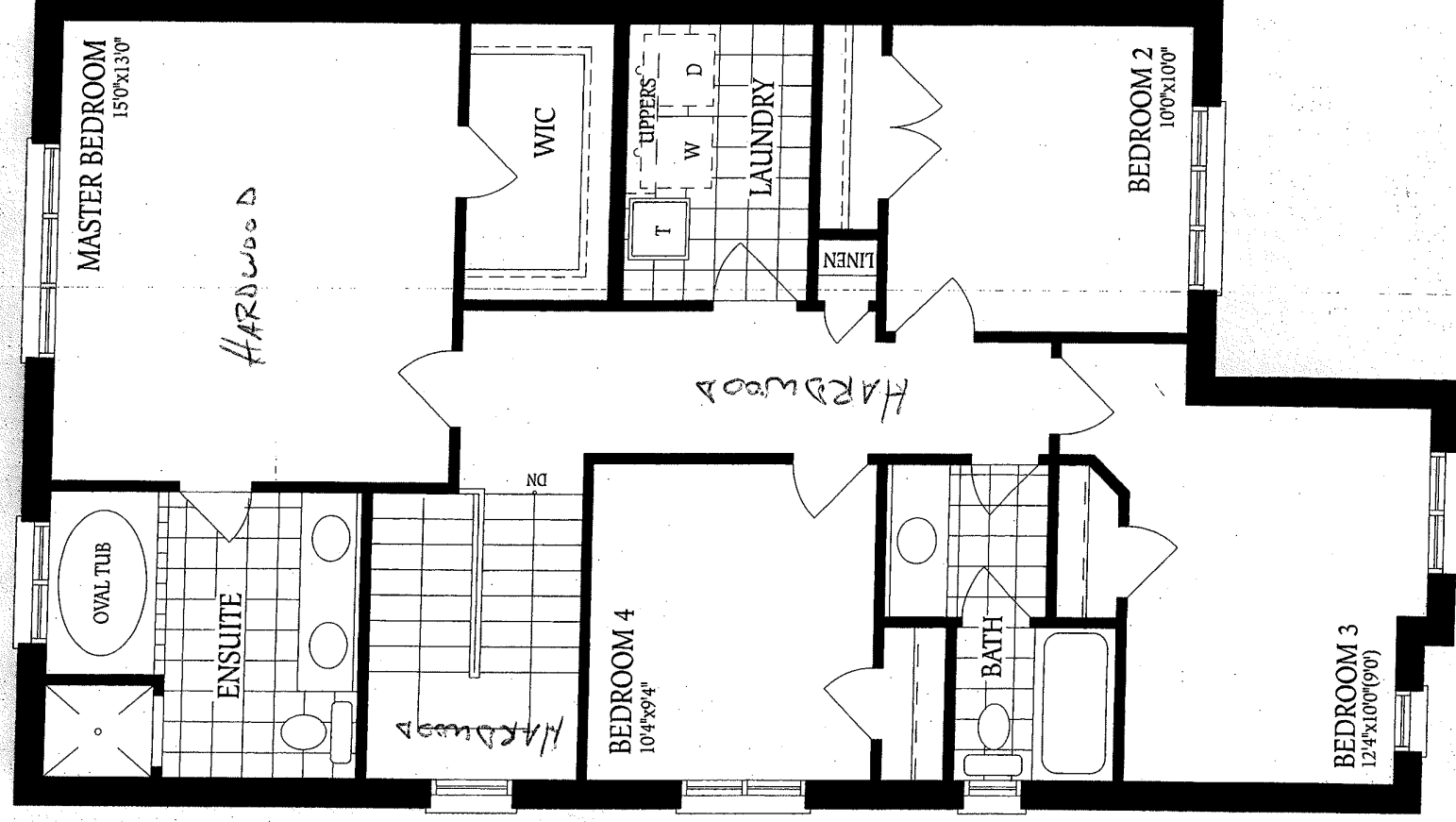
Inv.778	1 - SINK - SUPPLY AND INSTALL UNDERMOUNT SOUTHPORT KITCHEN SINK IN LIEU OF STANDARD KITCHEN SINK
Line7563	Note:
19Jan22 / 3Feb22	
Inv.778	2 - SINK - SUPPLY AND INSTALL UNDERMOUNT OVAL PORCELAIN VANITY SINK IN LIEU OF STANDARD VAINITY SINK- MASTER ENSUITE
Line7564	Note:
19Jan22 / 3Feb22	

* QUARTZ COUNTER IN MASTER ENSUITE WITH UNDERMOUNT SINK

* STANDARD
HARDWOOD
FLOORING IN
MASTER
BEDROOM AND
UPPER HALL.

* STANDARD
HARDWOOD ON
UPPER STAIR
LANDINGS

* STAIN
SPARSE TO
MATCH
FLOORING.



LOT 131 PELICAN 23

SECOND FLOOR ELEVATION A

R.D.

The floor plan shows a house with the following rooms and features:

- KITCHEN**: 11'0" x 10'0", includes a sink (S), dishwasher (DW), and French door.
- BREAKFAST**: 13'8" x 13'0", includes a table and chairs.
- PANTRY**: Adjacent to the kitchen.
- MUDROOM**: Includes a door where grade permits and a note: "DOOR WHERE GRADE PERMITS".
- GREAT ROOM**: 12'4" x 21'0", features an optional coffered ceiling, a half wall, and a door leading down (DN).
- FOYER**: Includes a sunken area and a door leading down (DN).
- WIC**: Walk-in closet.
- GARAGE**: 12'0" x 23'0".
- PORCH**: Located at the front of the house.

 Handwritten notes include:

- "* SMOOTH CEILINGS 1ST AND 2ND FLOOR"
- "HARDWOOD" with an arrow pointing to a section of the floor.
- "OPT. COFFERED CEILING" with a dashed line indicating the area.
- "DN IF REQ'D" near the mudroom.
- "LOT 131 PELICAN" written vertically on the right side.

★ STAIN
STAINLESS
TO MATCH
FLOORING

DOOR WHERE GRADE PERMITS

A

GROUND FLOOR
ELEVATION A



INTERIOR COLOUR SCHEME

Purchaser:

RICHIE DO

Property:

131

Telephone Res. / Bus:

/

Project:

Alcona Capital Properties Inc.

Decor Advisor:

Lynn Chapman

Model and Elevation:

The Pelican 2 (S32-2-12) Elev B 12Ft Gal

Lock Date:

23-Jan-22

23-Jan-22

Plan #:

51M-1139

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

PKG. 8

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	Romeo Ontario White	HC-07
Laundry Room	standard white	standard
Powder Room	n/a	n/a
Master Ensuite Bathroom	3/4 Flat Ash	HC-521
Main Bath	3/4 Flat Ash	HC-521

Comment

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	Fusion White Quartz	Standard Edge
Laundry Room	n/a	n/a
Powder Room	n/a	n/a
Master Ensuite Bathroom	Fusion White Quartz	Standard Edge
Main Bath	White Carrara 4924-38	

Comment

Quartz countertops in Kitchen and master ensuite as per bonus.

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Main Hall	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Kitchen / Breakfast	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Laundry Room	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Powder Room	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Master Ensuite Bathroom	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Main bath	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Mud Room	Ceratec-Capri-13x13-White-Matte-Non-Rectified	

Comment



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4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	Ceratec-Capri-8x10-White-Matte	
Tub Deck	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Tub Deck Skirt	Ceratec-Capri-13x13-White-Matte-Non-Rectified	
Shower Stall	Ceratec-Capri-8x10-White-Matte	
Shower Stall Floor Tile	Ceratec-Essential 2x2 Bianco Matte	
Shower door jamb	Bianco CG	
Main Bath	Ceratec-Capri-8x10-White-Matte	
Kitchen Backsplash	n/a	
Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes) ☐ Yes ☒ No		
Comment		
** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED		

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)	see hardwood
Lower Landing (If Applies)	n/a
Upper Landing	see hardwood
Upper Hall	see hardwood
Master Bedroom	see hardwood
Bedroom #2	Mohawk - Cozy Classic-858 - Mushroom
Bedroom #3	Mohawk - Cozy Classic-858 - Mushroom
Bedroom #4	Mohawk - Cozy Classic-858 - Mushroom
Bedroom #5	n/a

	Type	Area
Underpad	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 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Living Room	n/a
Dining Room	n/a
Family Room	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Den / Library / Study	n/a
Basement Landing(If Applies)	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Lower Landing (If Applies)	n/a
Upper Landing	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Upper Hall	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Master Bedroom	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Bedroom #2	n/a
Bedroom #3	n/a
Bedroom #4	n/a
Bedroom #5	n/a

Comment

Standard hardwood flooring in Master Bedroom and Upper Hall as per bonus. Upgrade to standard hardwood flooring on landing to basement door and upper stair landing.

7. Plumbing Fixtures

Powder Room	Standard
Master Ensuite Bathroom	Standard
Main Bath	Standard
Kitchen	Standard

Waterline for Fridge ☐ Yes ☒ No

Comment

Southport undermount Kitchen sink as per bonus. Oval undermount sinks in Master ensuite as per bonus.



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8. Trim Carpentry

Interior Doors

Doors - 2 panel square top smooth doors

Interior Trim

Baseboard - 4" Baseboard - Casing - 2 3/4" colonial casing

Door Handles

Lever Int. - 3820 Satin Nickel w/Satin Nickel Hinges

Front Door Glass Inserts

n/a

Comment

9. Electrical

Plugs and Switches

☒ White

☐ 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

10. Railings and Pickets

Railing Type

Wood-2 5/8" Oval Oak Handrail

Railing Colour

Stain to Match Flooring

SpindleType

1 5/16" Square Oak Pickets

Spindle Colour

Stain to Match Flooring

Stringer / Riser

Stain to Match Flooring

Treads

Stain to Match Flooring

Oak Stairs

☒ Yes ☐ No

Comment

Upgrade to stain complete staircase to match flooring.



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11. Crown Mouldings

Entrance Vestibule	n/a		Kitchen/Breakfast	n/a	
Main Hall	n/a		Den/Library	n/a	
Living Room	n/a		Lower Landing	n/a	
Dining Room	n/a				
Family Room	n/a				
Comment					

12. Wall Paint

Main Floor	Cool White
Second Floor	Cool White

Smooth Ceilings First Floor

☒ Yes☐ No

Comment

Smooth ceilings first and second floor.

13. Fireplace

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



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14. Heating and Air Conditioning

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

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: _____



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