



CONSTRUCTION SUMMARY

63N Right - 2 - The Sonoma 1 (SD25-1) Elev A

Extras at Time of Sale

Note:

APPLIANCES

Inv.779	1 - BONUS PACKAGE: STAINLESS STEEL STANDARD RANGEHOOD, STOVE, FRIDGE, DISHWASHER. WHITE WASHER & DRYER
Line7594	Note:
19Jan22 / 24Jan22	

CABINETRY - KITCHEN CABINETS

Inv.776	1 - KITCHEN - STANDARD - DEEP FRIDGE UPPER WITH GABLES
Line7587	Note:
19Jan22 / 11Apr22	

CABINETRY - VANITY CABINETS

Inv.776	1 - VANITY CABINETS - MASTER ENSUITE - UPGRADE 1
Line7578	Note:
19Jan22 / 11Apr22	

CEILINGS

Inv.278	1 - CEILINGS - SMOOTH CEILINGS THROUGHOUT MAIN AND SECOND FLOOR
Line2599	Note:
25May21 / 14Jun21	

CONSTRUCTION

Inv.278	1 - EXTERIOR DOOR - SIDE ENTRANCE DOOR - AS PER SKETCH
Line2688	Note:
25May21 / 14Jun21	

COUNTER TOP - GRANITE

Inv.776	1 - COUNTER TOP - GRANITE - KITCHEN AND ISLAND - UPGRADE 2
Line7570	Note:
19Jan22 / 11Apr22	

Inv.776	1 - COUNTER TOP - GRANITE - MAIN BATHROOM - UPGRADE 2
Line7575	Note:
19Jan22 / 11Apr22	

Inv.776	1 - COUNTER TOP - GRANITE - MASTER ENSUITE - UPGRADE 2
Line7576	Note:
19Jan22 / 11Apr22	

DO NOT INSTALL

Inv.776	1 - TOILET PAPER HOLDERS, TOWEL RACKS & SOAP DISHES - DO NOT INSTALL IN ALL BATHROOMS
Line7584	Note:
19Jan22 / 11Apr22	

ELECTRICAL



CONSTRUCTION SUMMARY

63N Right - 2 - The Sonoma 1 (SD25-1) Elev A

Inv.278	1 - ELECTRICAL - EXTRA INTERIOR CEILING OUTLET ROUGH-IN - NO FIXTURE - ON NEW SWITCH IN LIVING ROOM
Line2604	Note: AS PER SKETCH
25May21 / 14Jun21	

GLASS & MIRROR

Inv.278	1 - GLASS & MIRROR - FRAMELESS GLASS SHOWER IN LIEU OF STANDARD TUB/SHOWER COMBO
Line2806	Note:
25May21 / 14Jun21	

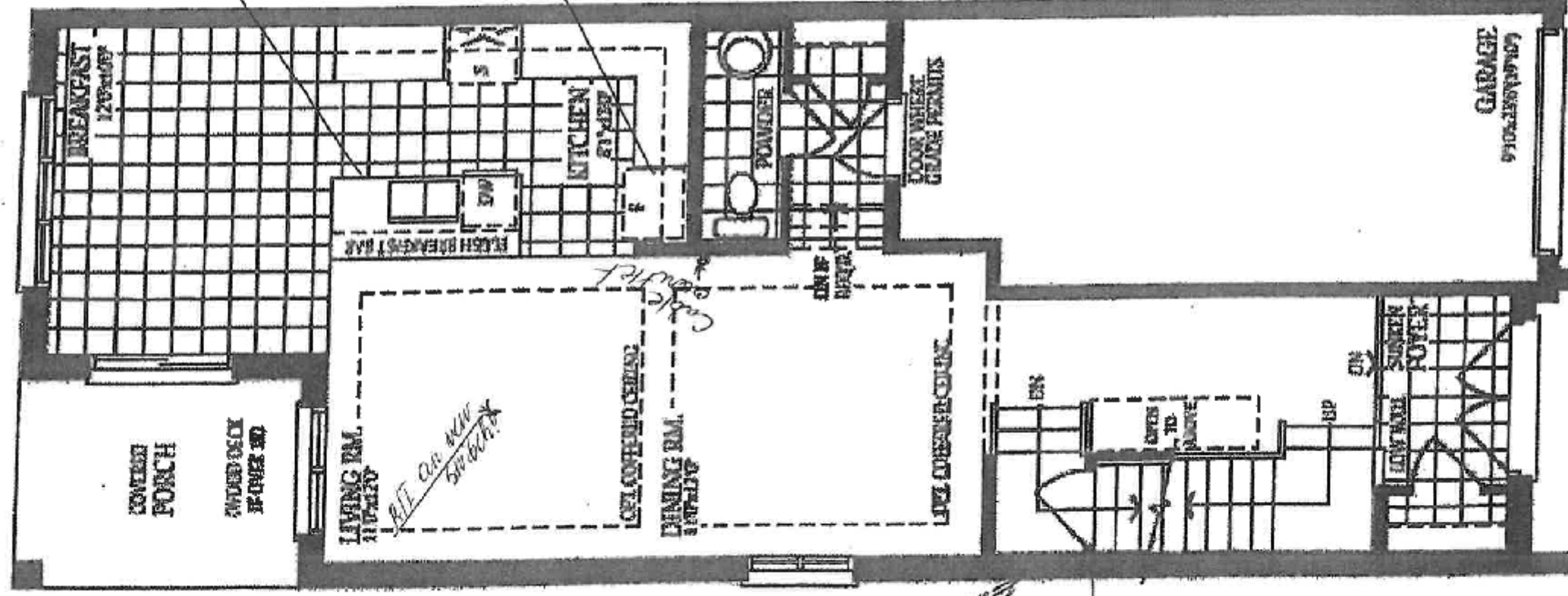
Inv.278	1 - GLASS & MIRROR - FRAMELESS GLASS SHOWER - MASTER ENSUITE
Line2817	Note:
25May21 / 14Jun21	

INTERIOR RAILING

Inv.278	1 - INTERIOR RAILING - UPGRADE 1 - WROUGHT IRON
Line2597	Note:
25May21 / 14Jun21	

PAINT AND STAIN

Inv.278	1 - PAINT AND STAIN - WROUGHT IRON STAIRCASE - STAIN STAIRCASE TO MATCH
Line2598	Note:
25May21 / 14Jun21	



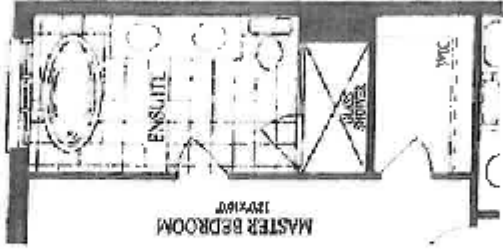
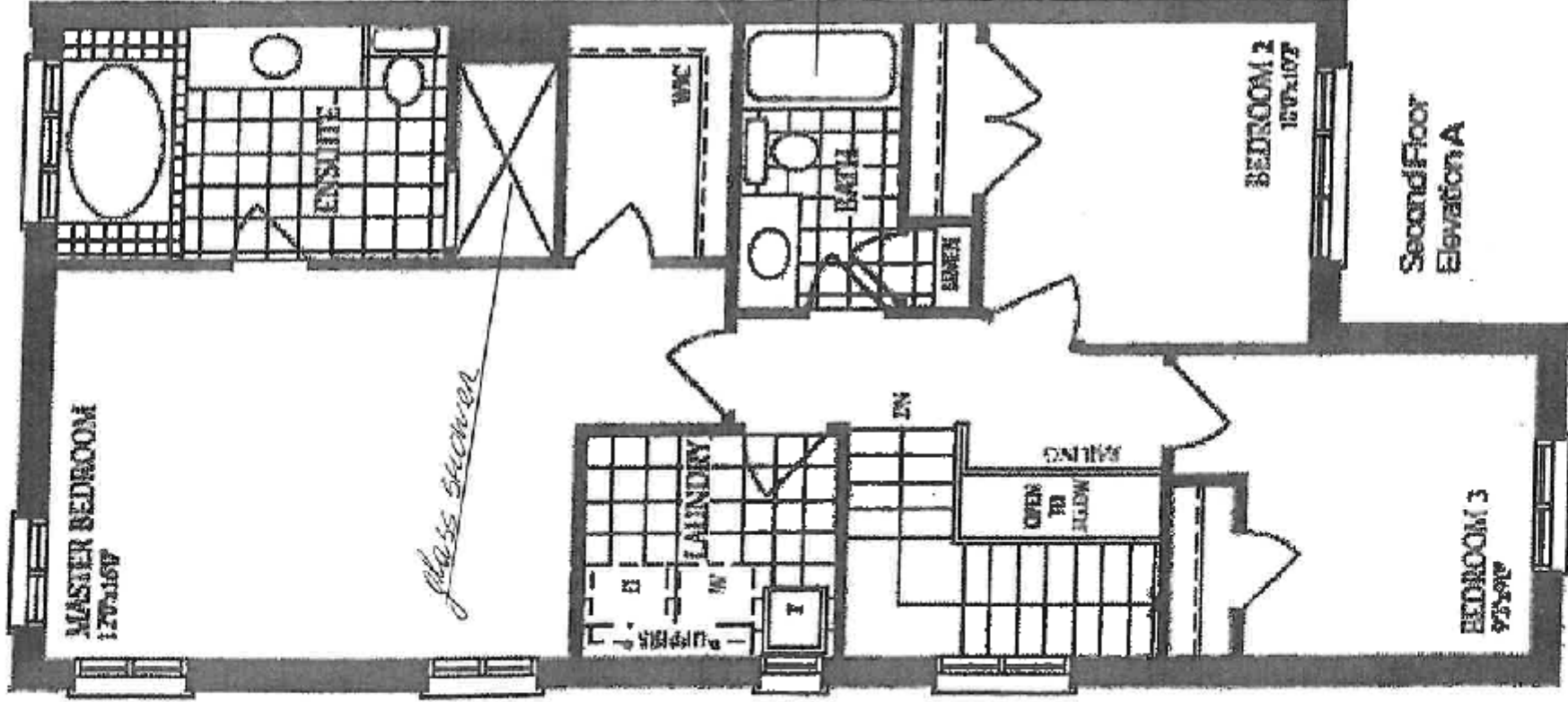
Lot 63e

File. A

REV. A 1770 SQFT
REV. B 1769 SQFT
REV. C 1765 SQFT

THE SONOMA¹

30-30



Optional Second Floor
with Alternate Ensuite



Lot 63R
Elev. A.

Second Floor
Elevation A

ELEV. A **1770** SQ.FT.

ELEV. B **1769** SQ.FT.

ELEV. C **1766** SQ.FT.

THE
SONOMA1



INTERIOR COLOUR SCHEME

Purchasers: FARIDOLLAH HEYDARIAN & SHAHRBANOO H.P. Property: 63N Right
Telephone Res. / Bus: / **Project:** Bradford East Developments Inc.
Decor Advisor: Ranjit Kaur **Model and Elevation:** The Sonoma 1 (SD25-1) Elev A
Lock Date: 7-Apr-22 **19-Jan-22** **Plan #:** 51M-1137
Layout Changes: ☐ Yes ☒ No **Sketch Attached:** ☐ Yes ☒ No **Exterior Colour Scheme:**

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	ROMEO CRYSTAL WHITE (STD)	HC-07
Laundry Room	ROMEO CRYSTAL WHITE (STD)	
Powder Room	N/A	
Master Ensuite Bathroom	3/4 FLAT H52 RIVA (UPG1)	HC-303
Main Bathroom	ROMEO CRYSTAL WHITE (STD)	HC-202

Comment

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	CALACATTA VERONA (UPG2)	
Laundry Room	CALCUTTA MARBLE 4925K-07 TXTRD GLOSS (STD)	
Powder Room	N/A	
Master Ensuite Bathroom	CALACATTA NOVA (UPG2)	
Main Bathroom	STATUARIO NEBUNA (UPG2)	

Comment

RK

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	BURLINGSTONE WHITE 13"X13" MATT (STD)	
Main Hall	LAMINATE	
Kitchen / Breakfast	BURLINGSTONE WHITE 13"X13" MATT (STD)	
Laundry Room	KAFKA GREY 13"X13" GLOSSY (STD)	
Powder Room	BURLINGSTONE WHITE 13"X13" MATT (STD)	
Master Ensuite Bathroom	CAPRI WHITE 13"X13" MATT (STD)	
Main Bathroom	KAFKA GREY 13"X13" GLOSSY (STD)	
Side Entry	BURLINGSTONE WHITE 13"X13" MATT (STD)	

Comment



INTERIOR COLOUR SCHEME

Purchasers: FARIDOLLAH HEYDARIAN & SHAHRBANOO HsProperty: 63N Right
Telephone Res. / Bus: / Project: Bradford East Developments Inc.
Decor Adv/isor: Ranjit Kaur Model and Elevation: The Sonoma 1 (SD25-1) Elev A
Lock Date: 7-Apr-22 19-Jan-22 Plan #: 51M-1137

4. Ceramic Wall Tile	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	CAPRI WHITE 8"X10" MATT (STD)	
Tub Deck	CAPRI WHITE 13"X13" MATT (STD)	
Tub Deck Skirt	CAPRI WHITE 13"X13" MATT (STD)	
Shower Stall	CAPRI WHITE 13"X13" MATT (STD)	
Shower Stall Floor Tile	51-027 2"X2" SOHO WARM GREY MATTE (STD)	
Main Bathroom	KAFKA GREY 8"X10" GLOSSY (STD)	
Shower Stall Floor Tile	51-027 2"X2" SOHO WARM GREY MATTE (STD)	

Kitchen Backsplash

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	TILE
Living Room	LAMINATE
Dining Room	LAMINATE
Family Room	N/A
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE
Upper Landing	LAMINATE
Upper Hall	MOHAWK COZY CLASSIC 732 NATURAL (STD)
Master Bedroom	MOHAWK COZY CLASSIC 732 NATURAL (STD)
Bedroom #2	MOHAWK COZY CLASSIC 732 NATURAL (STD)
Bedroom #3	MOHAWK COZY CLASSIC 732 NATURAL (STD)
Bedroom #4	N/A
Bedroom #5	N/A

Underpad	Type	Area
	N/A	N/A
Carpet on Stairs	Capped	Runner - "Upgrade
Comment	N/A	N/A
-- Refer to Construction Summary		



INTERIOR COLOUR SCHEME

Purchasers: FARIDOLLAH HEYDARIAN & SHAHRBANOO HIProperty: 63N Right
Telephone Res. / Bus: / **Project:** Bradford East Developments Inc.
Decor Advisor: Ranjit Kaur **Model and Elevation:** The Sonoma 1 (SD25-1) Elev A
Lock Date: 7-Apr-22 **19-Jan-22** **Plan #:** 51M-1137

6. Hardwood

Kitchen	TILE
Main Hall	EVOKE BR-ARCHIE PROMENADE/OAK (STD)
Living Room	EVOKE BR-ARCHIE PROMENADE/OAK (STD)
Dining Room	EVOKE BR-ARCHIE PROMENADE/OAK (STD)
Family Room	N/A
Den / Library / Study	N/A
Basement Landing (If Applies)	N/A
Lower Landing (If Applies)	EVOKE BR-ARCHIE PROMENADE/OAK (STD)
Upper Landing	EVOKE BR-ARCHIE PROMENADE/OAK (STD)
Upper Hall	CARPET
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
Main Bathroom	STD
Kitchen	STD

Waterlines for Fridge ☐ Yes ☒ No

Comment

-- Refer to Construction Summary

Initials:



INTERIOR COLOUR SCHEME

Purchasers: FARIDOLLAH HEYDARIAN & SHAHRBANOO HI
Telephone Res. / Bus: / Project: Bradford East Developments Inc.
Decor Advisor: Ranjit Kaur Model and Elevation: The Sonoma 1 (SD25-1) Elev A
Lock Date: 7-Apr-22 19-Jan-22 Plan #: 51M-1137

8. Trim Carpentry

Interior Doors STD
Interior Trim STD
Door Handles STD
Front Door Glass Inserts STD
Comment
** Refer to Construction Summary

9. Electrical

Plugs and Switches ☒ White
Hood Fan STAINLESS STEEL
Custom Fan Insert
Appliances
Built in Cooktop ☐ Yes ☒ No
Built in Oven ☐ Yes ☒ No
Gas Stove ☐ Yes ☒ No
Microwave ☐ Yes ☒ No
Comment
** Refer to Construction Summary

10. Railings and Pickets

Railing Type UPGRADE 1
Railing Colour STAIN TO MATCH
Spindle Type WROUGHT IRON
Spindle Colour BLACK
Stringer / Riser OAK
Treads OAK
Oak Stairs ☒ Yes ☐ No
Comment

** Refer to Construction Summary

Initials:



INTERIOR COLOUR SCHEME

Purchasers: FARIDOLLAH HEYDARIAN & SHAHRBANOO H
Telephone Res. / Bus: / Project: Bradford East Developments Inc.
Decor Advisor: Ranjit Kaur Model and Elevation: The Sonoma 1 (SD25-1) Elev A
Lock Date: 7-Apr-22 19-Jan-22 Plan #: 51M-1137

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

** Refer to Construction Summary

12. Wall Paint

Main Floor	BIRCH WHITE
Second Floor	BIRCH WHITE

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

** Refer to Construction Summary



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

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchasers: FARIDOLLAH HEYDARIAN & SHAHRBANOO H. Property: 63N Right
Telephone Res. / Bus: / **Project:** Bradford East Developments Inc.
Decor Advisor: Ranjit Kaur **Model and Elevation:** The Scnomia 1 (SD25-1) Elev A
Lock Date: 7-Apr-22 **Plan #:** 51M-1137

14. Heating and Air Conditioning

Air Conditioning Gas Provisions Stove
Gas Provisions Dryer Gas Provisions Barbecue

Comment

** Refer to Construction Summary

15. General Comments

** Refer to Construction Summary

Disclaimers and Notes

Purchaser

05/01/2022 08

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:

DocuSigned by:

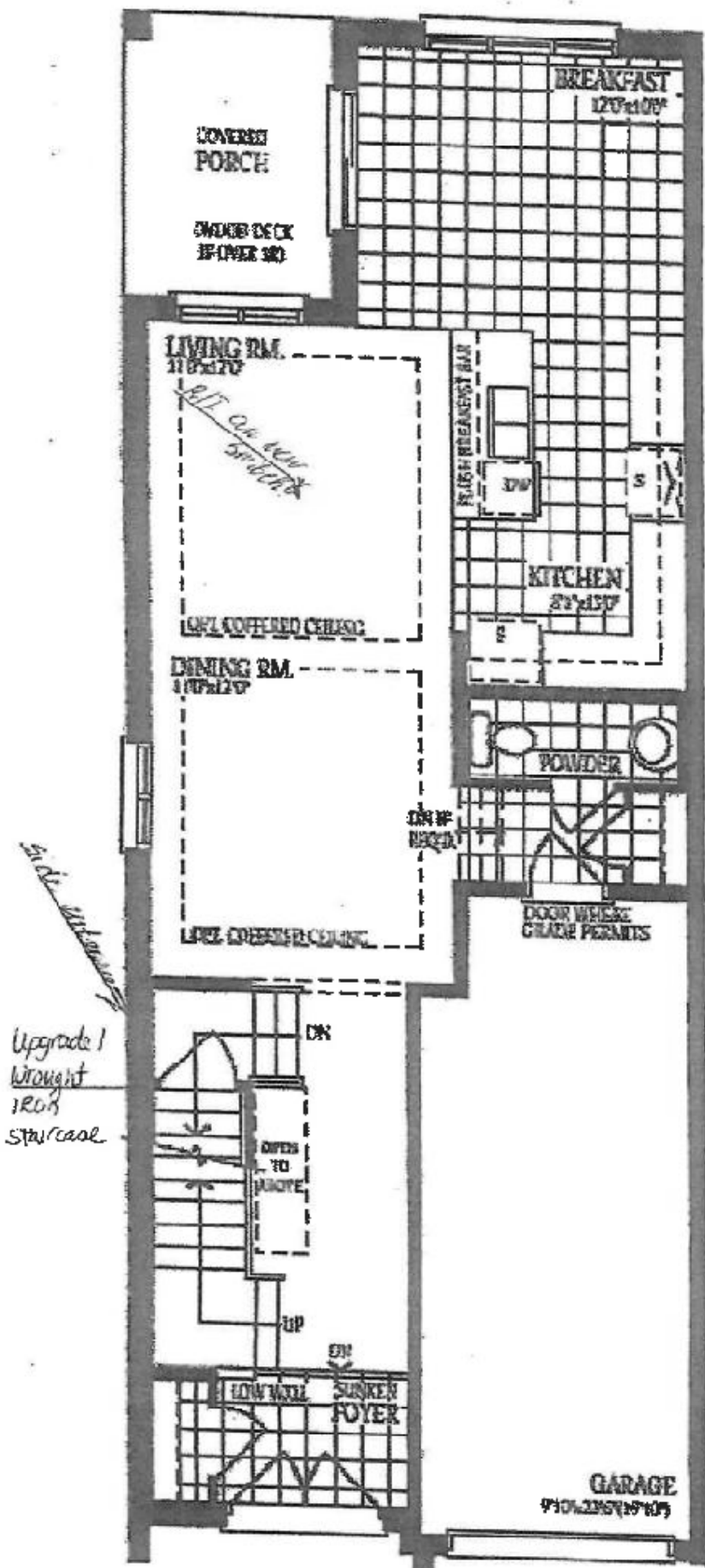
Signature: 

Date: 07-Apr-22

DocuSigned by:

Signature: 

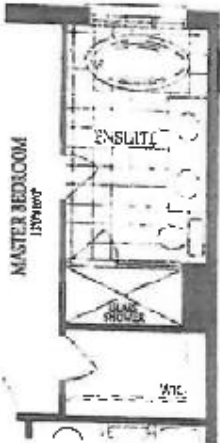
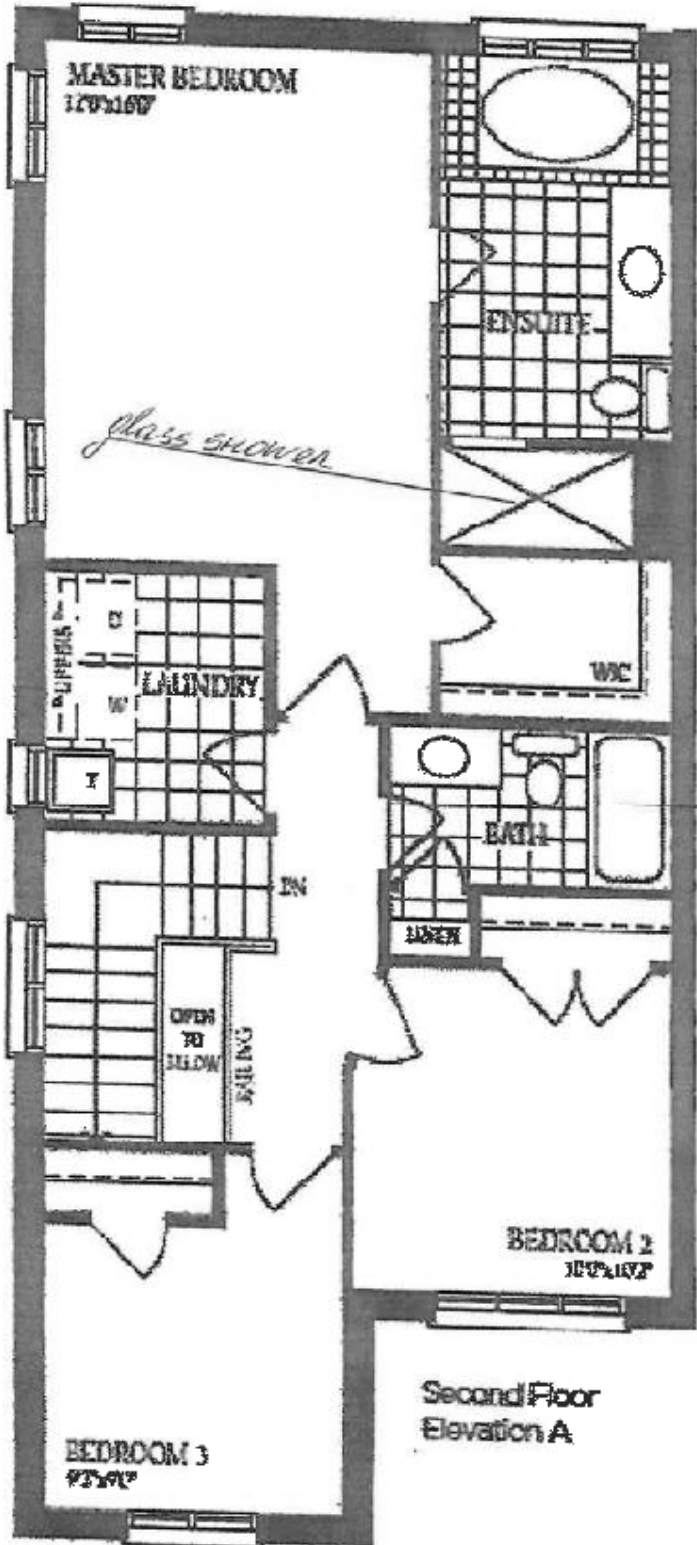
Date: 07-Apr-22



Lot 63R
Elev. A

ELEV. A 1770 SQFT
ELEV. B 1769 SQFT
ELEV. C 1766 SQFT

THE
SONOMA 1
DE CASH



Optional Second Floor
with Alternate Ensuite

DR SH

full glass shower

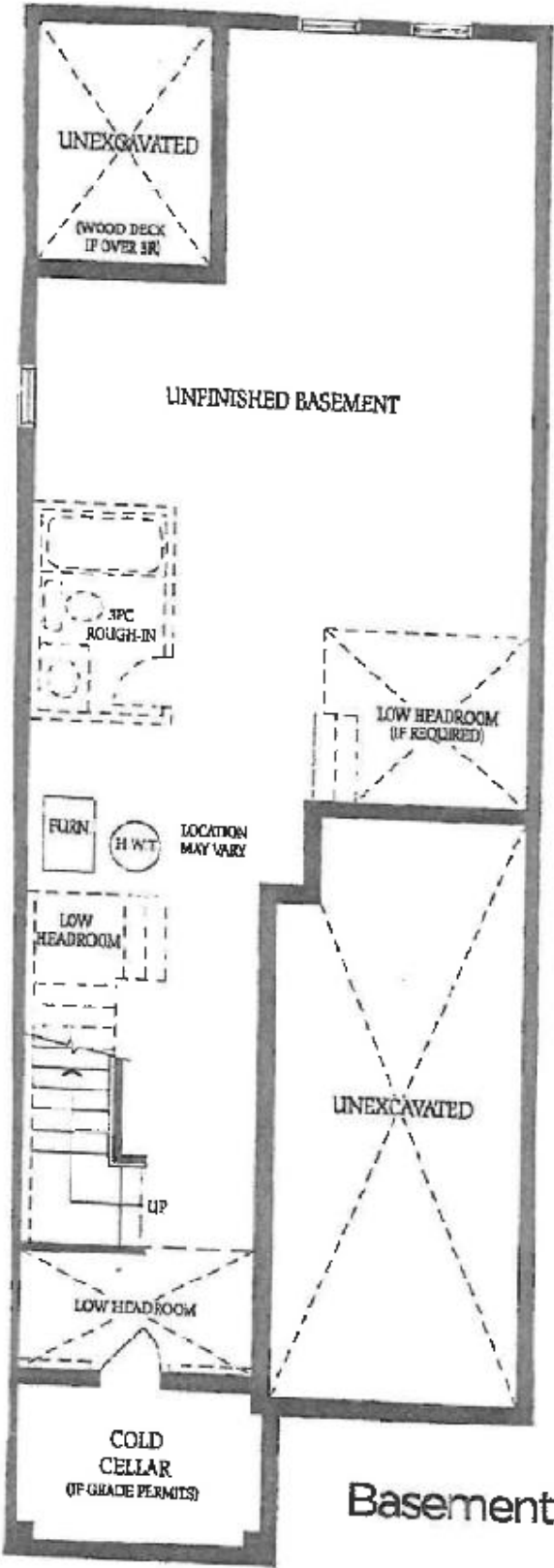
Lot 63R
Elev. A.

ELEV. A	1770	SQ.FT.
ELEV. B	1769	SQ.FT.
ELEV. C	1766	SQ.FT.

THE
SONOMA 1

Elev. A 1770 SQ. FT.
Elev. B 1769 SQ. FT.
Elev. C 1766 SQ. FT.

THE SONOMA 1



Lot 63R
Basement Elev A

SH