



CONSTRUCTION SUMMARY

61N Right - 2 - The Sonoma 3 (SD25-3) Elev B Opt Alt Ground Floor

Extras at Time of Sale

Note:

CABINETRY

Inv.283 1 - CONVERT PENINSULA TO ISLAND - AS PER SKETCH.

Line3477 Note:

29May21 / 6Jun22

CABINETRY - HARDWARE

Inv.669 1 - CABINETRY HARDWARE - UPGRADE - THROUGH OUT THE HOUSE

Line8702 Note:

9Dec21 / 19May22

CABINETRY - KITCHEN CABINETS

Inv.669 1 - KITCHEN - UPGRADE 3 - FURRING PANEL WITH CROWN MOLDING

Line7683 Note: (AS PER ELEVATION "C" IT IS AN UP 2 - KITCHEN)

9Dec21 / 19May22

Inv.669 1 - KITCHEN - UPGRADE 3 - BUILT IN MICRO/OVEN COMBO

Line7684 Note: (AS PER ELEVATION "C" IT IS AN UP 2 - KITCHEN)

9Dec21 / 19May22

Inv.669 1 - KITCHEN - UPGRADE 3- CABINET FOR BUILT IN HOOD FAN - SPECS PROVIDED

Line7691 Note: (AS PER ELEVATION "C" IT IS AN UP 2 - KITCHEN)

9Dec21 / 19May22

Inv.669 1 - EXTEND BREAKFAST BAR - UPGRADE 3 - ADDITIONAL 6FT BASE CABINETS - TO SUPPPORT FLUSH BREAKFAST BAR - AS PER SKETCH # 3 WITH UPGRADE 2 GRANITE

Line7701 Note: (AS PER ELEVATION "C" IT IS AN UP 2 - KITCHEN)

9Dec21 / 19May22

Inv.669 1 - KITCHEN CABINETS - UPGRADE 3

Line8698 Note: (AS PER ELEVATION C IT IS AN UP 2)

9Dec21 / 19May22

Inv.669 1 - KITCHEN - UPGRADE 2 - COOKTOP CABINET WITH POTS AND PANS

Line8832 Note:

9Dec21 / 19May22

Inv.669 1 - KITCHEN - UPGRADE 2 - DEEP FRIDGE UPPER CABINET

Line8833 Note:

9Dec21 / 19May22

CABINETRY - VANITY CABINETS

Inv.669 1 - VANITY CABINETS - MASTER ENSUITE - UPGRADE 2

Line8831 Note:

9Dec21 / 19May22

Inv.669 1 - VANITY CABINETS - MAIN BATHROOM - UPGRADE 1

Line8704 Note:

9Dec21 / 19May22

CEILINGS



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Inv.283	1 - CEILINGS - SMOOTH CEILINGS THROUGHOUT MAIN AND SECOND FLOOR
Line2636	Note:
29May21 / 6Jun22	

CONSTRUCTION

Inv.482	1 - REMOVE NIB WALLS AS PER SKETCH - BETWEEN KITCHEN AND DINING ROOM # 2
Line5561	Note:
17Jul21 / 24Jan22	
Inv.482	1 - ADD ADDITIONAL 3" TO WALL - AS PER SKETCH #1 - TOTAL ADDITIONAL WILL BE 9"
Line5562	Note: PURCHASER PAID FOR 6" - AS PER PE - 283
17Jul21 / 24Jan22	

CONSTRUCTION - STRUCTURAL CHANGES

Inv.283	1 - INCREASE WALL BY 6" BETWEEN LIVING ROOM AND KITCHEN (AS PER SKETCH #1)
Line2686	Note:
29May21 / 6Jun22	
Inv.283	1 - 1)OPTIONAL SECOND FLOOR WITH ALTERNATE MASTER ENSUITE - AS PER SCHEDULE A-2
	2) OPTIONAL ALTERNATE GROUND FLOOR - AS PER AGREEMENT OF PURCHASE AND SALE. - LAYOUT 1
Line2633	Note:
29May21 / 6Jun22	

COUNTER TOP - GRANITE

Inv.669	1 - COUNTER TOP - GRANITE - KITCHEN AND BREAKFAST BAR - UPGRADE 2
Line8701	Note:
9Dec21 / 19May22	
Inv.925	1 - BACKSPLASH - GRANITE - UPGRADE 2
Line8948	Note: STATUARIO CLASSIC
2Jun22 / 6Jun22	
Inv.669	1 - COUNTER TOP - GRANITE - MAIN BATHROOM - UPGRADE 1
Line8713	Note:
9Dec21 / 19May22	
Inv.669	1 - COUNTER TOP - GRANITE - MASTER ENSUITE - UPGRADE 2
Line8714	Note:
9Dec21 / 19May22	

DO NOT INSTALL

Inv.669	1 - DO NOT INSTALL - DELETE ALL CERAMIC ASSESSORIES PAPER HOLDER , TOWEL BAR , SOAP DISHES .
Line8709	Note:
9Dec21 / 19May22	

DOOR - EXTERIOR

Inv.283	1 - SIDE ENTRANCE DOOR- AS PER SKETCH
Line3476	Note:
29May21 / 6Jun22	



CONSTRUCTION SUMMARY

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Inv.283	1 - DOOR - EXTERIOR - BREAKFAST AREA - DOUBLE FRENCH DOORS IN LIEU OF SLIDING PATIO DOOR WITH SCREEN
Line2654	Note:
29May21 / 6Jun22	

ELECTRICAL

Inv.283	1 - DELETE EXISTING LIGHT FIXTURE IN LIVING ROOM
Line2639	Note:
29May21 / 6Jun22	

Inv.283	6 - ELECTRICAL - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING - PER POT LIGHT- LIVING ROOM - AS PER SKETCH
Line2640	Note:
29May21 / 6Jun22	

Inv.283	1 - MOVE EXISTING CEILING FIXTURE - IN THE KITCHEN AREA - AS PER SKETCH
Line3475	Note:
29May21 / 6Jun22	

Inv.283	1 - ELECTRICAL - EXTRA INTERIOR CEILING OUTLET ROUGH-IN - NO FIXTURE - ON NEW SWITCH AND (DOUBLE ROUGH IN ON NEW SWITCH FOR FUTURE OVER BREAKFAST BAR PENDANTS)
Line3478	Note: PLEASE NOTE - 2 ROUGH INS OVER BREAKFAST BAR
29May21 / 6Jun22	

Inv.669	1 - ELECTRICAL WIRING FOR BUILT IN MICRO OVEN COMBO - AS PER SKETCH
Line7700	Note:
9Dec21 / 19May22	

HARDWOOD FLOORING

Inv.669	1 - HARDWOOD FLOORING - UPGRADE 3 - MAIN HALL , MUD ROOM, LIVING ROOM , BREAKFAST AREA, DINING ROOM, LOWER LANDING , UPPER LANDING, UPPER HALLWAY, MASTER BEDROOM
Line7681	Note:
9Dec21 / 19May22	

HEATING AND AIR CONDITIONING

Inv.283	1 - HEATING AND AIR CONDITIONING - ROUGH IN GAS LINE - PER APPLIANCE - STOVE
	DO NOT INSTALL
Line2645	Note:
29May21 / 6Jun22	

Inv.879	1 - HEATING AND AIR CONDITIONING - 13 SEER AIR CONDITIONER - 2 TON
Line8710	Note:
19Mar22 / 22Mar22	

PAINT AND STAIN

Inv.283	1 - PAINT AND STAIN - WROUGHT IRON STAIRCASE - STAIN STAIRCASE TO MATCH
Line2635	Note:
29May21 / 6Jun22	

PLUMBING

Inv.283	1 - PLUMBING - WATERLINE FOR ICE MAKER HOOK UP - INCLUDES VALVE
Line3474	Note:
29May21 / 6Jun22	



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Inv.283	1 - WATER FALL SHOWER HEAD- KEEP EXISTING SHOWER HEAD ON WALL AND ADD RAIN SHOWER HEAD ON CEILING(S1003,116651,AT2199,3372,T4171 - INCLUDED)
Line2653	Note:
29May21 / 6Jun22	
Inv.283	1 - PLUMBING - UPGRADE 1 - DOUX - TS984/9797 FREESTANDING TUB FAUCET- MASTER ENSUITE
Line2656	Note:
29May21 / 6Jun22	

SINK

Inv.669	3 - SINK - RECTANGULAR UNDERMOUNT PORCELAIN - VANITY - EACH , MASTER ENSUITE, MAIN BATH
Line8708	Note:
9Dec21 / 19May22	
Inv.669	1 - SINK - PACIFIC - UNDERMOUNT
Line8705	Note:
9Dec21 / 19May22	

STAIRS AND RAILING

Inv.283	1 - STAIRS AND RAILING - UPGRADE 1 - WROUGHT IRON
Line2634	Note:
29May21 / 6Jun22	

TILE - SHOWER FLOOR

Inv.669	1 - PRECIOUS GLASS GREY 0,6"X0,6" MATT (UP1) - MASTER ENSUITE
Line8830	Note:
9Dec21 / 19May22	

TILE - WALL TILE

Inv.669	1 - TILE - WALL TILE - UPGRADE 2 - SHOWER WALLS AND CEILING - MASTER ENSUITE
Line8707	Note:
9Dec21 / 19May22	

TILES

Inv.669	1 - TILES - UPGRADE 2 - MASTER ENSUITE
Line8706	Note:
9Dec21 / 19May22	
Inv.669	1 - TILES - UPGRADE 3 - ENTRY
Line8699	Note:
9Dec21 / 19May22	
Inv.669	1 - TILES - UPGRADE 3 - POWDER ROOM
Line8700	Note:
9Dec21 / 19May22	
Inv.669	1 - TILES - UPGRADE 3 - KITCHEN ONLY (BREAKAST AREA - HARDWOOD)
Line7705	Note:
9Dec21 / 19May22	



INTERIOR COLOUR SCHEME

Purchasers:

ALBERT KARAKULOV & KARAKULOV, LUDMIL

Property: 61N Right

Telephone Res. / Bus:

/

Project: Bradford East Developments Inc.

Decor Advisor:

Inna Semikolenniha

Model and Elevation: The Sonoma 3 (SD25-3) Elev B Opt Alt G

Lock Date:

4-Jun-22

18-May-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	3/4 FLAT MDF CEMENT (UP3)	HC-611
Laundry Room	ROMEO CRYSTAL WHITE (STD)	HC- 611
Powder Room	N/A	N/A
Master Ensuite Bathroom	3/4 FLAT K62 FEATJER WHITE (UP2)	HC-611
BATH	3/4 FLAT H54 SKYE (UP1)	HC-611

Comment

1) FURRING PANEL WITH CROWN MOLDING, BUILT IN MICRO/OVEN COMBO, BUILT IN HOODFAN CABINET, COOKTOP CABINET WITH POTS AND PANS, DEEP FRIDGE CABINET

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	STATUARIO CLASSIC (UP2)	
Laundry Room	CALCUTTA MARBLE 4925K -07 (STD)	
Powder Room	N/A	
Master Ensuite Bathroom	A 3093 (UP2)	
BATH	FUSION WHITE (UP1)	

Comment

PACIFICK UNDERMOUNT SINK - KITCHEN *** RECTANGULAR IN MASTER AND BATH

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69 892- 12X24 - MAYFAIR CALACATTA ORO HD POL (UP3)	
Main Hall	HARDWOOD	
Kitchen / Breakfast	69 892- 12X24 - MAYFAIR CALACATTA ORO HD POL (UP3)	BREAKFAST - HARDW
Laundry Room	KEATON ICE - 13 X13 (STD)	
Powder Room	69 892- 12X24 - MAYFAIR CALACATTA ORO HD POL (UP3)	
Master Ensuite Bathroom	12X24 LA MARCA ONYX NUVILATO HON REC (UP2)	
MASTER SHOWER FLOO	PRECIOUS GLASS GREY 0,6"X0,6" MATT (UP1)	
MUD ROOM	HARDWOOD	
BATH	CINQ GREY 13X13N (STD)	

Comment

***PLEASE INSTALL HARDWOOD IN BREAKFAST AREA AND TILE IN KITCHEN AREA



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4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	PRIMA TRUE WHITE GLAZED - 12X24 POL (UP2)	
Shower Stall Floor Tile	PRECIOUS GLASS GREY 0,6"X0,6" MATT (UP1)	
BATH	CINQ GREY 8X10 (STD) INSTALL HORIZONTALLY	
Kitchen Backsplash	STATUARIO CLASSIC (UP2) ***REVISED JUNE 4TH 2022	
Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes) <input checked="" type="radio"/> Yes <input type="radio"/> No		
Comment		

DELETE ALL CERAMIC ASSESSORIES PAPER HOLDER , TOWEL BAR , SOAP DISHES
KITCHEN BCKSPASH - STATUARIO CLASSIC (UP2) ***REVISED JUNE 4TH 2022

5. Carpeting

Main Hall	HARDWOOD	
Living Room	HARDWOOD	
Dining Room	HARDWOOD	
Family Room	N/A	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	HARDWOOD	
Upper Landing	HARDWOOD	
Upper Hall	HARDWOOD	
Master Bedroom	HARDWOOD	
Bedroom #2	MOHAWK - COZY CLASSIC - 732 NATURAL (STD)	
Bedroom #3	MOHAWK - COZY CLASSIC - 732 NATURAL (STD)	
Bedroom #4	MOHAWK - COZY CLASSIC - 732 NATURAL (STD)	
Bedroom #5	N/A	
Underpad	Type	Area
	STD	BDR 2, 3, 4
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	NONE	NONE

***PLEASE INSTALL HARDWOOD IN BREAKFAST AREA AND TILE IN KITCHEN AREA



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6. Hardwood

Kitchen	TILE
Main Hall	MERCIER GENERATIONS - ATMOSPHERE - BLISS-RED OAK- MATTE-5"- EN 1/2"(UP3)
Living Room	MERCIER GENERATIONS - ATMOSPHERE - BLISS-RED OAK- MATTE-5"- EN 1/2"(UP3)
Dining Room	MERCIER GENERATIONS - ATMOSPHERE - BLISS-RED OAK- MATTE-5"- EN 1/2"(UP3)
Family Room	N/A
Den / Library / Study	N/A
Basement Landing(If Applies)	
Lower Landing (If Applies)	MERCIER GENERATIONS - ATMOSPHERE - BLISS-RED OAK- MATTE-5"- EN 1/2"(UP3)
Upper Landing	MERCIER GENERATIONS - ATMOSPHERE - BLISS-RED OAK- MATTE-5"- EN 1/2"(UP3)
Upper Hall	MERCIER GENERATIONS - ATMOSPHERE - BLISS-RED OAK- MATTE-5"- EN 1/2"(UP3)
Master Bedroom	MERCIER GENERATIONS - ATMOSPHERE - BLISS-RED OAK- MATTE-5"- EN 1/2"(UP3)
Bedroom #2	CARPET
Bedroom #3	CARPET
Bedroom #4	CARPET
Bedroom #5	N/ASTD

Comment

7. Plumbing Fixtures

Powder Room	STD
Master Ensuite Bathroom	STD
KITCHEN	STD
LAUNDRY	STD
BATH	STD

Waterline for Fridge ☒ Yes ☐ No

Comment

** Refer to Construction Summary



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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

White

Hood Fan

BUILT IN

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

10. Railings and Pickets

Railing Type

OAK

Railing Colour

Stain to Match Flooring

SpindleType

WROUGHT IRON - UP1

Spindle Colour

Flat Black

Stringer / Riser

Stain to Match Flooring

Treads

Stain to Match Flooring

Oak Stairs

☒ Yes ☐ No

Comment

STAIN STAIRCASE TO MATCH HARDWOOD - MERCIER GENERATIONS - ATMOSPHERE - BLISS-RED OAK- MATTE-5"-EN 1/2"



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18-May-22

Plan #: 51M-1137

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

SMOOTH CEILINGS MAIN AN SECOND

13. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type									
Mantle Type									
Colour / Stain									
Surround									
Hearth									

Comment

** Refer to Construction Summary



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51M-1137

14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	
<div>** Refer to Construction Summary</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: _____

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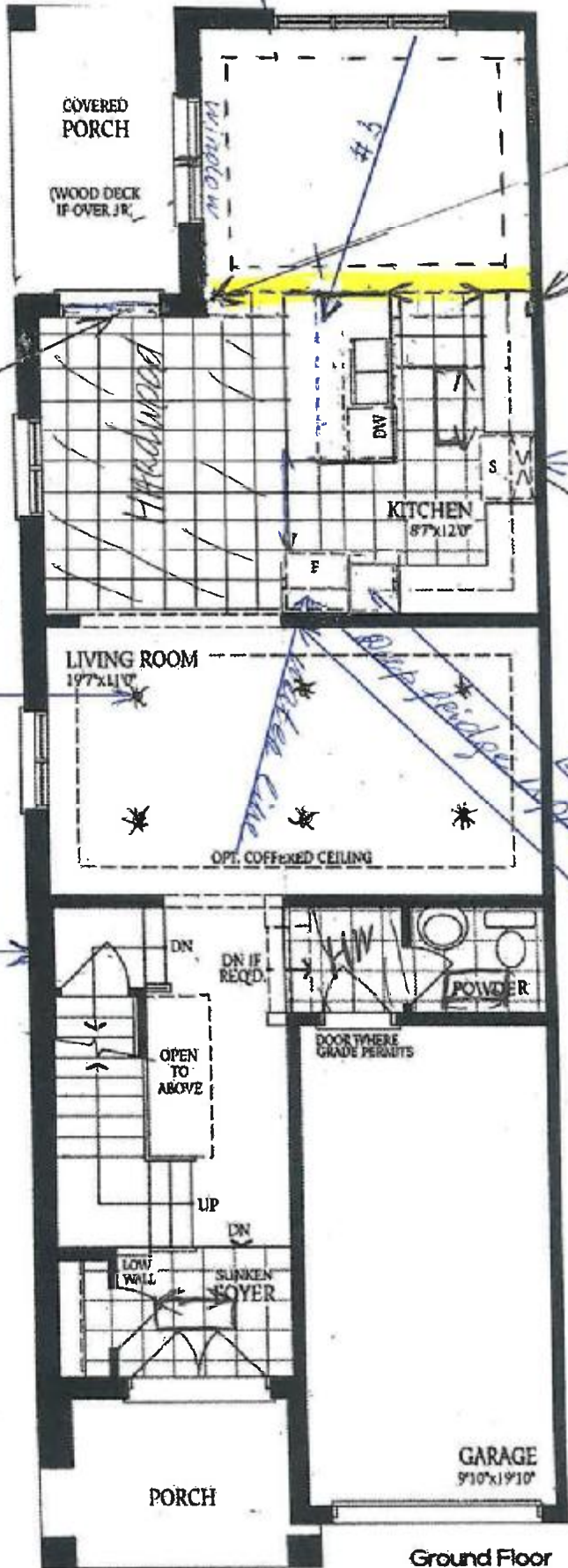
INTERIOR COLOUR SCHEME

Purchasers:	ALBERT KARAKULOV & KARAKULOV, LUDMIL			Property:	61N Right
Telephone Res. / Bus:	/			Project:	Bradford East Developments Inc.
Decor Advisor:	Inna Semikolenniha			Model and Elevation:	The Sonoma 3 (SD25-3) Elev B Opt Alt G
Lock Date:	4-Jun-22	18-May-22		Plan #:	51M-1137

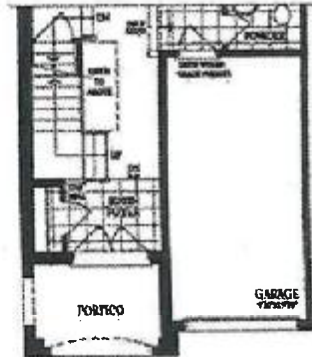
The Sonoma 3

ELEVATION A - 2062 SQ.FT.
 ELEVATION B - 2070 SQ.FT.
 ELEVATION C - 2056 SQ.FT.

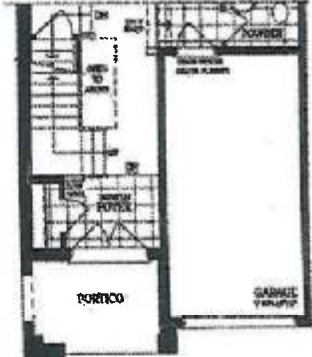
Lot 61 Right
 Alternate ground
 floor - layout 4



Ground Floor
 Elevation A



Ground Floor
 Elevation B



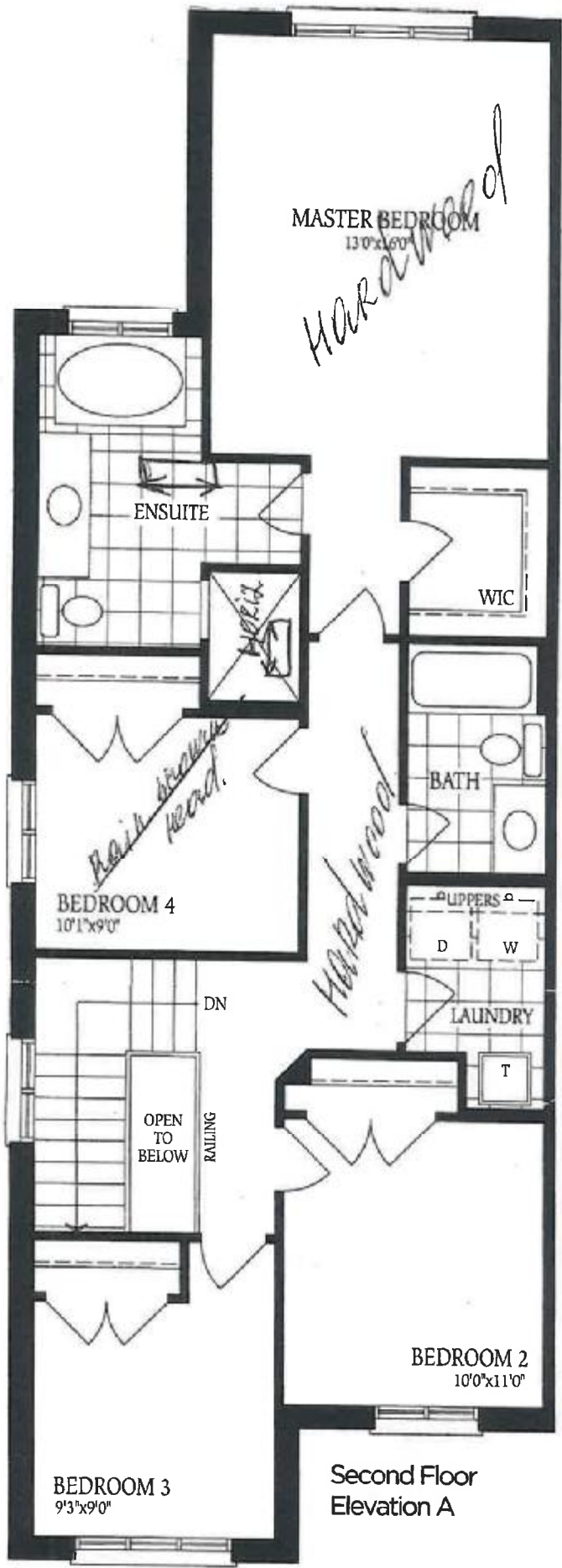
Ground Floor
 Elevation C & C-Mod

AK JK

The Sonoma 3

ELEVATION A - 2062 SQ.FT.
ELEVATION B - 2070 SQ.FT.
ELEVATION C - 2056 SQ.FT.

not at right



Optional
Second Floor
with Alternate
Ensuite

AK JGP

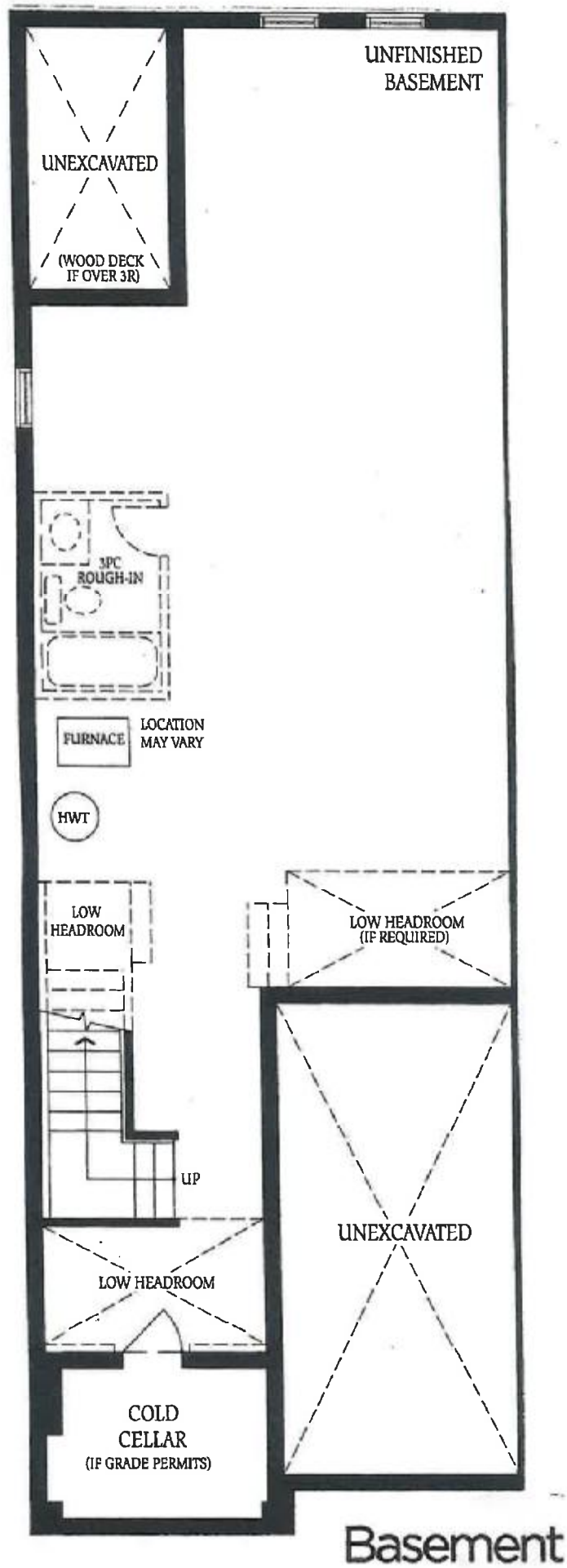
The Sonoma 3

ELEVATION A - 2062 SQ.FT.

ELEVATION B - 2070 SQ.FT.

ELEVATION C - 2058 SQ.FT.

dot blight



AK dr