



CONSTRUCTION SUMMARY

12N - 3 - The Barossa 19 (S38-19) Elev C

Extras at Time of Sale

Note:

CABINETRY - KITCHEN CABINETS

Inv.942	1 - KITCHEN - UPGRADE 3
Line9198	Note:
12Jun22 / 15Aug22	
Inv.942	1 - KITCHEN - UPGRADE 3 - DEEP FRIDGE UPPER WITH GABLES
Line9211	Note:
12Jun22 / 15Aug22	
Inv.942	1 - KITCHEN - UPGRADE 3 - FURRING PANEL WITH CROWN MOLDING
Line9212	Note:
12Jun22 / 15Aug22	

CABINETRY - VANITY CABINETS

Inv.942	1 - VANITY - UPGRADE 2 - MASTER ENSUITE
Line9221	Note: DO NOT INSTALL HANDLE - DO NOT DRILL HOLES
12Jun22 / 15Aug22	

CEILINGS

Inv.637	1 - CEILINGS - BASEMENT - 9FT CEILING IN THE BASEMENT
Line5435	Note:
28Nov21 / 30Nov21	
Inv.848	1 - CEILINGS - SMOOTH CEILINGS THROUGHOUT MAIN AND SECOND FLOOR
Line8449	Note:
12Feb22 / 22Mar22	

CONSTRUCTION - STRUCTUAL CHANGES*

Inv.848	1 - REMOVE WALL BETWEEN KITCHEN AND GREAT ROOM AS PER SKETCH - AND ROTATE ISLAND - DROPPED BEAM ARCH & REDUCE WIDTH OF BREA/KITCHEN TO 10'-10". ENG REVIEW
Line8456	Note:
12Feb22 / 22Mar22	

COUNTER TOP - GRANITE

Inv.942	1 - GRANITE - MASTER ENSUITE - UPGRADE 1
Line9222	Note:
12Jun22 / 15Aug22	
Inv.942	1 - GRANITE - SHARED ENSUITE- UPGRADE 1
Line9223	Note:
12Jun22 / 15Aug22	
Inv.942	1 - GRANITE - ENSUITE 3 - UPGRADE 1
Line9224	Note:
12Jun22 / 15Aug22	

DO NOT INSTALL



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Inv.942	1 - DELETE ALL CERAMIC ACCESSORIES - PAPER HOLDERS , TOWEL BARS, SOAP DISHES
Line9794	Note:
12Jun22 / 15Aug22	
Inv.942	1 - DO NOT INSTALL HANDLE, DO NOT DRILL HOLE IN CABINET DOOR AS PER SKETCH # 1
	- LEAVE HANDLE IN KITCHEN
Line9795	Note:
12Jun22 / 15Aug22	

ELECTRICAL

Inv.848	1 - ELECTRICAL - EXTRA INTERIOR CEILING OUTLET ROUGH-IN - NO FIXTURE - ON NEW SWITCH- OVER BREAKFAST BAR CENTERED
Line8457	Note:
12Feb22 / 22Mar22	

HARDWOOD FLOORING

Inv.942	1 - HARDWOOD FLOORING - GREAT ROOM - UPGRADE 3
Line9200	Note:
12Jun22 / 15Aug22	
Inv.942	1 - HARDWOOD FLOORING - LIVING AND DINING ROOM - UPGRADE 3
Line9201	Note:
12Jun22 / 15Aug22	
Inv.942	1 - HARDWOOD FLOORING - LOWER LANDING - UPGRADE 3
Line9202	Note:
12Jun22 / 15Aug22	
Inv.942	1 - HARDWOOD FLOORING - MAIN HALL - UPGRADE 3
Line9203	Note:
12Jun22 / 15Aug22	
Inv.942	1 - HARDWOOD FLOORING - STUDY - UPGRADE 3
Line9204	Note:
12Jun22 / 15Aug22	
Inv.942	1 - HARDWOOD FLOORING - UPPER HALL - UPGRADE 3
Line9205	Note:
12Jun22 / 15Aug22	
Inv.942	1 - HARDWOOD FLOORING - UPPER LANDING - UPGRADE 3
Line9206	Note:
12Jun22 / 15Aug22	

HEATING AND AIR CONDITIONING

Inv.848	1 - HEATING AND AIR CONDITIONING - 16 SEER AIR CONDITIONER - 3 TON
Line8458	Note:
12Feb22 / 22Mar22	
Inv.848	1 - HEATING AND AIR CONDITIONING - ROUGH IN GAS LINE - PER APPLIANCE
Line8666	Note:
12Feb22 / 22Mar22	

PAINT AND STAIN



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Inv.848	1 - PAINT AND STAIN - STANDARD STAIRCASE - STAIN STAIRCASE TO MATCH
Line8668	Note:
12Feb22 / 22Mar22	

PLUMBING

Inv.848	1 - PLUMBING - ROTATE KITCHEN ISLAND AS PER SKETCH
Line8667	Note:
12Feb22 / 22Mar22	
Inv.848	1 - PLUMBING - WATERLINE FOR ICE MAKER HOOK UP - INCLUDES VALVE
Line8459	Note:
12Feb22 / 22Mar22	

TILE - FLOOR TILE ON WALL

Inv.942	1 - PRECIOUS GLASS GREY 0.6"X0,6" MATT (UP1) - MASTER ENSUITE
Line9220	Note:
12Jun22 / 15Aug22	

TILE - SHOWER FLOOR

Inv.942	1 - PRECIOUS GLASS WHITE 0.6"X0,6" MATT (UP1) - SHARED BATH
Line9216	Note:
12Jun22 / 15Aug22	

TILE - WALL TILE

Inv.942	1 - TILE - WALL TILE - UPGRADE 2 - SHOWER WALLS AND CEILING -MASTER ENSUITE
Line9219	Note:
12Jun22 / 15Aug22	

TILES

Inv.942	1 - TILES - KITCHEN AND BREAKFAST - UPGRADE 3
Line9207	Note:
12Jun22 / 15Aug22	
Inv.942	1 - TILES - ENTRY - UPGRADE 3
Line9208	Note:
12Jun22 / 15Aug22	
Inv.942	1 - TILES - MUD ROOM UPGRADE 3
Line9209	Note:
12Jun22 / 15Aug22	
Inv.942	1 - TILES - POWDER ROOM - UPGRADE 3
Line9210	Note:
12Jun22 / 15Aug22	

WINDOWS - BASEMENT

Inv.848	2 - BASEMENT WINDOW - 47 X 36 - AS PER SKETCH (2 WINDOWS)
Line8451	Note:
12Feb22 / 22Mar22	



INTERIOR COLOUR SCHEME

Purchasers:

SOLOVIEV ELENA & SOLOVIEV VLADIMIR

Property: 12N

Telephone Res. / Bus:

(647) 989-9207 /

Project: Bradford East Developments Inc.

Decor Advisor:

Inna Semikolenniha

Model and Elevation: The Barossa 19 (S38-19) Elev C

Lock Date:

2-Jan-23

23-Jul-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	SHAKER MDF CEMENT (UP3) *** REVISED 02.01.2023	HC-07
Laundry Room	3/4 FLAT ONTARIO WHITE (STD)	HC-204
Powder Room	N/A	
Master Ensuite Bathroom	3/4 FLAT MDF CEMENT (UP 2)	DO NOT INSTALL
SHARED ENSUITE	3/4 FLAT ONTARIO WHITE (STD)	HC- 204
ENSUITE 3	3/4 FLAT ONTARIO WHITE (STD)	HC-204

Comment

DO NOT INSTALL HANDLE - DO NOT DRILL HOLES - MASTER ENSUITE VANITY

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	GARLIC WHITE QUARTZ (STD)	
Laundry Room	CALCUTTA MARBLE 4925K-07 (STD)	
Powder Room	N/A	
Master Ensuite Bathroom	PURE WHITE QUARTZ (UP1)	
SHARED ENSUITE	PURE WHITE QUARTZ (UP1)	
ENSUITE 3	PURE WHITE QUARTZ (UP1)	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	24X24 IN PLATA STATUARIO BRINA MATTE (UP3)	
Main Hall	HARDWOOD	
Kitchen / Breakfast	24X24 IN PLATA STATUARIO BRINA MATTE (UP3)	
Laundry Room	TORINO GRIGIO 12X24 (STD)	
Powder Room	24X24 IN PLATA STATUARIO BRINA MATTE (UP3)	
Master Ensuite Bathroom	LA SPENZA POR BIANCO-12X24-MATT (STD)	
SHARED ENSUITE	LA SPEZIA BIANCO 12X24 (STD)	
ENSUITE 3	LA SPEZIA BIANCO 12X24 (STD)	
MUD ROOM	24X24 IN PLATA STATUARIO BRINA MATTE (UP3)	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	PRIMA TRUE WHITE POLISHED (UP2)	
Shower Stall Floor Tile	PRECIOUS GLASS GREY 0.6"X0,6" MATT (UP1)	
SHARED ENSUITE	LA SPEZIA BIANCO 12X24 (STD)	
ENSUITE 3	LA SPEZIA BIANCO 12X24 (STD)	
SHARED ENSUITE SHW FLO	PRECIOUS GLASS WHITE 0.6"X0,6" MATT (UP1)	
Kitchen Backsplash		

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

Comment

DELETE ALL CERAMIC ACCESSORIES - PAPER HOLDERS , TOWEL BARS, SOAP DISHES

5. Carpeting

Main Hall	HARDWOOD
Living Room	HARDWOOD
Dining Room	HARDWOOD
Family Room	HARDWOOD
Den / Library / Study	HARDWOOD
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD
Upper Landing	HARDWOOD
Upper Hall	HARDWOOD
Master Bedroom	MOHAWK - OPENING NIGHT - # 20 (STD)
Bedroom #2	MOHAWK - OPENING NIGHT - # 20 (STD)
Bedroom #3	MOHAWK - OPENING NIGHT - # 20 (STD)
Bedroom #4	MOHAWK - OPENING NIGHT - # 20 (STD)
Bedroom #5	N/A

Underpad	Type	Area
	STD	BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	NONE	NONE

** Refer to Construction Summary



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6. Hardwood

Kitchen	TILE
Main Hall	NORTHERN SOLID SAWN SCULPTED CHARACTER UVF WHITE OAK 5" ATHENA (UP3)
Living Room	NORTHERN SOLID SAWN SCULPTED CHARACTER UVF WHITE OAK 5" ATHENA (UP3)
Dining Room	NORTHERN SOLID SAWN SCULPTED CHARACTER UVF WHITE OAK 5" ATHENA (UP3)
Family Room	NORTHERN SOLID SAWN SCULPTED CHARACTER UVF WHITE OAK 5" ATHENA (UP3)
Den / Library / Study	NORTHERN SOLID SAWN SCULPTED CHARACTER UVF WHITE OAK 5" ATHENA (UP3)
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	NORTHERN SOLID SAWN SCULPTED CHARACTER UVF WHITE OAK 5" ATHENA (UP3)
Upper Landing	NORTHERN SOLID SAWN SCULPTED CHARACTER UVF WHITE OAK 5" ATHENA (UP3)
Upper Hall	NORTHERN SOLID SAWN SCULPTED CHARACTER UVF WHITE OAK 5" ATHENA (UP3)
Master Bedroom	CARPET
Bedroom #2	CARPET
Bedroom #3	CARPET
Bedroom #4	CARPET
Bedroom #5	N/A

Comment

7. Plumbing Fixtures

Powder Room	STD
Master Ensuite Bathroom	STD
SHARED ENSUITE	STD
ENSUITE 3	STD
KITCHEN	STD

Waterline for Fridge ☒ Yes ☐ No

Comment

** Refer to Construction Summary ***WATERLINE FOR ICE MAKER HOOK UP - INCLUDES VALVE



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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

STANDARD

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

STANDARD

Railing Colour

PAINT AND STAIN - STANDARD STAIRCASE - STAIN TO MATCH

SpindleType

STANDARD

Spindle Colour

PAINT AND STAIN - STANDARD STAIRCASE - STAIN TO MATCH

Stringer / Riser

PAINT AND STAIN - STANDARD STAIRCASE - STAIN TO MATCH

Treads

PAINT AND STAIN - STANDARD STAIRCASE - STAIN TO MATCH

Oak Stairs

☒ Yes

☐ No

Comment

** Refer to Construction Summary *** PAINT AND STAIN - STANDARD STAIRCASE - STAIN TO MATCH HARDWOOD - NORTHERN SOLID SAWN SCULPTED CHARACTER UVF WHITE OAK 5" ATHENA



INTERIOR COLOUR SCHEME

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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 *** SMOOTH CEILINGS THROUGHOUT MAIN AND SECOND FLOOR ***

13. Fireplace

	Living Room	Family Room	Other Room - Specify
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	☐ ☐ ☒	☐ ☒ ☐	☐ ☐ ☒
Fireplace Type	N/A	Gas	N/A
Mantle Type	N/A	M7	N/A
Colour / Stain	N/A	Painted White	N/A
Surround	N/A	NERO ASSOLUTO	N/A
Hearth	N/A	None	N/A

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	
** Refer to Construction Summary	

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: _____

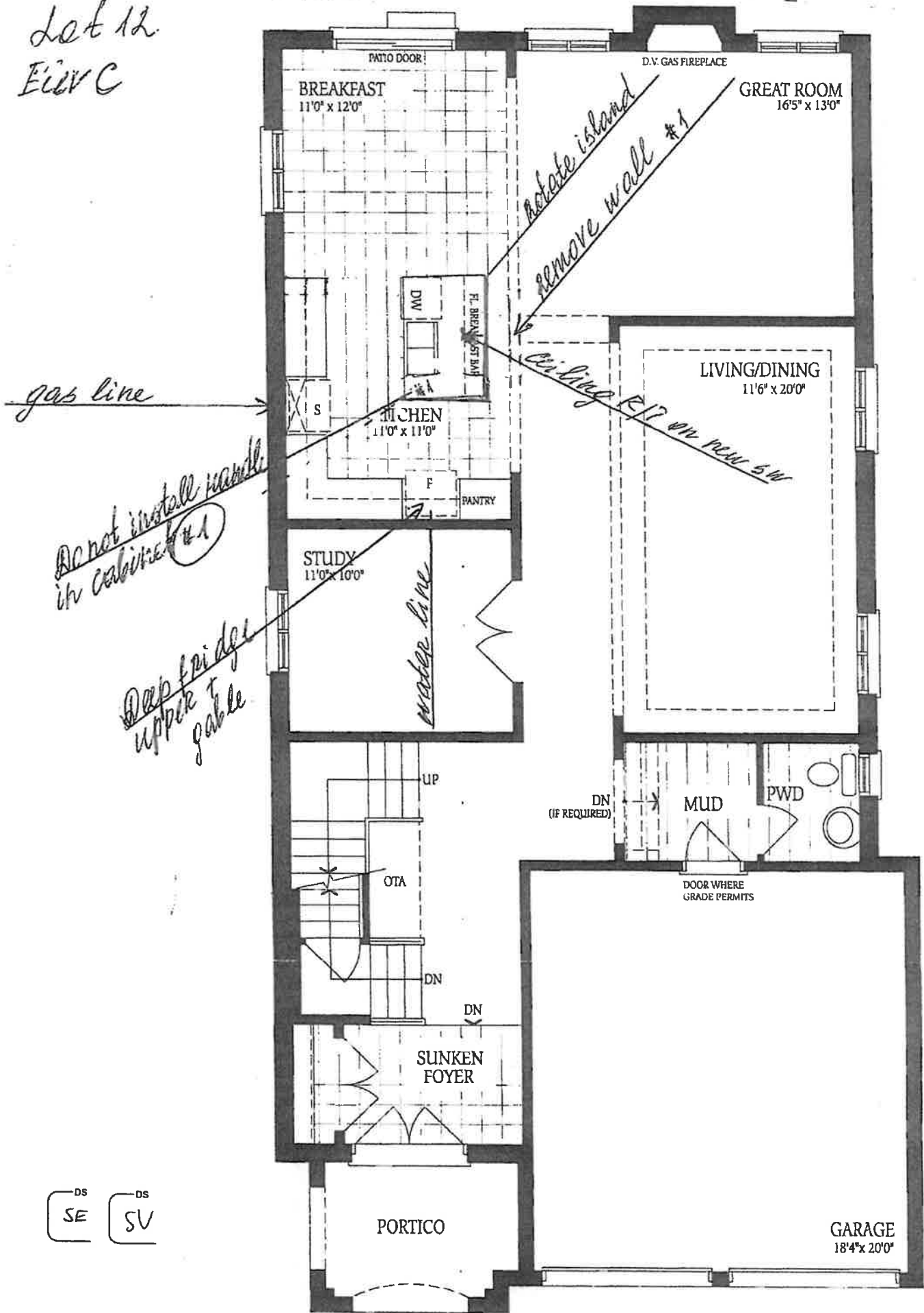


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Lock Date:	2-Jan-23	23-Jul-22	Plan #: 51M-1137

THE BAROSSA 19

Lot 12.
EIRC

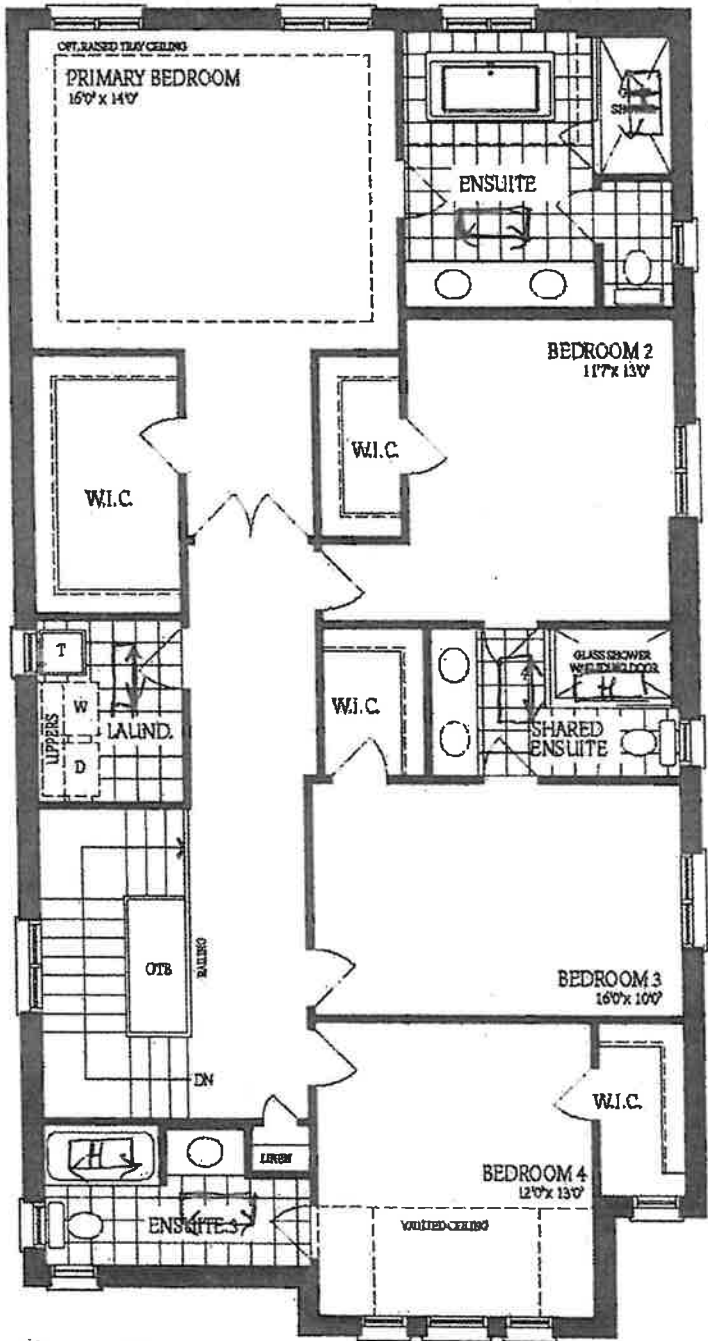


The Barossa 19 (S38-19) Elev C

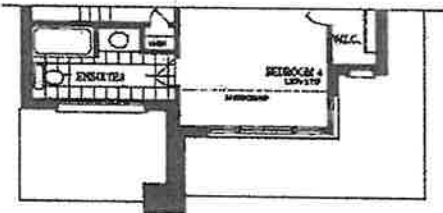
The Barossa 19

Lot 12 (c)

ELEVATION A - 3134 SQ.FT.
ELEVATION B - 3144 SQ.FT.
ELEVATION C - 3134 SQ.FT.



Second Floor
Elevation A



Second Floor
Elevation C

DS SE DS SV

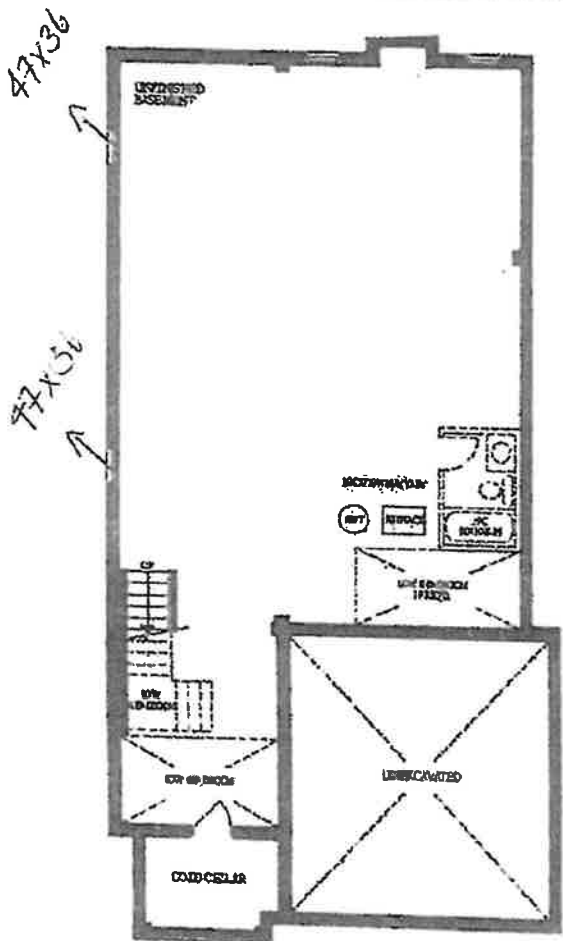
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The Barossa 19 (S38-19) Elev C

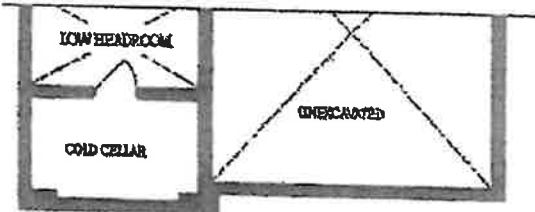
The Barossa 19

Lot 12
Elev. C

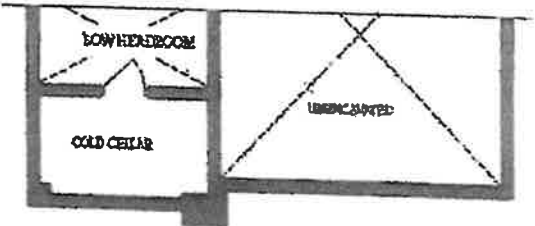
ELEVATION A = 3134 SQ.FT.
ELEVATION B = 3144 SQ.FT.
ELEVATION C = 3134 SQ.FT.



Basement
Elevation A



Basement
Elevation B



Basement
Elevation C

DS SV DS SE

ES