



CONSTRUCTION SUMMARY

19N - 3 - The Barossa 21 (S38-21) Elev C

Extras at Time of Sale

Note:

CEILINGS

Inv.748	1 - CEILINGS - 9FT CEILINGS IN BASEMENT
Line7135	Note:
8Jan22 / 21Jan22	
Inv.926	1 - CEILINGS - INCREASE SECOND FLOOR TO 9 FEET - INCLUDES 8 FOOT INTERIOR DOORS AND ARCHES
Line9079	Note:
2Jun22 / 10Jun22	
Inv.926	1 - CEILINGS - SMOOTH CEILINGS THROUGHOUT MAIN AND SECOND FLOOR - AS PER SCHEDULE - A-2
Line9082	Note:
2Jun22 / 10Jun22	
Inv.938	1 - CEILINGS - INCREASE MAIN FLOOR TO 10 FEET - INCLUDES MAIN FLOOR WINDOWS, 8 FOOT FRONT DOOR NO TRANSOM (ONLY IF OPEN TO ABOVE), 8 FOOT FRENCH OR GARDEN DOOR, SLIDING DOOR WITH LARGER TRANSOM, 8 FOOT MAN DOOR (IF GRADE PERMITS), 8 FOOT INTERIOR DOORS AND A
Line9757	Note:
8Jun22 / 25Aug22	

DO NOT INSTALL

Inv.1,002	1 - DELETE ALL CERAMIC ACCESSORIES - PAPER HOLDERS , TOWEL BARS, SOAP DISHES
Line9988	Note:
10Dec22 / 17Jan23	

HARDWOOD FLOORING

Inv.1,002	1 - HARDWOOD FLOORING - KITCHEN AND BREAKFAST AREA - UPGRADE 2
Line9989	Note: BUILDER NOT LIABLE FOR ANY WATER AND KITCHEN USE DAMAGES
10Dec22 / 17Jan23 PURCHASER .....	
Inv.1,002	1 - HARDWOOD FLOORING - BEDROOM 2 - UPGRADE 2
Line9998	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - HARDWOOD FLOORING - BEDROOM 3 - UPGRADE 2
Line9999	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - HARDWOOD FLOORING - BEDROOM 4 - UPGRADE 2
Line10000	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - HARDWOOD FLOORING - BEDROOM 5 - UPGRADE 2
Line10001	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - HARDWOOD FLOORING - GREAT ROOM - UPGRADE 2
Line10002	Note:
10Dec22 / 17Jan23	



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Inv.1,002	1 - HARDWOOD FLOORING - LIVING AND DINING ROOM - UPGRADE 2
Line10003	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - HARDWOOD FLOORING - MASTER BEDROOM - UPGRADE 2
Line10004	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - HARDWOOD FLOORING - STUDY - UPGRADE 2
Line10005	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - HARDWOOD FLOORING - UPPERHALL - UPGRADE 2
Line10006	Note:
10Dec22 / 17Jan23	

### INTERIOR RAILING

Inv.982	1 - REMOVE LOW WALL AND REPLACE WITH UPGRADE 1 GLASS RAILING - SECOND FLOOR LOFT AS PER SKETCH
Line9829	Note:
2Aug22 / 11Aug22	
Inv.926	1 - INTERIOR RAILING - UPGRADE 1 - GLASS
Line9081	Note:
2Jun22 / 10Jun22	

### INTERIOR TRIM

Inv.938	1 - INTERIOR TRIM - MAIN FLOOR - 8 FOOT INTERIOR DOORS AND ARCHES
Line9760	Note:
8Jun22 / 25Aug22	
Inv.926	1 - DOUBLE FRENCH DOOR FLAT GLASS 8FT IN LIEU SINGLE DOOR - STUDY ROOM
Line9080	Note:
2Jun22 / 10Jun22	
Inv.926	1 - INTERIOR TRIM - MAIN FLOOR - 8 FOOT INTERIOR DOORS AND ARCHES
Line9118	Note:
2Jun22 / 10Jun22	

### PLUMBING

Inv.1,002	1 - 27" LINEAR DRAIN - MASTER SHOWER WITH CURB - INCLUDES A STAINLESS STEEL GRATE
Line10007	Note:
10Dec22 / 17Jan23	

### TILE

Inv.1,002	1 - TILES - POWDER ROOM - UPGRADE 3
Line9980	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - TILES - ENTRY - UPGRADE 3
Line9981	Note:
10Dec22 / 17Jan23	



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Inv.1,002	1 - TILES - MUD ROOM UPGRADE 3
Line9982	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - TILES - MASTER ENSUITE - UPGRADE 3
Line9983	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - KITCHEN - INSTALL HARDWOOD FLOORING IN LIEU OF TILE
Line9993	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - TILES - LAUNDRY ROOM - UPGRADE 1
Line9994	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - TILES - ENSUITE 2 - UPGRADE 1
Line9995	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - TILES - ENSUITE 3 - UPGRADE 1
Line9996	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - TILES - ENSUITE 4 - UPGRADE 1
Line9997	Note:
10Dec22 / 17Jan23	

TILE - WALL TILE

Inv.1,002	1 - TILE - WALL TILE - UPGRADE 2 - SHOWER WALLS AND CEILING - MASTER ENSUITE
Line9984	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - TILE - WALL TILE - UPGRADE 2 - TUB WALLS AND CEILING - ENSUITE 4
Line9985	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - TILE - WALL TILE - UPGRADE 2 - SHOWER WALLS AND CEILING - ENSUITE 3
Line9986	Note:
10Dec22 / 17Jan23	
Inv.1,002	1 - TILE - WALL TILE - UPGRADE 2 - SHOWER WALLS AND CEILING - ENSUITE 2
Line9987	Note:
10Dec22 / 17Jan23	

TRIM CARPENTRY

Inv.926	1 - TRIM AND CARPENTRY - CLOSE OFF THE WALL - BETWEEN KITCHEN AND LIVING ROOM - AS PER SKETCH
Line8949	Note:
2Jun22 / 10Jun22	
Inv.1,002	1 - ***DO NOT INSTALL*** RELOCATE CLOSET DOOR - MASTER ENSUITE - AS PER SKETCH - AS PER INVOICE PE 966
Line9992	Note:
10Dec22 / 17Jan23	



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Inv.996	1 - RELOCATE CLOSET DOOR - MASTER ENSUITE - AS PER SKETCH
Line9921	Note: PURCHASER IS AWARE LESS SHELIVING MAY BE RQUIRED TO ACCOMODATE NEW DOOR PLACEMENT
20Sep22 / 21Sep22	
Inv.1,002	1 - ***DO NOT INSTALL*** DOUBLE FRENCH DOOR FLAT GLASS 8FT IN LIEU SINGLE DOOR - STUDY ROOM AS PER INVOICE - PE 926
Line9990	Note: AS PER CONSTRUCTION - NOT POSSIBLE DUE TO LUCK OF SPACE
10Dec22 / 17Jan23	

WINDOWS - BASEMENT

Inv.926	2 - BASEMENT WINDOW - 47 X 36 - AS PER SKETCH
Line9083	Note:
2Jun22 / 10Jun22	
Inv.926	1 - BASEMENT WINDOW - ADDITIONAL - 28 X 60 - AS PER SKETCH
Line9084	Note:
2Jun22 / 10Jun22	

WINDOWS - EXTERIOR

Inv.982	1 - WINDOWS - BASEMENT EXRTERIOR - ADDITIONAL LARGE/PANORAMIC WINDOW IN THE BASEMENT - SAME AS MAIN FLOOR WINDOW ABOVE - AS PER SKETCH
Line9828	Note:
2Aug22 / 11Aug22	
Inv.1,002	1 - ***DO NOT INSTALL*** BASEMENT WINDOW - EXTERIOR - ADDITIONAL - 28X60 - AS PER INVOICE - PE 926
Line9991	Note: NOT NEEDED ANYMORE - HOMEOWNER ADDED BAY WINDOW - AS PER INVOICE PE 982
10Dec22 / 17Jan23	
Inv.926	1 - WINDOWS - EXTERIOR - ADDITIONAL WINDOW - GREAT ROOM - AS PER SKETCH
Line9127	Note:
2Jun22 / 10Jun22	
Inv.938	1 - WINDOWS - EXTERIOR - ADDITIONAL WINDOW - GREAT ROOM- AS PER SKETCH - AS PER - PE 926
Line9594	Note: == DO NOT INSTALL ==THIS OPTION IS NOT AVAILABLE AS PER BW-
8Jun22 / 25Aug22	
Inv.938	1 - DELETE GAS FIREPLACE IN GREATE ROOM AND INSTALL LARGE WINDOW INSTEAD - AS PER SKETCH
Line9618	Note:
8Jun22 / 25Aug22	



INTERIOR COLOUR SCHEME

Purchaser:

ANDREI CIUPAC

Telephone Res. / Bus:

(647) 388-4243 /

Decor Advisor:

Inna Semikolenniha

Lock Date:

17-Jul-23

Property:

19N

Project:

Bradford East Developments Inc.

Model and Elevation:

The Barossa 21 (S38-21) Elev C

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 ASH WHITE (STD)	HC-07 DO NOT INSTALL
Laundry Room	3/4 FLAT ONTARIO WHITE (STD)	HC-204
Powder Room	N/A	N/A
Master Ensuite Bathroom	3/4 FLAT ASH WHITE (STD)	HC303DO NOT INSTALL
ENSUITE 2	3/4 FLAT ASH WHITE (STD)	HC303DO NOT INSTALL
ENSUITE 3	3/4 FLAT ASH WHITE (STD)	HC303DO NOT INSTALL
SHARED ENSUITE 4	3/4 FLAT ASH WHITE (STD)	HC303DO NOT INSTALL

Comment

DO NOT DRILL HOLES - DO NOT INSTALL HANDLES - KITCHEN CABINETS AND ALL VANITIES IN ALL BATHROOMS-LEAVE HANDLES IN BOXES.

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	CALCUTTA MARBLE 4925K-07 (STD)	
ENSUITE 2	CALCUTTA MARBLE 4925K-07 (STD)	
ENSUITE 3	CALCUTTA MARBLE 4925K-07 (STD)	
SHARED ENSUITE 4	CALCUTTA MARBLE 4925K-07 (STD)	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	MAYFAIR VOLAKAS GRIGIO 24X24 POL (UP3)	
Main Hall	HARDWOOD	
Kitchen / Breakfast	HARDWOOD	
Laundry Room	GAIA WHITE 12X24 SEMI - POLISHED (UP1)	
Powder Room	MAYFAIR VOLAKAS GRIGIO 24X24 POL (UP3)	
Master Ensuite Bathroom	MAYFAIR CALACATTA ORO 24 X 24 POL (UP3)	
ENSUITE 2	MAYFAIR CALACATTA ORO 24 X 24 MATTE **REVISED	
ENSUITE 2 SHW FLOOR	51-024 2X2 SOHO WHITE MATTE POR MASAICS (STD)	
ENSUITE 3	MAYFAIR CALACATTA ORO 24 X 24 MATTE **REVISED	
ENSUITE 3 SHW FLOOR	51-024 2X2 SOHO WHITE MATTE POR MASAICS (STD)	
SHARED ENSUITE 4	MAYFAIR CALACATTA ORO 24 X 24 MATTE **REVISED	

Comment

MUD ROOM - MAYFAIR VOLAKAS GRIGIO 24X24 POL (UP3)



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	MAYFAIR CALACATTA ORO 12 X 24 POL (UP2)	
Shower Stall Floor Tile	51-024 2X2 SOHO WHITE MATTE POR MASAICS (STD)	
ENSUITE 2	MAYFAIR CALACATTA ORO12 X 24 POL (UP2)	
ENSUITE 3	MAYFAIR CALACATTA ORO12 X 24 POL (UP2)	
SHARED ENSUITE 4	MAYFAIR CALACATTA ORO12 X 24 POL (UP2)	
SHARED ENS 4 SHW FLOOR	51-024 2X2 SOHO WHITE MATTE POR MASAICS (STD)	
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)	N/A
Upper Landing	N/A
Upper Hall	HARDWOOD
Master Bedroom	HARDWOOD
Bedroom #2	HARDWOOD
Bedroom #3	HARDWOOD
Bedroom #4	HARDWOOD
Bedroom #5	HARDWOOD

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

\*\* Refer to Construction Summary



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6. Hardwood

Kitchen	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED
Main Hall	N/A
Living Room	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED
Dining Room	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED
Family Room	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED
Den / Library / Study	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED
Master Bedroom	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED
Bedroom #2	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED
Bedroom #3	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED
Bedroom #4	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED
Bedroom #5	SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV **REVISED

Comment

MEDIA LOFT - SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV \*\*REVISED

7. Plumbing Fixtures

Powder Room	STD
Master Ensuite Bathroom	STD
KITCHEN	STD
LAUNDRY	STD
ALL BATHROOMS	STD

Waterline for Fridge

☐ Yes ☒ No

Comment

\*\*\*27" LINEAR DRAIN - MASTER ENSUITE SHOWER



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8. Trim Carpentry

Interior Doors

STD

Interior Trim

STD

Door Handles

SATIN NICKEL

Front Door Glass Inserts

STD

Comment

\*\* Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

White

Hood Fan

STD

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 - GLASS

Railing Colour

Stain to Match Flooring

SpindleType

GLASS

Spindle Colour

GLASS

Stringer / Riser

Stain to Match Flooring

Treads

Stain to Match Flooring

Oak Stairs

☒ Yes ☐ No

Comment

STAIN STAIRCASE TO MATCH HARDWOOD - SOLID SAWN SMOOTH WHITE OAK CHARACTER 7" NAUTILIUS UFV  
\*\*REVISED





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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			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 THROUGH OUT

13. Fireplace

	Living Room	Family Room	Other Room - Specify
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs 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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2-Jan-23

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: \_\_\_\_\_



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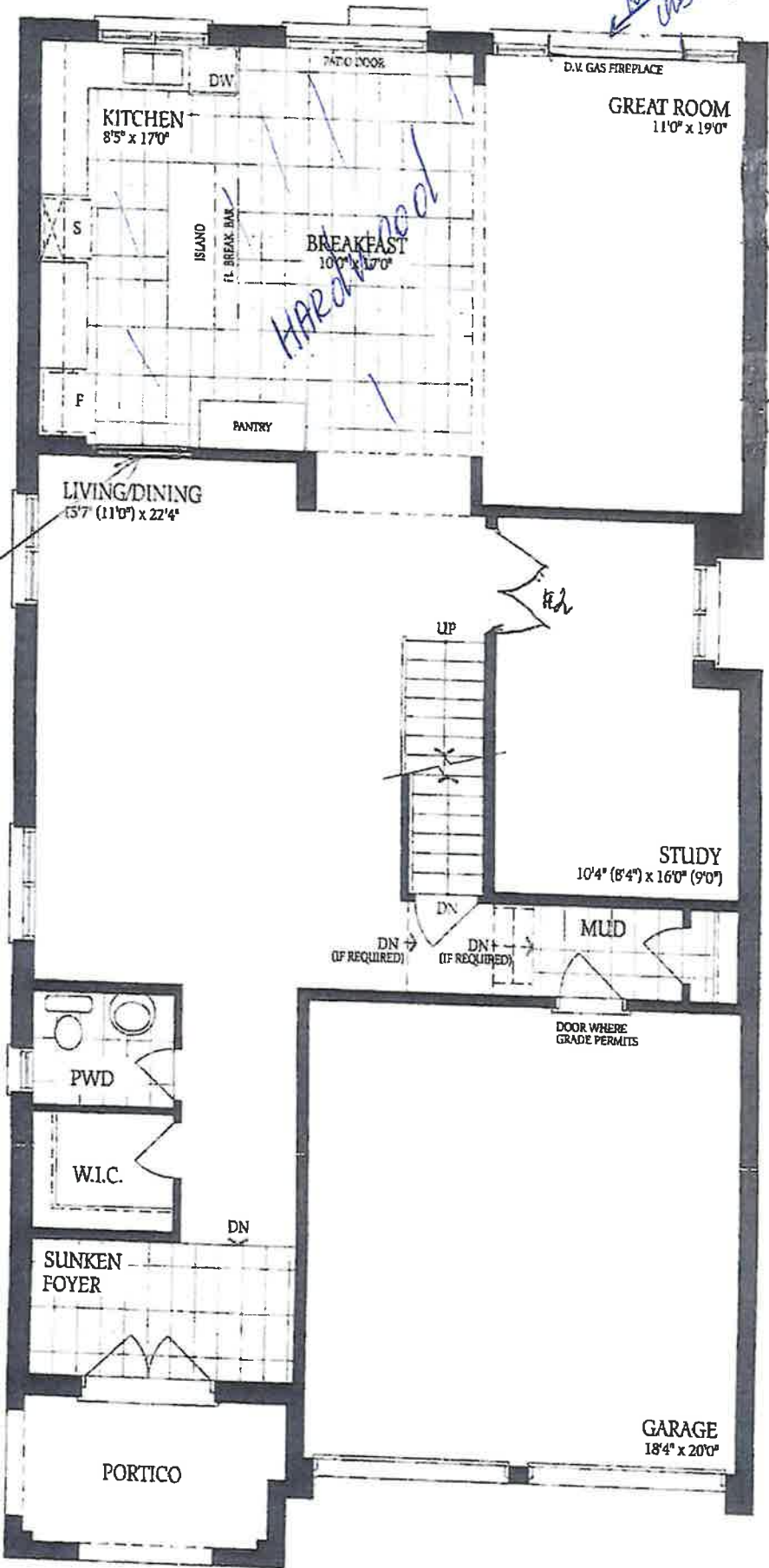
THE  
BAROSSA 21

dist 19

Remove fireplace  
install large window

close off wall

Hardwood



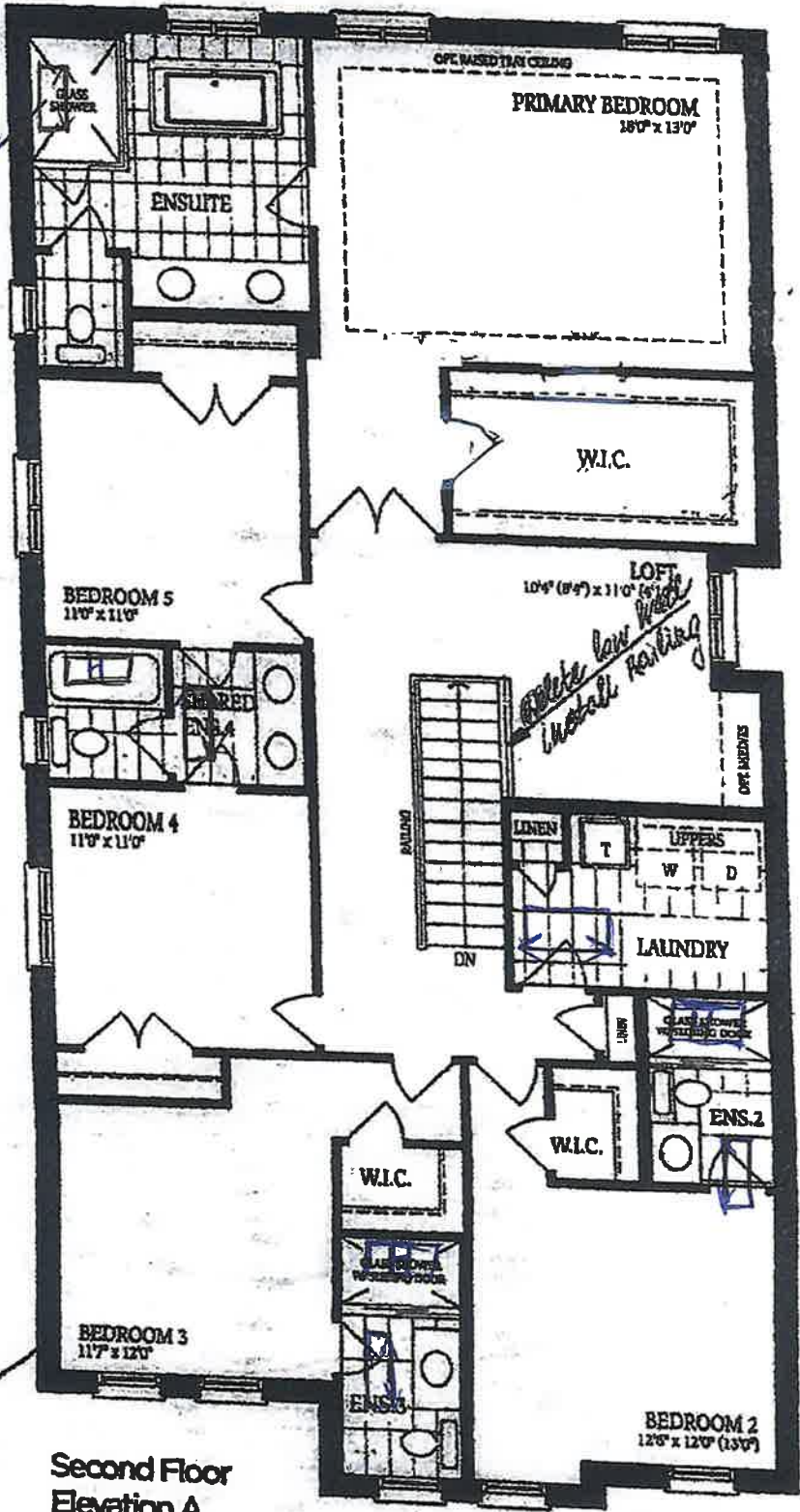
DS  
AL

Ground Floor  
Elevation A

THE  
BAROSSA 21

lot 19

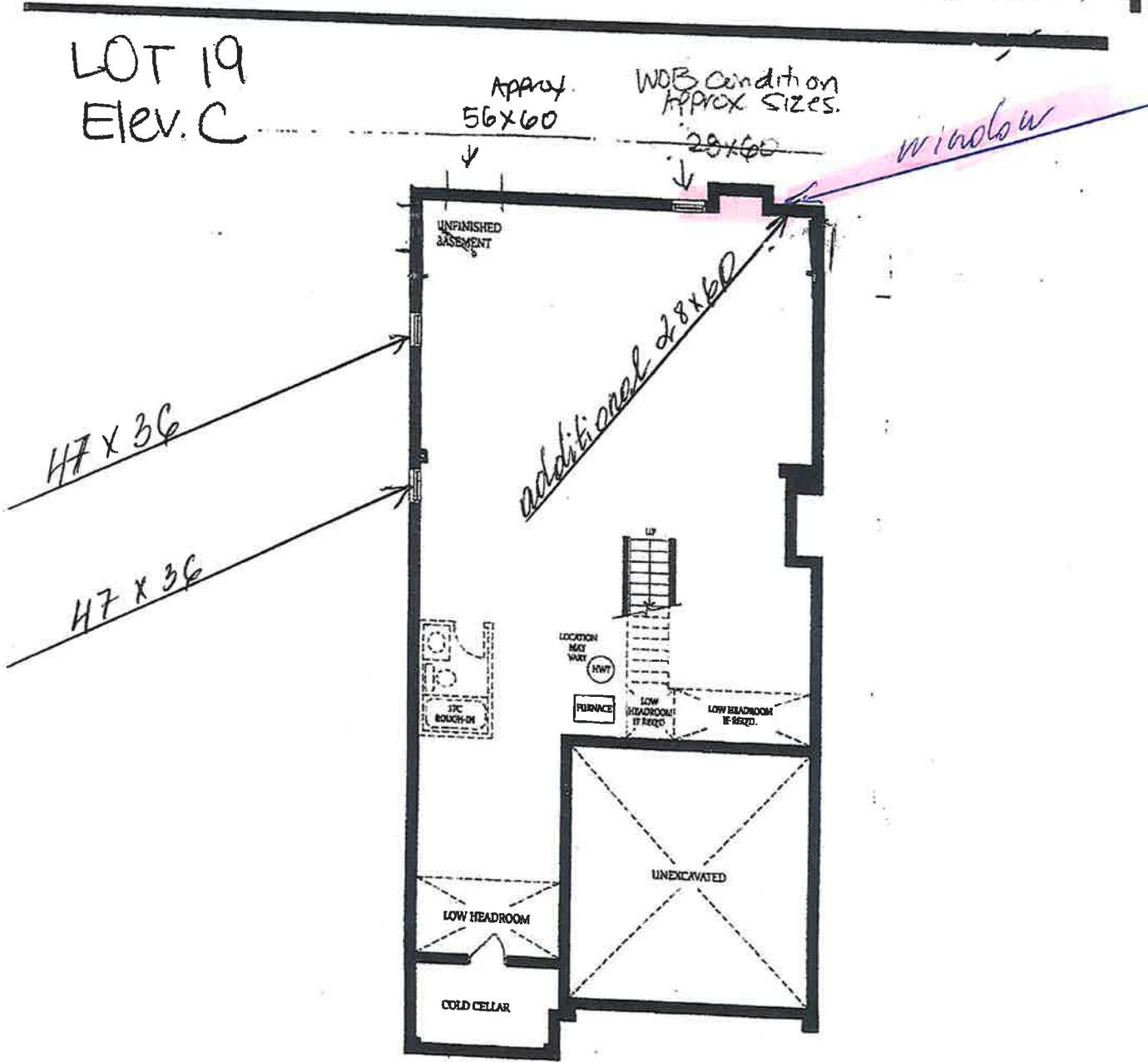
install tile horizontal



Second Floor  
Elevation A

DS  
AC

DS  
AC



Basement  
Elevation A & B

*[Handwritten signature]*

THE  
BAROSSA 21