



CONSTRUCTION SUMMARY

157N Right - 1 - The Sonoma 4 Corner (SD25-4) Elev C

Extras at Time of Sale

Note:
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CABINETRY - KITCHEN CABINETS

Inv.167	1 - KITCHEN - UPGRADE 1 - DEEP FRIDGE UPPER WITH GABLES
Line1372	Note:
26Mar21 / 29Mar21	

Inv.167	1 - KITCHEN CABINETS - UPGRADE 1
Line1365	Note:
26Mar21 / 29Mar21	

CABINETRY - VANITY CABINETS

Inv.167	1 - VANITY CABINETS - MASTER ENSUITE - UPGRADE 1
Line1374	Note:
26Mar21 / 29Mar21	

Inv.167	1 - VANITY CABINETS - MAIN BATHROOM - UPGRADE 1
Line1373	Note:
26Mar21 / 29Mar21	

CONSTRUCTION

Inv.83	1 - GLASS & MIRROR - FRAMELESS GLASS SHOWER WITH HALF WALL AT OVAL TUB - MASTER ENSUITE
Line745	Note:
25Jan21 / 9Feb21	

Inv.83	1 - ROUGH IN GARAGE MAN DOOR IF GRADE DOES NOT PERMIT - ROUGH IN ONLY - NO DOOR PROVIDED
Line809	Note:
25Jan21 / 9Feb21	

COUNTER TOP - GRANITE

Inv.167	1 - COUNTER TOP - GRANITE - MASTER ENSUITE - UPGRADE 1
Line1376	Note:
26Mar21 / 29Mar21	

Inv.167	1 - COUNTER TOP - GRANITE - MAIN BATHROOM - UPGRADE 1
Line1375	Note:
26Mar21 / 29Mar21	

DO NOT INSTALL

Inv.167	1 - TOILET PAPER HOLDER - DO NOT INSTALL
Line1378	Note:
26Mar21 / 29Mar21	

Inv.167	1 - TOWEL RACK - DO NOT INSTALL & DISHSOAP
Line1379	Note:
26Mar21 / 29Mar21	

ELECTRICAL



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Inv.83	1 - ELECTRICAL - SUPPLY AND INSTALL ALL WIRING FOR AIR CONDITIONER - INCLUDING 4 WIRE LOW AND HIGH VOLTAGE AND FLEX CONNECTION
Line744	Note:
25Jan21 / 9Feb21	

HARDWOOD FLOORING

Inv.167	1 - HARDWOOD FLOORING - UPPER HALLWAY - UPGRADE 1
Line1370	Note:
26Mar21 / 29Mar21	
Inv.167	1 - HARDWOOD FLOORING - LIVING ROOM - UPGRADE 1
Line1368	Note:
26Mar21 / 29Mar21	
Inv.167	1 - HARDWOOD FLOORING - DINING ROOM AND MAIN HALLWAY - UPGRADE 1
Line1367	Note:
26Mar21 / 29Mar21	
Inv.167	1 - HARDWOOD FLOORING - LOWER LANDING - UPGRADE 1
Line1369	Note:
26Mar21 / 29Mar21	
Inv.167	1 - HARDWOOD FLOORING - UPPER LANDING - UPGRADE 1
Line1371	Note:
26Mar21 / 29Mar21	

PAINT AND STAIN

Inv.83	1 - STAIN STAIRCASE TO MATCH HARDWOOD (WROUGHT IRON)
Line743	Note:
25Jan21 / 9Feb21	

PLUMBING

Inv.83	1 - PLUMBING - WATERLINE FOR ICE MAKER HOOK UP - INCLUDES VALVE - FRIDGE
Line741	Note:
25Jan21 / 9Feb21	

SINK

Inv.167	2 - OVAL SINK - MASTER ENSUITE AND MAIN BATH
Line1377	Note: (PURCHASER UGRADED CONTERTOPS)
26Mar21 / 29Mar21	

STAIRS AND RAILING

Inv.83	1 - RAILINGS - UPGRADE 2- WROUGHT IRON
Line742	Note:
25Jan21 / 9Feb21	

TRIM CARPENTRY

Inv.83	1 - 8 FOOT DOORS AND ARCHWAYS - THROUGH OUT MAIN FLOOR
Line738	Note:
25Jan21 / 9Feb21	



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INTERIOR COLOUR SCHEME

Purchaser:

ELHAM YAWARI

Telephone Res. / Bus:

/

Decor Advisor:

Inna Semikolenniha

Lock Date:

28-Mar-21

Property:

157N Right

Project:

Bradford East Developments Inc.

Model and Elevation:

The Sonoma 4 Corner (SD25-4) Elev C

Plan #:

51M-1137

27-Mar-21

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☐ No

Exterior Colour Scheme:

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	SHAKER ONTARIO WHITE (UP1)	HC-09
Laundry Room	3/4 FLAT ASH WHITE (STD)	HC-09
Powder Room	N/A	
Master Ensuite Bathroom	SHAKER ONTARIO WHITE (UP1)	HC-09
BATH	SHAKER ONTARIO WHITE (UP1)	HC-09

Comment

1) DEEP FRIDGE GABLE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	CEMENT GREY QUARTZ (STD)	
Laundry Room	CALCUTTA MARBLE -4925K-07 - TEXTURED (STD)	
Powder Room	N/A	
Master Ensuite Bathroom	PURE WHITE QUARTZ (UP1)	
BATH	PURE WHITE QUARTZ (UP1)	

Comment

OVAL UNDER MOUT SINK - MASTER ENSUITE, MAIN BATH.

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	NEXUS ICE - GLAZED POR- 12X24 - 69-929 (STD)	
Main Hall	NEXUS ICE - GLAZED POR- 12X24 - 69-929 (STD)	
Kitchen / Breakfast	NEXUS ICE - GLAZED POR- 12X24 - 69-929 (STD)	
Laundry Room		
Powder Room	NEXUS ICE - GLAZED POR- 12X24 - 69-929 (STD)	
Master Ensuite Bathroom	AMELIA MIST-GLAZED POR - 12X24- 69069 (STD)	
Master Ensuite Shower Floor	SOHO WHITE MATTE PORCELAIN MOSAICS 51-024 2x2 (STD)	
MUD ROOM	NEXUS ICE - GLAZED POR- 12X24 - 69-929 (STD)	
BATH	AMELIA MIST-GLAZED POR - 12X24- 69069 (STD)	

Comment



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4. Ceramic Wall Tile	
Master Ensuite Bathroom	
Selection	Describe
Tub Deck Wall	AMELIA MIST-GLAZED POR - 12X24- 69069 (STD)
Tub Deck	AMELIA MIST-GLAZED POR - 12X24- 69069 (STD)
Tub Deck Skirt	AMELIA MIST-GLAZED POR - 12X24- 69069 (STD)
Shower Stall	AMELIA MIST-GLAZED POR - 12X24- 69069 (STD)
BATH	AMELIA MIST-GLAZED POR - 12X24- 69069 (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  
DELETE CERAMIC ACCESSORIES THROUGH OUT

5. Carpeting		
Main Hall	TILE	
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	MOHAWK-ALLADIN- 809 SEAGUL (STD)	
Bedroom #2	MOHAWK-ALLADIN- 809 SEAGUL (STD)	
Bedroom #3	MOHAWK-ALLADIN- 809 SEAGUL (STD)	
Bedroom #4	MOHAWK-ALLADIN- 809 SEAGUL (STD)	
Bedroom #5	N/A	
Underpad	Type	Area
	STD	ALL 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 COLLECTION - SELECT-V PEARL - WHITE OAK 4 3/8"-NAUTILUS(UP1)
Living Room	NORTHERN SOLID SAWN COLLECTION - SELECT-V PEARL - WHITE OAK 4 3/8"-NAUTILUS(UP1)
Dining Room	NORTHERN SOLID SAWN COLLECTION - SELECT-V PEARL - WHITE OAK 4 3/8"-NAUTILUS(UP1)
Family Room	N/A
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	NORTHERN SOLID SAWN COLLECTION - SELECT-V PEARL - WHITE OAK 4 3/8"-NAUTILUS(UP1)
Upper Landing	NORTHERN SOLID SAWN COLLECTION - SELECT-V PEARL - WHITE OAK 4 3/8"-NAUTILUS(UP1)
Upper Hall	NORTHERN SOLID SAWN COLLECTION - SELECT-V PEARL - WHITE OAK 4 3/8"-NAUTILUS(UP1)
Master Bedroom	CARPET
Bedroom #2	CARPET
Bedroom #3	CARPET
Bedroom #4	CARPET
Bedroom #5	N/A

Comment

7. Plumbing Fixtures

	Sink / Other	Faucet
Kitchen	SINK - KITCHEN - PACIFIC SINGLE BOWL - ST	STD
Powder Room	STD	STD
Master Ensuite Bathroom	SINK - BATHROOM - OVAL OVERMOUNT	STD
BATH	SINK - BATHROOM - OVAL OVERMOUNT	STD
LAUNDRY	STD	STD

Waterline for Fridge ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary  
WATERLINE FOR FRIDGE



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8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

BLACK

Interior Trim

STD

Comment

\*\* Refer to Construction Summary

ENTRANCE DOOR - INTERIOR DOOR - \*\*\*\*BLACK HANDLES\*\*\*\*

9. Electrical

Plugs and Switches

☒ White

STANDARD WHITE DECOR

Hood Fan

STANDARD

Custom Fan Insert

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

Comment

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☐ OTR ☒ No

\*\* Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN COLOUR TO MATCH HARDWOOD

SpindleType

WROUGHT IRON -UP 2

Colour

BLACK

Stringer / Riser

STAIN COLOUR TO MATCH HARDWOOD

Treads

STAIN COLOUR TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

\*\* Refer to Construction Summary

STAIN STAIRCASE TO MATCH HARDWOOD - NORTHERN SOLID SAWN COLLECTION - SELECT-V PEARL - WHITE OAK 4 3/8"-NAUTILUS



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/  
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28-Mar-21

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**27-Mar-21**

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

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 checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
Fireplace Type	GAS		
Mantle Type	M 7 SQUARE		
Colour / Stain	PAINTED WHITE		
Surround	GREY QUARTZ		
Hearth	NONE		

Comment  
\*\* Refer to Construction Summary





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14. Heating and Air Conditioning

Air Conditioning

Gas Provisions Dryer

Comment

Gas Provisions Stove

Gas Provisions Barbecue

\*\* 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:*

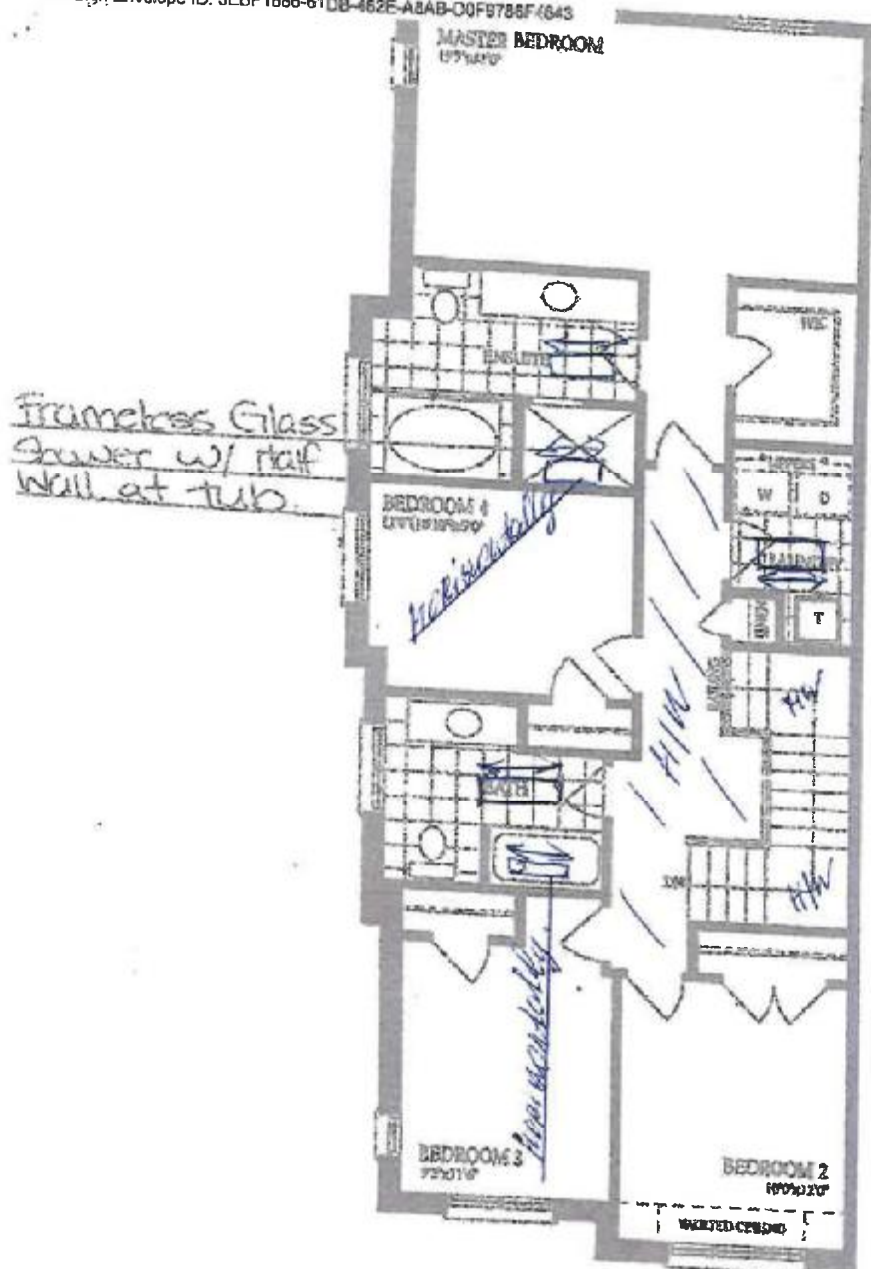
Signature:\_\_\_\_\_ Date: \_\_\_\_\_



INTERIOR COLOUR SCHEME

<b>Purchaser:</b>	ELHAM YAWARI	<b>Property:</b>	157N Right
<b>Telephone Res. / Bus:</b>	/	<b>Project:</b>	Bradford East Developments Inc.
<b>Decor Advisor:</b>	Inna Semikolenniha	<b>Model and Elevation:</b>	The Sonoma 4 Corner (SD25-4) Elev C
<b>Lock Date:</b>	28-Mar-21	27-Mar-21	<b>Plan #:</b> 51M-1137





Frameless Glass  
Shower w/ half  
wall at tub.

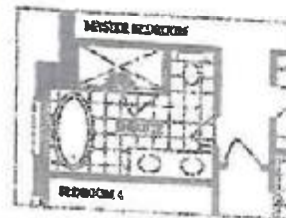
BEDROOMS 4  
VIEWING

**BEDROOM 3**  
7'2x11'6"

**BEDROOM 2**  
10'0" x 11'0"

WALTER C. SPENCER

Second Floor  
Corner Unit  
Elevation A



Optional Second Floor  
Corner Unit  
with Alternate Entrance

## The Sonoma 4 CORNER

ELEVATION A - 2248 SQ.FT.  
ELEVATION B - 3000

ELEVATION B - 2248 SQ. FT.  
ELEVATION C - 2248 SQ. FT.

ELEVATION C - 2270 SQ. FT.

The **Sonoma 4** CORNER  
ELEVATION A - 2248 SQ.FT.  
ELEVATION B - 2248 SQ.FT.  
ELEVATION C - 2270 SQ.FT. - 157 Right



24

25/4

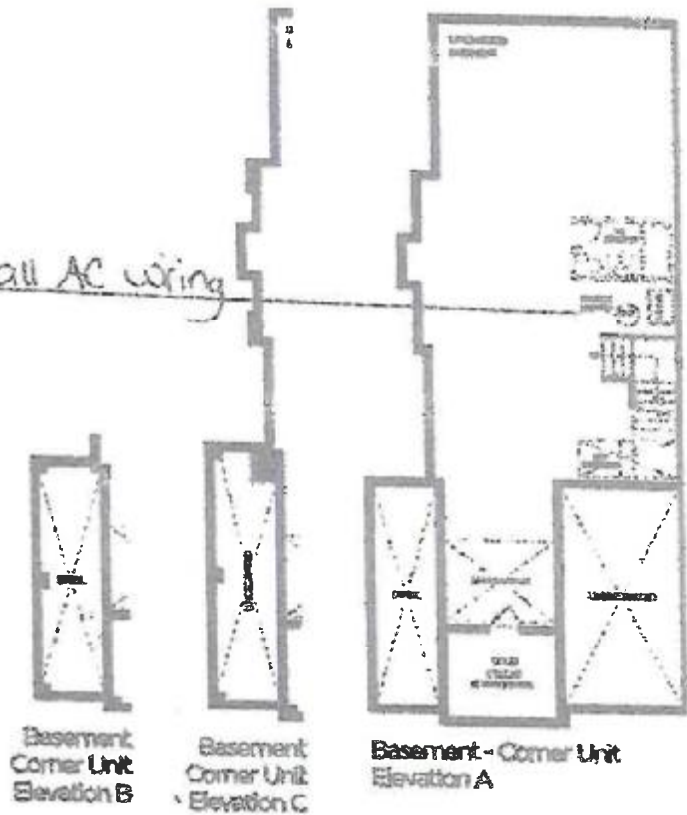
# The Sonoma 4 CORNER

ELEVATION A - 2248 SQ.FT.

ELEVATION B - 2248 SQ.FT.

ELEVATION C - 2270 SQ.FT. -157 Right

Electrical: Supply + Install all AC wiring



8/4

8/4