



CONSTRUCTION SUMMARY

119 - 2 - The Starling 2 (S39-2C) Elev B

Extras at Time of Sale

Note:

CONSTRUCTION

COUNTER TOP - GRANITE

Inv.809	1 - COUNTER TOP - GRANITE - KITCHEN - STANDARD COLOUR
Line7974	Note:
29Jan22 / 3Feb22	
Inv.809	1 - COUNTER TOP - GRANITE - ISLAND INCLUDING BREAKFAST BAR - STANDARD COLOUR
Line7975	Note:
29Jan22 / 3Feb22	
Inv.809	1 - COUNTER TOP - GRANITE - ENSUITE - STANDARD COLOUR
Line7976	Note:
29Jan22 / 3Feb22	
Inv.809	1 - COUNTER TOP - GRANITE - ENSUITE 2 - UPGRADE COLOUR 1
Line8058	Note:
29Jan22 / 3Feb22	
Inv.809	1 - COUNTER TOP - GRANITE - ENSUITE 3 - UPGRADE COLOUR 1
Line8059	Note:
29Jan22 / 3Feb22	

ELECTRICAL

HARDWOOD FLOORING

Inv.809	1 - HARDWOOD FLOORING - MASTER BEDROOM - STANDARD
Line7979	Note:
29Jan22 / 3Feb22	
Inv.809	1 - HARDWOOD FLOORING - MAIN UPPER HALL - STANDARD COLOUR
Line7980	Note:
29Jan22 / 3Feb22	
Inv.809	1 - HARDWOOD FLOORING - UPPER STAIR LANDING - STANDARD
Line8054	Note:
29Jan22 / 3Feb22	
Inv.809	1 - HARDWOOD FLOORING - LOWER STAIR LANDING - STANDARD
Line8055	Note:
29Jan22 / 3Feb22	

HEATING AND AIR CONDITIONING

INTERIOR RAILING

Inv.809	1 - UPGRADE RAILING - UPGRADE 2 - WROUGHT IRON
Line8056	Note:
29Jan22 / 3Feb22	

PAINT AND STAIN



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Inv.809	1 - PAINT AND STAIN - STAIN OAK RAILINGS, POST, NOSINGS, STRINGERS, THREADS AND RISERS (WROUGHT IRON PICKETS)
Line8057	Note:
29Jan22 / 3Feb22	

SINK

Inv.809	1 - SINK - SUPPLY AND INSTALL UNDERMOUNT OVAL PORCELAIN VANITY SINK IN LIEU OF STANDARD VAINITY SINK
Line8060	Note: ENSUITE 2
29Jan22 / 3Feb22	

Inv.809	1 - SINK - SUPPLY AND INSTALL UNDERMOUNT OVAL PORCELAIN VANITY SINK IN LIEU OF STANDARD VAINITY SINK
Line8061	Note: SHARED ENSUITE 3
29Jan22 / 3Feb22	

Inv.809	1 - SINK - SUPPLY AND INSTALL UNDERMOUNT OVAL PORCELAIN VANITY SINK IN LIEU OF STANDARD VAINITY SINK
Line8063	Note: ADD SECOND UNDERMOUNT SINK IN MASTER ENSUITE.
29Jan22 / 3Feb22	

Inv.809	1 - SINK - SUPPLY AND INSTALL UNDERMOUNT SOUTHPORT KITCHEN SINK IN LIEU OF STANDARD KITCHEN SINK
Line7977	Note:
29Jan22 / 3Feb22	

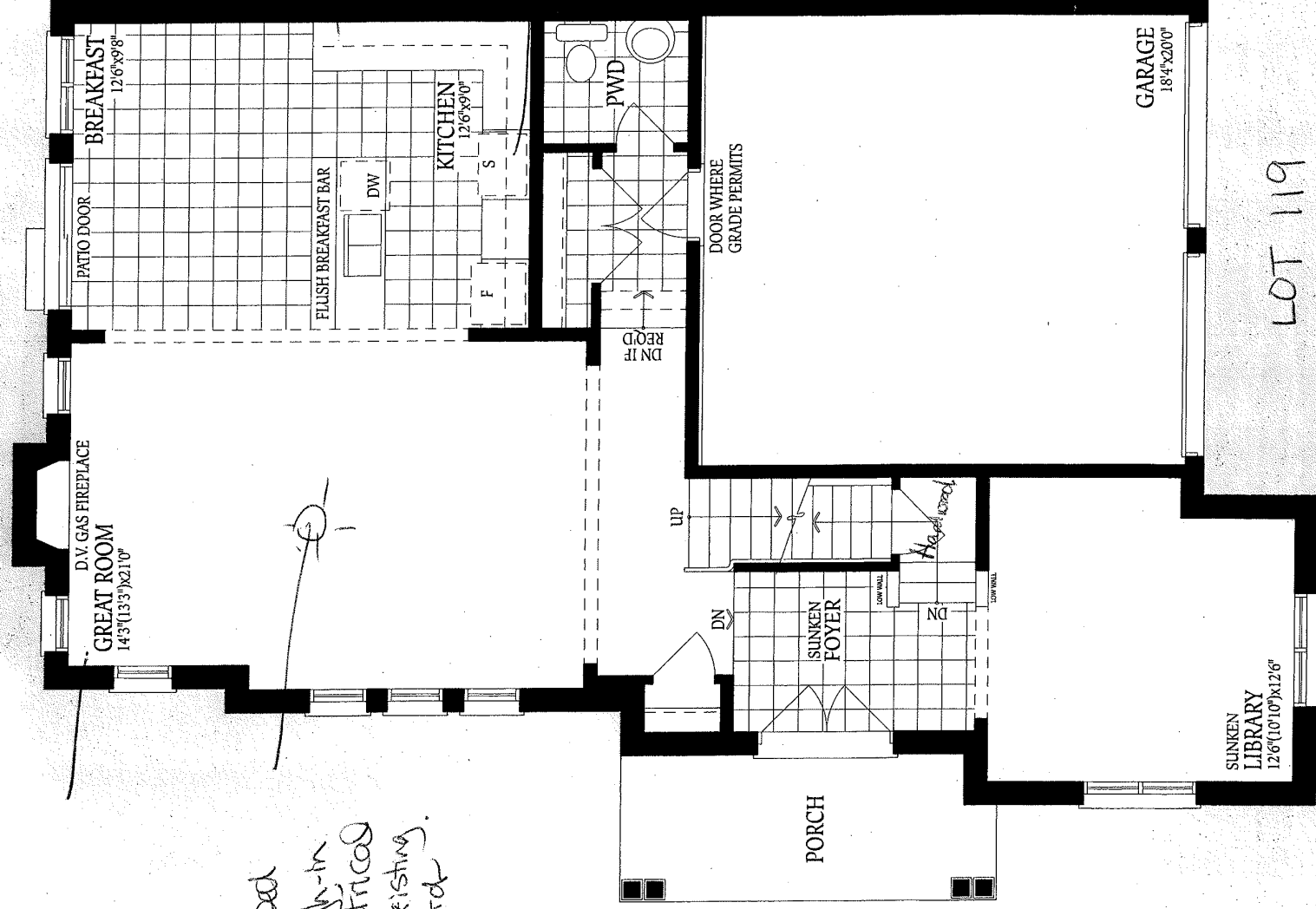
Inv.809	2 - SINK - SUPPLY AND INSTALL UNDERMOUNT OVAL PORCELAIN VANITY SINK IN LIEU OF STANDARD VAINITY SINK
Line7978	Note:
29Jan22 / 3Feb22	

* Smooth Ceiling
on the main

Capped
Rough-in
Electrical
or Existing
Switch

Granite
counter
with
under mount
sink

Rough-in
gas for
stove



GROUND FLOOR
ELEVATION A

LOT 119
Starling 2
Elev. B

N

Smooth Ceiling
On 2nd floor *

Add a Second
undermount sink

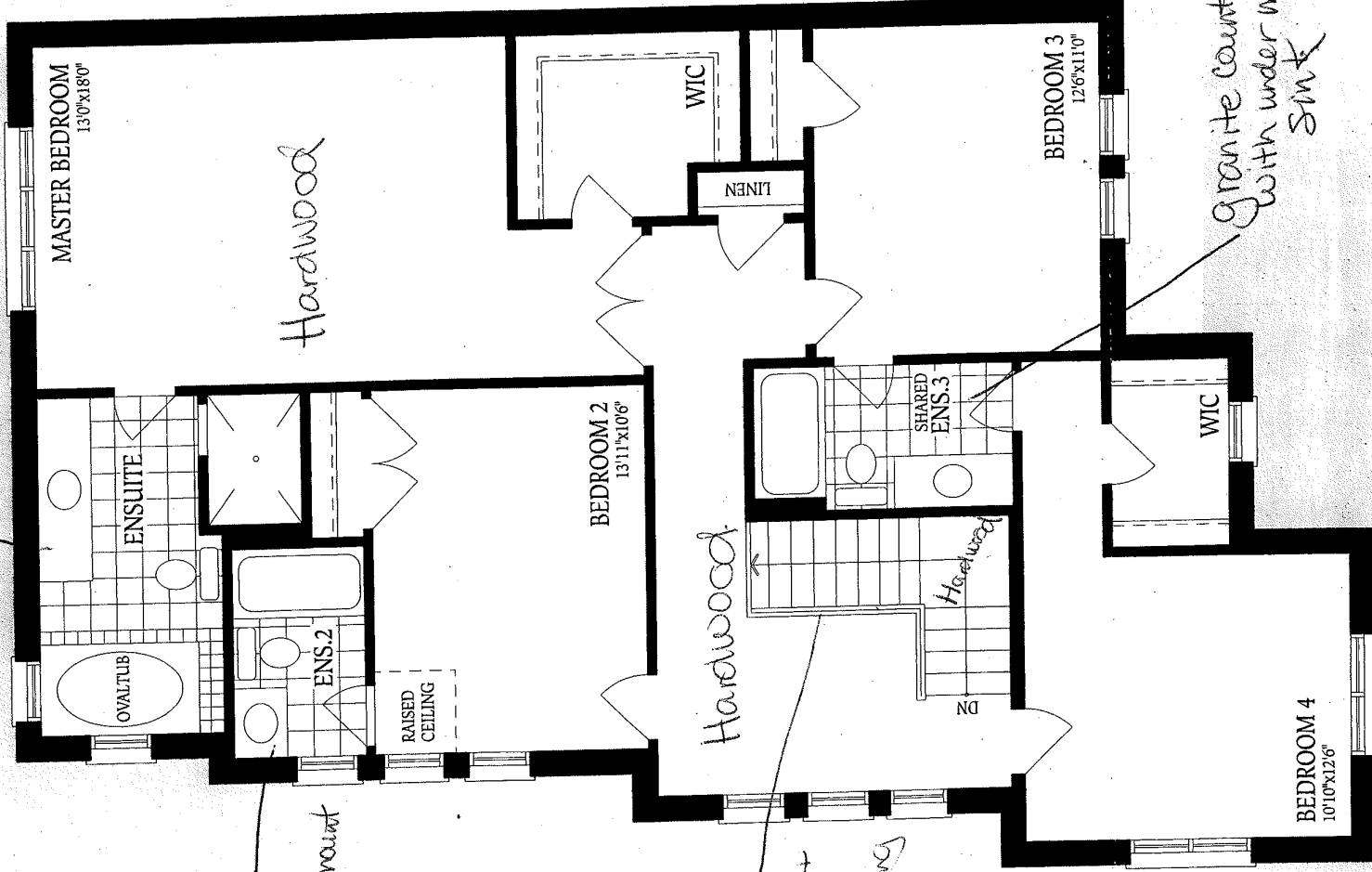
Granite
Counters
with undermount
Sink

Hardwood

Hardwood

Wrought
Iron #2
stair stairs +
Railing to
Match flooring

granite counter-
with under mount
sink



LOT 119
Starling 2
Elev. B

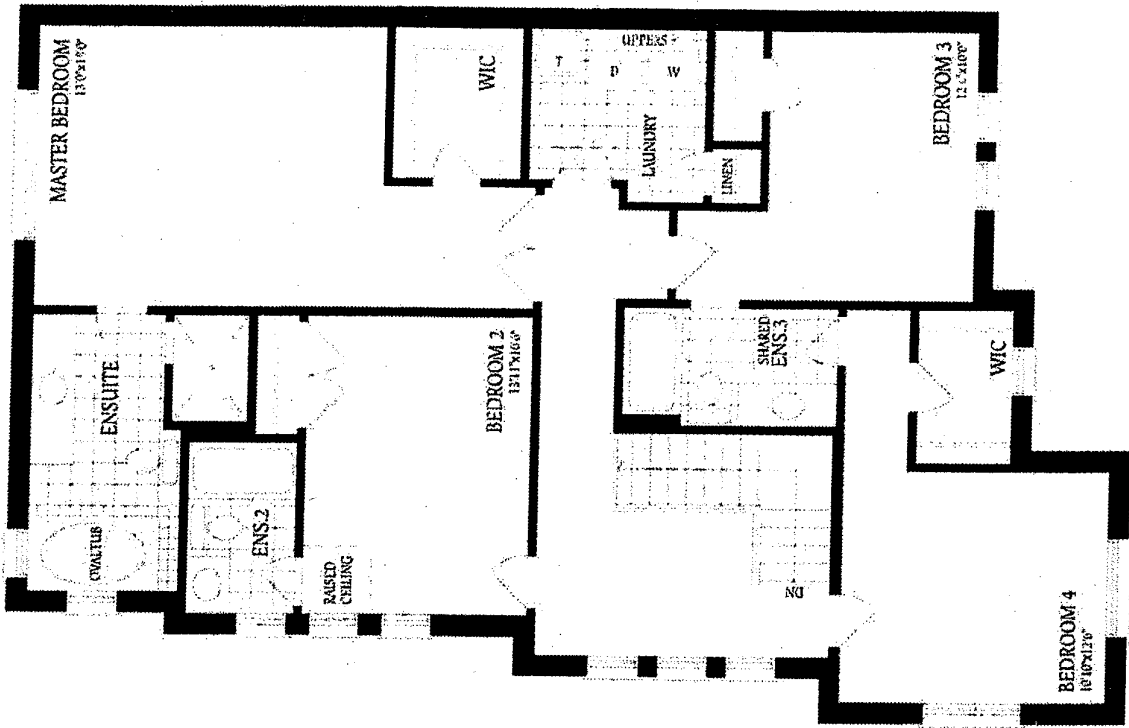
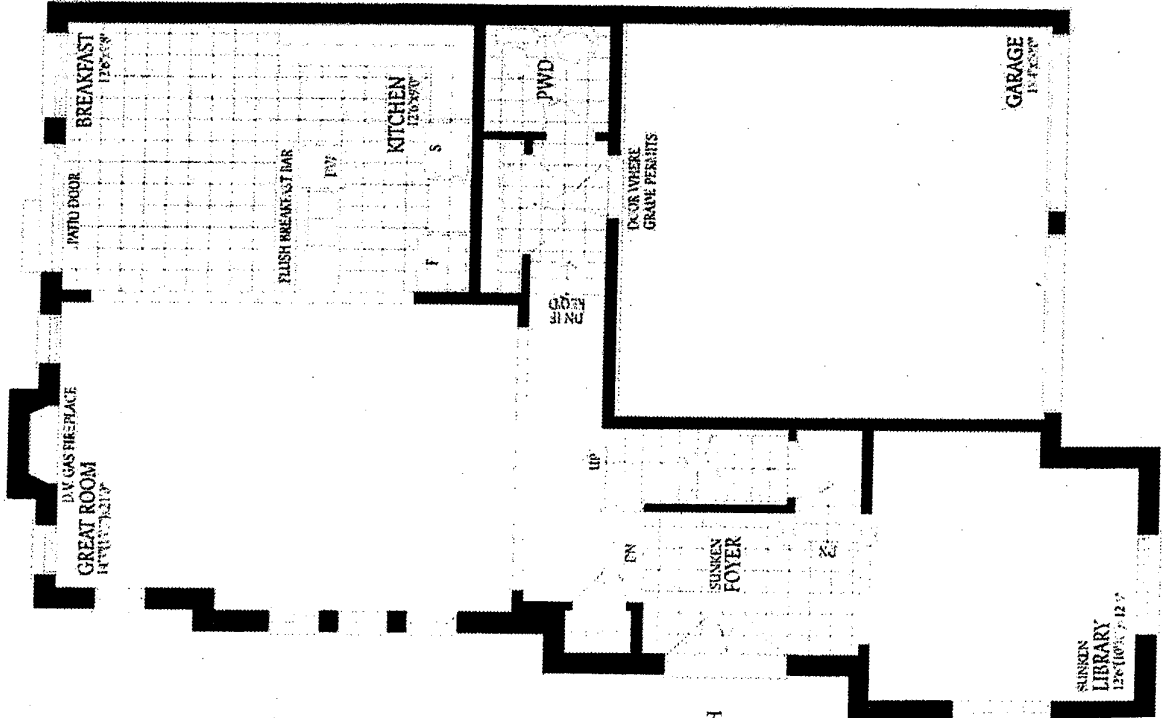
SECOND FLOOR
ELEVATION A

2 H

ATION A & B - 2553 SQ.FT

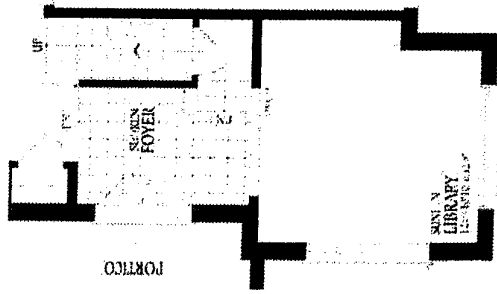


39 FT.

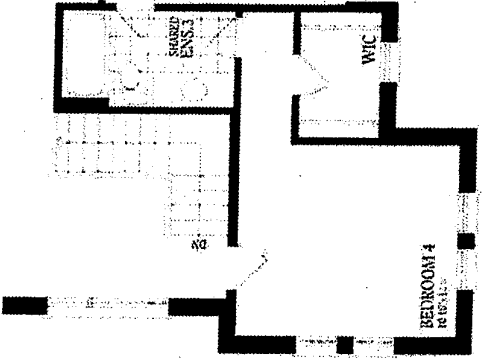


GROUND FLOOR ELEVATION A

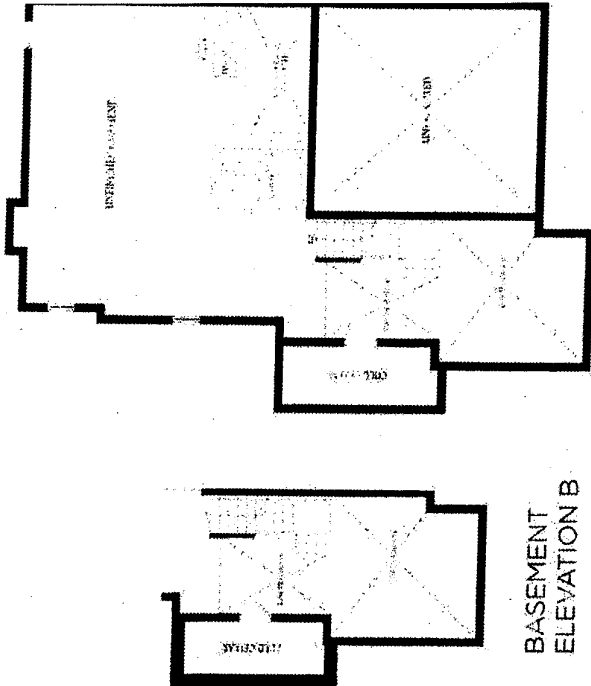
SECOND FLOOR ELEVATION A



GROUND FLOOR ELEVATION B



SECOND FLOOR ELEVATION B



BASEMENT ELEVATION A

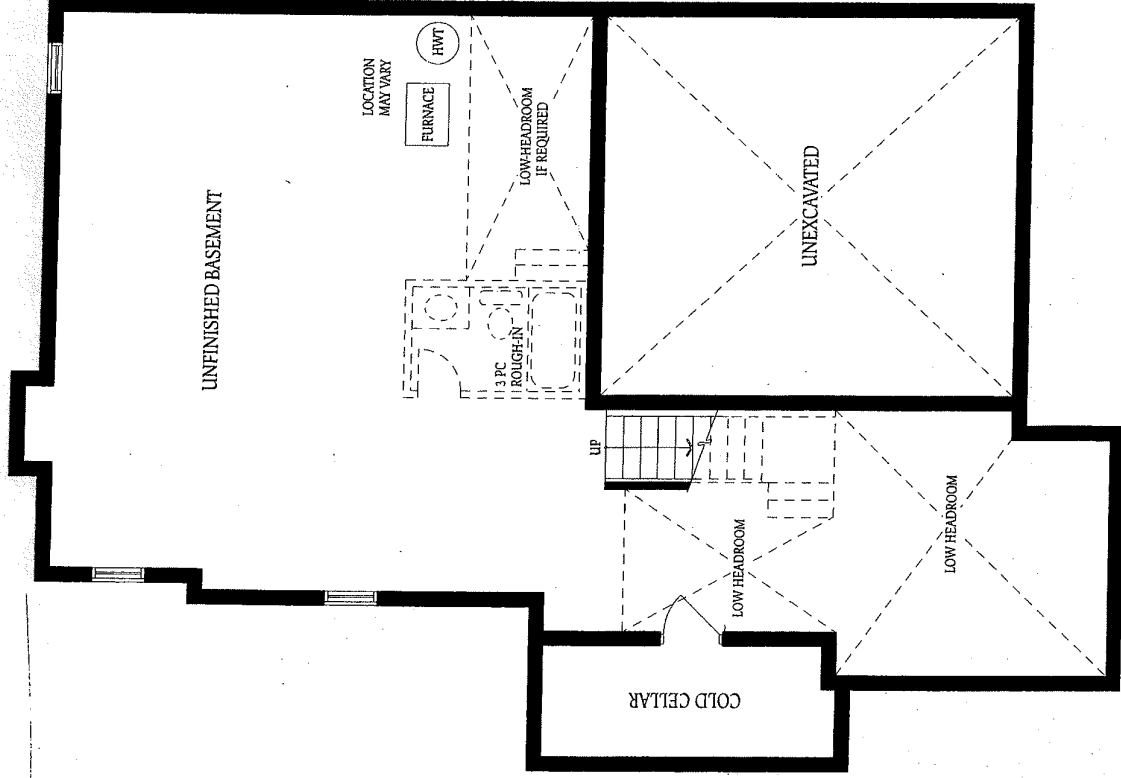


BASEMENT ELEVATION B

LOT 119
Starling 2
Elev. B

214

DS
M4



BASEMENT
ELEVATION A

LOT 119
Starling 2
Elev. B

N.H.



INTERIOR COLOUR SCHEME

Purchaser:

NUSRAT HAQ

Telephone Res. / Bus:

/

Decor Advisor:

Natalia Torres

Lock Date:

3-Feb-22

Property: 119

Project: Alcona Capital Properties Inc.

Model and Elevation: The Starling 2 (S39-2C) Elev B

Plan #: 51M-1139

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme: Brick Package #3

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	Romeo Crystal Tuxedo	HC-07
Laundry Room	Standard White	Standard
Powder Room	Standard	
Master Ensuite Bathroom	Romeo Crystal Tuxedo	HC-08
Ensuite 2	Romeo Crystal White	HC-411
Shared Ensuite 3	Romeo Crystal White	HC-411

Comment

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	Fusion White Quartz	Standard
Laundry Room	N/A	
Powder Room	N/A	
Master Ensuite Bathroom	Fusion White Quartz	Standard
Ensuite 2	Fusion White Quartz	Standard
Shared Ensuite 3	Fusion White Quartz	Standard

Comment

****Granite Counters with Undermount Sinks in all Second Floor Bathrooms**** **Add Second Sink in Master Ensuite****

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	Anatolia-Cinq-13x13-White-Matte-Ceramic	
Main Hall	N/A	
Kitchen / Breakfast	Anatolia-Cinq-13x13-White-Matte-Ceramic	
Laundry Room	Anatolia-Cinq-13x13-White-Matte-Ceramic	
Powder Room	Anatolia-Cinq-13x13-White-Matte-Ceramic	
Master Ensuite Bathroom	Anatolia-Cinq-13x13-White-Matte-Ceramic	
Ensuite 2	Ceratec-Burlingstone-13x13-White-Matte-Non-Rectified	
Shared Ensuite 3	Ceratec-Burlingstone-13x13-White-Matte-Non-Rectified	
Mud Room	Anatolia-Cinq-13x13-White-Matte-Ceramic	

Comment



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4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	Anatolia-Cinq-8x10-White-Matte	
Tub Deck	Anatolia-Cinq-13x13-White-Matte-Ceramic	
Tub Deck Skirt	Anatolia-Cinq-13x13-White-Matte-Ceramic	
Shower Stall	Anatolia-Cinq-8x10-White-Matte	
Shower Stall Floor Tile	Essential-2x2-Avorio-Matte	
Shower Stall Door Jamb	Bianco GC	
Ensuite 2	Ceratec-Burlingstone-8x10-White-Glossy	
Shared Ensuite 3	Ceratec-Burlingstone-8x10-White-Glossy	
Kitchen Backsplash	None	

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	N/A
Living Room	N/A
Dining Room	N/A
Family Room	N/A
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	N/A
Master Bedroom	N/A
Bedroom #2	Mohawk - Cozy Classic-858 - Mushroom
Bedroom #3	Mohawk - Cozy Classic-858 - Mushroom
Bedroom #4	Mohawk - Cozy Classic-858 - Mushroom
Bedroom #5	N/A

Underpad	Type	Area
	Standard for Berber-Ebony	All Carpeted Areas
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	N/A	N/A

** Refer to Construction Summary



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6. Hardwood

Kitchen	N/A
Main Hall	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Living Room	N/A
Dining Room	N/A
Family Room	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Den / Library / Study	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Upper Landing	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Upper Hall	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Master Bedroom	Mercier 3 1/4" X 3/4 Red Oak Pro Engineered - Carbon - Satin
Bedroom #2	N/A
Bedroom #3	N/A
Bedroom #4	N/A
Bedroom #5	N/A

Comment

****Hardwood in the Master Bedroom, Upper Hall, Lower and Upper Landings***

7. Plumbing Fixtures

Powder Room	Standard
Master Ensuite Bathroom	Standard
Kitchen	Standard
Ensuite 2	Standard
Shared Ensuite 3	Standard

Waterline for Fridge ☐ Yes ☒ No

Comment

** Refer to Construction Summary



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Lock Date:

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8. Trim Carpentry

Interior Doors

Doors - 2 panel square top smooth doors

Interior Trim

Baseboard - 4" Baseboard - Casing - 2 3/4" colonial casing

Door Handles

Lever Int. - 3820 Satin Nickel w/Satin Nickel Hinges

Front Door Glass Inserts

N/A

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

White

Hood Fan

White

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

Wrought Iron-Windsor Oak Handrail

Railing Colour

Stain to Match Flooring

SpindleType

Steel 1/2" sq. flat blk. Pkts. plain/sgl col. Spn./plain w/shoes

Spindle Colour

Flat Black

Stringer / Riser

Stain to Match Flooring

Treads

Stain to Match Flooring

Oak Stairs

☒ Yes

☐ No

Comment

Upgrade #2 Wrought Iron Railing - Stain Stairs and Railing to Match Flooring



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Plan #:

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11. Crown Mouldings

Entrance Vestibule

N/A

Main Hall

N/A

Living Room

N/A

Dining Room

N/A

Family Room

N/A

Kitchen/Breakfast

N/A

Den/Library

N/A

Lower Landing

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

Smooth Ceiling on the Main and Second Floor*

13. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

Gas

M1

Painted White

Nero Marquina

None

Comment

** Refer to Construction Summary



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3-Feb-22

Plan #: 51M-1139

14. Heating and Air Conditioning

Air Conditioning

Gas Provisions Dryer

Comment

Gas Provisions Stove

Gas Provisions Barbecue

** Refer to Construction Summary

15. General Comments

Smooth Ceilings on the First and Second Floor ***Rough-in Gas Line for Stove*** ***Capped Rough-in Electrical centered in the Great Room*** ***Granite Counters with Undermount Sinks in All Second Floor Bathrooms*** ***Hardwood in the Master Bedroom, Upper Hallway, and Upper and Lower Landing*** ***Add a Second Under Mount Sink in the Master Ensuite***

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

Purchaser: NUSRAT HAQ
Telephone Res. / Bus: /
Decor Advisor: Natalia Torres
Lock Date: 3-Feb-22

Property: 119
Project: Alcona Capital Properties Inc.
Model and Elevation: The Starling 2 (S39-2C) Elev B
Plan #: 51M-1139