



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 SUPPORT 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



CONSTRUCTION SUMMARY

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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	



CONSTRUCTION SUMMARY

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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 (BREAKFAST AREA - HARDWOOD)
Line7705	Note:
9Dec21 / 19May22	



INTERIOR COLOUR SCHEME

Purchasers: ALBERT KARAKULOV & KARAKULOV, LUDMIL **Property:** 61N Right
Telephone Res. / Bus: (647) 621-6704 / **Project:** Bradford East Developments Inc.
Decor Advisor: Inna Semikolenniha **Model and Elevation:** The Sonoma 3 (SD25-3) Elev B Opt/Alt G
Lock Date: 27-Aug-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 HOOD/FAN 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	24 X 24 PLATA ONYX CRYSTALLO - MATTE***REVISED 27/08/22	
Main Hall	HARDWOOD	
Kitchen / Breakfast	24 X 24 PLATA ONYX CRYSTALLO - MATTE***REVISED 27/08/22	
Laundry Room	CINQ GREY 13X13N (STD) ***revised June 25th 2022	
Powder Room	24 X 24 PLATA ONYX CRYSTALLO - MATTE***REVISED 27/08/22	
Master Ensuite Bathroom	12X24 LA MARCA ONYX NUVOLATO HON REC (UP2)	
MASTER SHOWER FLOO	PRECIOUS GLASS GREY 0,6"X0,6" MATT (UP1)	
MUD ROOM	HARDWOOD	
BATH	CINQ GREY 13X13N (STD)	BREAKFAST - HARDW

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) ☒ Yes ☐ 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
	NONE	NONE

Comment

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

Initials: _____

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INTERIOR COLOUR SCHEME

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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

Initials: _____

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8. Trim Carpentry

Interior Doors
Interior Trim
Door Handles
Front Door Glass Inserts

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches ☒ White
Hood Fan
Custom Fan Insert

Appliances
Built in Cooktop ☒ Yes ☐ No **Built in Oven** ☒ Yes ☐ No **Gas Stove** ☐ Yes ☒ No **Microwave** ☒ Yes ☐ OTR ☐ No

Comment

** Refer to Construction Summary

10. Railings and Pickets

Railing Type
Railing Colour
Spindle Type
Spindle Colour
Stringer / Riser
Treads
Oak Stairs ☒ Yes ☐ No

Comment

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

Initials: _____

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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

SMOOTH CEILINGS MAIN AN SECOND

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			
Mantle Type			
Colour / Stain			
Surround			
Hearth			

Comment

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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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The Sonoma 3

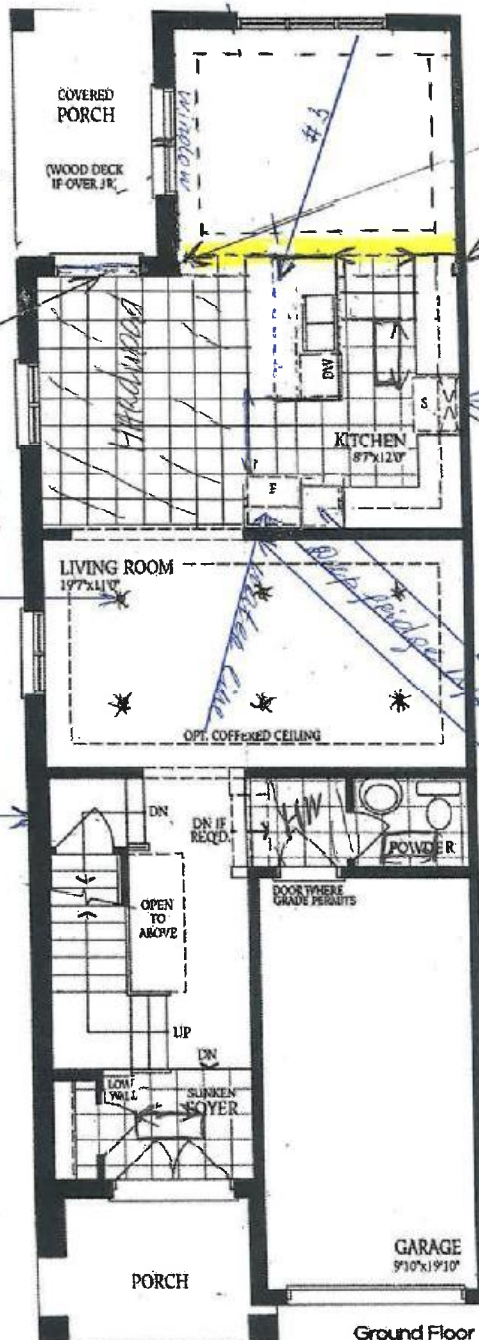
ELEVATION A - 2062 SQ. FT.
ELEVATION B - 2070 SQ. FT.
ELEVATION C - 2056 SQ. FT.

Lot 61 Right
Alternate ground
floor - layout 4

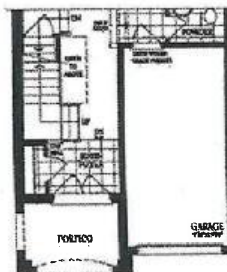
french door with
screen

pot light (6 pc)

Side entrance



Ground Floor
Elevation A



Ground Floor
Elevation B



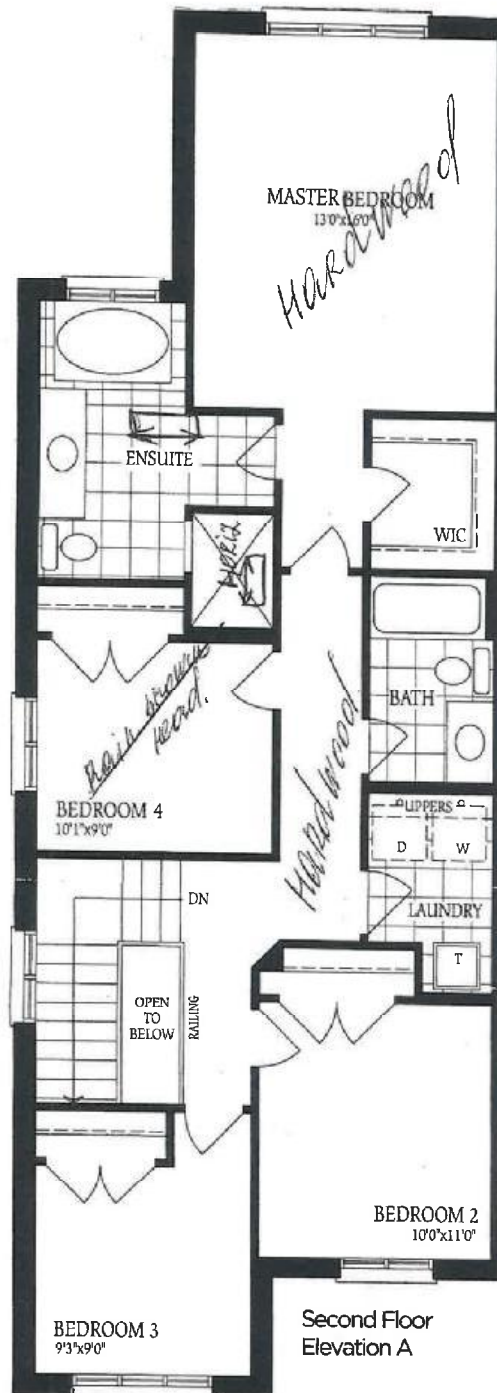
Ground Floor
Elevation C & C-Mod

AK JK

The Sonoma 3

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

det of right



Optional Second Floor with Alternate Ensuite

waterfall shower head

Ask *det*

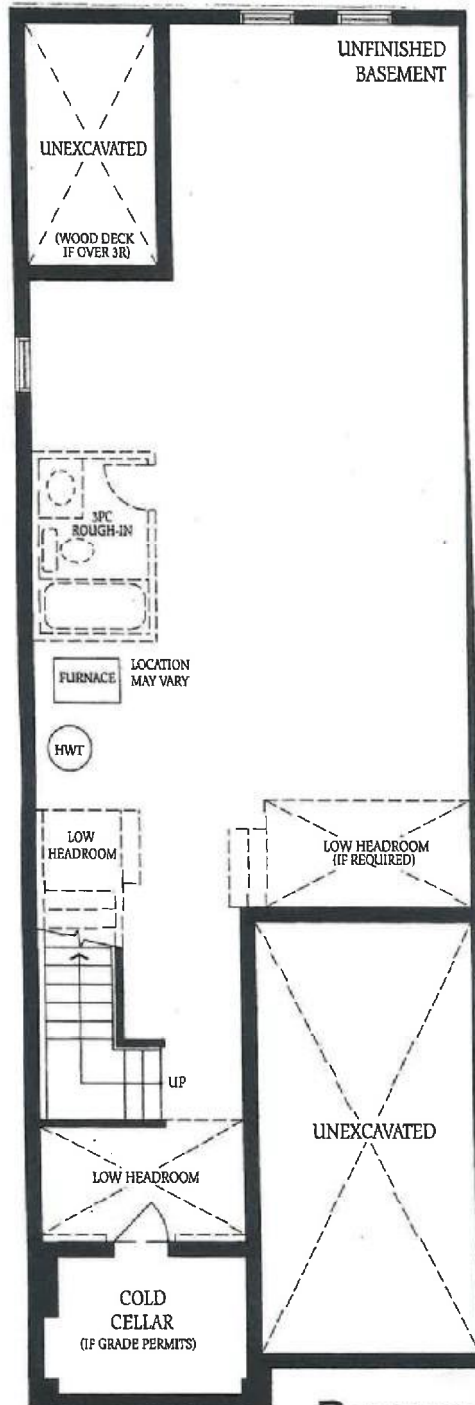
The Sonoma 3

ELEVATION A - 2062 SQ.FT.

ELEVATION B - 2070 SQ.FT.

ELEVATION C - 2056 SQ.FT.

dot bl right



Basement

AK dk