

CONSTRUCTION SUMMARY
Palmetto - Zadorra Estates Corp.

PURCHASER: INVENTORY HOME_105		TEL:		
LOT / PHASE 105 / 1	REG. PLAN #	HOUSE TYPE Penrose 3 Elev 1		

CABINETRY

1 - CABINETRY - POWDER ROOM VANITY - UPGRADE 1 08Nov23 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALANCE 08Nov23 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 1 08Nov23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 08Nov23 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 1 08Nov23 Note:	
4 - KITCHEN CABINETRY BASE - DUMMY DOOR FOR BASE CABINETRY - PRICE IS PER DOOR - UPGRADE 1 AT ISLAND SIDE GABLES 08Nov23 Note:	
1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 08Nov23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 08Nov23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - BEDROOM 4 ENSUITE WALL - SHOWER 08Nov23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - BEDROOM 4 ENSUITE FLOOR 08Nov23 Note:	
1 - TILE - UPGRADE 1 WALL TILE - BEDROOM 2/3 SHARED ENSUITE WALL - TUB 08Nov23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - BEDROOM 2/3 SHARED ENSUITE FLOOR 08Nov23 Note:	
1 - TILE - UPGRADE 1 WALL TILE - MASTER ENSUITE WALL - SHOWER 08Nov23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - MASTER ENSUITE FLOOR 08Nov23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - POWDER ROOM 08Nov23 Note:	
1 - LAMINATE IN LIEU OF TILE - KITCHEN/BREAKFAST AREA 08Nov23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - GARAGE ENTRANCE/MUD ROOM 08Nov23 Note:	

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105 / 1		Penrose 3 Elev 1		

1 - TILE - UPGRADE 2 FLOOR TILE - FOYER

08Nov23 Note:

CONSTRUCTION

1 - PROVISION FOR FRAMELESS GLASS SHOWER ENCLOSURE - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH

08Nov23 Note:

COUNTER TOP

1 - FAMILY ROOM FIREPLACE SURROUND - UPGRADE MARBLE

08Nov23 Note: SUPPLY ONLY

1 - MASTER ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP

08Nov23 Note:

1 - POWDER ROOM COUNTER TOP - UPGRADE STONE COUNTER TOP

08Nov23 Note:

1 - KITCHEN BACKSPLASH FULL HEIGHT - UPGRADE STONE COUNTER TOP

08Nov23 Note:

1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP

08Nov23 Note:

ELECTRICAL

1 - KITCHEN - 30" STAINLESS STEEL CYCLONE UNDERCABINET HOOD FAN - IN LIEU OF STANDARD WHITE

08Nov23 Note:

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING

08Nov23 Note:

2 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - ADD CEILING LIGHT AS PER SKETCH
BEDROOM 2/3 SHARED ENSUITE
BEDROOM 4 ENSUITE

08Nov23 Note:

1 - BEDROOM 2/3 SHARED ENSUITE - VANITY WALL LIGHT AT EACH SINK - SEE SKETCH

08Nov23 Note:

1 - POT LIGHT - TUB/SHOWER POT LIGHT - SHARED ENSUITE BEDROOM 2/3

08Nov23 Note:

1 - PLUG - ELECTRICAL PLUG - DEN - SEE SKETCH
PLUGS TO BE IN SPECIFIC LOCATIONS FOR SALES AGENTS

08Nov23 Note: NEXT TO DATA LINES

3 - PLUG - ELECTRICAL PLUG - 5 FEET FROM FINISH FLOOR - FAMILY ROOM - SEE SKETCH

08Nov23 Note: FOR FUTURE DISPLAY TV

1 - POWDER ROOM - RELOCATE CEILING LIGHT TO WALL ABOVE VANITY MIRROR - SEE SKETCH

08Nov23 Note:

22 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - SEE SKETCH

08Nov23 Note:

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1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 08Nov23 Note:				
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 08Nov23 Note:				
7 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - SEE SKETCH 08Nov23 Note:				
1 - LIGHT - ADD ADDITIONAL EXTERIOR WALL LIGHT ON EXISTING SWITCH - AT FRONT PORCH - SEE SKETCH 08Nov23 Note:				
1 - ELECTRICAL SKETCH - REFER TO ELECTRICAL SKETCH FOR STANDARD LIGHT LOCATIONS & POT LIGHT PLAN - SEE SKETCH 08Nov23 Note:				

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 08Nov23 Note:	
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PLUMBING

3 - SINK - UNDERMOUNT SINK - TECO BATH #4815 08Nov23 Note: POWDER ROOM X1 MASTER ENSUITE X2	
1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #602 08Nov23 Note:	

STAIRS AND RAILINGS

1 - HANDRAIL - V-GROOVE HANDRAIL 08Nov23 Note:	
1 - PICKETS - EUROLINE 0 - BLACK PICKETS 08Nov23 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 08Nov23 Note: INCLUDING STEPS TO LOWER LANDING	

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Purchaser:	INVENTORY HOME_105	Property:	105
Telephone Res. / Bus:	/	Project:	Zadorra Estates Corp.
Decor Advisor:	Aly Aversa	Model and Elevation:	Penrose 3 Elev 1
Lock Date:	8-Nov-23	8-Nov-23	Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DANA - FLAX 1048	466SA
Laundry Room	ELISSE	Standard
Powder Room	DANA - FLAX 1048	466SA
Master Ensuite Bathroom	DORAL - HACIENDA WHITE	466SA
Ensuite Bath - Bedroom 2/3	DORAL - HACIENDA WHITE	466SA
Ensuite Bath - Bedroom 4	MONACO - 350 PLATINUM SILVER	466SA
Stove Opening		NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening		NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge	Niche
Kitchen / Breakfast	QUARTZ- ATMOSPHERA FEATHER WHITE	#360 EDGE	
Laundry Room	STANDARD		
Powder Room	QUARTZ- VIRGINIA	#360 EDGE	
Master Ensuite Bathroom	QUARTZ- VIRGINIA	#360 EDGE	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46		
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07		
Kitchen Backsplash	QUARTZ- ATMOSPHERA FEATHER WHITE- FULL HEIGHT		

** Refer to Construction Summary

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE- REMIX MARBRE 12X24	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	LAMINATE	☐
Laundry Room	TILE- KALMA BLANCO GLOSSY 12.5X12.5	☐
Powder Room	TILE- REMIX MARBRE 12X24	☐
Master Ensuite Bathroom	TILE- VIENNA BIANCO 12X24	☐
Ensuite Bath - Bedroom 2/3	TILE- AXIS BIANCO 12X24	☐
Ensuite Bath - Bedroom 4	TILE- AMSTERDAME ANTRACITE 12X24	☐
MUD ROOM	TILE- REMIX MARBRE 12X24	☐
		☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Shower Stall	TILE- VIENNA BIANCO 12X24	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- AXIS BIANCO 12X24	
Ensuite Bath - Bedroom 4	TILE- AMSTERDAME ANTRACITE 12X24	
MUD ROOM		
Kitchen Backsplash		

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** Refer to Construction Summary

Purchaser:INVENTORY HOME_105

Telephone Res. / Bus: /

Decor Advisor:Aly Aversa

Lock Date:8-Nov-23

Property: 105

Project: Zadorra Estates Corp.

Model and Elevation: Penrose 3 Elev 1

Plan #:

7. Other Flooring

Main Hall	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Living Room	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Dining Room	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Family Room	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Den / Library / Study	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Basement Landing(If Applies)	
Lower Landing (If Applies)	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Upper Landing	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Upper Hall	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Master Bedroom	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Bedroom #2	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Bedroom #3	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Bedroom #4	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Bedroom #5	
KITCHEN/BREAKFAST AREA	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
LOUNGE	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582
Underpad	Standard ☐ Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	TORLYS-NEW CASTLE OAK BROWN
Picket Type	EUROLINE 0	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-NEW CASTLE OAK BROWN
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-NEW CASTLE OAK BROWN

Red Oak Stairs as Per Vendor's Standard

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	43 BIRCH WHITE	LOUNGE	43 BIRCH WHITE

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Telephone Res. / Bus:	/	Project:	Zadorra Estates Corp.
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Lock Date:	8-Nov-23	8-Nov-23	Plan #:

10. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	☐	☐	☒	☐	☒	☐	☐	☐	☒
Mantle Type				FLAT ON WALL					
Colour / Stain				MANTLE M1-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				CALCATTI MANHATTAN					
				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning	YES
Comment	
** Refer to Construction Summary	

12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

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 agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor. 4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers. 5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail. Signature: _____ Date: _____
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Lot # 105



* Den: add computer, data +
phone line (x2) P▲
for future workstations
P▲ - photocopier location
PC

Legend

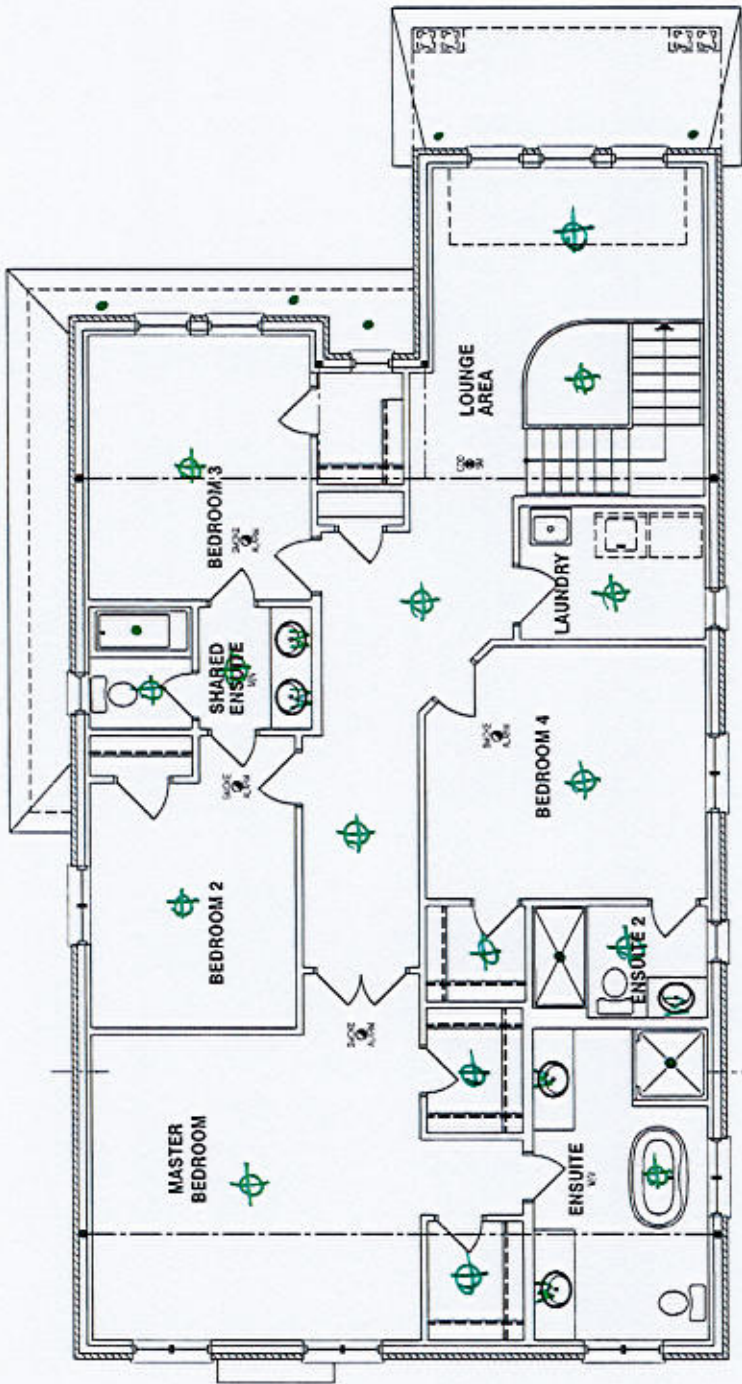
- ⊕ ceiling light
- pot light
- w wall sconce
- ⊕ plug

* ceiling fixtures on separate switch

NOTE:

3180
12.20m LOTS
PENROSE 3
(GR)
ELEVATION 1
O.REG. 332/12

Lot # 105



SECOND FL PLAN EL-1
ZADOPRA ESTATES CORP.
CITY OF OSHANA

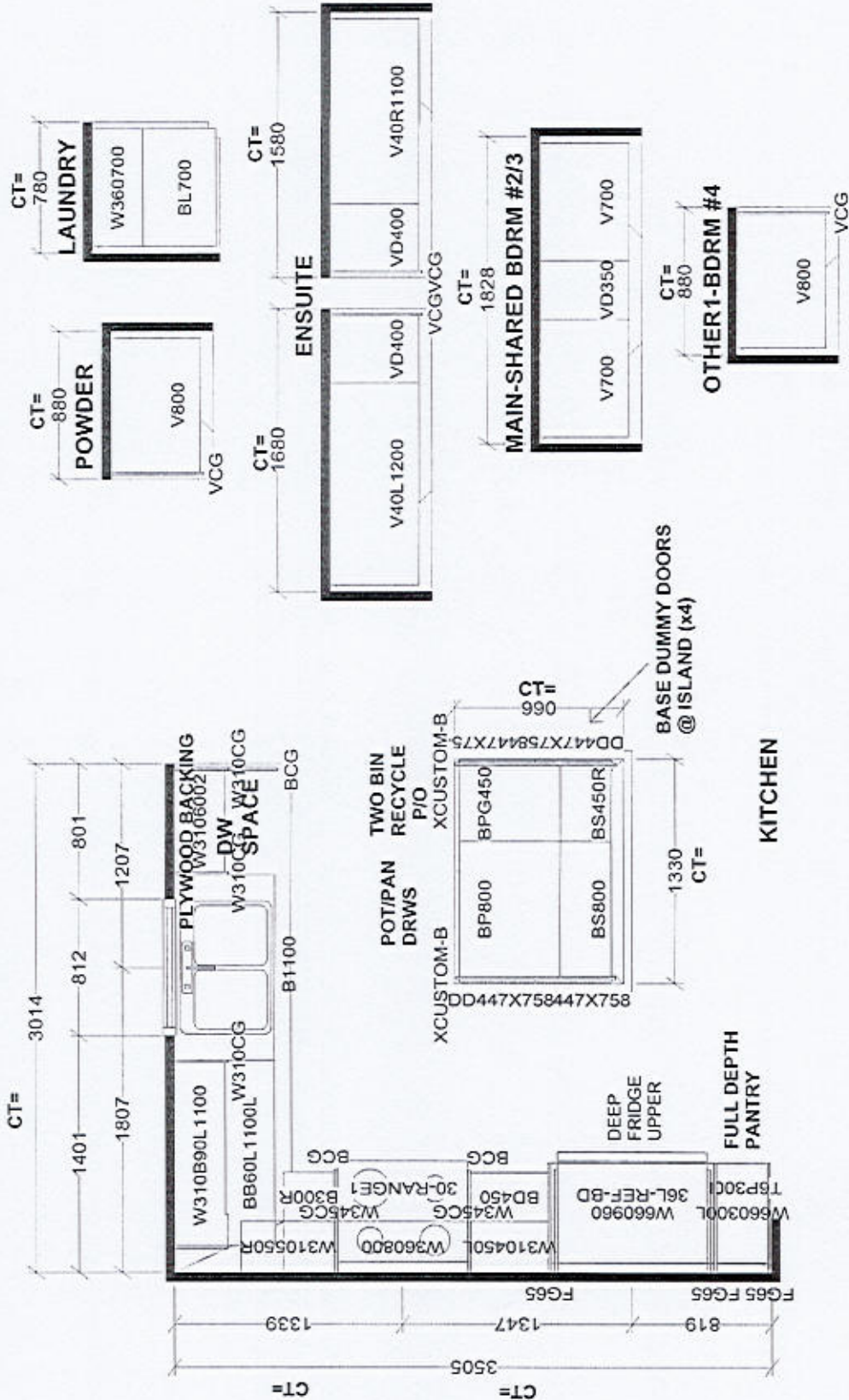
318-147
22-16 3

THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT

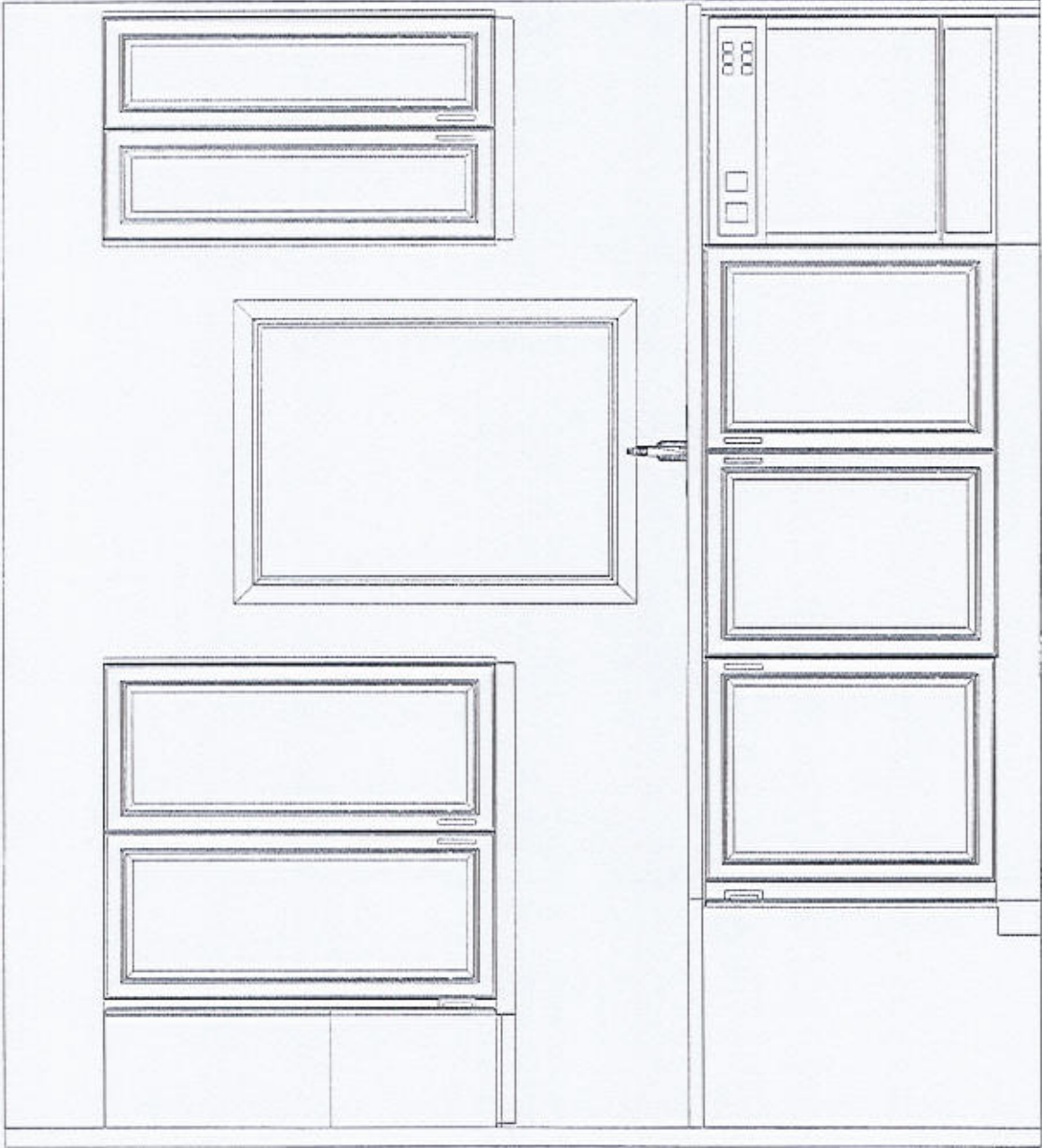
FILE NAME: ZADORRA LOT 105 NOV 9 23
BM NOV 9 23

* LIGHT VALANCE THROUGHOUT KITCHEN ONLY

PROTOTYPE FOR EXTRAS



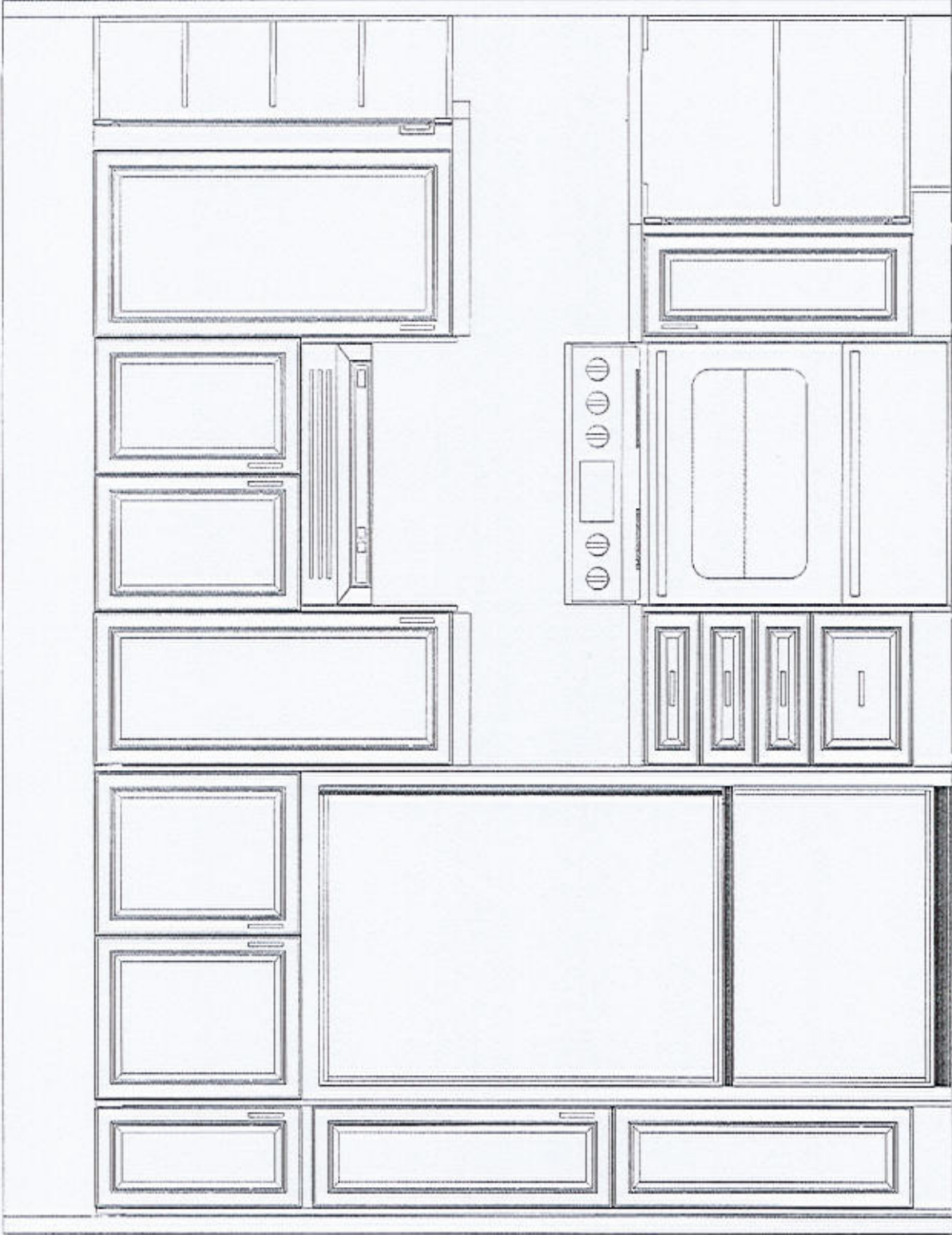
Selba Industries J#			
W WIDTH	W HGT	W CNT	JOB NUMBER:
FLOOR HGT	DOOR HGT		BUILDER: GREENPARK HOMES
ST CENT	2X4	VENT BOX COVER	SITE: ZADORRA, Oshawa
			MODEL: PENROSE 3X EL 1,2,3
			LOT #: 105
		DESIGNER: BM	
		DATE: AUG 1 23	



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SELBA INDUSTRIES INC. and is an
artistic
interpretation of the general
appearance of the design. It is
not meant to be an exact rendition.



Designed: 11/8/2023
Printed: 11/9/2023



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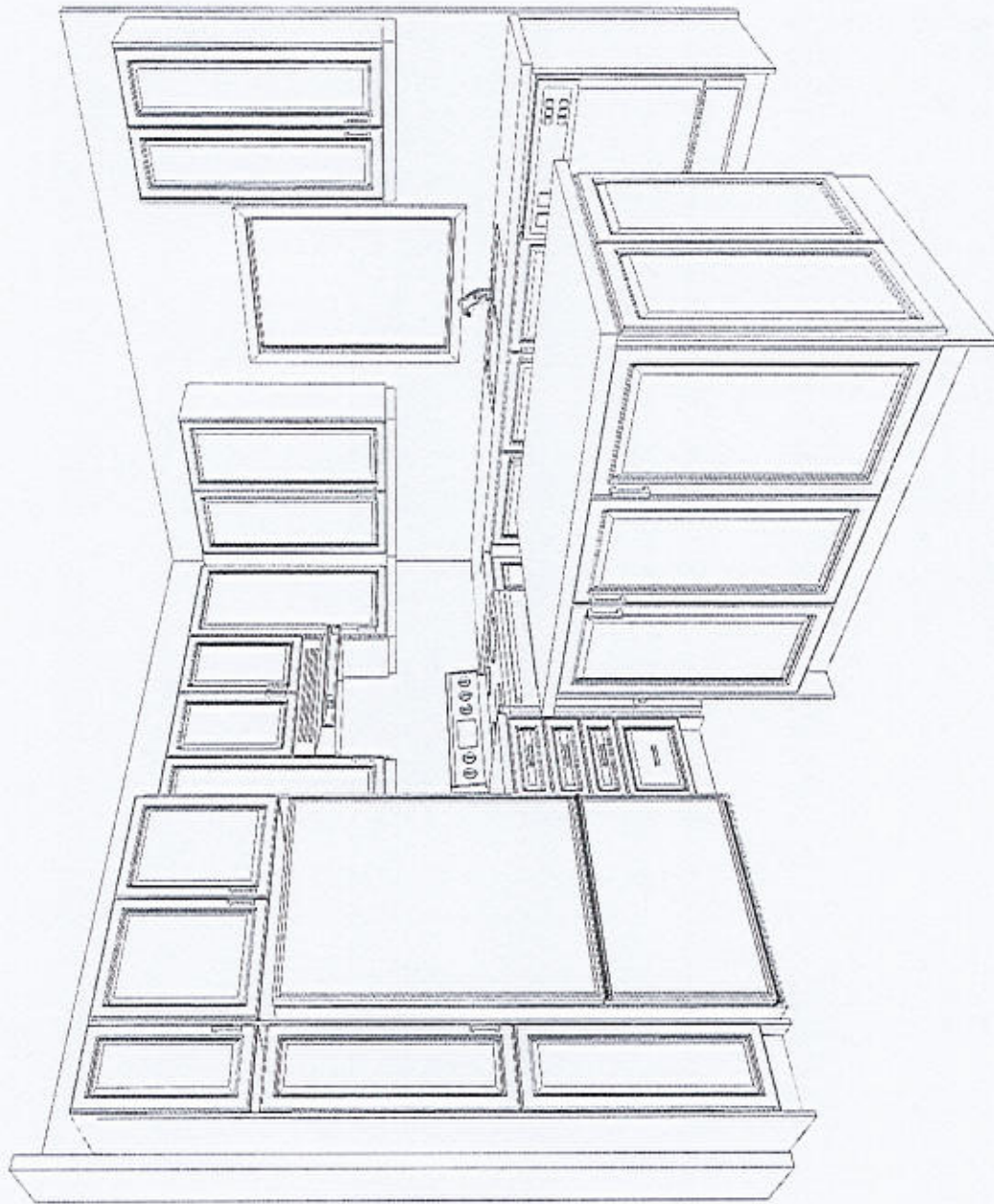
Kitchen • Bath Designs

Designed: 11/8/2023
Printed: 11/9/2023

ZADORRA LOT 105 NOV 9 23

LAYOUT

Drawing #: 1



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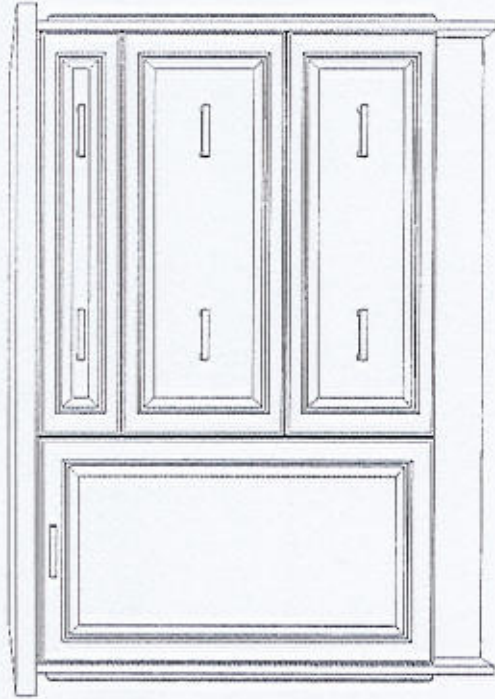
Kitchen + Bath Designs

Designed: 11/8/2023
Printed: 11/9/2023

ZADORRA LOT 105 NOV 9 23

LAYOUT

Drawing #: 1



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		LAYOUT	Drawing #: 1
		ZADORRA LOT 105 NOV 9 23	