



CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASER: INVENTORY HOME_110

TEL: RES.: 416-798-7700

LOT / PHASE 110 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Penrose 1 Elev 2		
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COUNTER TOP

1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 21Apr25 Note:	
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PLUMBING

1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #602 21Apr25 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE 21Apr25 Note: INCLUDING STEPS TO LOWER LANDING	
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Telephone Res. / Bus:

(416) 798-7700 /

Decor Advisor:

Ida Viola

Lock Date:

21-Apr-25

Property: 110

Project: Zadorra Estates Corp.

Model and Elevation: Penrose 1 Elev 2

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K43 SUMMIT WHITE	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K43 SUMMIT WHIE	464SA
Master Ensuite Bathroom	DORAL K43 SUMMIT WHIE	464SA
Ensuite Bath - Bedroom 2	DORAL K43 SUMMIT WHIE	464SA
Ensuite Bath - Bedroom 3/4	DORAL K43 SUMMIT WHIE	464SA
Stove Opening	STANDARD	NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening	STANDARD	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-VIRGINIA	#370 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

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3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Powder Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 2	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 3/4	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
		☐
		☐
		☐

** 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- BIANCO LUCIDO 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE- BIANCO LUCIDO 8X16	
Ensuite Bath - Bedroom 3/4	TILE- BIANCO LUCIDO 8X16	
Kitchen Backsplash		

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

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					

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7. Other Flooring

Main Hall	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Living Room	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Dining Room	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Family Room	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Den / Library / Study	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Upper Landing	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Upper Hall	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Master Bedroom	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Bedroom #2	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Bedroom #3	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Bedroom #4	LAMINATE - LEXINGTON CHARLEROI OAK TL LW 1314 PEFC
Bedroom #5	N/A

Underpad

Standard☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS CHARLEROI OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS CHARLEROI OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS CHARLEROI OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS CHARLEROI OAK

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	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	22 WARM GREY
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

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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				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				BIANCO					
				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning

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: _____

Penrose 1 40' LOT

ELEVATION 1 2,936 sq.ft. • ELEVATION 2 2,938 sq.ft. • ELEVATION 3 2,939 sq.ft.
INCLUDES 12 SQ.FT. OF OPEN AREA

