

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASER: INVENTORY HOME\_80

TEL: RES.: 416-798-7700

LOT / PHASE 80 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Penrose 2 Elev 3		
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COUNTER TOP

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

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

I - STAINED STAIRS - STANDARD STAIRCASE 21Apr25    Note:	
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INTERIOR COLOUR SCHEME

Purchaser:	INVENTORY HOME_80	Property:	80
Telephone Res. / Bus:	(416) 798-7700 /	Project:	Zadorra Estates Corp.
Decor Advisor:	Natalie Mancuso	Model and Elevation:	Penrose 2 Elev 3
Lock Date:	22-Apr-25	21-Apr-25	Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO PLATINUM SILVER	468SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W500	468SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	468SA
Ensuite Bath - Bedroom 2	DORAL K44 TITAN GREY	468SA
Ensuite Bath - Bedroom 3/4	DORAL K44 TITAN GREY	468SAA
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 - VERMONT	#370 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-PORTICO MARBLE 7735-58		
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		
	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

\*\* Refer to Construction Summary



3. Ceramic Flooring

Entrance Vestibule	TILE-CONCRETE WHITE 13X13	At a 45
Main Hall	LAMINATE	
Kitchen / Breakfast	TILE-CONCRETE WHITE 13X13	
Laundry Room	TILE-CONCRETE WHITE 13X13	
Powder Room	TILE-CONCRETE WHITE 13X13	
Master Ensuite Bathroom	TILE-CONCRETE WHITE 13X13	
Ensuite Bath - Bedroom 2	TILE-CONCRETE WHITE 13X13	
Ensuite Bath - Bedroom 3/4	TILE-CONCRETE WHITE 13X13	
Mud Room	TILE-CONCRETE WHITE 13X13	

\*\* 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-FOX GREY 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-FOX GREY 8X16	
Ensuite Bath - Bedroom 3/4	TILE-FOX GREY 8X16	
Mud Room		
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					

\*\* Refer to Construction Summary



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INVENTORY HOME\_80

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Decor Advisor:

Natalie Mancuso

Lock Date:

22-Apr-25

Property: 80

Project: Zadorra Estates Corp.

Model and Elevation: Penrose 2 Elev 3

Plan #: 40M-2763

7. Other Flooring

Main Hall	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Living Room	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Dining Room	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Family Room	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Den / Library / Study	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Basement Landing(If Applies)	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Upper Hall	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Master Bedroom	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Bedroom #2	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Bedroom #3	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Bedroom #4	LAMINATE- AVENUE- COLORADO OAK- TL-AV225-PEFC
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type

AS PER CONSTRUCTION SPECIFICATIONS

Picket Type

AS PER CONSTRUCTION SPECIFICATIONS

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIONS

Treads

AS PER CONSTRUCTION SPECIFICATIONS

Colour

TORLYS- COLORADO OAK

Colour

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Colour

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Colour

TORLYS- COLORADO 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	Mud Room	22 WARM GREY

\*\* Refer to Construction Summary



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
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplace Type				As Per Construction Specifications					
Mantle Type				MANTLE M2-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				BIANCO					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning	<input type="text" value="NO"/>
Comment	
** Refer to Construction Summary	

12. General Comments

** Refer to Construction Summary
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Disclaimers and Notes

<div><div><div>1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.</div><div>2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.</div><div>3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.</div><div>4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.</div><div>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.</div></div><div><div>Signature:_____</div><div>Date:_____</div></div></div>
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Penrose 2 40' LOT

ELEVATION 1 3,045 sq.ft. • ELEVATION 2 3,045 sq.ft. • ELEVATION 3 3,042 sq.ft.

