

SCHEME: BOREAL

**Spruce + Arrow Design Co.**  
250-814-3822  
designs@spruceandarrow.ca  
Unit 2, 616 3rd St. W. Revelstoke BC



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## MOUNTAIN ROAD ESTATES - SELECTIONS PACKAGE

DATE: 2025-10-08

### Mountain Road Estates

\$211,967.50 Furniture + Décor - estimated retail sub-total (before tax)

\$10,598.38 Shipping + Delivery (5% of subtotal)

\$14,837.73 Designer Site Setup + Staging (7% of subtotal)

\$4,239.35 Carpentry Install (2% of subtotal)

\$25,436.10 PST + GST

**\$267,079.05** Approximate total including tax

\$21,685.00 Optional Upgrade one Bunk Room to two Bunk Rooms



CLIENT: NORTHLAND PROPERTIES  
 PROJECT: MOUNTAIN ROAD ESTATES - FURNITURE PACKAGE  
 SCHEME: **BOREAL**  
 DATE: 2025-10-08

Disclaimer: The products selected below are based on current availability as per online information. Prices are based on online information at the time of sourcing, and do not include taxes, shipping, duties, etc. Prices may change, or things may become unavailable between now and ordering. Costs noted on items below are to give the client a general baseline of price point, and are not meant for final budgeting purposes. Home essentials are not included in this selections package (including kitchenware, electronics, bedding, cleaning supplies, etc. These documents are the property and copyright of S+A, procurement and set up of the following document is only permitted to be executed by Spruce and Arrow Design Corp or the Customer, no third party consultants.

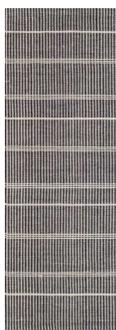
1 - FOYER/MUDROOM

**ARTWORK** *(Entry)*



NAME: "Acrine" Framed Wall Art  
 COLOUR/FINISH: Assorted  
 BRAND: CB2  
 CODE: 671331  
 SUPPLIER: CB2  
 DIMENSIONS: 40" x 60"  
 QTY: 1  
 NOTES: **\$799.00**

**RUG**



NAME: Samson Black Indoor/Outdoor Rug  
 COLOUR/FINISH: Black  
 BRAND: Light House  
 SUPPLIER: Light House  
 DIMENSIONS: 2'6" x 8'  
 QTY: 1  
 NOTES: Rug **\$364.99**  
 NOTES: Rug Pad **\$59.00**

**BENCH**



NAME: Basque Solid Wood Dining Bench  
 COLOUR/FINISH: Light Brown  
 BRAND: Crate & Barrel  
 CODE: 592675  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 48"W x 14"D x 18"H  
 QTY: 2  
 NOTES: **\$799.00**  
**\$1,598.00**

## HOOKS

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NAME: Lambeth Hexagonal Double Hook  
COLOUR/FINISH: Bronze  
BRAND: RH  
CODE: 20360638  
SUPPLIER: RH  
DIMENSIONS: 5¼"W x 2¼"D x 3⅛"H  
QTY: 7  
NOTES: \$165.00 \$1,155.00

## STORAGE UNIT

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NAME: Stairway Metal Wall Mount Bookcase  
COLOUR/FINISH: Black  
BRAND: CB2  
CODE: 381220  
SUPPLIER: CB2  
DIMENSIONS: 30"W x 12"D x 72.5"H  
QTY: 1  
NOTES: \$599.00

## BASKETS (Storage Unit)

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NAME: Woven Seagrass Baskets  
COLOUR/FINISH: Black  
BRAND: West Elm  
CODE: 5324466  
SUPPLIER: West Elm  
DIMENSIONS: Medium Handle Basket - 16"W x 10.5"H  
QTY: 4  
NOTES: \$87.00 \$348.00

## BOOT DRYER

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NAME: 16 Pair Commercial Wall Mount Boot + Glove Dryer  
COLOUR/FINISH: Black  
BRAND: Williams Direct Dryers  
CODE: W16/16  
SUPPLIER: Williams Direct Dryers  
DIMENSIONS: 48" x 20" x 82"  
QTY: 1  
NOTES: \$4,295.00

<b>Foyer-Mudroom Total:</b>	<b>\$9,217.99</b>
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2 - KITCHEN

**COUNTER STOOLS**



NAME: Azalea Mink Counter Stool  
 COLOUR/FINISH: Wells Fabric in Mink  
 BRAND: CB2  
 CODE: 172287  
 SUPPLIER: CB2  
 DIMENSIONS: 25"H x 24.75"W x 21.5"D  
 QTY: 4  
 NOTES: \$799 **\$3,196.00**

**CUTTING BOARD (Shelves)**



NAME: Reversible Wood Cutting Board  
 COLOUR/FINISH: Walnut  
 BRAND: The Kitchen by Crate  
 CODE: 418837  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: Assorted  
 QTY: 3 (1 of Each)  
 NOTES: 18" x 13" **\$189.00**  
 NOTES: 20" x 15" **\$229.00**  
 NOTES: 20" x 15" x 1.5" **\$349.95**

**SALT + PEPPER (Shelves)**



NAME: Hanno Ebonized Fluted Salt and Pepper Mill Grinder Set  
 COLOUR/FINISH: Black  
 BRAND: The Kitchen by Crate  
 CODE: 471358  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 7.5"H x 2.24" dia.  
 QTY: 1 Set  
 NOTES: **\$119.90**

**SALT** *(Shelves)*

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NAME: Lava Stone Salt Cellar  
COLOUR/FINISH: Black  
BRAND: Crate & Barrel  
CODE: 613385  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 3.93"W x 3.54"H  
QTY: 1  
NOTES:

**\$49.95**

**MORTAR + PESTLE** *(Shelves)*

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NAME: Lava Stone Mortar and Pestle  
COLOUR/FINISH: Black  
BRAND: Crate & Barrel  
CODE: 613416  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 6.7"W x 3.14"H  
QTY: 1  
NOTES:

**\$74.95**

**SERVING BOWL** *(Shelves)*

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NAME: Hyacinth Serving Bowl with Reactive Glaze  
COLOUR/FINISH: Black  
BRAND: CB2  
CODE: 494784  
SUPPLIER: CB2  
DIMENSIONS: 2.64"H x 14.56"W x 14.56"D  
QTY: 2  
NOTES: \$99.95

**\$199.90**



**SERVING BOWL** *(Shelves)*

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NAME: Orcino Fruit Bowl  
COLOUR/FINISH: Ivory Marble  
BRAND: CB2  
CODE: 642659  
SUPPLIER: CB2  
DIMENSIONS: 5"H x 10"dia  
QTY: 1  
NOTES:

**\$229.00**

**STAND** *(Shelves)*

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NAME: Pure Ceramic Footed Decorative Bowl  
COLOUR/FINISH: Black  
BRAND: West Elm  
CODE: 2065452  
SUPPLIER: West Elm  
DIMENSIONS: 16" diam. x 5"h.  
QTY: 1  
NOTES:

**\$149.00**

**FAUX PLANT** *(Shelves)*

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NAME: Potted Faux Eucalyptus 8"  
COLOUR/FINISH: Green  
BRAND: CB2  
CODE: 336090  
SUPPLIER: CB2  
DIMENSIONS: 8"H x 10"W x 8"D  
QTY: 1  
NOTES:

**\$119.00**

**FAUX PLANT** *(Shelves)*

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NAME: Faux Mini Potted Succulents, Set of 4  
COLOUR/FINISH: Green/White  
BRAND: Crate & Barrel  
CODE: 192915  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 2.25" x 2.25"  
QTY: 1  
NOTES:

**\$74.95**

**FAUX PLANT** *(Shelves)*

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NAME: Faux Potted Snake Plant + Planter  
COLOUR/FINISH: Green/White  
BRAND: West Elm  
CODE: 1785530  
SUPPLIER: West Elm  
DIMENSIONS: 9" diam. x 15"h.  
QTY: 1  
NOTES:

**\$132.00**

**VASES** *(Kitchen Island)*

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NAME: Kettner Ceramic Striped Footed Bowl/Vase  
COLOUR/FINISH: Grey  
BRAND: CB2  
CODE: 157723  
SUPPLIER: CB2  
DIMENSIONS: 13"H x 9.84" dia.  
QTY: 1  
NOTES:

**\$129.00**

**VASES** *(Kitchen Island)*

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NAME: Gaeta Ceramic Decorative Bowl with Reactive Glaze  
COLOUR/FINISH: Black and White  
BRAND: CB2  
CODE: 159430  
SUPPLIER: CB2  
DIMENSIONS: 10.24"H x 14.17" dia.  
QTY: 1  
NOTES:

**\$299.00**

**GREENERY** (*Kitchen Vases*)

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NAME: Small Faux Silver Dollar Eucalyptus Stem  
COLOUR/FINISH: Green  
BRAND: Crate & Barrel  
CODE: 439076  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 16"W x 4"D x 48"H  
QTY: 1  
NOTES:

**\$42.95**

**GREENERY** (*Kitchen Vases*)

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NAME: Faux Smokebush Stem  
COLOUR/FINISH: Purple  
BRAND: Crate & Barrel  
CODE: 630891  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 11"W x 4"D x 41"H  
QTY: 1  
NOTES:

**\$36.95**

**BOOKSTAND** (*Shelves*)

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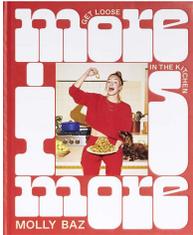


NAME: Lumbra Ceramic Bookstand  
COLOUR/FINISH: Black  
BRAND: CB2  
CODE: 310587  
SUPPLIER: CB2  
DIMENSIONS: 7"W x 10"D x 5"H  
QTY: 1  
NOTES:

**\$179.00**

**COOKBOOK** (*Shelves*)

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NAME: "More is More" Cookbook  
COLOUR/FINISH: Hardcover: 304 Pages  
WRITTEN BY: Molly Baz  
CODE: 593472  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 8.52"H x 10.53"H x 1.05"D  
QTY: 1  
NOTES:

**\$48.00**

**COOKBOOK** (*Shelves*)

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NAME: Half Baked Harvest Every Day Recipes  
COLOUR/FINISH: Hardcover: 288 Pages  
WRITTEN BY: Tieghan Gerard  
SUPPLIER: Amazon  
DIMENSIONS: 21.11 x 2.64 x 26.11 cm  
QTY: 1  
NOTES:

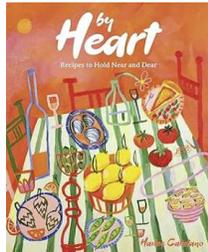
**\$39.99**



**COOKBOOK (Shelves)**

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NAME: Alpine Cooking  
 COLOUR/FINISH: Hardcover: 352 Pages  
 WRITTEN BY: Meredith Erickson  
 SUPPLIER: Amazon  
 DIMENSIONS: 22.35 x 3.68 x 28.7 cm  
 QTY: 1  
 NOTES: \$51.99



**COOKBOOK (Shelves)**

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NAME: By Heart: Recipes to Hold Near and Dear  
 COLOUR/FINISH: Hardcover: 288 Pages  
 WRITTEN BY: Hailee Catalano  
 SUPPLIER: Amazon  
 DIMENSIONS: 20.96 x 3.18 x 26.19 cm  
 QTY: 1  
 NOTES: \$39.99

<b>Kitchen Total:</b>	<b>\$5,979.47</b>
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3 - DINING ROOM

**DINING TABLE**



NAME: Miles Extendable Dining Table  
 COLOUR/FINISH: Toasted Oak  
 BRAND: West Elm  
 CODE: 3874388  
 SUPPLIER: West Elm  
 DIMENSIONS: 80"-100"w x 43"d x 29.5"h  
 QTY: 1  
 NOTES: **\$2,249.00**

**DINING CHAIRS (Standard)**



NAME: Lausen Wood Dining Chair  
 COLOUR/FINISH: Black  
 BRAND: Crate & Barrel  
 CODE: 559185  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 32"H x 21.88"D x 19"W  
 QTY: 8  
 NOTES: **\$4,952.00**

**DINING CHAIRS (Ends)**



NAME: Foley Mink Velvet Dining Armchair  
 COLOUR/FINISH: Maylin Fabric in Mink  
 BRAND: Caleb Zipperer  
 CODE: 370057  
 SUPPLIER: CB2  
 DIMENSIONS: 25"W x 23"D x 31.5"H  
 QTY: 2  
 NOTES: **\$1,298.00**

**FAUX PLANT**



NAME: Faux Potted Split Philodendron Tree 7'  
 COLOUR/FINISH: Black/Green  
 BRAND: CB2/Crate & Barrel  
 CODE: 399095/559470  
 SUPPLIER: CB2/Crate & Barrel  
 DIMENSIONS: 50.39"W x 85.04"H  
 QTY: 1  
 NOTES: **\$819.00**  
 NOTES: **\$199.00**



#### BAR ACCESSORY 1

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NAME: Brix Marble Wine Cellar  
COLOUR/FINISH: Grey Marble  
BRAND: CB2  
CODE: 462731  
SUPPLIER: CB2  
DIMENSIONS: 7.25"H x 4.5"dia  
QTY: 1  
NOTES:

**\$89.95**



#### BAR ACCESSORY 2

---

NAME: 4-Piece Block Marble Bar Tool Set  
COLOUR/FINISH: White/Silver  
BRAND: CB2  
CODE: 216815  
SUPPLIER: CB2  
DIMENSIONS: 7.5"H x 4.25"dia  
QTY: 1  
NOTES:

**\$99.95**



#### BAR ACCESSORY 3

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NAME: Anton Boston Shaker  
COLOUR/FINISH: Silver Stainless Steel  
BRAND: CB2  
CODE: 292665  
SUPPLIER: CB2  
DIMENSIONS: 10.43"H x 3.75"dia  
QTY: 1  
NOTES:

**\$39.95**



#### BAR ACCESSORY 4

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NAME: Piero Round Marble Serving Platter  
COLOUR/FINISH: White Marble  
BRAND: Gianfranco Frattini  
CODE: 130178  
SUPPLIER: CB2  
DIMENSIONS: 0.75"H x 13.5"dia.  
QTY: 1  
NOTES:

**\$149.95**



#### BAR ACCESSORY 5

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NAME: Hip Wine Decanter  
COLOUR/FINISH: Clear Glass  
BRAND: Hip Drinkware  
CODE: 440105  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 9.88"H x 75." dia.  
QTY: 1  
NOTES:

**\$47.95**

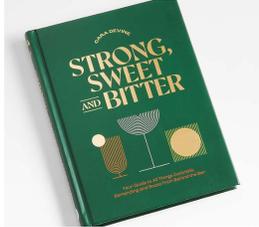
**BAR ACCESSORY 6**

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NAME: Stevey 103-oz. Pitcher by Leanne Ford  
COLOUR/FINISH: Black  
BRAND: Range Dinnerware  
CODE: 633172  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 7.87"W x 7.6"D x 10.82"H  
QTY: 1  
NOTES: \$69.95

**BAR ACCESSORY 7**

---



NAME: "Strong, Sweet and Bitter" Cookbook  
COLOUR/FINISH: Hardcover: 224 Pages  
BRAND: Crate & Barrel  
CODE: 593495  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 7"W x 9.5"D x 1"H  
QTY: 1  
NOTES: \$40.99

**TRAY (Dining Table)**

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NAME: Trent Cast Aluminum Tray  
COLOUR/FINISH: Blackened Bronze  
BRAND: CB2  
CODE: 385431  
SUPPLIER: CB2  
DIMENSIONS: 21.5"W x 10.75"D x 2"H  
QTY: 1  
NOTES: \$249.00

<b>Dining Room Total:</b>	<b>\$10,304.69</b>
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#### 4 - LIVING ROOM

##### SOFA



NAME: Haven 3-Piece L-Shaped Wedge Sectional  
COLOUR/FINISH: Pewter, Deco Weave  
BRAND: West Elm  
CODE: 3975178  
SUPPLIER: West Elm  
DIMENSIONS: 126"w x 128"d x 33"h  
QTY: 1  
NOTES: **\$7,196.00**

##### ACCENT CHAIR



NAME: Wells Leather Chair and a Half  
COLOUR/FINISH: Libby Leather, Camel  
BRAND: Crate & Barrel  
CODE: 253151  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 44.5"W x 31"H x 31.5"D  
QTY: 1  
NOTES: **\$3,049.00**

##### COFFEE TABLE



NAME: Oakhurst Wood Square Coffee Table  
COLOUR/FINISH: Brown Oak  
BRAND: Crate & Barrel  
CODE: 613003  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 46"W x 15"H  
QTY: 1  
NOTES: **\$2,039.00**

##### SIDE TABLE *(Chair)*



NAME: Titus Round Blackened Cast Aluminum Side Table  
COLOUR/FINISH: Blackened Bronze  
BRAND: Caleb Zipperer  
CODE: 444703  
SUPPLIER: CB2  
DIMENSIONS: 21"H x 20" dia.  
QTY: 1  
NOTES: **\$749.00**



**RUG**

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NAME: Billie Rug | Amber Lewis x Loloi  
COLOUR/FINISH: Ink / Salmon  
BRAND: Light House  
SUPPLIER: Light House  
DIMENSIONS: 10' x 14'  
QTY: 1  
NOTES: \$1,849.00



**FLOOR LAMP**

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NAME: Twisted Metal Floor Lamp  
COLOUR/FINISH: Dark Bronze/White  
BRAND: Pierce & Ward  
CODE: 6195570  
SUPPLIER: West Elm  
DIMENSIONS: 19"diam. x 58"h  
QTY: 1  
NOTES: \$449.00



**THROW PILLOWS (Sofa)**

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NAME: Brooklyn Stripe Pillow w/ Insert  
COLOUR/FINISH: Chocolate  
BRAND: Tonic Living  
SUPPLIER: Tonic Living  
DIMENSIONS: 22" x 22"  
QTY: 2  
NOTES: \$118.95 \$237.90



**THROW PILLOWS (Sofa + Accent Chair)**

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NAME: Dunrobin Stripe Pillow w/ Insert  
COLOUR/FINISH: Sable  
BRAND: Tonic Living  
SUPPLIER: Tonic Living  
DIMENSIONS: 22" x 22"  
QTY: 3  
NOTES: \$116.95 \$350.85



**THROW PILLOWS (Sofa)**

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NAME: Valentina Velvet Pillow w/ Insert  
COLOUR/FINISH: Cashmere  
BRAND: Tonic Living  
SUPPLIER: Tonic Living  
DIMENSIONS: 20" x 20"  
QTY: 2  
NOTES: \$115.95 \$231.90



### THROW BLANKETS

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NAME: Reversible Chenille Throw  
 COLOUR/FINISH: Dark Cognac  
 BRAND: West Elm  
 CODE: 8337463  
 SUPPLIER: West Elm  
 DIMENSIONS: 50"w x 60"l.  
 QTY: 2  
 NOTES: \$104.00 \$208.00

### THROW BLANKETS

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NAME: Grid Woven Throw  
 COLOUR/FINISH: Alabaster  
 BRAND: West Elm  
 CODE: 7548153  
 SUPPLIER: West Elm  
 DIMENSIONS: 50"w x 60"l.  
 QTY: 2  
 NOTES: \$118.50 \$237.00

### CONSOLE TABLE

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NAME: Echelon Rectangular Iron Console Table with Shelf  
 COLOUR/FINISH: Bronze  
 BRAND: Crate & Barrel  
 CODE: 666958  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 48"W x 8"D x 30"H  
 QTY: 2  
 NOTES: \$1,099.00 \$2,198.00

### FIREPLACE ACCESSORY

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NAME: Alsina Corded Leather Log Holder  
 COLOUR/FINISH: Black  
 BRAND: Mermelada Estudio  
 CODE: 291361  
 SUPPLIER: CB2  
 DIMENSIONS: 23.07"W x 18.08"D x 10.15"H  
 QTY: 1  
 NOTES: \$339.00

### FIREPLACE ACCESSORY

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NAME: Alsina 4-Piece Leather Wrapped Fireplace Tool Set  
 COLOUR/FINISH: Black  
 BRAND: Mermelada Estudio  
 CODE: 278720  
 SUPPLIER: CB2  
 DIMENSIONS: 12.75"W x 6.25"D x 30"H  
 QTY: 1  
 NOTES: \$429.00

**TRAY** *(Coffee Table)*

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NAME: Bento Square Matte Serving Platter  
COLOUR/FINISH: Black  
BRAND: CB2  
CODE: 259951  
SUPPLIER: CB2  
DIMENSIONS: 12.75"W x 1.25"H  
QTY: 1  
NOTES:

**\$29.95**

**TABLE LAMP** *(Console)*

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NAME: Bianca Table Lamp  
COLOUR/FINISH: Red Marble  
BRAND: CB2  
CODE: 619682  
SUPPLIER: CB2  
DIMENSIONS: 20.3"H x 15.2"W  
QTY: 1  
NOTES:

**\$499.00**

**BOOK** *(Coffee Table)*

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NAME: The Man Behind The Maps  
COLOUR/FINISH: Hardcover: 292 Pages  
WRITTEN BY: Json Blevins, Todd Bennett, Ben Farrow  
SUPPLIER: Amazon  
DIMENSIONS: 37.21 x 35.41 x 4.7 cm  
QTY: 1  
NOTES:

**\$176.99**

**BOOK** *(Console)*

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NAME: Mountain House  
COLOUR/FINISH: Hardcover: 288 Pages  
WRITTEN BY: Nina Freudenberger  
SUPPLIER: Pottery Barn  
DIMENSIONS: 11" w x 8" l  
QTY: 1  
NOTES:

**\$57.00**

**GAME** *(Console)*

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NAME: Marble 3D Tic Tac Toe Game  
COLOUR/FINISH: Beige and White Marble  
BRAND: Crate & Barrel  
CODE: 223653  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 10"W x 13"H  
QTY: 1  
NOTES:

**\$179.00**



**GAME (Console)**

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NAME: Scrabble ® Deluxe Edition  
COLOUR/FINISH: Black/White/Natural  
BRAND: Crate & Barrel  
CODE: 364101  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 16.62"W x 3"D x 16.62"H  
QTY: 1  
NOTES:

\$229.00

**GAME (Console)**

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NAME: Mixed Wood Tumbling Tower Game  
COLOUR/FINISH: Natural/Whitewash/Black  
BRAND: Crate & Barrel  
CODE: 295240  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 4.05"W x 13.5"H  
QTY: 1  
NOTES:

\$229.00

**BASKETS (Console)**

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NAME: Woven Seagrass Baskets  
COLOUR/FINISH: Black  
BRAND: West Elm  
CODE: 8255185  
SUPPLIER: West Elm  
DIMENSIONS: 14.5"W x 8.5"H (Small)  
QTY: 4  
NOTES: \$68.00

\$272.00

**FRAME TV**

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NAME: 65" Frame 4K TV  
COLOUR/FINISH: Black  
BRAND: Samsung  
CODE: QN55LS03FAFXZC  
SUPPLIER: Costco  
DIMENSIONS: 57.4 in. x 1 in. x 32.8 in  
QTY: 1  
NOTES:

\$1,698.00

<b>Living Room Total:</b>	<b>\$22,932.59</b>
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 DATE: 2025-10-08

5 - PRIMARY/WIC/ENSUITE

**BED**



NAME: Capri Slipcovered King Bed  
 COLOUR/FINISH: Earth  
 BRAND: Crate & Barrel  
 CODE: 410318  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 99.5"W x 50.5"H x 91"D (King)  
 QTY: 1  
 NOTES: **\$2,999.00**

**MATTRESS**



NAME: Accommodation-Grade Mattress  
 SUPPLIER: City Furniture Revelstoke  
 DIMENSIONS: King  
 QTY: 1  
 NOTES: **\$1,099.99**

**THROW PILLOW**



NAME: Black Boucle Lumbar Pillow with Down-Alternative Insert  
 COLOUR/FINISH: Black  
 BRAND: CB2  
 CODE: 517322  
 SUPPLIER: CB2  
 DIMENSIONS: 48" x 12"  
 QTY: 1  
 NOTES: **\$164.00**

**BEDSPREAD 1**



NAME: European Flax Linen Box Stitch Quilt  
 COLOUR/FINISH: Natural Flax  
 BRAND: West Elm  
 CODE: 4292936  
 SUPPLIER: West Elm  
 DIMENSIONS: 92"l x 108"w. (King)  
 QTY: 1  
 NOTES: **\$569.00**

## BEDSPREAD 2

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NAME: Two-Tone Cotton Linen Blanket  
COLOUR/FINISH: Mulberry  
BRAND: West Elm  
CODE: 6335700  
SUPPLIER: West Elm  
DIMENSIONS: King  
QTY: 1  
NOTES: \$269.00

## NIGHTSTANDS

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NAME: Zelina Nightstand  
COLOUR/FINISH: Smoked Black Oak  
BRAND: West Elm  
CODE: 3210646  
SUPPLIER: West Elm  
DIMENSIONS: 34"w x 24.8"d x 19.5"h  
QTY: 2  
NOTES: \$1,649.00 \$3,298.00

## TRAY (On Nightstand)

---



NAME: Leia Onyx Marble Ribbed Catchall Dish  
COLOUR/FINISH: Cream  
BRAND: CB2  
CODE: 298521  
SUPPLIER: CB2  
DIMENSIONS: 7"W x 2'H  
QTY: 1  
NOTES: \$169.00

## FAUX PLANT + POT (On Nightstand)

---



NAME: Faux Potted Herringbone Maranta Plant  
COLOUR/FINISH: Green/Bone  
BRAND: West Elm  
CODE: 9330891  
SUPPLIER: West Elm  
DIMENSIONS: 16.25"w x 25.5"d x 10.25"h  
QTY: 1  
NOTES: \$193.00

## BENCH

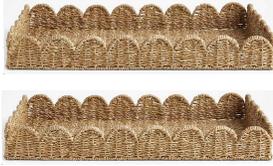
---



NAME: Harmony Bench  
COLOUR/FINISH: Java, Deluxe Velvet - Dark Walnut Finish  
BRAND: West Elm  
CODE: 4386183  
SUPPLIER: West Elm  
DIMENSIONS: 76"w x 18"d x 19"h (King)  
QTY: 1  
NOTES: \$2,099.00

**TRAYS** *(On Bench)*

---



NAME: Scallop Natural Woven Fiber Tray  
COLOUR/FINISH: Bankuan Seagrass  
BRAND: Crate & Barrel  
CODE: 592805  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 26"W x 18"D x 3.5"H  
QTY: 2  
NOTES: \$104.95 \$209.90

**TABLE LAMPS** *(On Nightstands)*

---



NAME: Block Table Lamp  
COLOUR/FINISH: Rosso Levanto Marble  
BRAND: CB2  
CODE: 688477  
SUPPLIER: CB2  
DIMENSIONS: 20"H x 20"dia.  
QTY: 2  
NOTES: \$1,099.00 \$2,198.00

**RUG**

---



NAME: Astrid Reversible Persian Rug  
COLOUR/FINISH: Assorted  
BRAND: West Elm  
CODE: 6697583  
SUPPLIER: West Elm  
DIMENSIONS: 9'x12'  
QTY: 1  
NOTES: \$1,499.00

**DESK**

---



NAME: Crescent Resin Console Table  
COLOUR/FINISH: Black  
BRAND: Ceci Thompson  
CODE: 400763  
SUPPLIER: CB2  
DIMENSIONS: 52"W x 31"H x 12"D  
QTY: 1  
NOTES: \$1,199.00

**CHAIR** *(At Desk)*

---



NAME: Pierre Wood Dining Chair  
COLOUR/FINISH: Light Brown Oak/Beige Faux Shearling  
BRAND: Crate & Barrel  
CODE: 182449  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 33.5"H x 22.8"D x 18.5"W  
QTY: 1  
NOTES: \$599.00

### ARTWORK *(Above Desk)*

---



NAME: "Bloom" Abstract Framed Wall Art Print  
COLOUR/FINISH: Black & Brown  
BRAND: Michael Bonofiglio  
CODE: 317190  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 47"x50"  
QTY: 1  
NOTES: **\$1,599.00**

### PLUG-IN SCONCE *(Above Artwork)*

---



NAME: Holly Plug-In Picture Light  
COLOUR/FINISH: Aged Old Bronze  
BRAND: Mitzi by Hudson Valley Lighting  
CODE: HL263203-AOB  
SUPPLIER: Robinson Lighting  
DIMENSIONS: 4.75"H x 24.25"W x 5.5"L  
QTY: 1  
NOTES: **\$768.99**

### FAUX PLANT *(Desk)*

---



NAME: Faux Common Manzanita Bean Leaf Branch + Metallic Ceramic Vase  
COLOUR/FINISH: Green/Black  
BRAND: West Elm  
CODE: 798631/2657442  
SUPPLIER: West Elm  
DIMENSIONS: 19.7"diam. x 40.6"h.  
QTY: 1 of each  
NOTES: Branch **\$149.00**  
NOTES: Medium Vase **\$68.00**

### CHAIRS

---



NAME: Bisou Accent Chair  
COLOUR/FINISH: Java, Noelle Textured Weave  
BRAND: Crate & Barrel  
CODE: 429122  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 30"W x 35.35"D x 29"H  
QTY: 2  
NOTES: **\$1,799.00**  
**\$3,598.00**

**SIDE TABLE** *(For Chairs)*

---



NAME: Winslow Oak Wood Side Table  
COLOUR/FINISH: Warm Barley  
BRAND: Jake Arnold  
CODE: 235343  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 17"H x 17.88"W x 15.88"D  
QTY: 1  
NOTES: **\$949.00**

**THROW PILLOW** *(On Chair)*

---



NAME: Pyla Lumbar Pillow w/ Insert  
COLOUR/FINISH: Pearl  
BRAND: Tonic Living  
SUPPLIER: Tonic Living  
DIMENSIONS: 14" x 20"  
QTY: 2  
NOTES: **\$237.90**

**FRAME TV**

---



NAME: 65" Frame 4K TV  
COLOUR/FINISH: Black  
BRAND: Samsung  
CODE: QN55LS03FAFXZC  
SUPPLIER: Costco  
DIMENSIONS: 57.4 in. x 1 in. x 32.8 in  
QTY: 1  
NOTES: **\$1,698.00**

**PRIMARY WIC**

---



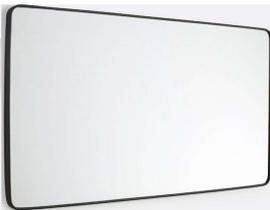
**MIRROR** *(Full Length)*

---

NAME: Edge Arch Rectangle Floor Mirror  
COLOUR/FINISH: Black  
BRAND: Crate & Barrel  
CODE: 161697  
SUPPLIER: Crate & Barrel  
DIMENSIONS: Arch 32" x 76"  
QTY: 1  
NOTES: **\$699.00**

**MIRROR** *(Wall, Above Millwork)*

---



NAME: Double Vanity Rounded Rectangle Metal Framed Mirror  
COLOUR/FINISH: Oil Rubbed Bronze  
BRAND: Rejuvenation Home  
CODE: 846602  
SUPPLIER: Rejuvenation Home  
DIMENSIONS: 66" x 36"  
QTY: 1  
NOTES: **\$1,799.00**



### TABLE LAMP

---

NAME: Amaryllis Large Ceramic Table Lamp  
COLOUR/FINISH: Black  
BRAND: Crate & Barrel  
CODE: 566192  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 29.5"H x 17"W  
QTY: 1  
NOTES: \$299.00



### OTTOMAN

---

NAME: Viv Swivel Ottoman  
COLOUR/FINISH: Sand, Performance Chenille Tweed  
BRAND: West Elm  
CODE: 7520993  
SUPPLIER: West Elm  
DIMENSIONS: 20"diam. x 18.5"h  
QTY: 1  
NOTES: \$449.00



### LAUNDRY BASKET

---

NAME: Willa Woven Leather Laundry Hamper  
COLOUR/FINISH: Black  
BRAND: CB2  
CODE: 678601  
SUPPLIER: CB2  
DIMENSIONS: 15"W x 23.5"H  
QTY: 1  
NOTES: \$419.00



### TRAY

---

NAME: Pave Oval Serving Tray  
COLOUR/FINISH: Red Marble  
BRAND: CB2  
CODE: 654312  
SUPPLIER: CB2  
DIMENSIONS: 17"W x 11"D x 1.5"H  
QTY: 1  
NOTES: \$179.00



### CANDLE

---

NAME: Stockhome Scented Candle  
COLOUR/FINISH: Cedar  
BRAND: CB2  
CODE: 653158  
SUPPLIER: CB2  
DIMENSIONS: 8oz  
QTY: 1  
NOTES: \$68.00



**RUNNER + RUG PAD**

---

NAME: Leera Handloomed Performance Runner Rug  
 COLOUR/FINISH: Black  
 BRAND: CB2  
 CODE: 381710/432470  
 SUPPLIER: CB2  
 DIMENSIONS: 2.5' x 8'  
 QTY: 1  
 NOTES: Rug \$349.00  
 NOTES: Rug Pad \$34.95

**ARTWORK (W/C)**

---



NAME: "Textural Figuration II"  
 COLOUR/FINISH: Assorted  
 BRAND: Crate & Barrel  
 CODE: 538173  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 24" x 32"  
 QTY: 1  
 NOTES: \$799.00

**SIDE TABLE (For Chairs)**

---



NAME: Winslow Oak Wood Side Table  
 COLOUR/FINISH: Warm Barley  
 BRAND: Jake Arnold  
 CODE: 235343  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 17"H x 17.88"W x 15.88"D  
 QTY: 1  
 NOTES: \$949.00

**VASE (Vanity)**

---



NAME: Asher Ceramic Vase  
 COLOUR/FINISH: Black  
 BRAND: West Elm  
 CODE: 448830  
 SUPPLIER: West Elm  
 DIMENSIONS: 8.5"diam. x 8.5"h (Medium Vase)  
 QTY: 1  
 NOTES: \$68.00

**FAUX PLANT (In Vase on Vanity)**

---



NAME: Faux Eucalyptus Stem  
 COLOUR/FINISH: Green  
 BRAND: CB2  
 CODE: 641541  
 SUPPLIER: CB2  
 DIMENSIONS: 40"H x 14.5"W x 2"D  
 QTY: 1  
 NOTES: \$19.95

**FAUX PLANT** *(Floating Shelves)*

---



NAME: Potted Faux Eucalyptus 8"  
COLOUR/FINISH: Green  
BRAND: CB2  
CODE: 336090  
SUPPLIER: CB2  
DIMENSIONS: 8"H x 10"W x 8"D  
QTY: 1  
NOTES: **\$119.00**

**BASKETS** *(Floating Shelves)*

---



NAME: Willa Woven Leather Storage Basket Large  
COLOUR/FINISH: Black  
BRAND: CB2  
CODE: 463088  
SUPPLIER: CB2  
DIMENSIONS: 14"W x 10"D x 7.25"H (Small)  
QTY: 2  
NOTES: **\$299.90**

**BOWL** *(Vanity)*

---



NAME: Notus Ceramic Decorative Large Bowl with Reactive Glaze  
COLOUR/FINISH: Tan + Black  
BRAND: CB2  
CODE: 190553  
SUPPLIER: CB2  
DIMENSIONS: 3.93"H x 16.5"dia  
QTY: 1  
NOTES: **\$219.00**

**CANDLE**

---



NAME: Scented Candle  
COLOUR/FINISH: Vanilla + Cedarwood  
BRAND: CB2  
CODE: 398873  
SUPPLIER: CB2  
DIMENSIONS: 2.75"H x 2.5"dia  
QTY: 1  
NOTES: **\$64.95**

<b>Primary/WIC/Ensuite Total:</b>	<b>\$32,467.53</b>
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CLIENT: NORTHLAND PROPERTIES  
 PROJECT: MOUNTAIN ROAD ESTATES - FURNITURE PACKAGE  
 SCHEME: **BOREAL**  
 DATE: 2025-10-08

6 - BEDROOM 2

**BED**



NAME: Haven Bed  
 COLOUR/FINISH: Slate, Twill  
 BRAND: West Elm  
 CODE: 9423306  
 SUPPLIER: West Elm  
 DIMENSIONS: 84.7"w x 93"d x 38"h (King)  
 QTY: 1  
 NOTES: Low Headboard **\$1,949.00**

**MATTRESS**



NAME: Accommodation-Grade Mattress  
 SUPPLIER: City Furniture Revelstoke  
 DIMENSIONS: King  
 QTY: 1  
 NOTES: **\$1,099.99**

**THROW PILLOWS**



NAME: Stria Woven Silk Lumbar Pillow with Down-Alternative Insert  
 COLOUR/FINISH: Black and White  
 BRAND: Ackerman Modern  
 CODE: 516338  
 SUPPLIER: CB2  
 DIMENSIONS: 23"x11" by Ackerman  
 QTY: 2  
 NOTES: \$159.00 **\$318.00**



**BEDSPREAD**



NAME: Berrini Handwoven Bed Blanket  
 COLOUR/FINISH: Black  
 BRAND: Evan Jerry Of Studio Anansi  
 CODE: 430155  
 SUPPLIER: CB2  
 DIMENSIONS: 90"W x 108"L (King)  
 QTY: 1  
 NOTES: **\$629.00**

## THROW

---



NAME: Luxe Faux Fur Hide  
COLOUR/FINISH: Mushroom  
BRAND: Pottery Barn  
CODE: 1531588  
SUPPLIER: Pottery Barn  
DIMENSIONS: 24" h x 35" w  
QTY: 1  
NOTES: \$134.00

## NIGHTSTANDS

---



NAME: Alrik Wood Narrow Nightstand  
COLOUR/FINISH: Brown Oak  
BRAND: Crate & Barrel  
CODE: 392005  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 20"W x 23.25"H x 18"D  
QTY: 2  
NOTES: \$825.00 \$1,650.00

## BENCH

---



NAME: Malin Natural Wood Woven Accent Bench  
COLOUR/FINISH: Fawn  
BRAND: Crate & Barrel  
CODE: 261352  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 65.3"W x 21"H x 21.3"D  
QTY: 1  
NOTES: \$2,009.00

## ART

---



NAME: Renzo Resin Wall Art Set of 5  
COLOUR/FINISH: White  
BRAND: Ackerman Modern  
CODE: 687452  
SUPPLIER: CB2  
DIMENSIONS: Assorted  
QTY: 1  
NOTES: \$499.00

## TABLE LAMPS

---



NAME: Bianca Table Lamp with Pleated Linen Shade  
COLOUR/FINISH: Black Marble  
BRAND: CB2  
CODE: 437002  
SUPPLIER: CB2  
DIMENSIONS: 15.2"W x 20.3"H  
QTY: 2  
NOTES: \$499.00 \$998.00

**RUG**


---

NAME: Orly Wool Blend Handwoven Area Rug  
 COLOUR/FINISH: Black  
 BRAND: Crate & Barrel  
 CODE: 194962  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 8' x 10'  
 QTY: 1  
 NOTES: \$2,599.00

**WALL MIRROR**


---

NAME: Modern Streamline Floor Mirror  
 COLOUR/FINISH: Dark Bronze  
 BRAND: West Elm  
 CODE: 6843542  
 SUPPLIER: West Elm  
 DIMENSIONS: 30"w x 1.25"d x 72"h  
 QTY: 1  
 NOTES: \$869.00

**TRAY (On Nightstand)**


---

NAME: Anya Swirled Resin Catchall Dish  
 COLOUR/FINISH: Brown  
 BRAND: CB2  
 CODE: 310625  
 SUPPLIER: CB2  
 DIMENSIONS: 6.5"W x 6.25"D x 2.5"H  
 QTY: 1  
 NOTES: \$59.95

**BASKETS (Storage Unit)**


---

NAME: Woven Seagrass Baskets  
 COLOUR/FINISH: Black  
 BRAND: West Elm  
 CODE: 5324466  
 SUPPLIER: West Elm  
 DIMENSIONS: Medium Handle Basket - 16"W x 10.5"H  
 QTY: 2  
 NOTES: \$87.00 \$174.00

<b>Bedroom 2 Total:</b>	<b>\$12,987.94</b>
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CLIENT: NORTHLAND PROPERTIES  
PROJECT: MOUNTAIN ROAD ESTATES - FURNITURE PACKAGE  
SCHEME: **BOREAL**  
DATE: 2025-10-08

## 7 - BEDROOM 3

### BED



NAME:	Davison Fluted Wood Bed	
COLOUR/FINISH:	Light Brown	
BRAND:	Evan Jerry Of Studio Anansi	
CODE:	645040	
SUPPLIER:	CB2	
DIMENSIONS:	80"W x 84"D x 48"H (King)	
QTY:	1	
NOTES:		<b>\$3,099.00</b>

### MATTRESS



NAME:	Accommodation-Grade Mattress	
SIZE:	City Furniture Revelstoke	
SUPPLIER:	King	
QTY:	1	
NOTES:		<b>\$1,099.99</b>

### THROW PILLOWS



NAME:	Brooklyn Stripe Pillow w/ Insert	
COLOUR/FINISH:	Chocolate	
BRAND:	Tonic Living	
SUPPLIER:	Tonic Living	
DIMENSIONS:	22" x 22"	
QTY:	3	
NOTES:	\$118.95	<b>\$356.85</b>

### BEDSPREAD



NAME:	Alaina Alpaca Wool Reversible Throw Blanket	
COLOUR/FINISH:	Grey	
BRAND:	CB2	
CODE:	660395	
SUPPLIER:	CB2	
DIMENSIONS:	50" x 70"	
QTY:	1	
NOTES:		<b>\$369.00</b>



### NIGHTSTANDS

---

NAME: T Black Marble Table  
 COLOUR/FINISH: Black  
 BRAND: Evan Jerry Of Studio Anansi  
 CODE: 583617  
 SUPPLIER: CB2  
 DIMENSIONS: 13"W x 20"H (Tall)  
 QTY: 2  
 NOTES: \$579.00 **\$1,158.00**

### TRAY *(On Nightstand)*

---



NAME: Anya Swirled Resin Catchall Dish  
 COLOUR/FINISH: Brown  
 BRAND: CB2  
 CODE: 310625  
 SUPPLIER: CB2  
 DIMENSIONS: 6.5"W x 6.25"D x 2.5"H  
 QTY: 1  
 NOTES: **\$59.95**

### SCONCES *(Plug-In)*

---



NAME: Patti Plug-in Wall Sconce  
 COLOUR/FINISH: Old Bronze  
 BRAND: Light House  
 SUPPLIER: Light House  
 DIMENSIONS: 10.5"W x 30.5"H  
 QTY: 2  
 NOTES: \$651.00 **\$1,302.00**

### RUG

---



NAME: Malia Reversible Persian Rug  
 COLOUR/FINISH: Rosewood  
 BRAND: West Elm  
 CODE: 5089379  
 SUPPLIER: West Elm  
 DIMENSIONS: 8'x10'  
 QTY: 1  
 NOTES: **\$1,049.00**

### WALL MIRROR

---



NAME: Modern Streamline Floor Mirror  
 COLOUR/FINISH: Dark Bronze  
 BRAND: West Elm  
 CODE: 6843542  
 SUPPLIER: West Elm  
 DIMENSIONS: 30"w x 1.25"d x 72"h  
 QTY: 1  
 NOTES: **\$869.00**

## CHAIR

---



NAME: Imogene Hide Lounge Chair  
COLOUR/FINISH: Black, Adeline Leather  
BRAND: CB2  
CODE: 514961  
SUPPLIER: CB2  
DIMENSIONS: 31.5"H x 31"D x 26"W  
QTY: 1  
NOTES: **\$2,199.00**

## THROW BLANKET *(Chair)*

---



NAME: Reversible Chenille Throw  
COLOUR/FINISH: Dark Cognac  
BRAND: West Elm  
CODE: 8337463  
SUPPLIER: West Elm  
DIMENSIONS: 50"w x 60"l.  
QTY: 1  
NOTES: **\$104.00**

## THROW PILLOW *(Chair)*

---



NAME: Harriet Check Lumbar Pillow w/ Insert  
COLOUR/FINISH: Espresso  
BRAND: Tonic Living  
SUPPLIER: Tonic Living  
DIMENSIONS: 14" x 20"  
QTY: 1  
NOTES: **\$92.95**

## SIDE TABLE *(For Chair)*

---



NAME: Winslow Oak Wood Side Table  
COLOUR/FINISH: Warm Barley  
BRAND: Jake Arnold  
CODE: 235343  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 17"H x 17.88"W x 15.88"D  
QTY: 1  
NOTES: **\$949.00**

**LAMP** *(Side Table)*

---



NAME: Suki Alabaster Table Lamp  
COLOUR/FINISH: Black/Alabaster  
BRAND: West Elm  
CODE: 2340220  
SUPPLIER: West Elm  
DIMENSIONS: 5"diam. x 6.2"h  
QTY: 2  
NOTES: \$194.00 \$388.00

<b>Bedroom 3 Total:</b>	<b>\$13,095.74</b>
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CLIENT: NORTHLAND PROPERTIES  
 PROJECT: MOUNTAIN ROAD ESTATES - FURNITURE PACKAGE  
 SCHEME: **BOREAL**  
 DATE: 2025-10-08

8 - BUNKROOM

**BUNK BED**



NAME: Custom Queen Over Queen Bunk  
 COLOUR/FINISH: Stained Oak (to match custom millwork throughout)  
 BRAND: Custom  
 SUPPLIER: TBD  
 DIMENSIONS: Approx. 84"W x 84"D x 62"H  
 QTY: 1  
 NOTES: Budget Price **\$18,500.00**

**MATTRESS (Bottom Bunk)**



NAME: Accommodation-Grade Mattress  
 SIZE: Queen  
 SUPPLIER: City Furniture Revelstoke  
 QTY: 1  
 NOTES: **\$849.99**

**MATTRESS (Top Bunk)**



NAME: Accommodation-Grade Mattress  
 SIZE: Queen - Low Profile  
 SUPPLIER: City Furniture Revelstoke  
 QTY: 1  
 NOTES: **\$599.99**

**THROW PILLOWS (Bottom Bunk)**



NAME: Brooklyn Stripe Pillow w/ Insert  
 COLOUR/FINISH: Chocolate  
 BRAND: Tonic Living  
 SUPPLIER: Tonic Living  
 DIMENSIONS: 22" x 22"  
 QTY: 2  
 NOTES: \$118.95 **\$237.90**

### THROW PILLOW *(Bottom Bunk)*

---



NAME: Pierce Bolster Pillow w/ Insert  
COLOUR/FINISH: Navy  
BRAND: Tonic Living  
SUPPLIER: Tonic Living  
DIMENSIONS: 16" x 42"  
QTY: 1  
NOTES:

\$154.95

### THROW PILLOWS *(Top Bunk)*

---



NAME: Pierce Pillow w/ Insert  
COLOUR/FINISH: Navy  
BRAND: Tonic Living  
SUPPLIER: Tonic Living  
DIMENSIONS: 20" x 20"  
QTY: 2  
NOTES: \$97.95

\$195.90

### BEDSPREAD *(Bottom Bunk)*

---



NAME: Reversible Double Cloth Blanket  
COLOUR/FINISH: Pearl Grey  
BRAND: West Elm  
CODE: 9248589  
SUPPLIER: West Elm  
DIMENSIONS: 88"l x 92"w (Queen)  
QTY: 1  
NOTES:

\$269.00

### NIGHTSTAND

---



NAME: Wes Wood Kids Nightstand with Drawer  
COLOUR/FINISH: Natural Poplar and Oak  
BRAND: Crate & Kids  
CODE: 106195  
SUPPLIER: Crate & Kids  
DIMENSIONS: 20.5"H x 16"D x 21"W  
QTY: 1  
NOTES:

\$599.00

### DRESSER

---



NAME: Wes 6-Drawer Wood Kids Dresser  
COLOUR/FINISH: Natural Poplar and Oak  
BRAND: Crate & Kids  
CODE: 105985  
SUPPLIER: Crate & Kids  
DIMENSIONS: 35"H x 18.25"D x 55"W  
QTY: 1  
NOTES:

\$2,199.00

**TRAY** *(Dresser)*

---



NAME: Foundations Marble Tray  
 COLOUR/FINISH: Black  
 BRAND: West Elm  
 CODE: 9291186  
 SUPPLIER: West Elm  
 DIMENSIONS: 16"w x 8"d x 0.6"h. (Large)  
 QTY: 1  
 NOTES: \$90.00

**TABLE LAMP** *(Dresser)*

---



NAME: Georgina Table Lamp  
 COLOUR/FINISH: Smoke  
 BRAND: West Elm  
 CODE: 1831430  
 SUPPLIER: West Elm  
 DIMENSIONS: 13.75"diam. x 18.5"h  
 QTY: 1  
 NOTES: \$344.00

**MIRROR** *(Dresser)*

---



NAME: Edge Arch Wall Mirror  
 COLOUR/FINISH: Black  
 BRAND: Crate & Barrel  
 CODE: 161685  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 36" x 34"  
 QTY: 1  
 NOTES: \$429.00

**SCONCE** *(Above Nightstand)*

---



NAME: Shiloh Plug-In Sconce  
 COLOUR/FINISH: Matte Black  
 BRAND: West Elm  
 CODE: 1102732  
 SUPPLIER: West Elm  
 DIMENSIONS: 10.6"w x 14.7"d x 10.6"h  
 QTY: 1  
 NOTES: \$269.00

**RUG**

---



NAME: Whistler Viscose and Jute Blend Handwoven Area Rug  
 COLOUR/FINISH: Charcoal  
 BRAND: Crate & Barrel  
 CODE: 196998  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 6'x9'  
 QTY: 1  
 NOTES: \$2,499.00



### FAUX PLANT *(Floor)*

---

NAME: Faux Olive Tree in Pot  
COLOUR/FINISH: Green/White  
BRAND: Crate & Barrel  
CODE: 478605/530300  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 20"W x 25"D x 60"H  
QTY: 1  
NOTES: Tree \$369.00  
NOTES: Planter \$149.00

### ARTWORK

---



NAME: Florentine Marbling in Fire Opal, Canvas  
COLOUR/FINISH: Assorted  
BRAND: Opposite Wall  
SUPPLIER: Opposite Wall  
DIMENSIONS: 19.75" x 27.5"  
QTY: 1  
NOTES: Canvas, Dark Oak \$278.90

<b>Bunkroom Total:</b>	<b>\$28,033.63</b>
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CLIENT: NORTHLAND PROPERTIES  
PROJECT: MOUNTAIN ROAD ESTATES - FURNITURE PACKAGE  
SCHEME: **BOREAL**  
DATE: 2025-10-08

## 9 - SPLIT KING

### SPLIT KING



NAME:	Twin XL Split King Platform Bed	
COLOUR/FINISH:	Charcoal fabric	
BRAND:	Comfi	
SUPPLIER:	City Furniture Revelstoke	
DIMENSIONS:	38"W x 13"H x 80"L	
QTY:	2	
NOTES:	\$249.99	<b>\$499.98</b>

### MATTRESSES



NAME:	Accommodation-Grade Mattress	
SIZE:	Twin XL	
SUPPLIER:	City Furniture Revelstoke	
QTY:	2	
NOTES:	\$729.99	<b>\$1,459.98</b>

### HEADBOARD



NAME:	Bodi Paneled Headboard	
COLOUR/FINISH:	Espresso, Performance Modern Chenille	
BRAND:	West Elm	
CODE:	2023256	
SUPPLIER:	West Elm	
DIMENSIONS:	144"w x 3"d x 42"h (6 panels)	
QTY:	6	
NOTES:	\$899.00	<b>\$5,394.00</b>

### THROW PILLOWS



NAME:	Harriet Check Lumbar Pillow w/ Insert	
COLOUR/FINISH:	Espresso	
BRAND:	Tonic Living	
SUPPLIER:	Tonic Living	
DIMENSIONS:	14" x 20"	
QTY:	2	
NOTES:	\$92.95	<b>\$185.90</b>

## THROW BLANKETS

---



NAME: Basketweave Boucle Throw  
COLOUR/FINISH: Cognac  
BRAND: West Elm  
CODE: 7273794  
SUPPLIER: West Elm  
DIMENSIONS: 50"w x 60"l.  
QTY: 2  
NOTES: \$119.00 **\$238.00**

## NIGHTSTANDS

---



NAME: Alrik Wood Narrow Nightstand  
COLOUR/FINISH: Brown Oak  
BRAND: Crate & Barrel  
CODE: 392005  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 20"W x 23.25"H x 18"D  
QTY: 2  
NOTES: \$825.00 **\$1,650.00**

## LAMP (Side Table)

---



NAME: Suki Alabaster Table Lamp  
COLOUR/FINISH: Black/Alabaster  
BRAND: West Elm  
CODE: 2340220  
SUPPLIER: West Elm  
DIMENSIONS: 5"diam. x 6.2"h  
QTY: 2  
NOTES: \$194.00 **\$388.00**

## RUG

---



NAME: Judy Rug | Chris Loves Julia x Lolo  
COLOUR/FINISH: Natural / Spice  
BRAND: Light House  
SUPPLIER: Light House  
DIMENSIONS: 7'-9" x 9'-9"  
QTY: 1  
NOTES: **\$1,169.00**

## WALL MIRROR

---



NAME: Modern Streamline Floor Mirror  
COLOUR/FINISH: Dark Bronze  
BRAND: West Elm  
CODE: 6843542  
SUPPLIER: West Elm  
DIMENSIONS: 30"w x 1.25"d x 72"h  
QTY: 1  
NOTES: **\$869.00**



**ARTWORK 1**

---

NAME: Standing Stones III  
COLOUR/FINISH: Black + White  
BRAND: Kamala Nahas  
SUPPLIER: Minted  
DIMENSIONS: 18" x 24"  
QTY: 1  
NOTES: Canvas, Black Raw Wood Frame **\$599.00**



**ARTWORK 2**

---

NAME: Standing Stones II  
COLOUR/FINISH: Black + White  
BRAND: Kamala Nahas  
CODE: Minted  
SUPPLIER: 18" x 24"  
DIMENSIONS: 1  
QTY: Canvas, Black Raw Wood Frame **\$599.00**



**ARTWORK 3**

---

NAME: Standing Stones IV  
COLOUR/FINISH: Black + White  
BRAND: Kamala Nahas  
SUPPLIER: Minted  
DIMENSIONS: 18" x 24"  
QTY: 1  
NOTES: Canvas, Black Raw Wood Frame **\$599.00**



**ARTWORK 4**

---

NAME: Standing Stones I  
COLOUR/FINISH: Black + White  
BRAND: Kamala Nahas  
SUPPLIER: Minted  
DIMENSIONS: 18" x 24"  
QTY: 1  
NOTES: Canvas, Black Raw Wood Frame **\$599.00**

<b>Split King Total:</b>	<b>\$14,249.86</b>
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CLIENT: NORTHLAND PROPERTIES  
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 SCHEME: **BOREAL**  
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10 - FAMILY ROOM

**SOFA**



NAME: Modular 3-Piece Slipcovered Sectional Sofa with Chaise Lounge  
 COLOUR/FINISH: Burnt Sienna, Ghent Fabric  
 BRAND: Unwind Collection  
 CODE: 398706  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 147.83"W x 83.7"D x 26"H  
 QTY: 1  
 NOTES: **\$7,587.00**

**ACCENT CHAIRS**



NAME: Chalet Accent Chair  
 COLOUR/FINISH: Pewter, Cazador Faux Fur  
 BRAND: Crate & Barrel  
 CODE: 622867  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 29"W x 40.1"D x 31.4"H  
 QTY: 2  
 NOTES: **\$3,599**  
**\$7,198.00**

**COFFEE TABLES**

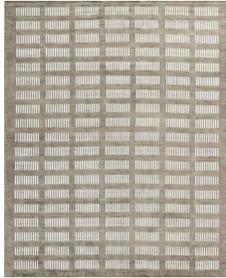


NAME: Zion Nesting Coffee Tables  
 COLOUR/FINISH: Merlot Marble  
 BRAND: Crate & Barrel  
 CODE: 289811  
 SUPPLIER: Crate & Barrel  
 DIMENSIONS: 48"W x 30"D x 15"H  
 QTY: 1  
 NOTES: **\$3,666.00**

**SIDE TABLE (Chair)**



NAME: Titus Round Blackened Cast Aluminum Side Table  
 COLOUR/FINISH: Blackened Bronze  
 BRAND: Caleb Zipperer  
 CODE: 444703  
 SUPPLIER: CB2  
 DIMENSIONS: 21"H x 20" dia.  
 QTY: 1  
 NOTES: **\$749.00**



**RUG**

---

NAME: Alize Handloomed Viscose Area Rug  
COLOUR/FINISH: Light Brown  
BRAND: Evan Jerry Of Studio Anansi  
CODE: 432592  
SUPPLIER: CB2  
DIMENSIONS: 12'x15'  
QTY: 1  
NOTES: \$4,699.00



**FLOOR LAMP**

---

NAME: Gibson Hanging Arc Floor Lamp  
COLOUR/FINISH: Black with White Shade  
BRAND: Crate & Barrel  
CODE: 273626  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 67.1"W x 15"D x 80.9"H  
QTY: 1  
NOTES: \$879.00



**THROW PILLOWS (Sofa)**

---

NAME: Brooklyn Stripe Pillow w/ Insert  
COLOUR/FINISH: Chocolate  
BRAND: Tonic Living  
SUPPLIER: Tonic Living  
DIMENSIONS: 22" x 22"  
QTY: 2  
NOTES: \$118.95 \$237.90



**THROW PILLOWS (Sofa)**

---

NAME: Dunrobin Stripe Pillow w/ Insert  
COLOUR/FINISH: Sable  
BRAND: Tonic Living  
SUPPLIER: Tonic Living  
DIMENSIONS: 22" x 22"  
QTY: 2  
NOTES: \$116.95 \$233.90



**THROW PILLOWS (Accent Chairs)**

---

NAME: Dario Lumbar Pillow w/ Insert  
COLOUR/FINISH: Carbon  
BRAND: Tonic Living  
SUPPLIER: Tonic Living  
DIMENSIONS: 14" x 20"  
QTY: 2  
NOTES: \$95.95 \$191.90

### THROW BLANKETS

---



NAME: Grid Woven Throw  
COLOUR/FINISH: Alabaster  
BRAND: West Elm  
CODE: 7548153  
SUPPLIER: West Elm  
DIMENSIONS: 50"w x 60"l.  
QTY: 2  
NOTES: \$118.50 \$237.00

### THROW BLANKETS

---



NAME: Alaina Alpaca Wool Reversible Throw Blanket  
COLOUR/FINISH: Grey  
BRAND: CB2  
CODE: 660395  
SUPPLIER: CB2  
DIMENSIONS: 50"x70"  
QTY: 2  
NOTES: \$369 \$738.00

### TABLE LAMP *(On Console)*

---



NAME: Chez Mini Table Lamp with Fabric Shade  
COLOUR/FINISH: Red Marble  
BRAND: Crate & Barrel  
CODE: 108261  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 13.5"H x 11"dia.  
QTY: 1  
NOTES: \$449.00

### CONSOLE TABLE

---



NAME: Ezri Carved Oak Wood Storage Media Console  
COLOUR/FINISH: Black  
BRAND: Crate & Barrel  
CODE: 638753  
SUPPLIER: Crate & Barrel  
DIMENSIONS: 82"W x 27"H x 18"D  
QTY: 1  
NOTES: \$4,159.00

### TRAY *(Coffee Table)*

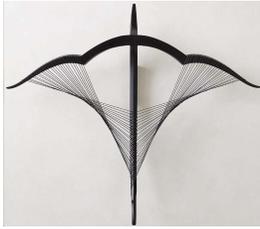
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NAME: Mondovi Ceramic Decorative Bowl  
COLOUR/FINISH: Black  
BRAND: CB2  
CODE: 684731  
SUPPLIER: CB2  
DIMENSIONS: 17.32"W x 6.69"H  
QTY: 1  
NOTES: \$399.00

**ARTWORK**

---



NAME: Norsebow Wall Décor  
COLOUR/FINISH: Black  
BRAND: CB2  
CODE: 454383  
SUPPLIER: CB2  
DIMENSIONS: 50"W x 7"D x 43.5"H  
QTY: 1  
NOTES:

**\$649.00**

**TV + BRACKET**

---



NAME: Samsung 75" Class - Q6F Series - 4K UHD QLED TV  
COLOUR/FINISH: Black  
BRAND: Samsung  
CODE: 5606075  
SUPPLIER: Costco  
DIMENSIONS: 65.7 in. x 11 in. x 39.6 in.  
QTY: 1  
NOTES: TV  
NOTES: Bracket

**\$1,098.00**

**\$149.99**

<b>Family Room Total:</b>	<b>\$33,320.69</b>
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11 - BALCONY + TERRACE

**LOUNGE CHAIRS** *(Terrace)*



NAME:	Granada Outdoor Lounge Chair	
COLOUR/FINISH:	Driftwood	
BRAND:	West Elm	
CODE:	2400432	
SUPPLIER:	West Elm	
DIMENSIONS:	26.6"w x 31.4"d x 31.2"h	
QTY:	6	
NOTES:	\$1,124.00	<b>\$6,744.00</b>

**THROW PILLOWS** *(Terrace)*



NAME:	Cabana Stripe Outdoor Pillow w/ Insert	
COLOUR/FINISH:	Salt	
BRAND:	Tonic Living	
SUPPLIER:	Tonic Living	
DIMENSIONS:	22" x 22"	
QTY:	3	
NOTES:	\$109.95	<b>\$329.85</b>

**THROW PILLOWS** *(Terrace)*



NAME:	Brooklyn Stripe Pillow w/ Insert	
COLOUR/FINISH:	Chocolate	
BRAND:	Tonic Living	
SUPPLIER:	Tonic Living	
DIMENSIONS:	22" x 22"	
QTY:	3	
NOTES:	\$118.95	<b>\$356.85</b>

**SIDE TABLES** *(Terrace)*

---



NAME: Bea Ceramic Indoor/Outdoor Side Table  
COLOUR/FINISH: Sandstone Glaze  
BRAND: West Elm  
CODE: 6374667  
SUPPLIER: West Elm  
DIMENSIONS: 13" diam. x 17.3"h  
QTY: 2  
NOTES: \$269.00 **\$538.00**

**COFFEE TABLE** *(Terrace)*

---



NAME: Patti Outdoor Rectangular Coffee Table  
COLOUR/FINISH: Aged Grey  
BRAND: West Elm  
CODE: 1869443  
SUPPLIER: West Elm  
DIMENSIONS: 53"w x 28.5"d x 19"h  
QTY: 1  
NOTES: **\$2,849.00**

**TOWEL HOOK** *(Terrace)*

---



NAME: Freestanding 4 - Hook Coat Rack  
COLOUR/FINISH: Black  
BRAND: Joss & Main  
CODE: C008214375  
SUPPLIER: Wayfair  
DIMENSIONS: 68.25" H X 16.5" W X 16.5" D  
QTY: 1  
NOTES: **\$289.99**

**STORAGE BIN** *(Terrace)*

---



NAME: Benson Outdoor Wicker Storage Bin  
COLOUR/FINISH: Dark Brown  
BRAND: Pottery Barn  
CODE: 6646559  
SUPPLIER: Pottery Barn  
DIMENSIONS: 25" w x 52" l x 25" h  
QTY: 1  
NOTES: **\$449.00**

**OUTDOOR DINING TABLE** *(Balcony)*

---



NAME: Portside Outdoor Extendable Dining Table  
COLOUR/FINISH: Driftwood  
BRAND: West Elm  
CODE: 172279  
SUPPLIER: West Elm  
DIMENSIONS: 76.5"-106"w x 35"d x 29"h  
QTY: 1  
NOTES: **\$2,399.00**

### OUTDOOR DINING CHAIRS *(Balcony)*

---



NAME: Granada Outdoor Dining Chair (Set of 2)  
COLOUR/FINISH: Driftwood  
BRAND: West Elm  
CODE: 8729792  
SUPPLIER: West Elm  
DIMENSIONS: 19"w x 25"d x 33"h  
QTY: 8 (4 sets of 2)  
NOTES: \$1,049.00 **\$4,196.00**

### OUTDOOR SOFA *(Balcony)*

---



NAME: Portside Outdoor Sofa  
COLOUR/FINISH: Driftwood, Slate  
BRAND: West Elm  
CODE: 5685415  
SUPPLIER: West Elm  
DIMENSIONS: 75"w x 37.3"d x 30"h  
QTY: 1  
NOTES: **\$2,549.00**

### OUTDOOR LOUNGE CHAIRS *(Balcony)*

---



NAME: Portside Outdoor Lounge Chair  
COLOUR/FINISH: Driftwood, Slate  
BRAND: West Elm  
CODE: 2404318  
SUPPLIER: West Elm  
DIMENSIONS: 37"w x 37.3"d x 30"h  
QTY: 2  
NOTES: \$1,349.00 **\$2,698.00**

### OUTDOOR COFFEE TABLE *(Balcony)*

---



NAME: Portside Outdoor Rectangle Coffee Table  
COLOUR/FINISH: Driftwood  
BRAND: West Elm  
CODE: 7358686  
SUPPLIER: West Elm  
DIMENSIONS: 50.5"w x 25"d x 18"h  
QTY: 1  
NOTES: **\$674.00**

### OUTDOOR FURNITURE COVERS *(Balcony)*

---

NAME: Waterproof Patio Furniture Covers For Outdoor Furniture  
COLOUR/FINISH: Black  
BRAND: Latitude Run  
CODE: C114923342  
SUPPLIER: Wayfair  
DIMENSIONS: 27" H X 86" W X 44" D  
QTY: 2  
NOTES: \$139.99 **\$279.98**

**THROW PILLOWS (Balcony)**

NAME: Cabana Stripe Outdoor Pillow w/ Insert  
 COLOUR/FINISH: Salt  
 BRAND: Tonic Living  
 SUPPLIER: Tonic Living  
 DIMENSIONS: 22" x 22"  
 QTY: 2  
 NOTES: \$109.95 **\$219.90**

**THROW PILLOWS (Balcony)**

NAME: Brooklyn Stripe Pillow w/ Insert  
 COLOUR/FINISH: Chocolate  
 BRAND: Tonic Living  
 SUPPLIER: Tonic Living  
 DIMENSIONS: 22" x 22"  
 QTY: 2  
 NOTES: \$118.95 **\$237.90**

**FAUX PLANT (Balcony)**

NAME: Faux Potted Herringbone Maranta Plant + Planter  
 COLOUR/FINISH: Green/Cream  
 BRAND: West Elm  
 CODE: 9330891  
 SUPPLIER: West Elm  
 DIMENSIONS: 16.25"w x 25.5"d x 10.25"h  
 QTY: 1  
 NOTES: **\$193.00**

**LANTERN CANDLES (Balcony)**

NAME: Ira Wire Lanterns  
 COLOUR/FINISH: Terracotta  
 BRAND: West Elm  
 CODE: 8533374  
 SUPPLIER: West Elm  
 DIMENSIONS: 13.25"diam. x 17.5"h  
 QTY: 1 Each Size  
 NOTES: Small **\$59.00**  
 NOTES: Medium **\$104.00**  
 NOTES: Large **\$149.00**

**LANTERN CANDLES (Balcony)**

NAME: Indoor/Outdoor Flat Top Basic Candle  
 COLOUR/FINISH: Ivory  
 BRAND: West Elm  
 CODE: 5594052  
 SUPPLIER: West Elm  
 DIMENSIONS: 4.5"D x 9"H (small), 6"D x 12"H (Large)  
 QTY: 2 Small, 1 Large  
 NOTES: Small **\$114.00**  
 NOTES: Large **\$80.00**

<b>Balcony + Terrace Total:</b>	<b>\$25,509.47</b>
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12 - BATHROOMS

**ARTWORK 1**



NAME: Hazed Florals 1  
 COLOUR/FINISH: Dusty Burgundy  
 BRAND: Baumbirdy  
 SUPPLIER: Minted  
 DIMENSIONS: 18" x 24"  
 QTY: 1  
 NOTES: Walnut Finish Canvas Frame \$599.00

**ARTWORK 2**



NAME: Morning Snow  
 COLOUR/FINISH: Coffee  
 BRAND: Zhihua Tu  
 SUPPLIER: Minted  
 DIMENSIONS: 24" x 18"  
 QTY: 1  
 NOTES: Walnut Finish Canvas Frame \$599.00

**ARTWORK 3**



NAME: A Silent Stroll  
 COLOUR/FINISH: Rust  
 BRAND: Sarah Fitzgerald  
 SUPPLIER: Minted  
 DIMENSIONS: 18" x 24"  
 QTY: 1  
 NOTES: Walnut Finish Canvas Frame \$599.00



**ARTWORK 4**

---

NAME: Misty Daybreak  
COLOUR/FINISH: Burnt Umber  
BRAND: Amanda Phelps  
SUPPLIER: Minted  
DIMENSIONS: 24" x 24"  
QTY: 1  
NOTES: Walnut Finish Canvas Frame **\$639.00**

**TRAY (Option 1)**

---



NAME: Thayne Marble Catchall  
COLOUR/FINISH: Brown  
BRAND: CB2  
CODE: 431547  
SUPPLIER: CB2  
DIMENSIONS: 14"W x 2"H  
QTY: 1  
NOTES: **\$399.00**

**TRAY (Option 2)**

---



NAME: Nexus Marble Vanity Tray  
COLOUR/FINISH: Black  
BRAND: CB2  
CODE: 330514  
SUPPLIER: CB2  
DIMENSIONS: 6"W x 12"D x 0.75"H  
QTY: 1  
NOTES: **\$69.95**

**12 - POWDER BATH**

---

**VASE (Vanity)**

---



NAME: Forma Handcrafted Terracotta Vase  
COLOUR/FINISH: Brown  
BRAND: CB2  
CODE: 386479  
SUPPLIER: CB2  
DIMENSIONS: 10"W x 13"D x 13.78"H  
QTY: 1  
NOTES: **\$179.00**

**BOWL (Vanity)**

---



NAME: Mayon Ceramic Decorative Bowl with Reactive Glaze  
COLOUR/FINISH: Warm Caramel and Orange  
BRAND: CB2  
CODE: 641571  
SUPPLIER: CB2  
DIMENSIONS: 4.72"H x 16.93"dia.  
QTY: 1  
NOTES: **\$179.00**



**BASKET** (*Floating Shelf*)

---

NAME: Woven Seagrass Baskets  
COLOUR/FINISH: Black  
BRAND: West Elm  
CODE: 8255185  
SUPPLIER: West Elm  
DIMENSIONS: Small Handle Basket - 14.5"W x 8.5"H  
QTY: 2  
NOTES: \$68.00 \$136.00

<b>Bathrooms Total:</b>	<b>\$3,867.90</b>
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