

SCHEME: AURORA
June 2026 Update

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



MOUNTAIN ROAD ESTATES - SELECTIONS PACKAGE

DATE: 2026-05-27

Mountain Road Estates

\$199,063.72 Furniture + Décor - estimated retail sub-total (before tax)

\$9,953.19 Shipping + Delivery (5% of subtotal)

\$13,934.46 Designer Site Setup + Staging (7% of subtotal)

\$3,981.27 Carpentry Install (2% of subtotal)

\$23,887.65 PST + GST

\$250,820.29 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: AURORA
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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.

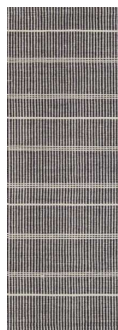
1 - FOYER/MUDROOM

ARTWORK *(Entry)*



NAME: Basalt
 COLOUR/FINISH: Steel Grey
 BRAND: Alicia Abla
 SUPPLIER: Minted
 DIMENSIONS: 30" x 40"
 QTY: 1
 NOTES: Canvas w/ Natural raw wood frame **\$629.00**

RUG

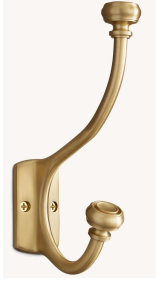


NAME: Samson Black Indoor/Outdoor Rug
 COLOUR/FINISH: Black
 BRAND: Light House
 SUPPLIER: Light House
 DIMENSIONS: 2'6" x 8'
 QTY: 1
 NOTES: Rug **\$364.99**
 NOTES: Rug Pad **\$59.00**

BENCH



NAME: Terra Solid Wood Dining Bench
 COLOUR/FINISH: Natural White Oak
 BRAND: Crate & Barrel
 CODE: 255067
 SUPPLIER: Crate & Barrel
 DIMENSIONS: 51"W x 18.5"H x 15"D
 QTY: 2
 NOTES: **\$1,439.00** **\$2,878.00**



HOOKS

NAME:	Gilmore Hook	
COLOUR/FINISH:	Brass	
BRAND:	RH	
CODE:	24150041 LBB	
SUPPLIER:	RH	
DIMENSIONS:	1½"W x 4½"D x 7"H	
QTY:	14	
NOTES:	\$65.00	\$910.00



STORAGE UNIT

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)



NAME:	Woven Seagrass Baskets	
COLOUR/FINISH:	Natural	
BRAND:	West Elm	
CODE:	9758136	
SUPPLIER:	West Elm	
DIMENSIONS:	Medium Handle Basket - 16"W x 10.5"H	
QTY:	4	
NOTES:	\$87.00	\$348.00



BOOT DRYER

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

Foyer-Mudroom Total:	\$10,082.99
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2 - KITCHEN

COUNTER STOOLS



NAME: Ezra Counter Stool
 COLOUR/FINISH: Sesame, Ludlow Leather/Blonde Finish
 BRAND: West Elm
 CODE: 2704103
 SUPPLIER: West Elm
 DIMENSIONS: 20"w x 19.2"d x 34"h (Counter)
 QTY: 4
 NOTES: \$749 **\$2,996.00**

CUTTING BOARD (Shelves)



NAME: Cutting Boards
 COLOUR/FINISH: Maple
 BRAND: Crate & Barrel
 CODE: 316031, 316055, 316077
 SUPPLIER: Crate & Barrel
 DIMENSIONS: 18"x12", 20"x15", 24"x15"
 QTY: 3 (1 each)
 NOTES: Small **\$129.95**
 NOTES: Medium **\$168.95**
 NOTES: Large **\$205.95**

SALT + PEPPER (Shelves)



NAME: Calistoga Salt + Pepper Mills
 COLOUR/FINISH: Mango Wood
 BRAND: Gaby Dalkin
 CODE: 233631, 223643
 SUPPLIER: Crate & Barrel
 DIMENSIONS: 8.75"H x 2.35"dia
 QTY: 2
 NOTES: \$59.95 **\$119.90**

**SALT (Shelves)**

NAME: Marble Salt Cellar
COLOUR/FINISH: Beige Marble
BRAND: Tuscan Kitchen Marble
CODE: 316421
SUPPLIER: Crate & Barrel
DIMENSIONS: 3.5"H x 3.35"dia.
QTY: 1
NOTES:

\$39.95**MORTAR + PESTLE (Shelves)**



NAME: Marble Mortar and Pestle
COLOUR/FINISH: Beige Marble
BRAND: Tuscan Kitchen Marble
CODE: 316503
SUPPLIER: Crate & Barrel
DIMENSIONS: 4.25"H x 5.75"dia
QTY: 1
NOTES:

\$79.95**SERVING BOWL (Shelves)**



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)**



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)**



NAME: Chechen Wood Design Cake Stand
COLOUR/FINISH: Rosa Morada Wood
BRAND: West Elm
CODE: 7545142
SUPPLIER: West Elm
DIMENSIONS: 13.75"diam. x 6"h.
QTY: 1
NOTES:

\$389.00

FAUX PLANT *(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

FAUX PLANT *(Shelves)*



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)*



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)*



NAME: Flora White Porcelain Vases
COLOUR/FINISH: White
BRAND: CB2
CODE: 258518
SUPPLIER: CB2
DIMENSIONS: 5.85"H x 5.85"dia
QTY: Set of 2
NOTES:

\$159.00

GREENERY *(Kitchen Vases)*



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)



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

BOOK STAND (Shelves)



NAME: Book Display Stand
COLOUR/FINISH: Brass
BRAND: CB2
CODE: 148495
SUPPLIER: CB2
DIMENSIONS: 6.5"W x 6.5"D x 10.5"H
QTY: 1
NOTES:

\$169.00

BOOK CLIPS (Shelves)

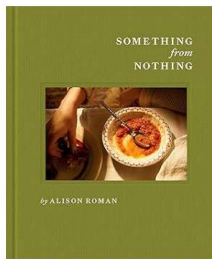


NAME: Book Clips
COLOUR/FINISH: Brass
BRAND: Anattasoul
SUPPLIER: Amazon
DIMENSIONS: 1.8" x 1.6"
QTY: 1 each
NOTES: Forest Bear
NOTES: Mountain Forest + Moon Phase

\$17.99

\$16.99

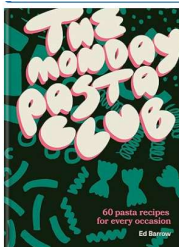
COOKBOOK (Shelves)



NAME: Something from Nothing: A Cookbook
COLOUR/FINISH: Hardcover: 320 Pages
WRITTEN BY: Alison Roman
SUPPLIER: Amazon
DIMENSIONS: 21.11 x 3 x 26.19 cm
QTY: 1
NOTES:

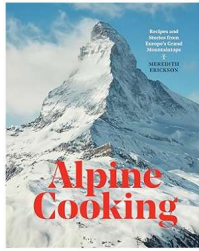
\$40.99

COOKBOOK (Shelves)



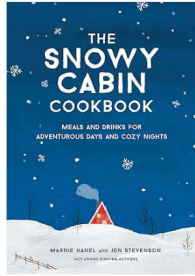
NAME: The Monday Pasta Club: 60 pasta recipes for every occasion
COLOUR/FINISH: Hardcover: 176 Pages
WRITTEN BY: Ed Barrow
SUPPLIER: Amazon
DIMENSIONS: 16.26 x 2.29 x 22.1 cm
QTY: 1
NOTES:

\$33.99



COOKBOOK *(Shelves)*

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)*

NAME: The Snowy Cabin Cookbook
COLOUR/FINISH: Hardcover: 224 Pages
WRITTEN BY: Marnie Hanel + Jen Stevenson
SUPPLIER: Amazon
DIMENSIONS: 16.83 x 2.06 x 24.13 cm
QTY: 1
NOTES: \$24.99

Kitchen Total:	\$5,479.34
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3 - DINING ROOM

DINING TABLE



NAME: Miles Extendable Dining Table
 COLOUR/FINISH: Blonde
 BRAND: West Elm
 CODE: 2915420
 SUPPLIER: West Elm
 DIMENSIONS: 80"-100"w x 43"d x 29.5"h
 QTY: 1
 NOTES: \$2,249.00

DINING CHAIRS (Standard)



NAME: Eindhoven Leather Dining Chair
 COLOUR/FINISH: Sesame, Ludlow Leather/Blonde Finish
 BRAND: West Elm
 CODE: 5344261
 SUPPLIER: West Elm
 DIMENSIONS: 19"w x 21.6"d x 31.5"h
 QTY: 8
 NOTES: \$674 \$5,392.00

DINING CHAIRS (Ends)



NAME: Adler Dining Chair
 COLOUR/FINISH: Dark Olive, Performance Velvet
 BRAND: West Elm
 CODE: 9386804
 SUPPLIER: West Elm
 DIMENSIONS: 24"w x 24"d x 31"h
 QTY: 2
 NOTES: \$599 \$1,198.00

FAUX PLANT



NAME: Faux Ficus Tree 6' + Metal Planter
 COLOUR/FINISH: Green/Brass
 BRAND: CB2
 CODE: 356256,
 SUPPLIER: CB2
 DIMENSIONS: 73"H x 44"W x 44"D
 QTY: 1
 NOTES: Plant \$559.00
 NOTES: Large Pot \$579.00



BAR ACCESSORY 1

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

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

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:

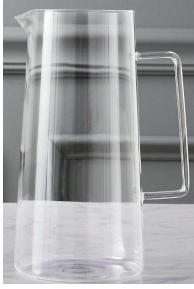
\$149.95



BAR ACCESSORY 5

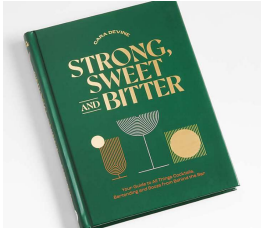
NAME: Hip Wine Decanter
COLOUR/FINISH: Clear Glass
BRAND: Hip Drinkware
CODE: 440105
SUPPLIER: Crate & Barrel
DIMENSIONS: 9.88"H x 7.5" dia.
QTY: 1
NOTES:

\$47.95

**BAR ACCESSORY 6**

NAME: Trap Pitcher
 COLOUR/FINISH: Clear Glass
 BRAND: CB2
 CODE: 356868
 SUPPLIER: CB2
 DIMENSIONS: 8.75"H x 4.5" dia.
 QTY: 1
 NOTES:

\$36.95**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)**



NAME: Marble Pastry Slab
 COLOUR/FINISH: White/Gray
 BRAND: French Kitchen Marble Serveware
 CODE: 285048
 SUPPLIER: Crate & Barrel
 DIMENSIONS: 24"W x 16"D x 1"H
 QTY: 1
 NOTES:

\$114.95

Dining Room Total:	\$10,597.64
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4 - LIVING ROOM

SOFA



NAME: Haven 3-Piece L-Shaped Wedge Sectional
COLOUR/FINISH: Sand, Performance Yarn Dyed Linen Weave
BRAND: West Elm
CODE: 7904281
SUPPLIER: West Elm
DIMENSIONS: 126"w x 128"d x 33"h
QTY: 1
NOTES: \$8,096.00

ACCENT CHAIR



NAME: Henning Leather Accent Chair
COLOUR/FINISH: Chester Leather in Sandstone
BRAND: Crate & Barrel
CODE: 409185
SUPPLIER: Crate & Barrel
DIMENSIONS: 26"W x 36.25"D x 16.75"h
QTY: 1
NOTES: \$3,999.00

COFFEE TABLE



NAME: Vernon Rectangular Coffee Table with Shelf
COLOUR/FINISH: Natural Pine Wood
BRAND: Crate & Barrel
CODE: 442866
SUPPLIER: Crate & Barrel
DIMENSIONS: 68"W x 34"D x 16"H
QTY: 1
NOTES: \$2,299.00

SIDE TABLE (Chair)



NAME: Cruz Rectangular C Table
COLOUR/FINISH: Burnished Brass Steel
BRAND: Crate & Barrel
CODE: 3386363
SUPPLIER: Crate & Barrel
DIMENSIONS: 24"H x 10"W x 16"D
QTY: 1
NOTES: \$549.00

**RUG**

NAME: Aubrey Rug | Angela Rose x Loloi
 COLOUR/FINISH: Sage / Bark
 BRAND: Light House
 SUPPLIER: Light House
 DIMENSIONS: 10'x14'
 QTY: 1
 NOTES:

\$1,449.00**FLOOR LAMP**

NAME: Siena Floor Lamp
 COLOUR/FINISH: Champagne Bronze/Antique White
 BRAND: West Elm
 CODE: 1635210
 SUPPLIER: West Elm
 DIMENSIONS: 16"w x 28"d x 60"h
 QTY: 1
 NOTES:

\$749.00**THROW PILLOWS (Sofa)**

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

\$231.90**THROW PILLOWS (Sofa + Accent Chair)**

NAME: Atlas Pillow w/ Insert
 COLOUR/FINISH: Salt + Pepper
 BRAND: Tonic Living
 SUPPLIER: Tonic Living
 DIMENSIONS: 22" x 22"
 QTY: 3
 NOTES: \$130.95

\$392.85**THROW PILLOWS (Sofa)**

NAME: Stockton Stripe Pillow w/ Insert
 COLOUR/FINISH: Graphite
 BRAND: Tonic Living
 SUPPLIER: Tonic Living
 DIMENSIONS: 22" x 22"
 QTY: 2
 NOTES: \$163.95

\$327.90

**THROW BLANKETS**

NAME: Reversible Chenille Throw
 COLOUR/FINISH: Tarragon
 BRAND: West Elm
 CODE: 9821979
 SUPPLIER: West Elm
 DIMENSIONS: 50"w x 60"l.
 QTY: 2
 NOTES: \$104 \$208.00

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

CONSOLE TABLES



NAME: Calla Solid Wood Console
 COLOUR/FINISH: Blonde
 BRAND: West Elm
 CODE: 8597267
 SUPPLIER: West Elm
 DIMENSIONS: 48"w x 15"d x 30"h
 QTY: 2
 NOTES: \$1,049.00 \$2,098.00

FIREPLACE ACCESSORY



NAME: Chord Log Holder
 COLOUR/FINISH: Antique Brass
 BRAND: CB2
 CODE: 612892
 SUPPLIER: CB2
 DIMENSIONS: 17.5"H x 18.2"W x 17.5"D
 QTY: 1
 NOTES: \$219.00

**FIREPLACE ACCESSORY**

NAME: 4-Piece Bend Gold Standing Fireplace Tool Set
 COLOUR/FINISH: Gold
 BRAND: CB2
 CODE: 370679
 SUPPLIER: CB2
 DIMENSIONS: 29.75"H x 10.5"W x 5"D
 QTY: 1
 NOTES: \$339.00

TRAY *(Coffee Table)*



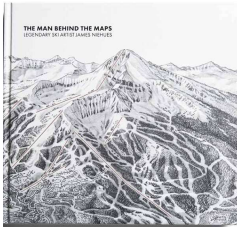
NAME: Metal Tray
COLOUR/FINISH: Antique Brass
BRAND: Pierce & Ward
CODE: 5156424
SUPPLIER: West Elm
DIMENSIONS: 7.5"sq. x 3.25"h.
QTY: 1
NOTES: \$194.00

TABLE LAMP *(Console)*



NAME: Marnie Metal Table Lamp
COLOUR/FINISH: Burnished Brass
BRAND: West Elm
CODE: 5171758
SUPPLIER: West Elm
DIMENSIONS: 13.5"sq. x 18.5"h.
QTY: 1
NOTES: \$344.00

BOOK *(Console)*



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)*



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)*



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)

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)



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)



NAME: Woven Seagrass Baskets
COLOUR/FINISH: Natural
BRAND: West Elm
CODE: 3279976
SUPPLIER: West Elm
DIMENSIONS: Large Handle Basket - 19"W x 15"H
QTY: 4
NOTES: \$113.00

\$452.00

FRAME TV



NAME: 75" Frame 4K TV
COLOUR/FINISH: Black
BRAND: Samsung
CODE: QN75LS03FWFXZC
SUPPLIER: Costco
DIMENSIONS: 66.40 in. x 1.10 in. x 38.00 in.
QTY: 1
NOTES:

\$2,998.00

Living Room Total:	\$26,053.64
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DATE: 2026-05-27

5 - PRIMARY/WIC/ENSUITE

BED



NAME: Capri Slipcovered King Bed
COLOUR/FINISH: Wheat
BRAND: Crate & Barrel
CODE: 408108
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: Valentina Velvet Bolster Pillow w/ Insert
COLOUR/FINISH: Truffle
BRAND: Tonic Living
SUPPLIER: Tonic Living
DIMENSIONS: 16" x 42"
QTY: 1
NOTES: **\$192.95**

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



NAME: Two-Tone Cotton Linen Blanket
COLOUR/FINISH: Dark Olive
BRAND: West Elm
CODE: 6695397
SUPPLIER: West Elm
DIMENSIONS: 92"l x 108"w. (King)
QTY: 1
NOTES: \$269.00

NIGHTSTANDS



NAME: Baja Wood Nightstand
COLOUR/FINISH: White Oak
BRAND: Crate & Barrel
CODE: 340124
SUPPLIER: Crate & Barrel
DIMENSIONS: 30"W x 22"H x 18"D
QTY: 2
NOTES: \$849.00 \$1,698.00

TRAY (On Nightstand)



NAME: Movement Ceramic Catchall Tray
COLOUR/FINISH: Bone
BRAND: SIN
CODE: 5905972
SUPPLIER: West Elm
DIMENSIONS: 7.5"w x 7"d x 3"h.
QTY: 1
NOTES: \$135.00

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: Juniper, Performance Distressed Velvet/Blonde Finish
BRAND: West Elm
CODE: 6734741
SUPPLIER: West Elm
DIMENSIONS: 76"w x 18"d x 19"h (King)
QTY: 1
NOTES: \$2,024.00

TRAYS *(On Bench)*



NAME: Rectangular Woven Linen Tray
COLOUR/FINISH: Whitewash
BRAND: West Elm
CODE: 2585469
SUPPLIER: West Elm
DIMENSIONS: 22"w x 16"d x 2.25"h.
QTY: 2
NOTES: \$128 \$256.00

TABLE LAMPS *(On Nightstands)*



NAME: Wickham Table Lamp
COLOUR/FINISH: Antique Brass
BRAND: West Elm
CODE: 3077772
SUPPLIER: West Elm
DIMENSIONS: 15.75"diam. x 14"h
QTY: 2
NOTES: \$269.00 \$538.00

RUG



NAME: Sinclair Rug
COLOUR/FINISH: Pebble/Taupe
BRAND: Magnolia Home by Joanna Gaines x Loloi
SUPPLIER: Light House
DIMENSIONS: 8'-6" x 11'-6"
QTY: 1
NOTES: \$1,139.00

DESK



NAME: Crescent Console Table
COLOUR/FINISH: Travertine
BRAND: CB2
CODE: 400862
SUPPLIER: CB2
DIMENSIONS: 31"H x 51"W x 12"D
QTY: 1
NOTES: \$2,249.00

CHAIR *(At Desk)*



NAME: Azalea Velvet Dining Chair
COLOUR/FINISH: Mink, Wells Velvet
BRAND: CB2
CODE: 479653
SUPPLIER: CB2
DIMENSIONS: 31"H x 24.75"W x 22.5"D
QTY: 1
NOTES: \$729.00

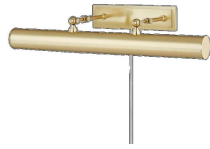


ARTWORK *(Above Desk)*

NAME: "Ondula" Framed Wall Art
COLOUR/FINISH: Assorted
BRAND: CB2
CODE: 670991
SUPPLIER: CB2
DIMENSIONS: 48" x 64"
QTY: 1
NOTES:

\$599.00

PLUG-IN SCONCE *(Above Artwork)*



NAME: Holly Plug-In Picture Light
COLOUR/FINISH: Aged Brass
BRAND: Mitzi
CODE: HL263203-AGB
SUPPLIER: Robinson Lighting
DIMENSIONS: 4.75"H x 24.25"W
QTY: 1
NOTES:

\$480.00

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: Stuart Sling Chair, Set of 2
COLOUR/FINISH: Chenille Crossweave in sand, leather + stainless steel
BRAND: West Elm
CODE: 6800150
SUPPLIER: West Elm
DIMENSIONS: 27.75"w x 31.75"d x 34"h
QTY: 1 set of 2
NOTES:

\$2,997.00

ACCENT TABLE *(Chairs)*



NAME: Jaxx Round Green Marble Side Table Tall
COLOUR/FINISH: Green
BRAND: CB2
CODE: 265080
SUPPLIER: CB2
DIMENSIONS: 16"diam x 17.5"H
QTY: 1
NOTES:

\$1,129.00

THROW PILLOW *(On Chair)*



NAME: Addison Plaid Lumbar Pillow w/ Insert
COLOUR/FINISH: Moss
BRAND: Tonic Living
SUPPLIER: Tonic Living
DIMENSIONS: 14" x 20"
QTY: 2
NOTES: \$96.50

\$193.00

FRAME TV



NAME: 55" Frame 4K TV
COLOUR/FINISH: Black
BRAND: Samsung
CODE: QN55LS03FAFXZC
SUPPLIER: Costco
DIMENSIONS: 48.70 in. x 1.00 in. x 27.90 in
QTY: 1
NOTES:

\$1,998.00

PRIMARY WIC

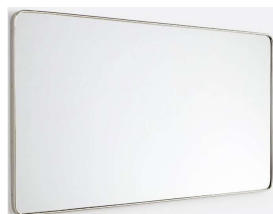


MIRROR *(Full Length)*

NAME: Edge Arch Rectangle Floor Mirror
COLOUR/FINISH: Silver
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: Polished Nickel
BRAND: Rejuvenation Home
CODE: 4103582
SUPPLIER: Rejuvenation Home
DIMENSIONS: 66" x 36"
QTY: 1
NOTES:

\$1,799.00



TABLE LAMP

NAME: Travertine Table Lamp
 COLOUR/FINISH: Natural/White
 BRAND: Colin King
 CODE: 328392
 SUPPLIER: West Elm
 DIMENSIONS: 14"diam. x 20.3"h
 QTY: 1
 NOTES:

\$449.00

OTTOMAN



NAME: Viv Swivel Ottoman
 COLOUR/FINISH: Juniper, Performance Distressed Velvet
 BRAND: West Elm
 CODE: 1378888
 SUPPLIER: West Elm
 DIMENSIONS: 20"diam. x 18.5"h
 QTY: 1
 NOTES:

\$524.00

LAUNDRY BASKET



NAME: Sedona Hamper with Laundry Bag Liner
 COLOUR/FINISH: White
 BRAND: Crate & Barrel
 CODE: 368029
 SUPPLIER: Crate & Barrel
 DIMENSIONS: 24"H x 17"dia
 QTY: 1
 NOTES: Hamper with Liner

\$284.95

TRAY



NAME: Foundations Marble Tray
 COLOUR/FINISH: White
 BRAND: West Elm
 CODE: 7631723
 SUPPLIER: West Elm
 DIMENSIONS: 16"w x 8"d x 0.6"h (Large Tray)
 QTY: 1
 NOTES:

\$90.00

CANDLE



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

\$68.00

PRIMARY ENSUITE



RUNNER + RUG PAD

NAME: Willa Multa Rug
COLOUR/FINISH: Sage
BRAND: Light House
SUPPLIER: Light House
DIMENSIONS: 2'-7" x 10' / 2'x8'
QTY: 1
NOTES: Rug \$489.00
NOTES: Rug Pad \$59.00

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

TUB TRAY



NAME: Adela Bath Caddy
COLOUR/FINISH: Teak
BRAND: Rejuvenation
CODE: 3432870
SUPPLIER: Rejuvenation
DIMENSIONS: 35" x 1"H
QTY: 1
NOTES: \$160.00

VASE (Vanity)



NAME: Cadeau Small White Stoneware Flower Vase
COLOUR/FINISH: White
BRAND: Crate & Barrel
CODE: 619661
SUPPLIER: Crate & Barrel
DIMENSIONS: 5.38"H x 4.75"W x 4.75"D
QTY: 1
NOTES: \$39.95

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: Sedona Large White Tote
COLOUR/FINISH: White
BRAND: Crate & Barrel
CODE: 434555
SUPPLIER: Crate & Barrel
DIMENSIONS: 9.25"H x 17"W x 12.5"D (Large)
QTY: 2
NOTES:

\$195.90

TRAY



NAME: Reve Round Fluted Marble Bowl
COLOUR/FINISH: White
BRAND: CB2
CODE: 622318
SUPPLIER: CB2
DIMENSIONS: 3"H x 12"dia.
QTY: 1
NOTES:

\$449.00

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

Primary/WIC/Ensuite Total:

\$28,013.64



CLIENT: NORTHLAND PROPERTIES
PROJECT: MOUNTAIN ROAD ESTATES - FURNITURE PACKAGE
SCHEME: **AURORA**
DATE: 2026-05-27

6 - BEDROOM 2

BED



NAME: Linwood Bed
COLOUR/FINISH: Blonde
BRAND: West Elm
CODE: 2659853
SUPPLIER: West Elm
DIMENSIONS: 81.8"w x 84"d x 39"h (King)
QTY: 1
NOTES: **\$1,949.00**

MATTRESS



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

THROW PILLOW



NAME: Conway Stripe Bolster Pillow w/ Insert
COLOUR/FINISH: Sage
BRAND: Tonic Living
SUPPLIER: Tonic Living
DIMENSIONS: 16" x 42"
QTY: 1
NOTES: **\$166.95**

BEDSPREAD



NAME: European Flax Linen Blanket
COLOUR/FINISH: Natural Flax
BRAND: West Elm
CODE: 8591681
SUPPLIER: West Elm
DIMENSIONS: 92"l x 108"w (King)
QTY: 1
NOTES: **\$374.00**

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: Linwood Nightstand
COLOUR/FINISH: Blonde
BRAND: West Elm
CODE: 1552089
SUPPLIER: West Elm
DIMENSIONS: 18"w x 15"d x 20"h
QTY: 2
NOTES: \$449.00 \$898.00

BENCH



NAME: Bacall Curved Storage Bench
COLOUR/FINISH: Tarragon, Performance Distressed Velvet
BRAND: West Elm
CODE: 3871526
SUPPLIER: West Elm
DIMENSIONS: 60.5"w x 22.5"d x 21.5"h
QTY: 1
NOTES: \$1,349.00

ART



NAME: Handmade Ceramic Wall Art
COLOUR/FINISH: Ceramic
BRAND: Creepy Loopy
SUPPLIER: Etsy
DIMENSIONS: Small 3", Med 4.7", big 5.9"
QTY: 12
NOTES: \$923.77

BASKETS (*Nightstands*)



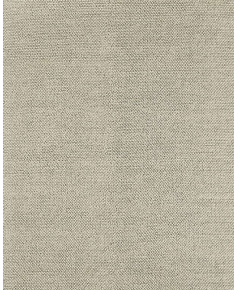
NAME: Sedona Low Open Tote
COLOUR/FINISH: White
BRAND: Crate & Barrel
CODE: 233454
SUPPLIER: Crate & Barrel
DIMENSIONS: 4.5"H x 13"W x 10"D
QTY: 2
NOTES: \$62.95 \$125.90

TABLE LAMPS



NAME: Perry Table Lamp
COLOUR/FINISH: White, Toronto Marble
BRAND: West Elm
CODE: 144445
SUPPLIER: West Elm
DIMENSIONS: 11.25"diam. x 15.5"h
QTY: 2
NOTES: \$374.00 \$748.00

RUG



NAME: Orly Wool Blend Handwoven Area Rug
COLOUR/FINISH: Light Tan
BRAND: Crate & Barrel
CODE: 194617
SUPPLIER: Crate & Barrel
DIMENSIONS: 8'x10'
QTY: 1
NOTES: \$2,599.00

WALL MIRROR



NAME: Modern Streamline Floor Mirror
COLOUR/FINISH: Brushed Nickel
BRAND: West Elm
CODE: 2797790
SUPPLIER: West Elm
DIMENSIONS: 30"w x 1.25"d x 72"h
QTY: 1
NOTES: \$869.00

TRAY (On Nightstand)



NAME: Prairie Recycled Stoneware Rectangular Platter
COLOUR/FINISH: Mossy Green
BRAND: Prairie Dinnerware Collection
CODE: 619212
SUPPLIER: Crate & Barrel
DIMENSIONS: 7.99"W x 14.96"D x 1.5"H
QTY: 1
NOTES: \$54.95

Bedroom 2 Total:	\$11,291.56
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CLIENT: NORTHLAND PROPERTIES
 PROJECT: MOUNTAIN ROAD ESTATES - FURNITURE PACKAGE
 SCHEME: AURORA
 DATE: 2026-05-27

7 - BEDROOM 3

BED



NAME: Andes Bed - Metal Legs
 COLOUR/FINISH: Juniper, Performance Distressed Velvet/Champagne Bronze
 BRAND: West Elm
 CODE: 9314419
 SUPPLIER: West Elm
 DIMENSIONS: 82"w x 87"d x 58"h (King)
 QTY: 1
 NOTES: Non-Tufted, Tall Headboard \$2,699.00

MATTRESS



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

THROW PILLOWS



NAME: Finn Stripe Pillow w/ Insert
 COLOUR/FINISH: Natural
 BRAND: Tonic Living
 SUPPLIER: Tonic Living
 DIMENSIONS: 22" x 22"
 QTY: 3
 NOTES: \$121.95 \$365.85

BEDSPREAD



NAME: European Flax Linen Cotton Pick Stitch Quilt
 COLOUR/FINISH: White
 BRAND: West Elm
 CODE: 3962753
 SUPPLIER: West Elm
 DIMENSIONS: 92"l x 108"w.(King)
 QTY: 1
 NOTES: \$344.00

NIGHTSTANDS



NAME: Linwood Nightstand
 COLOUR/FINISH: Blonde
 BRAND: West Elm
 CODE: 1552089
 SUPPLIER: West Elm
 DIMENSIONS: 18"w x 15"d x 20"h
 QTY: 2
 NOTES: \$449.00 \$898.00

TRAY (Nightstand)



NAME: Foundations Marble Vanity Tray
 COLOUR/FINISH: Green
 BRAND: West Elm
 CODE: 2364556
 SUPPLIER: West Elm
 DIMENSIONS: 12"w x 6"d x 0.75"h
 QTY: 1
 NOTES: \$63.00

SCONCES (Plug-In)



NAME: Demi Plug-In Sconce
 COLOUR/FINISH: Aged Brass
 BRAND: Mitzi
 CODE: HL476101-AGB
 SUPPLIER: Robinson Lighting
 DIMENSIONS: 20.25"H x 7.75"W
 QTY: 2
 NOTES: \$280.00 \$560.00

RUG



NAME: Tawney Hand-Knotted Rug
 COLOUR/FINISH: Tawney
 BRAND: Rejuvenation
 CODE: 2114019
 SUPPLIER: Rejuvenation
 DIMENSIONS: 8'x10'
 QTY: 1
 NOTES: \$2,099.00

WALL MIRROR



NAME: Modern Streamline Floor Mirror
 COLOUR/FINISH: Brushed Nickel
 BRAND: West Elm
 CODE: 2797790
 SUPPLIER: West Elm
 DIMENSIONS: 30"w x 1.25"d x 72"h
 QTY: 1
 NOTES: \$869.00

CHAIR



NAME: Penn Chair
COLOUR/FINISH: Performance Distressed Velvet, Dune
BRAND: West Elm
CODE: 2050687
SUPPLIER: West Elm
DIMENSIONS: 31.5"w x 29.5"d x 30.75"h
QTY: 1
NOTES:

\$749.00

THROW BLANKET *(Chair)*



NAME: Livable Luxe Melange Alpaca Fringe Throw Blanket
COLOUR/FINISH: Green
BRAND: Brigette Romanek
CODE: 472828
SUPPLIER: Crate & Barrel
DIMENSIONS: 70" x 55"
QTY: 1
NOTES:

\$499.00

THROW PILLOW *(Chair)*



NAME: Valentina Velvet Lumbar Pillow w/ Insert
COLOUR/FINISH: Toffee
BRAND: Tonic Living
SUPPLIER: Tonic Living
DIMENSIONS: 12" x 24"
QTY: 1
NOTES:

\$84.95

SIDE TABLE *(Chair)*



NAME: Cruz Rectangular C Table
COLOUR/FINISH: Burnished Brass Steel
BRAND: Crate & Barrel
CODE: 3386363
SUPPLIER: Crate & Barrel
DIMENSIONS: 24"H x 10"W x 16"D
QTY: 1
NOTES:

\$549.00

LAMP (*Side Table*)



NAME: Ribbed Glass Table Lamp
COLOUR/FINISH: Champagne
BRAND: West Elm
CODE: 7473767
SUPPLIER: West Elm
DIMENSIONS: 7.75"diam. x 9"h
QTY: 1
NOTES: \$149.00

BASKETS (*Nightstands*)



NAME: Sedona Low Open Tote
COLOUR/FINISH: White
BRAND: Crate & Barrel
CODE: 233454
SUPPLIER: Crate & Barrel
DIMENSIONS: 4.5"H x 13"W x 10"D
QTY: 2
NOTES: \$62.95 \$125.90

Bedroom 3 Total:	\$11,154.69
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CLIENT: NORTHLAND PROPERTIES
 PROJECT: MOUNTAIN ROAD ESTATES - FURNITURE PACKAGE
 SCHEME: AURORA
 DATE: 2026-05-27

8 - BUNKROOM

BUNK BED



NAME: Custom Queen Over Queen Bunk
 COLOUR/FINISH: White Oak (to match custom millwork throughout)
 BRAND: Custom
 SUPPLIER: TBD
 DIMENSIONS: Approx. 84"H x 84"D x 62"W
 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: Atlas Pillow w/ Insert
 COLOUR/FINISH: Salt + Pepper
 BRAND: Tonic Living
 SUPPLIER: Tonic Living
 DIMENSIONS: 22" x 22"
 QTY: 2
 NOTES: \$130.95 \$261.90

THROW PILLOW *(Bottom Bunk)*



NAME: Conway Stripe Lumbar Pillow w/ Insert
COLOUR/FINISH: Sage
BRAND: Tonic Living
SUPPLIER: Tonic Living
DIMENSIONS: 12" x 24"
QTY: 1
NOTES:

\$80.95

THROW PILLOWS *(Top Bunk)*



NAME: Conway Stripe Pillow w/ Insert
COLOUR/FINISH: Sage
BRAND: Tonic Living
SUPPLIER: Tonic Living
DIMENSIONS: 20" x 20"
QTY: 2
NOTES: \$105.95

\$211.90

BEDSPREAD *(Bottom Bunk)*



NAME: European Flax Linen Blanket
COLOUR/FINISH: Dark Olive Melange
BRAND: West Elm
CODE: 1386164
SUPPLIER: West Elm
DIMENSIONS: 88"l x 92"w (Queen)
QTY: 1
NOTES:

\$299.00

NIGHTSTAND



NAME: Emery Wood 2-Drawer Kids Nightstand
COLOUR/FINISH: Natural Oak
BRAND: Crate & Kids
CODE: 201671
SUPPLIER: Crate & Kids
DIMENSIONS: 22.64"W x 21.65"H x 18.43"D
QTY: 1
NOTES:

\$749.00

DRESSER



NAME: Emery Wood Wide 6-Drawer Kids Dresser
COLOUR/FINISH: Natural Oak
BRAND: Crate & Kids
CODE: 201646
SUPPLIER: Crate & Kids
DIMENSIONS: 51.97W x 34.45"H x 19.61"H
QTY: 1
NOTES:

\$2,799.00

TRAY *(Dresser)*



NAME: Charlotte Ceramic Decorative Bowl
COLOUR/FINISH: White
BRAND: West Elm
CODE: 6801357
SUPPLIER: West Elm
DIMENSIONS: 13.8"diam. x 3.8"h.
QTY: 1
NOTES:

\$134.00

TABLE LAMP *(Dresser)*



NAME: Fiona Table Lamp
COLOUR/FINISH: Natural
BRAND: West Elm
CODE: 2167686
SUPPLIER: West Elm
DIMENSIONS: 14.25"sq. x 24"h
QTY: 1
NOTES:

\$374.00

MIRROR *(Dresser)*



NAME: Edge Arch Wall Mirror
COLOUR/FINISH: Silver
BRAND: Crate & Barrel
CODE: 161666
SUPPLIER: Crate & Barrel
DIMENSIONS: 36" x 34"
QTY: 1
NOTES:

\$429.00

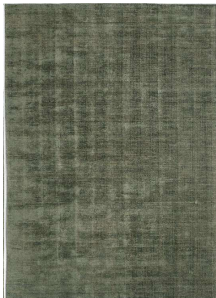
SCONCE *(Above Nightstand)*



NAME: Devon Plug-In Sconce
COLOUR/FINISH: Antique Brass + Dune
BRAND: West Elm
CODE: 8400596
SUPPLIER: West Elm
DIMENSIONS: 15"w x 17.8"d x 13"h
QTY: 1
NOTES:

\$269.00

RUG



NAME: Whistler Viscose and Jute Blend Handwoven Area Rug
COLOUR/FINISH: Green
BRAND: Crate & Barrel
CODE: 401284
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: "August Growth" Framed Wall Art Print
COLOUR/FINISH: Assorted
BRAND: Sadie Byron
CODE: 628109
SUPPLIER: Crate & Barrel
DIMENSIONS: 29"W x 38"H
QTY: 1
NOTES: **\$899.00**

Bunkroom Total:	\$29,473.73
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CLIENT: NORTHLAND PROPERTIES
 PROJECT: MOUNTAIN ROAD ESTATES - FURNITURE PACKAGE
 SCHEME: AURORA
 DATE: 2026-05-27

9 - SPLIT KING

SPLIT KING



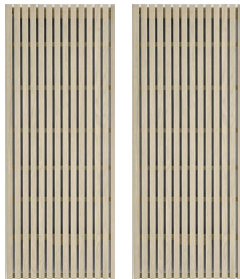
NAME: Twin XL Split King Platform Bed
 COLOUR/FINISH: Charcoal fabric
 BRAND: Comfi
 SUPPLIER: City Furniture Revelstoke
 DIMENSIONS: 38"W x 13"H x 80"L
 QTY: 2
 NOTES: \$249.99 **\$499.98**

MATTRESSES



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

HEADBOARD



NAME: Batten Back Panel - Panel Only
 COLOUR/FINISH: White Oak
 BRAND: Crate & Barrel
 CODE: 308872
 SUPPLIER: Crate & Barrel
 DIMENSIONS: 60"H x 23.5"W x 1.5"D
 QTY: 6
 NOTES: \$599.00 **\$3,594.00**

THROW PILLOWS



NAME: Manor Tapestry Pillow w/ Insert
 COLOUR/FINISH: Sage
 BRAND: Tonic Living
 SUPPLIER: Tonic Living
 DIMENSIONS: 20" x 20"
 QTY: 2
 NOTES: \$138.95 **\$277.90**

THROW BLANKETS



NAME: Reversible Chenille Throw
COLOUR/FINISH: Tarragon
BRAND: West Elm
CODE: 9821979
SUPPLIER: West Elm
DIMENSIONS: 50"w x 60"l.
QTY: 2
NOTES: \$104 \$208.00

NIGHTSTANDS



NAME: T Black Marble Short Side Table
COLOUR/FINISH: Black
BRAND: CB2
CODE: 582911
SUPPLIER: CB2
DIMENSIONS: 18"W x 18"D x 16"H
QTY: 2
NOTES: \$529.00 \$1,058.00

TABLE LAMP (Plug-In)



NAME: Elsa Table Lamp
COLOUR/FINISH: Green
BRAND: West Elm
CODE: 4472988
SUPPLIER: West Elm
DIMENSIONS: 8.5"diam. x 12.5"h
QTY: 1
NOTES: \$239.00

RUG



NAME: Billie Rug | Amber Lewis x Loloi
COLOUR/FINISH: Tobacco / Rust
BRAND: Light House
SUPPLIER: Light House
DIMENSIONS: 7'6" x 9'6"
QTY: 1
NOTES: \$1,299.00

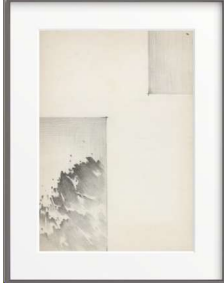
WALL MIRROR



NAME: Modern Streamline Floor Mirror
COLOUR/FINISH: Brushed Nickel
BRAND: West Elm
CODE: 2797790
SUPPLIER: West Elm
DIMENSIONS: 30"w x 1.25"d x 72"h
QTY: 1
NOTES: \$869.00

ARTWORK 1

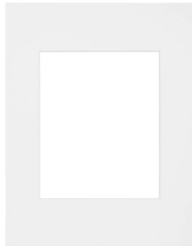
NAME: Elossa I
 COLOUR/FINISH: Vintage Beige
 BRAND: JInselkou
 SUPPLIER: Minted
 DIMENSIONS: 16x20
 QTY: 1
 NOTES: \$125.00

ARTWORK 2

NAME: Elossa II
 COLOUR/FINISH: Vintage Beige
 BRAND: JInselkou
 SUPPLIER: Minted
 DIMENSIONS: 16x20
 QTY: 1
 NOTES: \$125.00

ARTWORK 3

NAME: Elossa III
 COLOUR/FINISH: Vintage Beige
 BRAND: JInselkou
 SUPPLIER: Minted
 DIMENSIONS: 16x20
 QTY: 1
 NOTES: \$125.00

MATTING

NAME: Picture Mat
 COLOUR/FINISH: White
 BRAND: Opposite Wall
 SUPPLIER: Opposite Wall
 DIMENSIONS: Opening 16x20, Frame 19.75" x 27.5"
 QTY: 3
 NOTES: \$12.95 \$38.85

FRAMES

NAME: Metal Picture Frame
 COLOUR/FINISH: Gold
 BRAND: Opposite Wall
 SUPPLIER: Opposite Wall
 DIMENSIONS: 19.75" x 27.5"
 QTY: 3
 NOTES: \$64.95 \$194.85

Split King Total:	\$10,113.56
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CLIENT: NORTHLAND PROPERTIES
PROJECT: MOUNTAIN ROAD ESTATES - FURNITURE PACKAGE
SCHEME: AURORA
DATE: 2026-05-27

10 - FAMILY ROOM

SOFA



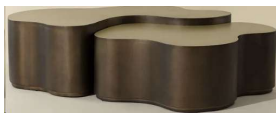
NAME: Modular 3-Piece Slipcovered Sectional Sofa with Chaise Lounge
COLOUR/FINISH: Olive, Ghent Fabric
BRAND: Unwind
CODE: 470254
SUPPLIER: Crate & Barrel
DIMENSIONS: 148"W x 84"D x 34.25"H
QTY: 1
NOTES: Right-Arm Chaise **\$7,587.00**

ACCENT CHAIRS



NAME: Drew XL Leather Swivel Accent Chair
COLOUR/FINISH: Lukas Leather in Pecan
BRAND: Crate & Barrel
CODE: 641961
SUPPLIER: Crate & Barrel
DIMENSIONS: 36"W x 36"D x 28"H
QTY: 2
NOTES: \$4,379 **\$8,758.00**

COFFEE TABLES



NAME: Boise Nesting Coffee Tables
COLOUR/FINISH: Antique Bronze
BRAND: Light House
SUPPLIER: Light House
DIMENSIONS: 54.75"W x 63.00"D x 17.00"H
QTY: 1 (set of 2)
NOTES: **\$3,598.00**

SIDE TABLE



NAME: Melrose Side Table
COLOUR/FINISH: Oak
BRAND: CB2
CODE: 634952
SUPPLIER: CB2
DIMENSIONS: 18"H x18" dia. (Tall)
QTY: 1
NOTES: **\$949.00**

**RUG**

NAME: Newman Rug
 COLOUR/FINISH: Dark Taupe/Natural
 BRAND: Light House
 SUPPLIER: Light House
 DIMENSIONS: 11'6" x 15'7"
 QTY: 1
 NOTES: \$2,369.00

**FLOOR LAMP**

NAME: Kern Floor Lamp
 COLOUR/FINISH: Brown Marble
 BRAND: West Elm
 CODE: 5840953
 SUPPLIER: West Elm
 DIMENSIONS: 16.5"w x 45.4"d x 68"h
 QTY: 1
 NOTES: \$1,049.00

**THROW PILLOWS (Sofa)**

NAME: Atlas Pillow w/ Insert
 COLOUR/FINISH: Salt + Pepper
 BRAND: Tonic Living
 SUPPLIER: Tonic Living
 DIMENSIONS: 22" x 22"
 QTY: 3
 NOTES: \$130.95 \$392.85

**THROW PILLOWS (Sofa)**

NAME: Stockton Stripe Pillow w/ Insert
 COLOUR/FINISH: Graphite
 BRAND: Tonic Living
 SUPPLIER: Tonic Living
 DIMENSIONS: 22" x 22"
 QTY: 2
 NOTES: \$163.95 \$327.90

**THROW PILLOWS (Accent Chairs)**

NAME: Conway Stripe Lumbar Pillow w/ Insert
 COLOUR/FINISH: Sage
 BRAND: Tonic Living
 SUPPLIER: Tonic Living
 DIMENSIONS: 12" x 24"
 QTY: 2
 NOTES: \$80.95 \$161.90

**THROW BLANKETS**

NAME: Reversible Chenille Throw
 COLOUR/FINISH: Tarragon
 BRAND: West Elm
 CODE: 9821979
 SUPPLIER: West Elm
 DIMENSIONS: 50"w x 60"l.
 QTY: 2
 NOTES: \$104 \$208.00

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

In Lieu of Custom Bar Option**CONSOLE TABLE**

NAME: Bardo Scalloped Wood Credenza
 COLOUR/FINISH: Oak
 BRAND: Ceci Thompson
 CODE: 385810
 SUPPLIER: CB2
 DIMENSIONS: 54"W x 32"H x 18"D
 QTY: 2
 NOTES: \$3,199.00 \$6,398.00

ICE BUCKET (Bar)

NAME: Milano Stainless Steel Ice Bucket
 COLOUR/FINISH: Stainless Steel
 BRAND: CB2
 CODE: 657273
 SUPPLIER: CB2
 DIMENSIONS: 9.5"H x 8"Diam
 QTY: 1
 NOTES: \$169.00

TRAY (Coffee Table)

NAME: Movement Ceramic Catchall Tray
 COLOUR/FINISH: Bone
 BRAND: SIN
 CODE: 5905972
 SUPPLIER: West Elm
 DIMENSIONS: 7.5"w x 7"d x 3"h.
 QTY: 1
 NOTES: \$135.00



ARTWORK

NAME: Arden Snow Shoe Wall Décor, Set of 2
COLOUR/FINISH: Aged Brass
BRAND: Black in Design
CODE: 311164
SUPPLIER: CB2
DIMENSIONS: 32"W x 10.25"H x 1"D
QTY: 1 (set of 2)
NOTES: \$549.00

FRAME TV



NAME: 75" Frame 4K TV
COLOUR/FINISH: Black
BRAND: Samsung
CODE: QN75LS03FWFXZC
SUPPLIER: Costco
DIMENSIONS: 66.40 in. x 1.10 in. x 38.00 in.
QTY: 1
NOTES: \$2,998.00

Family Room Total:	\$29,488.65
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11 - BALCONY + TERRACE

LOUNGE CHAIRS *(Terrace)*



NAME:	Granada Outdoor Lounge Chair	
COLOUR/FINISH:	Reef	
BRAND:	West Elm	
CODE:	9516332	
SUPPLIER:	West Elm	
DIMENSIONS:	26.6"w x 31.4"d x 31.2"h	
QTY:	6	
NOTES:	\$1,124.00	\$6,744.00

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	\$329.85

THROW PILLOWS *(Terrace)*



NAME:	Valentina Velvet Pillow w/ Insert	
COLOUR/FINISH:	Toffee	
BRAND:	Tonic Living	
SUPPLIER:	Tonic Living	
DIMENSIONS:	20" x 20"	
QTY:	3	
NOTES:	\$112.95	\$338.85

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: Syros Indoor/Outdoor Waterfall Coffee Table
COLOUR/FINISH: Natural
BRAND: West Elm
CODE: 9064809
SUPPLIER: West Elm
DIMENSIONS: 44"w x 22"d x 15"h
QTY: 1
NOTES: **\$749.00**

TOWEL HOOK *(Terrace)*



NAME: Wooden Multi-Branch Coat Rack
COLOUR/FINISH: Light Brown
BRAND: Simons Maison Home Fashion
CODE: 472-19380-22411057
SUPPLIER: Simons
DIMENSIONS: 70"H x 19.75" dia.
QTY: 1
NOTES: **\$295.00**

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: Reef
BRAND: West Elm
CODE: 9200224
SUPPLIER: West Elm
DIMENSIONS: 76.5"-106"w x 35"d x 29"h
QTY: 1
NOTES: **\$2,999.00**

OUTDOOR DINING CHAIRS *(Balcony)*



NAME: Granada Outdoor Dining Chair (Set of 2)
COLOUR/FINISH: Reef
BRAND: West Elm
CODE: 5852668
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: Reef, Pearl Grey
BRAND: West Elm
CODE: 3290692
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: Reef, Pearl Grey
BRAND: West Elm
CODE: 645599
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: Reef
BRAND: West Elm
CODE: 8401714
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: Valentina Velvet Pillow w/ Insert
 COLOUR/FINISH: Toffee
 BRAND: Tonic Living
 SUPPLIER: Tonic Living
 DIMENSIONS: 20" x 20"
 QTY: 2
 NOTES: \$112.95 \$225.90

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

LANTERNS (Balcony)

NAME: Ira Wire Lanterns
 COLOUR/FINISH: Sage
 BRAND: West Elm
 CODE: 9174258
 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

Balcony + Terrace Total:	\$23,984.48
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12 - STANDARD ENSUITES

ARTWORK 1



NAME: Evening in Tahoe
 COLOUR/FINISH: Dark Olive Green
 BRAND: Caryn Owen
 SUPPLIER: Minted
 DIMENSIONS: 18" x 24"
 QTY: 1
 NOTES: Natural Raw Wood Canvas Frame \$599.00

ARTWORK 2



NAME: Play on a Winters Day 1
 COLOUR/FINISH: Warm Taupe Gray
 BRAND: Jacquelyn Sloane Siklos
 SUPPLIER: Minted
 DIMENSIONS: 24" x 24"
 QTY: 1
 NOTES: Natural Raw Wood Canvas Frame \$649.00

ARTWORK 3



NAME: Schoodic I
 COLOUR/FINISH: Grey
 BRAND: Jess Franks
 SUPPLIER: Minted
 DIMENSIONS: 18" x 24"
 QTY: 1
 NOTES: Natural Raw Wood Canvas Frame \$599.00



ARTWORK 4

NAME: White Canyon 3
COLOUR/FINISH: Cream
BRAND: Kamala Nahas
SUPPLIER: Minted
DIMENSIONS: 18" x 24"
QTY: 1
NOTES: Natural Raw Wood Canvas Frame **\$599.00**

TRAY (Option 1)



NAME: Bangle Glass Decorative Bowl
COLOUR/FINISH: Dirty Rose
BRAND: CB2
CODE: 622321
SUPPLIER: CB2
DIMENSIONS: 2"H x 10" dia.
QTY: 1
NOTES: **\$119.95**

TRAY (Option 2)



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

12 - POWDER BATH

VASE (Vanity)



NAME: Miramar Paneled Ceramic Vase with Reactive Glaze
COLOUR/FINISH: White
BRAND: CB2
CODE: 89.95
SUPPLIER: CB2
DIMENSIONS: 15.55"H x 6.5" dia.
QTY: 1
NOTES: **\$89.95**

VASE (Vanity)



NAME: Miramar Paneled Ceramic Planter with Reactive Glaze
COLOUR/FINISH: Dark Brown
BRAND: CB2
CODE: 416699
SUPPLIER: CB2
DIMENSIONS: 5.12"H x 10.04" dia.
QTY: 1
NOTES: **\$79.95**

BASKET (*Floating Shelf*)



NAME: Woven Seagrass Baskets
COLOUR/FINISH: Natural
BRAND: West Elm
CODE: 5936332
SUPPLIER: West Elm
DIMENSIONS: Small Handle Basket - 14.5"W x 8.5"H
QTY: 2
NOTES: \$68.00 \$136.00

Bathrooms Total:	\$3,329.80
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