



CONSTRUCTION SUMMARY

1 - 1 - The Rideau 12 (42-12C) Elev A

Extras at Time of Sale

CABINETRY

Inv.839	1 - VANITY - ENSUITE 2 BATHROOM - GROUP 3 VIKING 3
Line9204	Note:
5Jun16 / 27Jul16	
Inv.839	1 - VANITY - MASTER ENSUITE BATHROOM - GROUP 3 VIKING 3
Line9219	Note:
5Jun16 / 27Jul16	
Inv.839	2 - (H02) CABINET HARDWARE UPGRADE 2 DISPLAY BOARD- MASTER ENSUITE
Line9220	Note:
5Jun16 / 27Jul16	
Inv.1,301	1 - (J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS & PANS DRAWER BELOW
Line12301	Note:
5Oct16 / 11Oct16	

CABINETRY - ACCESSORIES

Inv.839	1 - OPTIONAL LIGHT VALANCE- LOWERS
Line9198	Note:
5Jun16 / 27Jul16	

CABINETRY - APPLIANCES

Inv.839	1 - (J08) 66 CM "COUNTER DEPTH" FRIDGE CABINET (2 GABLE AND CABINET TO BE 66CM DEEP)
Line9201	Note:
5Jun16 / 27Jul16	
Inv.839	1 - (J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWERS BELOW
	SHIFT UPPERS AND LOWERS OVER TO ADD THIS CABINET
Line9202	Note:
5Jun16 / 27Jul16	

CABINETRY - BASE CABINETS

Inv.839	1 - (B06) BASE CABINETS - VIKING - BASE PIE CUT CORNER WITH LAZY SUSAN - LOWER PIANO HINGE CABINET WITH LAZY SUSAN
Line9203	Note:
5Jun16 / 27Jul16	

CABINETRY - UPPER CABINETS

Inv.839	1 - (A02)UPPER - WALL AND HUTCH CABINETS - VIKING - UPPER ANGLE CORNER PER UNIT
Line9199	Note:
5Jun16 / 27Jul16	

CABINETRY - VANITY CABINETS

Inv.839	1 - (D14)VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX- MASTER ENSUITE
Line9222	Note:
5Jun16 / 27Jul16	

CEILINGS



CONSTRUCTION SUMMARY

1 - 1 - The Rideau 12 (42-12C) Elev A

Inv.692	1 - CEILINGS - SMOOTH CEILINGS ON MAIN FLOOR
Line6724	Note:
23Mar16 / 30May16	

Inv.692	1 - CEILINGS - SMOOTH CEILINGS ON SECOND FLOOR
Line6725	Note:
23Mar16 / 30May16	

COUNTER TOP

Inv.839	1 - COUNTERTOP UPGRADE 3 - ENSUITE 4 -
Line9207	Note:
5Jun16 / 27Jul16	

Inv.839	1 - COUNTERTOP- UPGRADE 2 - MASTER ENSUITE
Line9214	Note:
5Jun16 / 27Jul16	

ELECTRICAL

Inv.692	1 - 200 AMP SERVICE - UPGRADE TO
Line6726	Note:
23Mar16 / 30May16	

Inv.692	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH- CENTRED IN PORTICO AREA - AS PER SKETCH
Line6728	Note:
23Mar16 / 30May16	

Inv.692	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH- CENTERED IN LIVING ROOM AS PER SKETCH
Line6727	Note:
23Mar16 / 30May16	

Inv.692	1 - WALL OVEN ELECTRICAL- PROVISION ONLY AND MICROWAVE OUTLET ON A SEPARATE CIRCUIT
Line6729	Note:
23Mar16 / 30May16	

Inv.692	1 - 40 AMP SEPERATE CIRCUIT FOR COOKTOP
Line6745	Note:
23Mar16 / 30May16	

Inv.692	1 - MOVE EXISTING CEILING LIGHT IN KITCHEN TO BE CENTRED OVER ISLAND- AS PER SKETCH
Line6746	Note:
23Mar16 / 30May16	

Inv.839	1 - HOOD FAN - AIR AV1308 STAINLESS STEEL
Line9235	Note:
5Jun16 / 27Jul16	

HARDWOOD FLOORING

Inv.692	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - UPPER HALL
Line6742	Note:
23Mar16 / 30May16	



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Inv.839	1 - HARDWOOD FLOORING - DINING - UPGRADE 2
Line9191	Note:
5Jun16 / 27Jul16	
Inv.839	1 - HARDWOOD FLOORING - LIVING - UPGRADE 2
Line9193	Note:
5Jun16 / 27Jul16	
Inv.839	1 - HARDWOOD FLOORING - UPPER HALL - UPGRADE 2
Line9195	Note:
5Jun16 / 27Jul16	
Inv.839	1 - HARDWOOD FLOORING - DEN/STUDY - UPGRADED 2
Line9190	Note:
5Jun16 / 27Jul16	
Inv.839	1 - HARDWOOD FLOORING - FAMILY - UPGRADE 2
Line9192	Note:
5Jun16 / 27Jul16	
Inv.839	1 - HARDWOOD FLOORING - MAIN HALL - UPGRADE 2
Line9194	Note:
5Jun16 / 27Jul16	

PAINT AND STAIN

Inv.839	1 - STAIN OAK RAILINGS AND STAIRS - RAILINGS - PICKETS - NEWEL POST - NOSING - STRINGERS - TREADS AND RISERS - WROUGHT IRON PICKETS - COMPLETE- STAIN OAK - PRICE IS PER SET
Line9223	Note:
5Jun16 / 27Jul16	

PLUMBING

Inv.692	1 - SHOWER - HAND HELD TUB SHOWER MOEN 9796/T694- IN MASTER SHOWER TUB
Line6732	Note:
23Mar16 / 30May16	
Inv.692	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line6731	Note:
23Mar16 / 30May16	
Inv.692	1 - SHOWER - WATERFALL SHOWER HEAD - MOEN S112 - FIXTURE ONLY
LEAVE EXISTING WALL MOUNTED FIXTURE	
Line6733	Note:
23Mar16 / 30May16	
Inv.692	1 - SHOWER - WATERFALL SHOWER HEAD CEILING MOUNT- LEAVE EXISTING FIXTURES ON WALL
Line6734	Note:
23Mar16 / 30May16	
Inv.692	1 - SHOWER TRANSFER VALVE- MASTER ENSUITE
Line6735	Note:
23Mar16 / 30May16	



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Inv.839	1 - SINK - BATHROOM (VANITY) - UNDERMOUNT - OVAL PORCELAIN - ENSUITE 4
Line9208	Note:
5Jun16 / 27Jul16	

Inv.839	2 - SINK - BATHROOM (VANITY) - UNDERMOUNT - OVAL PORCELAIN- MASTER ENSUITE
Line9234	Note:
5Jun16 / 27Jul16	

STAIRS AND RAILINGS / NOSINGS

Inv.692	1 - UPGRADE RAILINGS-UPGRADE 2 LEVEL 3 WROUGHT IRON -BLACK
Line6739	Note:
23Mar16 / 30May16	

TILE

Inv.839	1 - TILE - ENSUITE 2 - UPGRADE 1
Line9205	Note:
5Jun16 / 27Jul16	

Inv.839	1 - TILE - ENSUITE 2- UPGRADE 1 - TUB FULL HEIGHT
Line9206	Note:
5Jun16 / 27Jul16	

Inv.839	1 - TILE - MASTER BATH - UPGRADE 1
Line9216	Note:
5Jun16 / 27Jul16	

Inv.839	1 - TILE - UPGRADE 1 - SHOWER- MASTER ENSUITE
Line9217	Note:
5Jun16 / 27Jul16	

TILE - BACKSPLASH

Inv.839	1 - BACKSPLASH - 35-010 - CAPPUCINO GLASS STONE LINEAR MOSIACS BLEND
Line9210	Note:
5Jun16 / 27Jul16	



INTERIOR COLOUR SCHEME

Purchasers:

MILAD FIKRY WILSON ABDOU & THERESEA F

Telephone Res. / Bus:

(647) 839-9590 /

Decor Advisor:

Monica Ceresna

Lock Date:

17-Oct-16

Property: 1

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 12 (42-12C) Elev A

Plan #: 51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

2

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	TORONTO OAK- CHOCOLATE (STD)	9677
Laundry Room	BELWOOD - ONTARIO WHITE	9677
Powder Room	N/A	
Master Ensuite Bathroom	MANCHESTER MAPLE- OYSTER (UP 1)	12829 (UP2)
ENSUITE 2	MANCHESTER MAPLE ESPRESSO (UP 1)	9677
ENSUITE 3	MANCHESTER OAK - NOCE NERO	9677
ENSUITE 4	PVC SLAB - ONTARIO WHITE	9677
ENSUITE 5	MANCHESTER OAK - NOCE NERO	9677

Comment

(J08) 66 CM "COUNTER DEPTH" FRIDGE CABINET (2 GABLE AND CABINET TO BE 66CM DEEP)

(J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWERS BELOW

(B06) BASE CABINETS - VIKING - BASE PIE CUT CORNER WITH LAZY SUSAN - LOWER PIANO HINGE CABINET

(A02)UPPER - WALL AND HUTCH CABINETS - VIKING - UPPER ANGLE CORNER PER UNIT

OPTIONAL LIGHT VALANCE- LOWERS

(D14)VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX- MASTER ENSUITE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	WINTER CARNIVAL 1874K-52	
Laundry Room	FROSTY WHITE - 1573-60	
Powder Room	N/A	
Master Ensuite Bathroom	BIANCO ALPINE (UP 2)	1/4" BEVEL
ENSUITE 2	1877K-52 AUTUMN CARNIVAL	
ENSUITE 3	1877K-52 AUTUMN CARNIVAL	
ENSUITE 4	STAR WHITE QUARTZ (UP 3)	1/4" BEVEL
ENSUITE 5	1877K-52 AUTUMN CARNIVAL	

Comment

SINK - BATHROOM (VANITY) - UNDERMOUNT - OVAL PORCELAIN - ENSUITE 4

SINK - BATHROOM (VANITY) - UNDERMOUNT - OVAL PORCELAIN- MASTER ENSUITE (X2)

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	MALENA IVORY 46-168 13 X 13	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	MALENA IVORY 46-168 13 X 13	
Laundry Room	MALENA IVORY 46-168 13 X 13	
Powder Room	MALENA IVORY 46-168 13 X 13	
Master Ensuite Bathroom	67-085 CLASSIC HD CALACATTA 18X18 (UP 1)	
ENSUITE 2	67-085 CLASSIC HD CALACATTA 18X18 (UP 1)	
ENSUITE 3	KEATON ICE 46-173 13 X13	
ENSUITE 4	CINQ BLACK 46-149 13 X 13	
ENSUITE 5	KEATON ICE 46-173 13 X13	

Comment



INTERIOR COLOUR SCHEME

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Decor Advisor:

Monica Ceresna

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Lock Date:

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10-Jul-16

Plan #:

51M-1063

4. Ceramic Wall Tile

4. Ceramic Wall Tile		Selection	Describe
Master Ensuite Bathroom	Tub Deck Wall	N/A	
	Tub Deck	N/A	
	Tub Deck Skirt	N/A	
	Shower Stall	67-085 CLASSIC HD CALACATTA 18X18 (UP 1)	
ENSUITE 2		67-085 CLASSIC HD CALACATTA 18X18 (UP 1)	
ENSUITE 3		KEATON ICE 52-192 8 X 10	
ENSUITE 4		CINQ BLACK 52-178 8 X 10	
ENSUITE 5		KEATON ICE 52-192 8 X 10	
Kitchen Backsplash		35-010-CAPPUCINO GLASS STONE LINEAR MOSIA	

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes) ☐ Yes ☒ No

Comment

BACKSPLASH - 35-010 - CAPPUCINO GLASS STONE LINEAR MOSIACS BLEND

.Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Carpeting

Main Hall	SEE HARDWOOD DETAILS
Living Room	SEE HARDWOOD DETAILS
Dining Room	SEE HARDWOOD DETAILS
Family Room	SEE HARDWOOD DETAILS
Den / Library / Study	SEE HARDWOOD DETAILS
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	SEE HARDWOOD DETAILS
Master Bedroom	2369 SUN RIVER - 728 SUMAC
Bedroom #2	2369 SUN RIVER - 728 SUMAC
Bedroom #3	2369 SUN RIVER - 728 SUMAC
Bedroom #4	2369 SUN RIVER - 728 SUMAC
Bedroom #5	2369 SUN RIVER - 728 SUMAC

Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
	NONE	NONE

** Refer to Construction Summary



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6. Hardwood

Kitchen	SEE TILE DETAILS
Main Hall	MERCIER RED OAK- 3 1/4" PRO - GRIZZLY (UP 2)
Living Room	MERCIER RED OAK- 3 1/4" PRO - GRIZZLY (UP 2)
Dining Room	MERCIER RED OAK- 3 1/4" PRO - GRIZZLY (UP 2)
Family Room	MERCIER RED OAK- 3 1/4" PRO - GRIZZLY (UP 2)
Den / Library / Study	MERCIER RED OAK- 3 1/4" PRO - GRIZZLY (UP 2)
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	MERCIER RED OAK- 3 1/4" PRO - GRIZZLY (UP 2)
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	SEE CARPET DETAILS

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	SEE BELOW
ENSUITE 2	BATH. SINK STANDARD-L4621
ENSUITE 3	BATH. SINK STANDARD-L4621
ENSUITE 4	BATH. SINK STANDARD-L4621
ENSUITE 5	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☒ Yes ☐ No

Comment

MASTER ENSUITE - WATERFALL SHOWER HEAD MOEN S112 CEILING MOUNTED WITH TRANSFER VALVE
LEAVE EXISTING WALL MOUNTED FIXTURE
MASTER ENSUITE TUB- HANDHELD TUB SHOWER MOEN 9796/T694

** Refer to Construction Summary



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8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

STANDARD

Door Handles

STANDARD-3820 STN

Interior Trim

STANDARD

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

36" Under Cabinet Hood Fan

Custom Fan Insert

Appliances

Built in Cooktop

☒ Yes ☐ No

Built in Oven

☒ Yes ☐ No

Gas Stove

☐ Yes ☒ No

Microwave

☒ Yes ☐ OTR ☐ No

Comment

36" Under Cabinet Hood Fan to be Purchased from Goemans Appliances.

BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWERS BELOW FOR OVEN AND MICROWAVE

** Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN TO MATCH HARDWOOD

SpindleType

UPGRADE 2 LEVEL 3 WROUGHT IRON

Colour

BLACK

Stringer / Riser

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

STAIN STAIRS TO MATCH - MERCIER - GRIZZLY

** Refer to Construction Summary



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11. Crown Mouldings

Entrance Vestibule	NONE		Kitchen/Breakfast	NONE	
Main Hall	NONE		Den/Library	NONE	
Living Room	NONE		Lower Landing	NONE	
Dining Room	NONE				
Family Room	NONE				

Comment

** Refer to Construction Summary

12. Wall Paint

Main Floor	WARM GREY 7701
Second Floor	WARM GREY 7701

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

SMOOTH CEILINGS ON 2ND FLOOR AS WELL

** Refer to Construction Summary

13. Fireplace

	Living Room	Family Room	Other Room - Specify
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	☐ ☐ ☒	☐ ☒ ☐	☐ ☐ ☒
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		PERLATTO SICILLIA MARBLE	
Hearth			

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

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Lock Date:	17-Oct-16	10-Jul-16	Plan #: 51M-1063

14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	
** Refer to Construction Summary	

15. General Comments

** Refer to Construction Summary

Disclaimers and Notes

Purchaser Initials	
	1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
	2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
	3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, a \$250 admin fee will be applicable for changes, deletions or alterations other than re-selection due to unavailability.
	4) The Purchaser acknowledges reading and accepting the "Bayview Wellington Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.
<i>This Interior Colour Selection is final and approved by:</i>	
Signature: _____	Date: _____
Signature: _____	Date: _____



INTERIOR COLOUR SCHEME

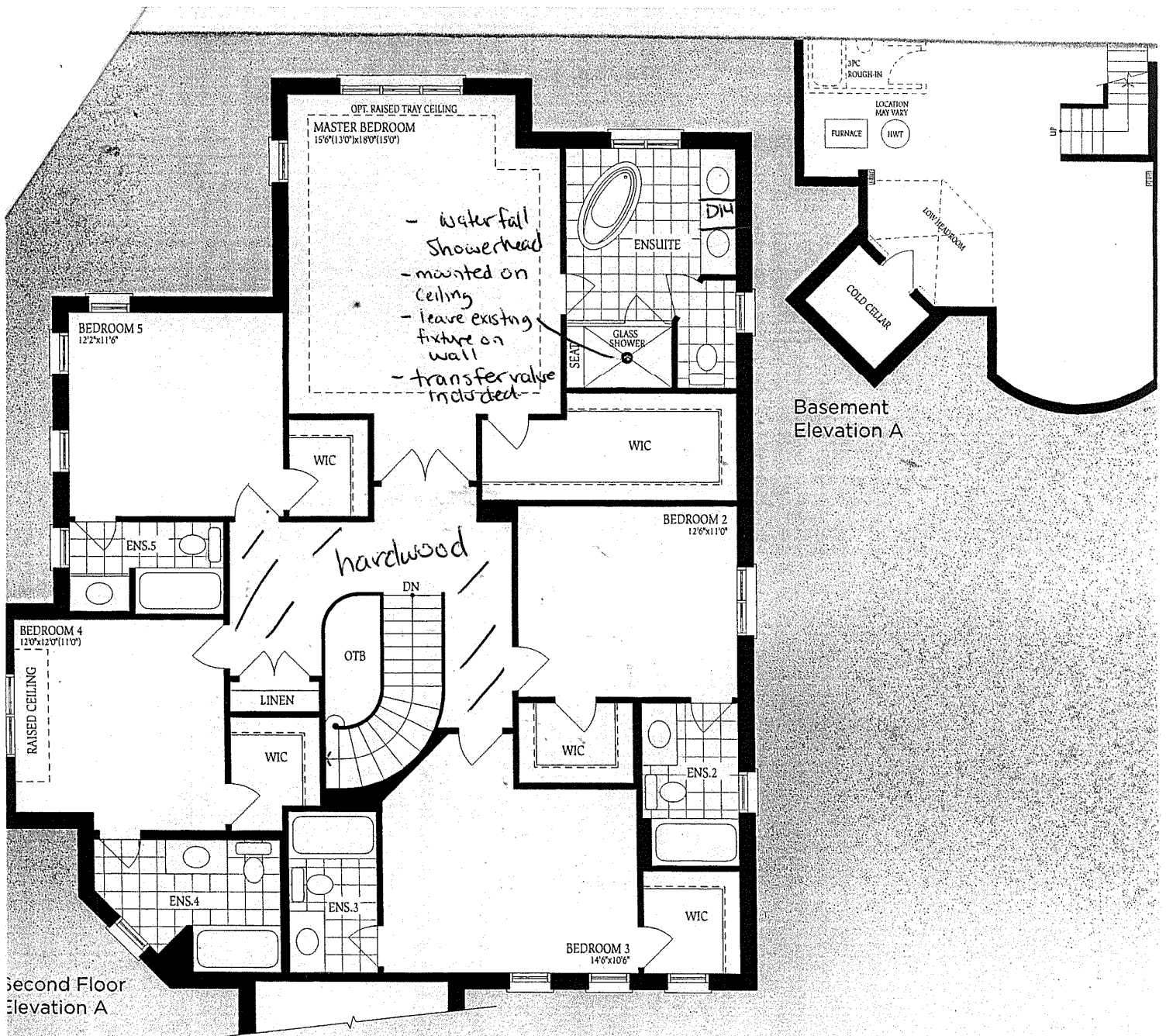
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42' singles



Lot #1
Rideau 12.

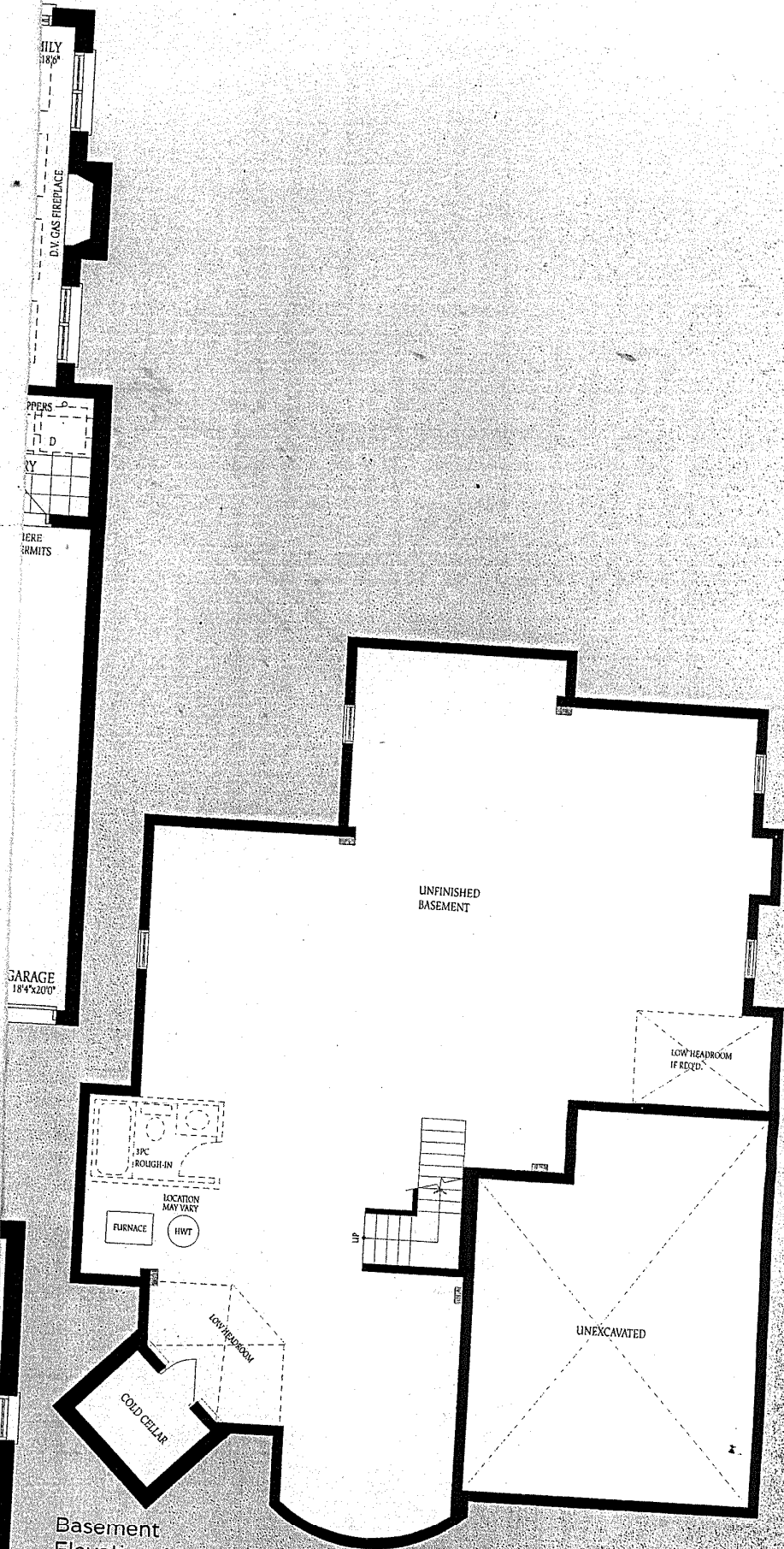


The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural contr construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the ca floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual space may vary from the stated floor area. All options shown are upgrades. Railings on front porch only where required by O.B.C. E. & O. E. S 42-

Lot #1
Rideau 12.

The Rideau 12 ELEV. A
3498 SQ.FT.

Lot #1
Rideau 12



Basement
Elevation A