



CONSTRUCTION SUMMARY

315 - 3 - The Rideau 1 (42-1B LOFT) Elev C With Loft

Extras at Time of Sale

CABINETRY

Inv.1,289	1 - VANITY - ENSUITE BATHROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line12279	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - (A02) UPPER ANGLE CORNER CABINET
Line12287	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - VANITY - MAIN BATHROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line12282	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - (B05) BASE PIE CUT CORNER
Line12288	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - (B18) POTS AND PANS DRAWER (MIN.60CM/MAX 90CM SIZE SUBJECT TO FLOOR PLAN)
Line12289	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - (H09) BASE WASTE/RECYCLE CENTER PULL PUT DOOR
Line12290	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
Line12291	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - DELETE CABINETS ABOVE STOVE - CHIMNEY STYLE HOOD FAN PURCAHSED FROM GOEMANS - SPECS TO FOLLOW
Line12293	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - CABINETRY - KITCHEN - GROUP 7 CLASSIC PAINT
****ISLAND IN AN UPGRADE 2 AS PER COLOUR CHART. NO CHARGE FOR DIFFFERENT STYLE ISLAND AS PER FRENDEL ****	
Line12689	Note:
4Oct16 / 16Mar17	

CABINETRY - ACCESSORIES

Inv.1,289	1 - OPTIONAL LIGHT VALANCE
Line12292	Note:
4Oct16 / 16Mar17	

CABINETRY - MISCELLANEOUS

Inv.1,289	1 - CHIMNEY HOOD FAN INSTALLATION
Line12697	Note:
4Oct16 / 16Mar17	

CABINETRY - VANITY CABINETS



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Inv.1,289	1 - (D14)VANITY CABINETS - CLASSIC - VANITY BANK OF DRAWERS - 55CM MAX- MASTER ENSUITE
Line12280	Note:
4Oct16 / 16Mar17	

CEILINGS

Inv.1,006	1 - SMOOTH CEILINGS - 2ND FLOOR
Line10982	Note:
25Jul16 / 8Sep16	

Inv.1,006	1 - SMOOTH CEILINGS - MAIN FLOOR
Line9990	Note:
25Jul16 / 8Sep16	

DO NOT INSTALL

Inv.1,289	1 - TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL
Line12696	Note:
4Oct16 / 16Mar17	

ELECTRICAL

Inv.1,006	1 - 200 AMP SERVICE - UPGRADE TO
Line9991	Note:
25Jul16 / 8Sep16	

Inv.1,006	1 - MOVE EXISTING CEILING LIGHT IN KITCHEN TO BE CENTERED OVER ISLAND - AS PER SKETCH
Line9998	Note:
25Jul16 / 8Sep16	

HARDWOOD FLOORING

Inv.1,289	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - MASTER BEDROOM
Line12267	Note:
4Oct16 / 16Mar17	

Inv.1,289	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LIVING AND DINING
Line12265	Note:
4Oct16 / 16Mar17	

Inv.1,289	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LIBRARY
Line12264	Note:
4Oct16 / 16Mar17	

Inv.1,289	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - MAIN HALL
Line12266	Note:
4Oct16 / 16Mar17	

HEATING AND AIR CONDITIONING

Inv.1,006	1 - 8" VENT FOR HOOD FAN
Line10984	Note:
25Jul16 / 8Sep16	

PAINT AND STAIN



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Inv.1,289	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
Line12273	Note:
4Oct16 / 16Mar17	

PLUMBING

Inv.1,006	1 - BECAUSE SEAT IN MASTER ENSUITE SHOWER IS ON OPPOSITE WALL PLEASE MOVE DOOR - AS PER SKETCH
Line10983	Note:
25Jul16 / 8Sep16	

STAIRS AND RAILING

Inv.1,006	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON- BLACK
Line9995	Note:
25Jul16 / 8Sep16	

TILE

Inv.1,289	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 6
Line12916	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - TILE - UPGRADE 6 - TUB FULL HEIGHT
Line12918	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - TILE - UPGRADE 1 - TUB FULL HEIGHT- SHARED BATH IN LOFT AREA
Line12272	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - TILE - UPGRADE 2 - TUB 2 ROWS- MASTER ENSUITE
Line12276	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - TILE - UPGRADE 2 - SHOWER- MASTER ENSUITE
Line12277	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - TILE - MASTER ENSUITE - UPGRADE 2
Line12278	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - TILE - SHARED BATH IN LOFT - UPGRADE 1
Line12284	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - TILE - FOYER - UPGRADE 6
Line12915	Note:
4Oct16 / 16Mar17	
Inv.1,289	1 - TILE - MAIN BATH GROUND FLOOR - UPGRADE 6
Line12917	Note:
4Oct16 / 16Mar17	

TRIM CARPENTRY



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Inv.1,289	1 - INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD
Line12275	Note:
4Oct16 / 16Mar17	

WINDOWS - BASEMENT

Inv.1,006	4 - BASEMENT WINDOW - 30 X 24- ALL 4 WINDOWS - AS PER SKETCH
Line9997	Note:
25Jul16 / 8Sep16	



INTERIOR COLOUR SCHEME

Purchasers:

GIOVANNI GROSSI & MARIA GROSSI

Property: 315

Telephone Res. / Bus:

(905) 707-0926 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Monica Ceresna

Model and Elevation: The Rideau 1 (42-1B LOFT) Elev C With

Lock Date:

29-Oct-16

27-Oct-16

Plan #:

51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

#10

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	BOSTON PAINT- MACADEMIA (UPGRADE 3) SURROUND ONLY	9677
Laundry Room	BELWOOD - ONTARIO WHITE	113B
Powder Room	N/A	
Master Ensuite Bathroom	MANCHESTER PAINT- WINTER WHITE (UP 2)	151
MAIN FLOOR BATH	MANCHESTER PAINT- CANNOLI (UP 2)	9671
2ND FLOOR BATH	BELWOOD- ONTARIO WHITE	9671
***KITCHEN ISLAND ***	BOSTON MAPLE- SOAPSTONE (UPGRADE 2)	9677

Comment

(A02) UPPER ANGLE CORNER CABINET
(B05) BASE PIE CUT CORNER
(B18) POTS AND PANS DRAWER (MIN.60CM/MAX 90CM SIZE SUBJECT TO FLOOR PLAN)
(H09) BASE WASTE/RECYCLE CENTER PULL PUT DOOR
(J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
DELETE CABINETS ABOVE STOVE - CHIMNEY STYLE HOOD FAN PURCAHSED FROM GOEMANS - SPECS TO FOLLOW
36" CHIMMNEY HOOD FAN SPECS EMAILED OCT 27TH

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	SPRING CARNAVAL 1876K-52	
Laundry Room	FROSTY WHITE- 1573-60	
Powder Room	N/A	
Master Ensuite Bathroom	VENETIAN IVORY 4928-38	
MAIN FLOOR BATH	ITALIAN WHITE di PESCO 4954-22	
2ND FLOOR BATH	SPRING CARNAVAL 1876K-52	
***KITCHEN ISLAND ***	WHITE CARRARA 4924-38	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-913 24X24 MAYFAIR STELLA ARGENTO HD POLISH RECT PORC	(UP 6)
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	69-913 24X24 MAYFAIR STELLA ARGENTO HD POLISH RECT PORC	(UP6)
Laundry Room	MALENA ICE 46-164 13 X 13	
Powder Room	N/A	
Master Ensuite Bathroom	69-802 OTTOMANO ARGENTO POLISHED REC. PORC. 12 X 24 (UP2)	
MAIN FLOOR BATH	69-913 24X24 MAYFAIR STELLA ARGENTO HD POLISH RECT PORC	(UP6)
2ND FLOOR BATH	69-140 CLASSIC PULPIS IVORY - MATTE - 12 X 24 (UP1)	

Comment

****SEAT IN MASTER ENSUITE SHOWER*****



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Lock Date:	29-Oct-16	27-Oct-16	Plan #:	51M-1063

4. Ceramic Wall Tile

4. Ceramic Wall Tile		Selection	Describe
Master Ensuite Bathroom			
	Tub Deck Wall	69-802 OTTOMANO ARGENTO POLISHED 12 X 24	
	Tub Deck	69-802 OTTOMANO ARGENTO POLISHED 12 X 24	
	Tub Deck Skirt	69-802 OTTOMANO ARGENTO POLISHED 12 X 24	
	Shower Stall	69-802 OTTOMANO ARGENTO POLISHED 12 X 24	
MAIN FLOOR BATH		69-913 24X24 MAYFAIR STELLA ARGENTO HD POLIS	RECT PORC (UP6)
2ND FLOOR BATH		69-140 CLASSIC PULPIS IVORY 12X 24 (UP 1)	
Kitchen Backsplash		NONE	

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

Comment

*****DELETE ALL CERAMIC ACCESSORIES IN ALL BATHROOMS *****
 MAIN FLOOR BATH: 69-913 24X24 MAYFAIR STELLAARGENTO HD POLISHED RECT PORC (UP6)
 *****SEAT IN MASTER ENSUITE SHOWER*****

** 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	N/A
Den / Library / Study	SEE HARDWOOD DETAILS
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	N/A
Master Bedroom	SEE HARDWOOD DETAILS
Bedroom #2	2369 SUNRIVER- 723 SYCAMORE
Bedroom #3	2369 SUNRIVER- 723 SYCAMORE
Bedroom #4	N/A
Bedroom #5	N/A
MEDIA LOFT	2369 SUNRIVER- 723 SYCAMORE

Underpad	Type	Area
	10MM (STANDARD)	BED 2 & 3 & MEDIA LOFT
Carpet on Stairs	Capped	Runner - *Upgrade
Comment		NONE

**** Refer to Construction Summary**



INTERIOR COLOUR SCHEME

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Plan #: 51M-1063

6. Hardwood

Kitchen	SEE TILE DETAILS
Main Hall	MERCIER RED OAK 3 1/4" PRO- CONCRETE GREY (UP2)
Living Room	MERCIER RED OAK 3 1/4" PRO- CONCRETE GREY (UP2)
Dining Room	MERCIER RED OAK 3 1/4" PRO- CONCRETE GREY (UP2)
Family Room	N/A
Den / Library / Study	MERCIER RED OAK 3 1/4" PRO- CONCRETE GREY (UP2)
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	N/A
Master Bedroom	MERCIER RED OAK 3 1/4" PRO- CONCRETE GREY (UP2)
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	N/A
Bedroom #5	N/A
MEDIA LOFT	SEE CARPET DETAILS

Comment

7. Plumbing Fixtures

Powder Room	N/A
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
MAIN BATH	BATH. SINK STANDARD-L4621
2ND FLOOR BATH	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

** 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

UPGRADE 1

Comment

INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

36" CHIMMNEY 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

HOOD FAN PURCHASED FROM GOEMANS - SPECS TO FOLLOW
DELETE CABINETS ABOVE STOVE

** Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN TO MATCH HARDWOOD

SpindleType

UPGRADE 2 LEVEL 1 WROUGHT IRON

Colour

BLACK

Stringer / Riser

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

STAIN TO MATCH HARDWOOD: MERCIER RED OAK 3 1/4" PRO- CONCRETE GREY (UP2)

** Refer to Construction Summary



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Project: Bradford Capital Holdings Inc.

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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	NERO MARBLE		
Hearth			

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

GIOVANNI GROSSI & MARIA GROSSI

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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.

This Interior Colour Selection is final and approved by:

Signature:_____

Date: _____

Signature:_____

Date: _____



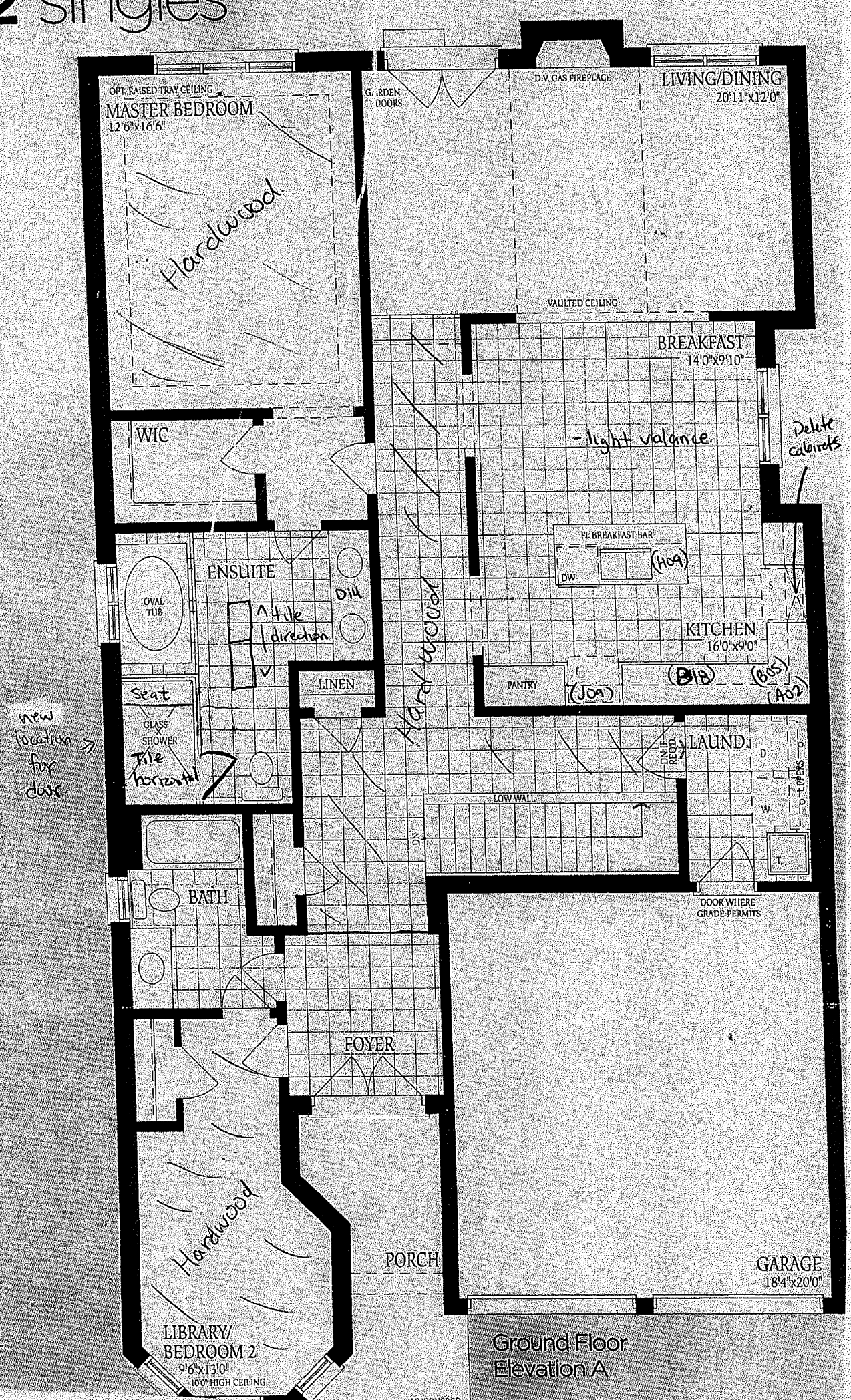
INTERIOR COLOUR SCHEME

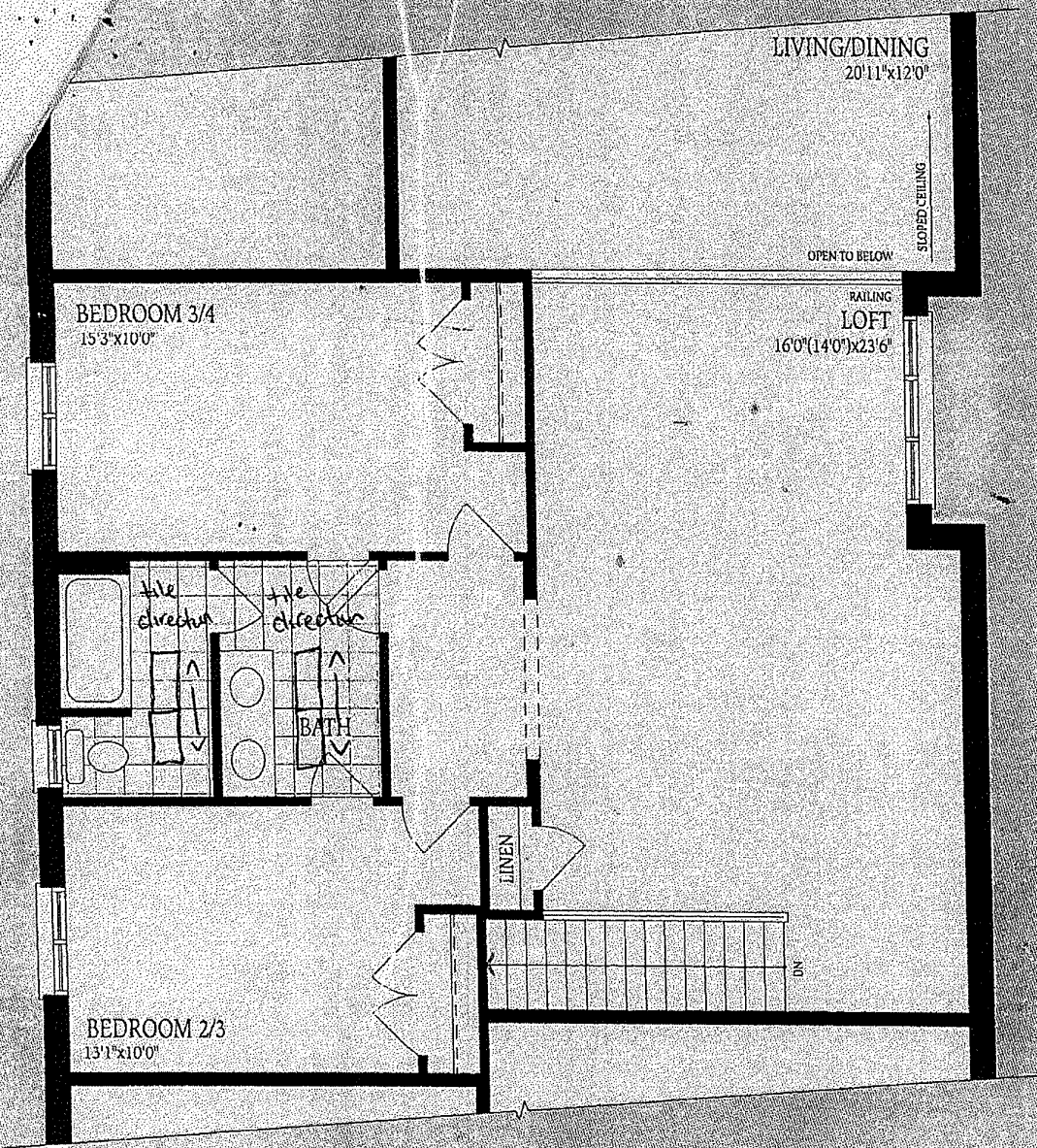
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inValley
ESTATES
2' singles

Lot 315
Rideau Elev C
w loft

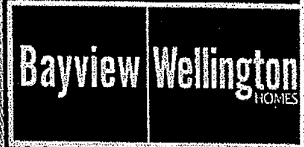
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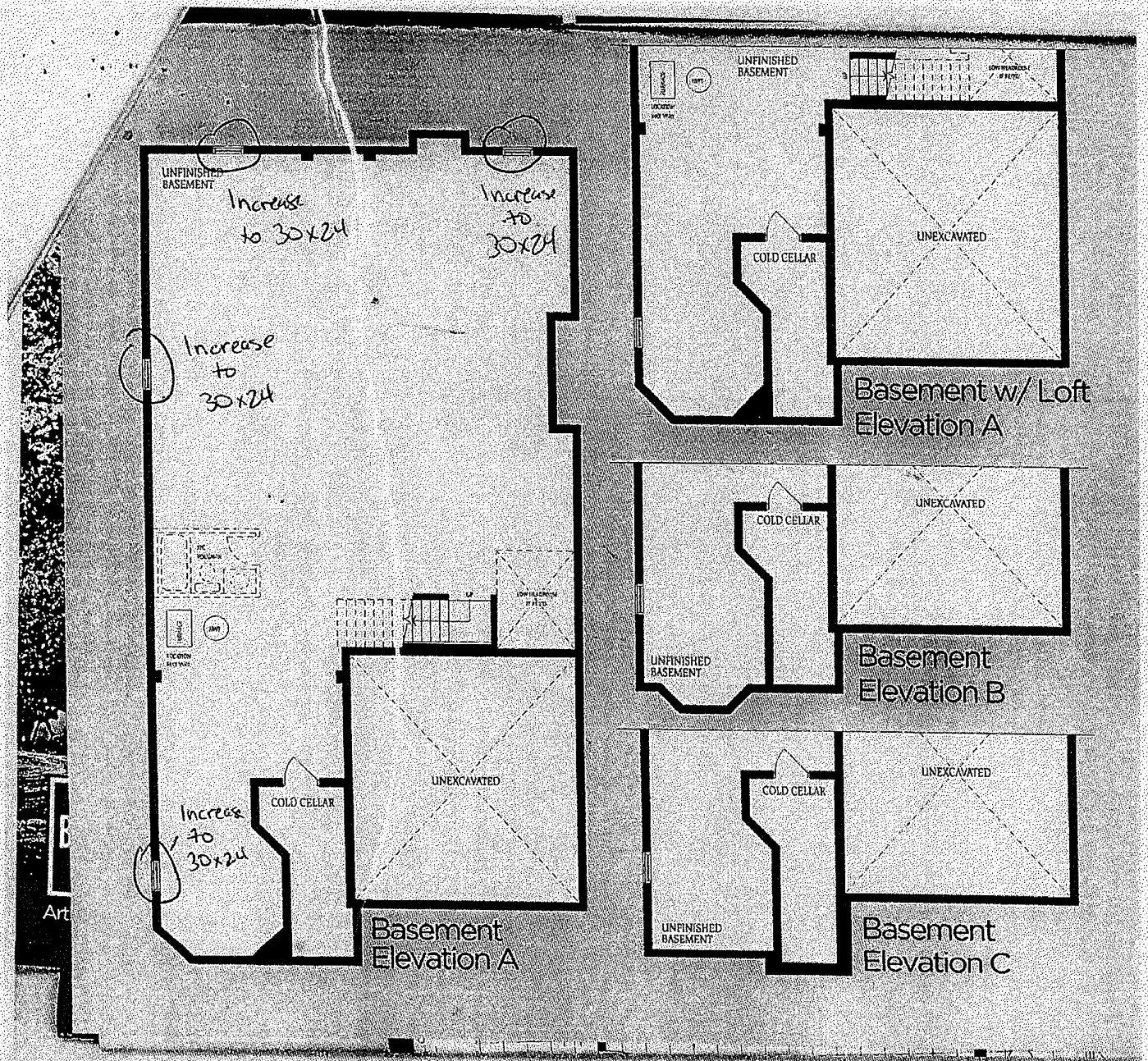


Loft Plan
Elevation A, B & C

Floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable 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. Nov 2015



Lot #315
Rideau 1 Elev C
w loft.



Lot #315
 Rideau 1 Elev C
 w loft