



CONSTRUCTION SUMMARY

261 - 3 - The Rideau 4 (42-4) Elev A Opt 5 Bed

Extras at Time of Sale

CABINETRY

Inv.1,312	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line12432	Note:
8Oct16 / 6Mar17	
Inv.1,312	1 - (K14) FACIA TO CEILING FOR CROWN MOULD - PRICE INCLUDES CROWN. THROUGHOUT ENTIRE KITCHEN
Line13104	Note:
8Oct16 / 6Mar17	

CABINETRY - APPLIANCES

Inv.1,312	1 - (J07) 66CM " COUNTER DEPTH" FRIDGE CABINET (NO GABLES NEEDED WITH PANTRY AND J20)
Line12420	Note:
8Oct16 / 6Mar17	
Inv.1,312	1 - (J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW
Line12425	Note:
8Oct16 / 6Mar17	
Inv.1,312	1 - (J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS AND PANS BELOW
Line12795	Note:
8Oct16 / 6Mar17	

CABINETRY - UPPER CABINETS

Inv.1,312	1 - (A02) UPPER - WALL AND HUTCH CABINETS - CLASSIC - UPPER ANGLE CORNER PER UNIT
Line12422	Note:
8Oct16 / 6Mar17	

CABINETRY - VANITY CABINETS

Inv.1,312	1 - (D14) VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - MASTER ENSUITE
Line12433	Note:
8Oct16 / 6Mar17	
Inv.1,312	1 - (D14) VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - SHARED BATH 1
Line12434	Note:
8Oct16 / 6Mar17	
Inv.1,312	1 - (D14) VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - SHARED BATH 2
Line12435	Note:
8Oct16 / 6Mar17	

ELECTRICAL

Inv.1,036	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - CENTERED ABOVE ISLAND - AS PER SKECTH
Line10135	Note:
3Aug16 / 7Mar17	
Inv.1,036	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - CENTERED IN LIVING ROOM - AS PER SKETCH
Line10136	Note:
3Aug16 / 7Mar17	



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Inv.1,036	1 - EXTERIOR INTERIOR DUPLEX OUTLET NO EXTERIOR SWITCH - MIDDLE OF GARAGE ON LEFT SIDE - AS PER SKETCH
Line10689	Note:
3Aug16 / 7Mar17	
Inv.1,036	1 - EXTERIOR INTERIOR DUPLEX OUTLET NO EXTERIOR SWITCH - FRONT OF GARAGE CLOSEST TO GARAGE DOOR ON LEFT SIDE - AS PER SKETCH
Line10691	Note:
3Aug16 / 7Mar17	
Inv.1,036	1 - EXTERIOR INTERIOR DUPLEX OUTLET NO EXTERIOR SWITCH - MIDDLE OF GARAGE ON RIGHT SIDE - AS PER SKETCH
Line10688	Note:
3Aug16 / 7Mar17	
Inv.1,036	1 - EXTERIOR INTERIOR DUPLEX OUTLET NO EXTERIOR SWITCH - FRONT OF GARAGE CLOSEST TO GARAGE DOOR ON RIGHT SIDE - AS PER SKETCH
Line10690	Note:
3Aug16 / 7Mar17	
Inv.1,313	1 - WALL OVEN ELECTRICAL- PROVISION ONLY AND MICROWAVE OUTLET ON A SEPARATE CIRCUIT
Line12427	Note:
8Oct16 / 6Mar17	
Inv.1,313	1 - COOKTOP ELECTRICAL
Line12428	Note:
8Oct16 / 6Mar17	

HARDWOOD FLOORING

Inv.1,036	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - UPPER HALL - FOR 5 BEDROOM PLAN
Line10134	Note: *****DO NOT INSTALL*****
3Aug16 / 7Mar17	
Inv.1,036	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - LANDING
Line10137	Note: *****DO NOT INSTALL*****
3Aug16 / 7Mar17	

PLUMBING

Inv.1,036	1 - SHOWER - GLASS SHOWER ENCLOSURE IN LIEU OF TUB/SHOWER COMBO IN SHARED BATH (BED 2 & BED 3)
Line10140	Note:
3Aug16 / 7Mar17	

STAIRS AND RAILING

Inv.1,036	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON - BLACK
Line10141	Note:
3Aug16 / 7Mar17	

TILE

Inv.1,312	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 2
Line13098	Note:
8Oct16 / 6Mar17	



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Inv.1,312	1 - TILE - MUD ROOM - UPGRADE 2
Line13100	Note:
8Oct16 / 6Mar17	
Inv.1,312	1 - TILE - POWDER - UPGRADE 2
Line13105	Note:
8Oct16 / 6Mar17	
Inv.1,312	1 - TILE - FOYER - UPGRADE 2
Line13097	Note:
8Oct16 / 6Mar17	
Inv.1,312	1 - TILE - MAIN HALL - UPGRADE 2
Line13099	Note:
8Oct16 / 6Mar17	

WINDOWS - BASEMENT

Inv.1,036	4 - BASEMENT WINDOW - 30 X 24 - INCREASE ALL EXISTING BASEMENT WINDOW - AS PER SKETCH
Line10142	Note:
3Aug16 / 7Mar17	



INTERIOR COLOUR SCHEME

Purchasers:

ANITA JOSEPH & STANLEY JOSEPH

Telephone Res. / Bus:

(416) 294-6268 /

Decor Advisor:

Daneya Zambri

Lock Date:

3-Nov-16

Property: 261

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 4 (42-4) Elev A Opt 5 Bed

Plan #: 51M-1063

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

# 3

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	PVC SLAB SUNFLOWER SEED (STD)	9677
Laundry Room	BELWOOD ONTARIO WHITE (STD)	9677
Powder Room	N/A	N/A
Master Ensuite Bathroom	MANCHESTER MAPLE SOAPSTONE (UP 1)	9677
Shared Bath 1	RIDEAU ONTARIO WHITE (STD)	9677
Shared Bath 2	SLAB OAK SHALE GREY (STD)	9677

Comment

(J07) 66CM " COUNTER DEPTH" FRIDGE CABINET  
(A02) UPPER - WALL AND HUTCH CABINETS - CLASSIC - UPPER ANGLE CORNER PER UNIT  
(J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS AND PANS DRAWER BELOW  
(J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW  
(K14) FACIA TO CEILING FOR CROWN MOULD - PRICE INCLUDES CROWN. THROUGHOUT ENTIRE KITCHEN  
(D14) x3 VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - MASTER ENSUITE, SHARED 1 AND 2

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	WHITE CARRARA 4924-38	
Laundry Room	FROSTY WHITE 1573-60	
Powder Room	N/A	
Master Ensuite Bathroom	PALOMA POLAR 6698-46	
Shared Bath 1	ITALIAN WHITE DI PESCO 4954K-22	
Shared Bath 2	BRONZITE 4971K-52	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-157 ZERA ANNEX BIANCO POLISHED 12X24	
Main Hall	69-157 ZERA ANNEX BIANCO POLISHED 12X24	
Kitchen / Breakfast	69-157 ZERA ANNEX BIANCO POLISHED 12X24	
Laundry Room	KEATON CARBON 46-175 13 X 13	
Powder Room	69-157 ZERA ANNEX BIANCO POLISHED 12X24	
Master Ensuite Bathroom	KEATON ICE 46-173 13 X13	
Shared Bath 1	KEATON CARBON 46-175 13 X 13	
Shared Bath 2	MALENA ICE 46-164 13 X 13	
MUD	69-157 ZERA ANNEX BIANCO POLISHED 12X24	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom

Tub Deck Wall

N/A

Tub Deck

N/A

Tub Deck Skirt

N/A

Shower Stall

KEATON ICE 52-192 8 X 10

Shared Bath 1

KEATON ICE 52-192 8 X 10

Shared Bath 2

MALENA ICE 52-189 8 X 10

Kitchen Backsplash

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes)

Yes

●

No

Comment

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Carpeting

Main Hall

SEE CERAMIC DETAIL

Living Room

SEE HARDWOOD DETAIL

Dining Room

SEE HARDWOOD DETAIL

Family Room

SEE HARDWOOD DETAIL

Den / Library / Study

N/A

Basement Landing(If Applies)

N/A

Lower Landing (If Applies)

N/A

Upper Landing

2369 SUN RIVER 728 SUMAC

Upper Hall

2369 SUN RIVER 728 SUMAC

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

10MM (STANDARD)

Area

ALL BEDROOMS

Carpet on Stairs

Capped

NONE

Runner - \*Upgrade

NONE

Comment

\*\* Refer to Construction Summary



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**Decor Advisor:**

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**Lock Date:**

3-Nov-16

23-Oct-16

**Plan #:** 51M-1063

6. Hardwood

Kitchen	SEE CERAMIC DETAIL
Main Hall	SEE CERAMIC DETAIL
Living Room	2 1/4 MERCIER RED OAK - ACORN BROWN (STD)
Dining Room	2 1/4 MERCIER RED OAK - ACORN BROWN (STD)
Family Room	2 1/4 MERCIER RED OAK - ACORN BROWN (STD)
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	SEE CARPET DETAIL
Upper Hall	SEE CARPET DETAIL
Master Bedroom	SEE CARPET DETAIL
Bedroom #2	SEE CARPET DETAIL
Bedroom #3	SEE CARPET DETAIL
Bedroom #4	SEE CARPET DETAIL
Bedroom #5	SEE CARPET DETAIL

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
SHARED BATH 1	BATH. SINK STANDARD-L4621
SHARED BATH 2	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

STD

Front Door Glass Inserts

STD

Door Handles

STANDARD-3820 STN

Interior Trim

STANDARD

Comment

\*\* Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

CHIMNEY HOOD FAN

Custom Fan Insert

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

☒ Yes

☐ No

☒ Yes

☐ No

☒ Yes

☐ No

☒ Yes

☐ OTR

☐ No

Comment

CHIMNEY HOOD FAN PURCHASED FROM GOEMANS  
BUILT IN MICROWAVE ABOVE OVEN

\*\* Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

SpindleType

UPGRADE 2 LEVEL 1 WROUGHT IRON

Stringer / Riser

NATURAL

Comment

Colour

NATURAL

Colour

BLACK

Treads

NATURAL

Oak Stairs

☒ Yes

☐ No

PURCHASER IS AWARE THE STAIRCASE WILL NOT MATCH THEIR HARDWOOD FLOORING

\* 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
Second Floor	WARM GREY

Smooth Ceilings First Floor    ☐ Yes    ☒ No

Comment

\*\* Refer to Construction Summary

13. Fireplace

	<b>Living Room</b>	<b>Family Room</b>	<b>Other Room - Specify</b>
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input type="radio"/>
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		NERO MARBLE	
Hearth		NONE	

Comment

\*\* Refer to Construction Summary





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Decor Advisor:	Daneya Zambri	Model and Elevation:	The Rideau 4 (42-4) Elev A Opt 5 Bed
Lock Date:	3-Nov-16	23-Oct-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	

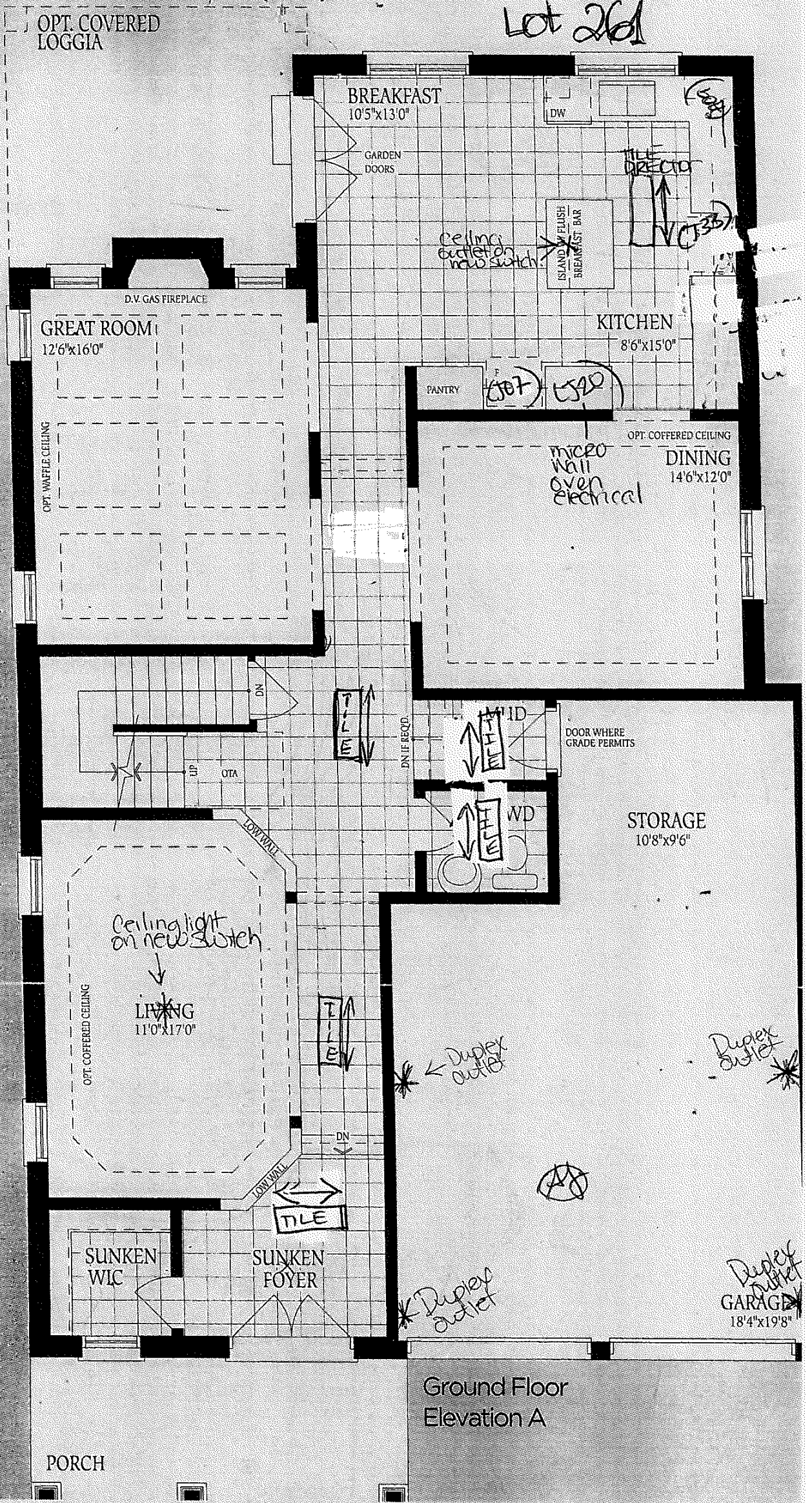
15. General Comments

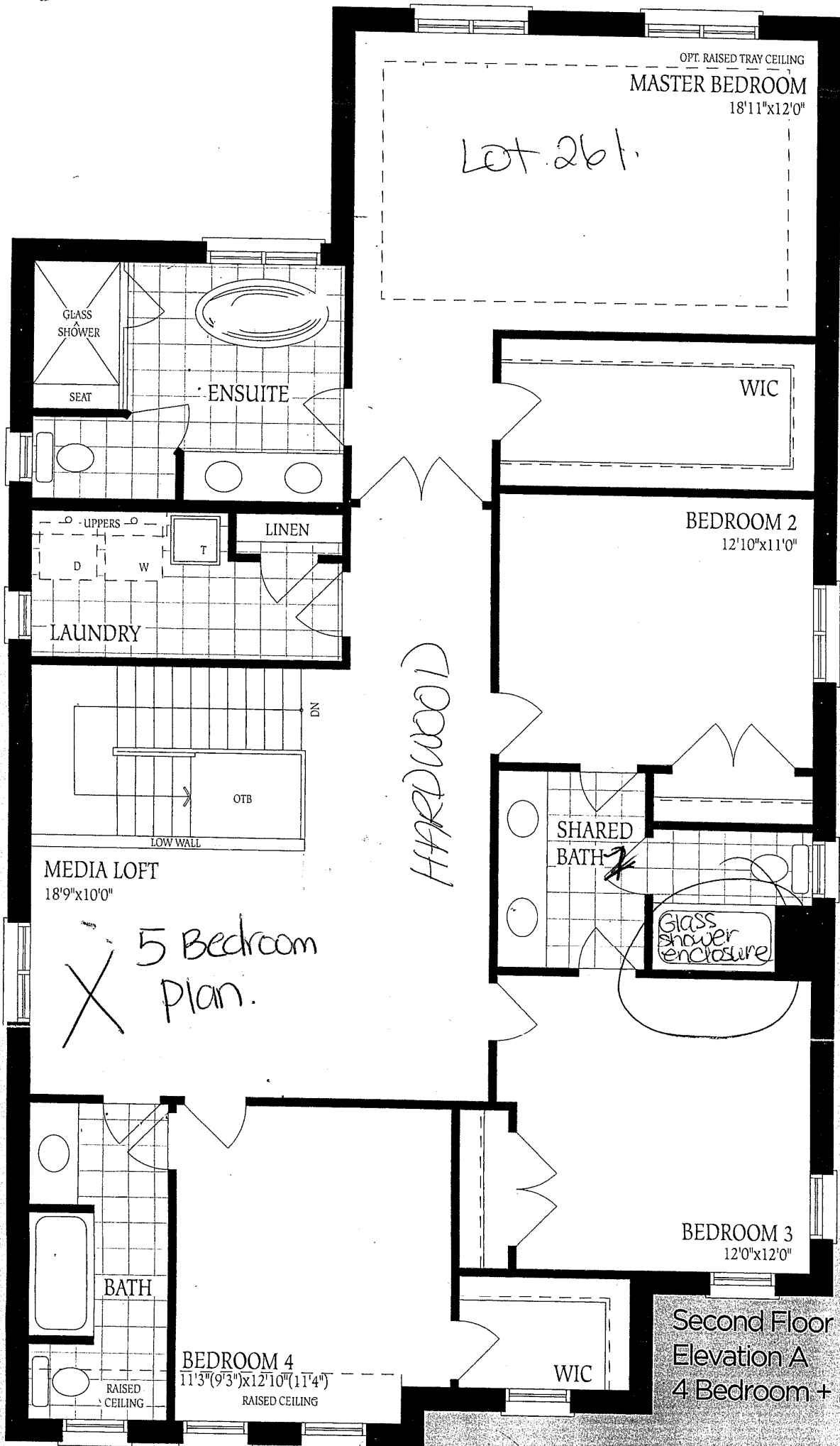
** Refer to Construction Summary
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Disclaimers and Notes

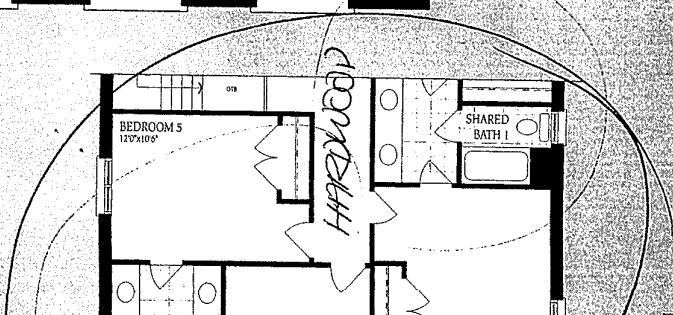
Purchaser Initials	
	1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
	2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
	3) The 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: _____

Lot 261

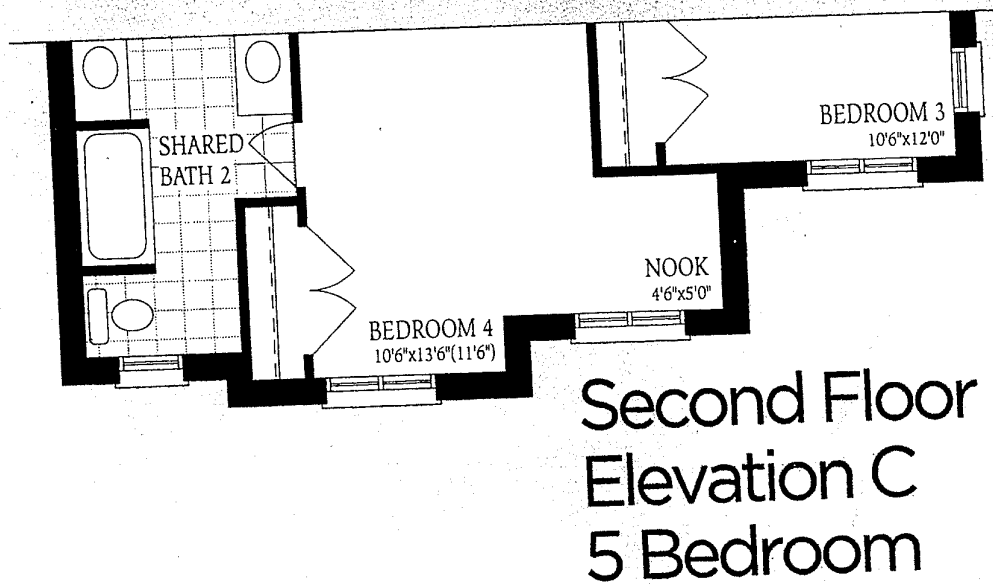
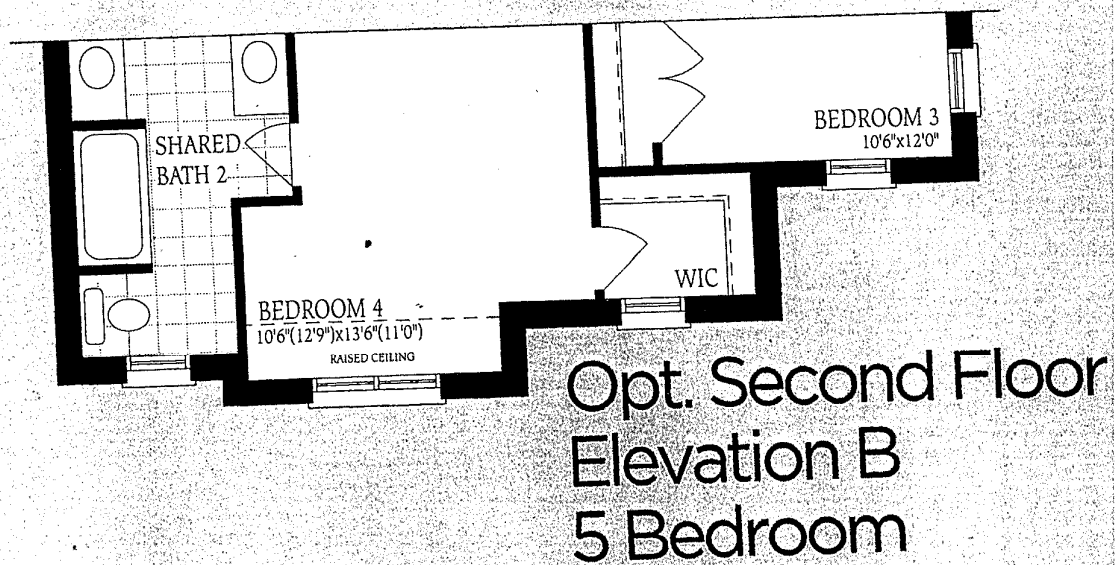
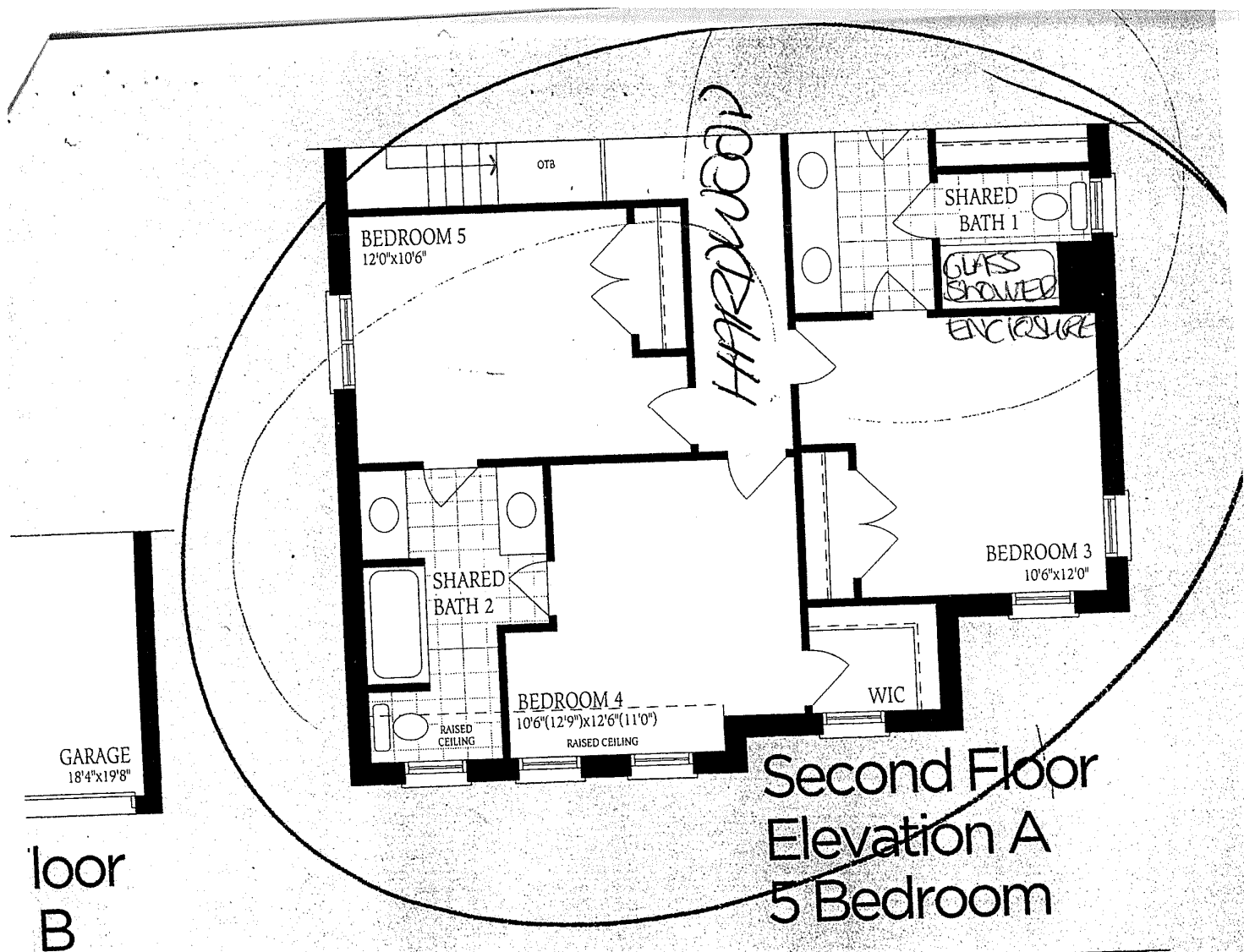




Second Floor  
Elevation A  
4 Bedroom + Media Loft







UNFINISHED  
BASEMENT

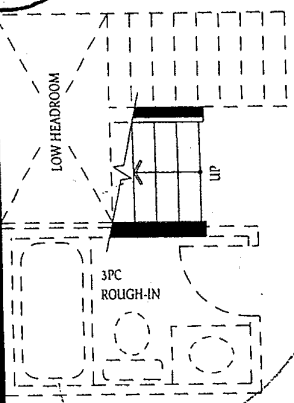
30x24

LOT 261

30x24

30x24

30x24



LOW HEADROOM  
IF REQ'D.

FURNACE

HWT

LOCATION  
MAY VARY

UNEXCAVATED

LOW HEADROOM

COLD CELLAR

Basement  
Elevation A