



CONSTRUCTION SUMMARY

247 - 4 - The Rideau 2 (42-2) Elev B

Extras at Time of Sale

CABINETRY

Inv.1,822	1 - VALANCE KITCHEN CABINETRY
Line17893	Note:
4May17 / 28Jun17	

CABINETRY - APPLIANCES

Inv.1,822	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
Line17896	Note:
4May17 / 28Jun17	

Inv.1,822	1 - (A13) MICROWAVE CABINET WITH SHELF (OPENING 24" W X 13 3/4"H) PURCHASER TO SUPPLY SPECS.
Line17899	Note: +++DO NOT INSTALL+++HAS BEEN CREDITED TO PURCHASER+++
4May17 / 28Jun17	

CABINETRY - BASE CABINETS

Inv.1,822	1 - (B05) BASE PIE CUT CORNER
Line17897	Note:
4May17 / 28Jun17	

CABINETRY - UPPER CABINETS

Inv.1,822	1 - (A02) UPPER ANGLE CORNER PER UNIT
Line17895	Note:
4May17 / 28Jun17	

CABINETRY - VANITY CABINETS

Inv.1,822	1 - (D14) VANITY BANK OF DRAWERS (55CM MAX) IN MASTER ENSUITE
Line17912	Note:
4May17 / 28Jun17	

Inv.1,822	1 - (D14) VANITY BANK OF DRAWERS (55CM MAX) IN SHARED BATH
Line17913	Note:
4May17 / 28Jun17	

CEILINGS

Inv.1,527	1 - SMOOTH CEILINGS - MAIN FLOOR
Line14893	Note:
12Dec16 / 17Apr17	

Inv.1,527	1 - 9 FOOT CEILINGS IN BASEMENT
Line14894	Note:
12Dec16 / 17Apr17	

COUNTER TOP

Inv.1,822	1 - COUNTER TOP - KITCHEN - UPGRADE 2
Line17891	Note:
4May17 / 28Jun17	



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Inv.1,822	1 - COUNTER TOP - BREAKFAST BAR - UPGRADE 2
Line17892	Note:
4May17 / 28Jun17	

Inv.1,822	1 - COUNTER TOP - ISLAND - UPGRADE 2
Line19201	Note:
4May17 / 28Jun17	

DO NOT INSTALL

Inv.1,822	1 - TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL
Line17915	Note:
4May17 / 28Jun17	

ELECTRICAL

Inv.1,527	1 - 200 AMP SERVICE - UPGRADE TO
Line14897	Note:
12Dec16 / 17Apr17	

Inv.1,527	1 - SWITCH - 2 WAY SWITCH FOR LIGHTING - FOR VALANCE LIGHTING
Line14898	Note:
12Dec16 / 17Apr17	

Inv.1,527	1 - PLUG ON SEPARATE CIRCUIT - MICROWAVE AS PER SKETCH
Line14899	Note:
12Dec16 / 17Apr17	

Inv.1,527	2 - VALANCE LIGHTING ROUGH-IN ELECTRICAL (PRICE IS PER WALL)
Line14900	Note:
12Dec16 / 17Apr17	

Inv.1,527	1 - CENTER EXISTING LIGHT IN LIVING/DINING ROOM AS PER SKETCH.
Line16769	Note:
12Dec16 / 17Apr17	

Inv.1,822	1 - HOOD FAN - AIR AV1308 STAINLESS STEEL
Line17898	Note:
4May17 / 28Jun17	
+++DO NOT INSTALL+++HAS BEEN CREDITED TO PURCHASER+++	

HARDWOOD FLOORING

Inv.1,822	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LANDING
Line17886	Note:
4May17 / 28Jun17	

Inv.1,822	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - FAMILY
Line17885	Note:
4May17 / 28Jun17	

Inv.1,822	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LIVING AND DINING
Line17887	Note:
4May17 / 28Jun17	

Inv.1,822	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - MAIN HALL
Line17888	Note:
4May17 / 28Jun17	



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Inv.1,822	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - UPPER HALL
Line17889	Note:
4May17 / 28Jun17	
Inv.1,822	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - BASEMENT LANDING
Line17904	Note:
4May17 / 28Jun17	

PAINT AND STAIN

Inv.1,822	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 - MAIN FLOOR TO SECOND FLOOR
Line17890	Note:
4May17 / 28Jun17	
Inv.1,822	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 - MAIN FLOOR TO BASEMENT
Line17903	Note:
4May17 / 28Jun17	

PLUMBING

Inv.1,822	1 - SINK - KITCHEN - UNDERMOUNT SINK - LONDON
Line17894	Note:
4May17 / 28Jun17	

STAIRS AND RAILING

Inv.1,527	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON
Line14904	Note:
12Dec16 / 17Apr17	
Inv.1,527	1 - STAIRS - TO BASEMENT - OAK - INCLUDES OAK HAND RAIL
Line16768	Note:
12Dec16 / 17Apr17	

TILE

Inv.1,822	1 - TILE - FOYER - UPGRADE 1
Line17900	Note:
4May17 / 28Jun17	
Inv.1,822	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 1
Line17901	Note:
4May17 / 28Jun17	
Inv.1,822	1 - TILE - POWDER - UPGRADE 1
Line17902	Note:
4May17 / 28Jun17	

TRIM CARPENTRY

Inv.1,822	1 - INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD
Line17914	Note:
4May17 / 28Jun17	

WINDOWS - BASEMENT



CONSTRUCTION SUMMARY

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Inv.1,527	3 - BASEMENT WINDOW - 30 X 24
Line14905	Note:
12Dec16 / 17Apr17	



INTERIOR COLOUR SCHEME

Purchasers:

GENADIJ IVANOV & DMITRIY IVANOV// SVETL

Telephone Res. / Bus:

(647) 767-9790 /

Decor Advisor:

Daneya Zambri

Lock Date:

19-Sep-17

Property:

247

Project:

Bradford Capital Holdings Inc.

Model and Elevation:

The Rideau 2 (42-2) Elev B

Plan #:

51M-1063

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

#1

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	MANCHESTER OAK - SHALE GREY (STD)	9677
Laundry Room	BELWOOD ONTARIO WHITE (STD)	9677
Powder Room	N/A	
Master Ensuite Bathroom	CAMDEN OAK - SHALE GREY (STD)	9677
ENS. 2	MANCHESTER OAK - OYSTER CL (STD)	9677
SHARED BATH	MANCHESTER OAK - OYSTER CL (STD)	9677

Comment

VALANCE KITCHEN CABINETRY
(A02) UPPER ANGLE CORNER PER UNIT
(B05) BASE PIE CUT CORNER
(J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
(D14) VANITY BANK OF DRAWERS (55CM MAX) IN MASTER ENSUITE AND SHARED BATH
(D14) VANITY BANK OF DRAWERS (55CM MAX) IN SHARED BATH

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	BIANCO ALPINE (UP 2)	SINGLE STRAIGHT
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	4588K-07 KALAHARI TOPAZ (STD)	
ENS. 2	4588K-07 KALAHARI TOPAZ (STD)	
SHARED BATH	4588K-07 KALAHARI TOPAZ (STD)	

Comment

SINK - KITCHEN - UNDERMOUNT SINK - LONDON

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	57-800 MONTECELIO ARGENTO MATTE 18X18 (UP 1)	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	57-800 MONTECELIO ARGENTO MATTE 18X18 (UP 1)	
Laundry Room	PRATO IVORY 46-128 13 X13 (STD)	
Powder Room	57-800 MONTECELIO ARGENTO MATTE 18X18 (UP 1)	
Master Ensuite Bathroom	PRATO WALNUT 46-130 13 X13 (STD)	
ENS. 2	PRATO IVORY 46-128 13 X13 (STD)	
SHARED BATH	PRATO IVORY 46-128 13 X13 (STD)	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	PRATO WALNUT 52-160 8 X 10	
Tub Deck	PRATO WALNUT 52-160 8 X 10	
Tub Deck Skirt	PRATO WALNUT 52-160 8 X 10	
Shower Stall	PRATO WALNUT 52-160 8 X 10	
ENS 2 SHARED BATH	PRATO IVORY 52-158 8 X 10	
	PRATO IVORY 52-158 8 X 10	
Kitchen Backsplash		

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

Comment

TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL

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	N/A
Basement Landing(If Applies)	SEE HARDWOOD DETAILS
Lower Landing (If Applies)	N/A
Upper Landing	SEE HARDWOOD DETAILS
Upper Hall	SEE HARDWOOD DETAILS
Master Bedroom	2369 SUN RIVER - 717 VALLEY OAK
Bedroom #2	2369 SUN RIVER - 717 VALLEY OAK
Bedroom #3	2369 SUN RIVER - 717 VALLEY OAK
Bedroom #4	2369 SUN RIVER - 717 VALLEY OAK
Bedroom #5	N/A

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

** Refer to Construction Summary



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Daneya Zambri

Lock Date:

19-Sep-17

Property: 247

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 2 (42-2) Elev B

Plan #: 51M-1063

6. Hardwood

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

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
ENS. 2	BATH. SINK STANDARD-L4621
SHARED BATH	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

** Refer to Construction Summary



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Project: Bradford Capital Holdings Inc.

Decor Advisor:

Daneya Zambri

Model and Elevation: The Rideau 2 (42-2) Elev B

Lock Date:

19-Sep-17

6-Jun-17

Plan #: 51M-1063

8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

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

OTR

Custom Fan Insert

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Gas Stove

☐ Yes ☒ No

Microwave

☐ Yes ☒ OTR ☐ No

Comment

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 - CARBON (MAIN TO SECOND)

STAIN TO MATCH HARDWOOD MERCIER RED OAK - CARBON (MAIN TO BASEMENT)

** Refer to Construction Summary

Initials:_____

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Purchasers:
Telephone Res. / Bus:
Decor Advisor:
Lock Date:

GENADIJ IVANOV & DMITRIY IVANOV// SVETL
(647) 767-9790 /
Daneya Zambri
19-Sep-17

Property: 247
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Plan #: 51M-1063

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

	Living Room	Family Room	Other Room - Specify
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" 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



INTERIOR COLOUR SCHEME

Purchasers:

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Telephone Res. / Bus:

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Decor Advisor:

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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

Purchasers:	GENADIJ IVANOV & DMITRIY IVANOV// SVETLA	Property:	247
Telephone Res. / Bus:	(647) 767-9790 /	Project:	Bradford Capital Holdings Inc.
Decor Advisor:	Daneya Zambri	Model and Elevation:	The Rideau 2 (42-2) Elev B
Lock Date:	19-Sep-17		Plan #: 51M-1063

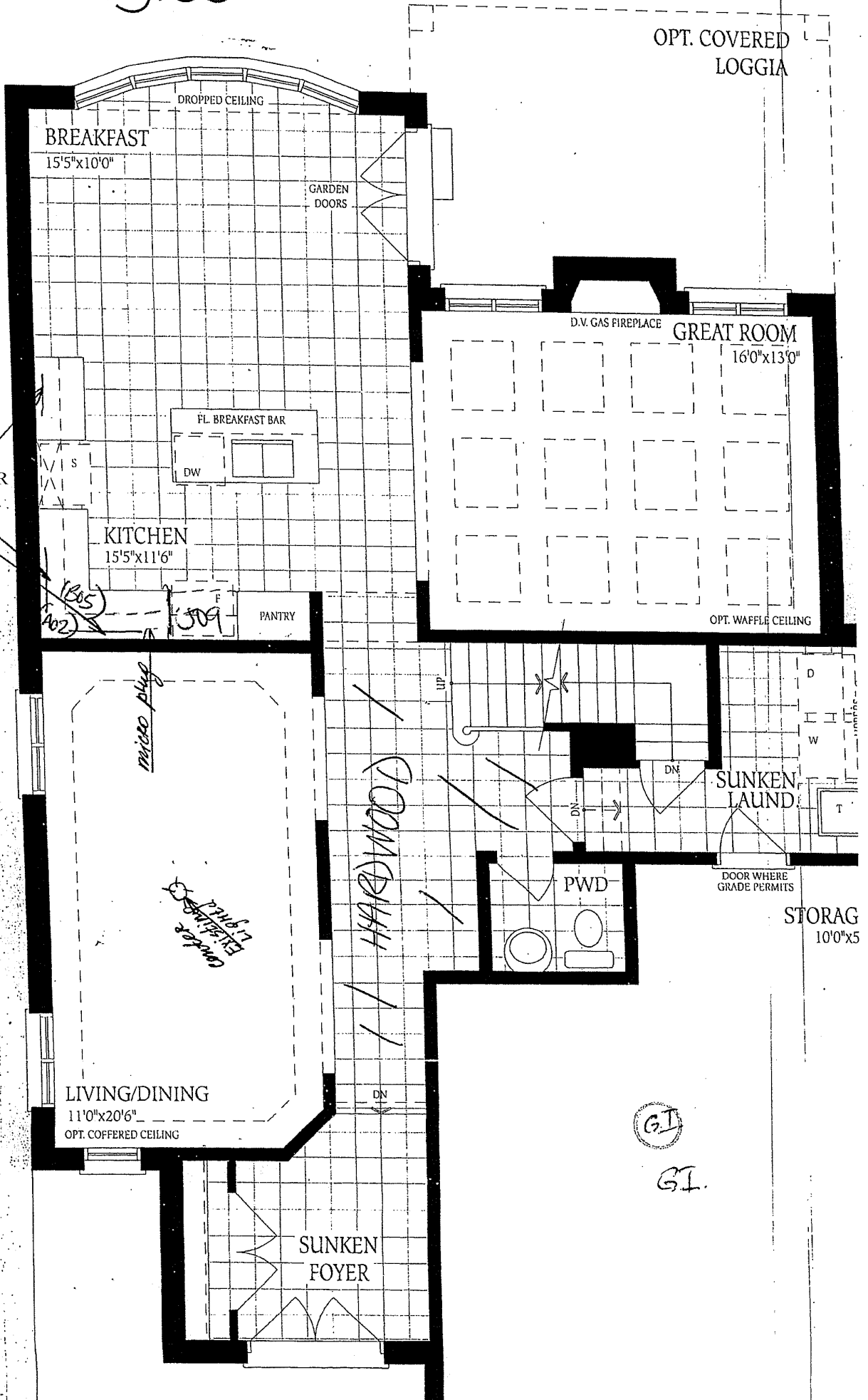
42' singles

Rideau - 2
Elev + 13

Lot 247

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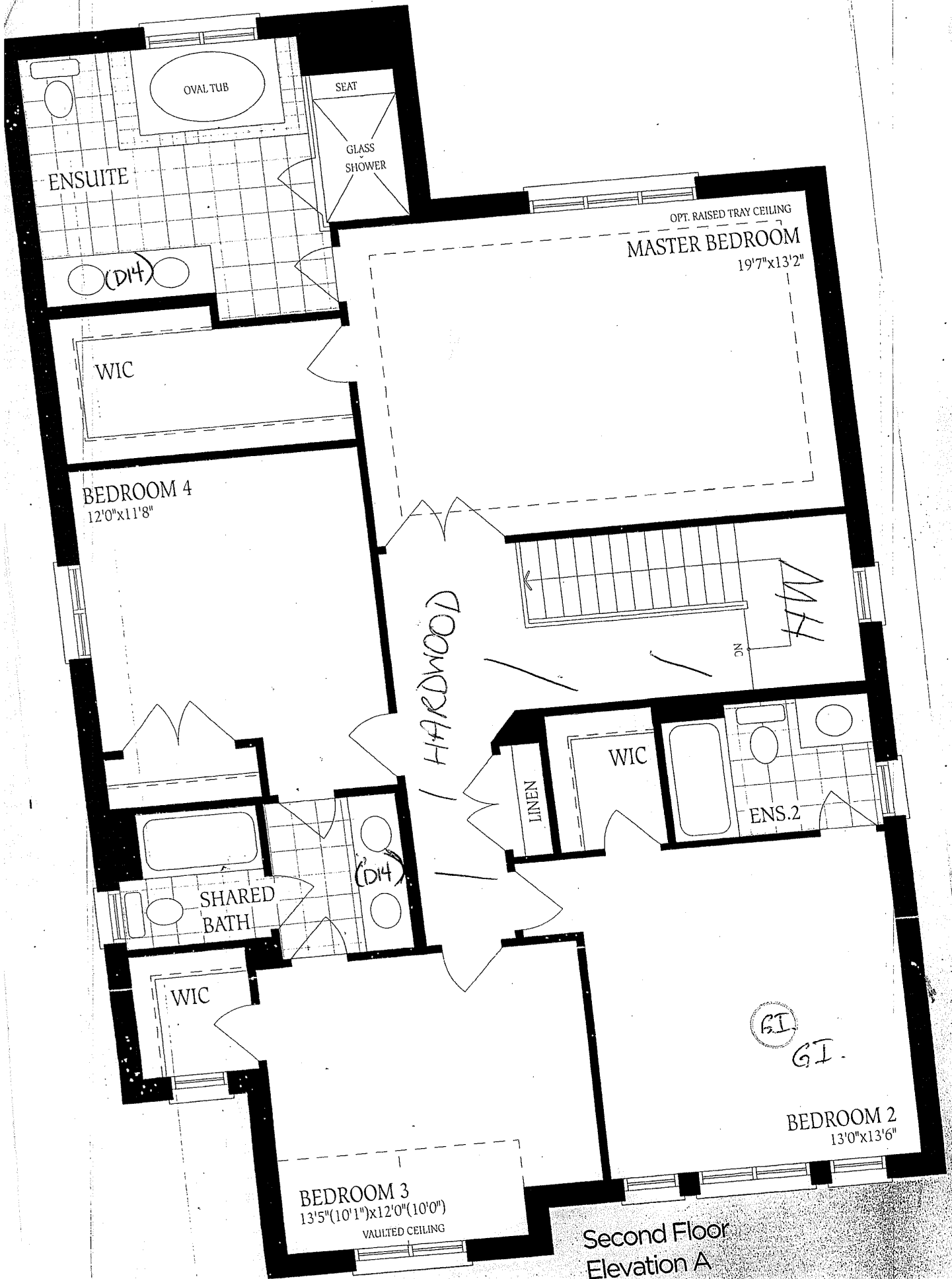
Valance Lighting R/I
+ 2 way sw.



2910 2925 2935 SQ.FT.

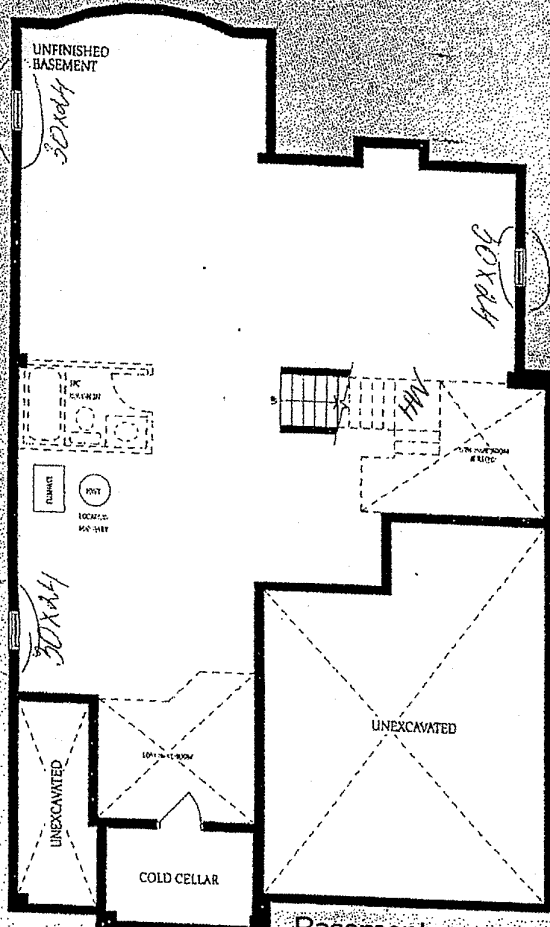
R-2
Elev-13

Lot 247

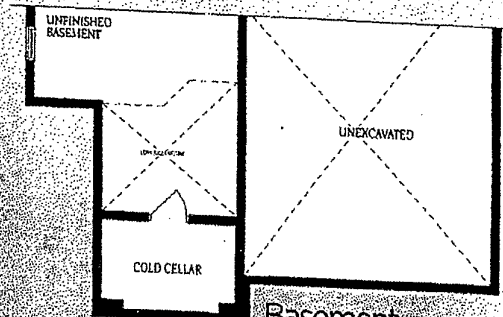


Bideau - L
Elev - B

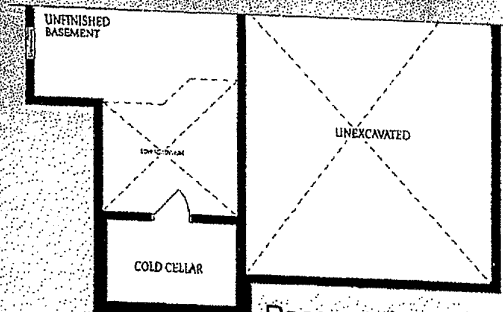
Lot 247



Basement
Elevation A



Basement
Elevation B



Basement
Elevation C

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