



CONSTRUCTION SUMMARY

163 - 3 - The Rideau 14 (42-14) Elev A

Extras at Time of Sale

CABINETRY

Inv.1,354	1 - VALANCE CABINTRY THROUGHOUT KITCHEN
Line12773	Note:
22Oct16 / 6Feb17	

CABINETRY - VANITY CABINETS

Inv.1,354	1 - (D15) VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 60CM TO 90CM - IN MASTER ENSUITE
Line12776	Note:
22Oct16 / 6Feb17	

CARPET

Inv.1,354	1 - CARPET - STANDARD BOUND CARPET RUNNER - PER SET
Line12774	Note:
22Oct16 / 6Feb17	

CEILINGS

Inv.1,150	1 - SMOOTH CEILINGS ON THE MAIN FLOOR
Line11395	Note:
27Aug16 / 6Feb17	

CONSTRUCTION

Inv.1,150	1 - REMOVE SUNKEN FOYER TO MAKE THE HOME ACCESSIBLE.
Line11405	Note: (NOTE THIS WILL ADD A RISER TO THE FRONT OF THE HOME FROM THE OUTSIDE)
27Aug16 / 6Feb17	
Inv.1,150	1 - ADD DOOR INTO MUD ROOM AS PER SKETCH
Line11406	Note: (Can not be guarenteed - depending on how many steps are required to go into Mud Room. If not possible money will be refunded)
27Aug16 / 6Feb17	
Inv.1,150	1 - SHARED BATH #1 REMOVE DOOR, WALL AND FRAME LEADING INTO SHOWER/TOILET AREA AND KEEP WALL OPEN TO CEILING (6" - 1' wall extended from Tub to Remain)
Line11408	Note:
27Aug16 / 6Feb17	
Inv.1,150	1 - SHARED BATH #2 REMOVE DOOR, WALL AND FRAME LEADING INTO SHOWER/TOILET AREA AND KEEP WALL OPEN TO CEILING (6" - 1' wall extended from Tub to Remain)
Line11409	Note:
27Aug16 / 6Feb17	
Inv.1,150	1 - BEDROOM #2 TO SHARED BATH #1 DELETE DOOR, DRYWALL OVER THE OPENING BUT LEAVE THE ROUGH IN FOR THE DOOR
Line11410	Note:
27Aug16 / 6Feb17	
Inv.1,150	1 - BEDROOM #2 TO MASTER ENSUITE ADD A DOOR AS PER SKETCH
Line11411	Note:
27Aug16 / 6Feb17	
Inv.1,150	1 - ADD DOUBLE DOOR ENTRY TO MASTER BEDROOM FROM HALLWAY AS PER SKETCH
Line11412	Note:
27Aug16 / 6Feb17	



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Inv.1,150	1 - ROUGH-IN DOOR FRAME FROM MASTER WALK IN CLOSET TO LAUNDRY ROOM, DRYWALL OVER THE OPENING. AS PER SKETCH
Line11413	Note:
27Aug16 / 6Feb17	
Inv.1,150	1 - HALF WALL IN LIEU OF UPPER HALLWAY RAILING AS PER SKETCH
Line11414	Note:
27Aug16 / 6Feb17	

ELECTRICAL

Inv.1,150	1 - 200 AMP SERVICE - UPGRADE TO
Line11396	Note:
27Aug16 / 6Feb17	
Inv.1,150	1 - PLUG ON SEPARATE CIRCUIT - OTR MICROWAVE
Line11397	Note:
27Aug16 / 6Feb17	
Inv.1,150	4 - POT LIGHT EXTERIOR
Line11399	Note:
27Aug16 / 6Feb17	
Inv.1,150	1 - SWITCH - 2 WAY SWITCH FOR LIGHTING - VALANCE LIGHTING
Line11400	Note:
27Aug16 / 6Feb17	
Inv.1,150	2 - VALANCE LIGHTING ROUGH-IN ELECTRICAL (PRICE IS PER WALL)
Line11401	Note:
27Aug16 / 6Feb17	

HARDWOOD FLOORING

Inv.1,354	1 - HARDWOOD FLOORING - DEN/STUDY - UPGRADE 2
Line12766	Note:
22Oct16 / 6Feb17	
Inv.1,354	1 - HARDWOOD FLOORING - FAMILY - UPGRADE 2
Line12767	Note:
22Oct16 / 6Feb17	
Inv.1,354	1 - HARDWOOD FLOORING - MAIN HALL - UPGRADE 2 - MUD ROOM TO BE TILED
Line12768	Note:
22Oct16 / 6Feb17	
Inv.1,354	1 - HARDWOOD FLOORING - DINING - UPGRADE 2
Line13009	Note:
22Oct16 / 6Feb17	

PAINT AND STAIN

Inv.1,354	1 - STAIN OAK RAILINGS AND STAIRS - RAILINGS - PICKETS - NEWEL POST - NOSING - STRINGERS - TREADS AND RISERS COMPLETE- - STAIN OAK INCLUDING VARNISH- - PRICE IS PER SET PURCHASER HAS HALF WALL IN UPPER HALL -
Line12764	Note:
22Oct16 / 6Feb17	

PLUMBING



CONSTRUCTION SUMMARY

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Inv.1,150	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line11402	Note:
27Aug16 / 6Feb17	
Inv.1,150	1 - RELOCATE BASEMENT ROUGH IN WASHROOM AS PER SKETCH
Line11404	Note:
27Aug16 / 6Feb17	
Inv.1,150	1 - BETWEEN THE TWO "SHARED BATHS" ON THE 2ND FLOOR. SWITCH THE SINKS AND COUNTERS TO MAKE SHARED BATH #1 A SINGLE SINK AND SHARED BATH #2 A DOUBLE SINK
Line11407	Note: *No charge*
27Aug16 / 6Feb17	



INTERIOR COLOUR SCHEME

Purchasers:

MARA S VANDE BEEK & KEVIN LEE VANDE BE

Property: 163

Telephone Res. / Bus:

(416) 301-9136 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Daneya Zambri

Model and Elevation: The Rideau 14 (42-14) Elev A

Lock Date:

30-Oct-16

29-Oct-16

Plan #:

51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

8

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	MANCHESTER OAK NOCE NEROP (STD)	9677
Laundry Room	BELWOOD ONTARIO WHITE	9677
Powder Room	N/A	N/A
Master Ensuite Bathroom	MANCHESTER OAK NOCE NEROP (STD)	9677
Shared Bath #1	MANCHESTER OAK NOCE NEROP (STD)	9677
Shared Bath #2	MANCHESTER OAK NOCE NEROP (STD)	9677

Comment

VALANCE CABINTRY THROUGHOUT KITCHEN
(D15) VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 60CM TO 90CM - IN MASTER ENSUITE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	AUTUMN CARNIVAL 1877K-52	
Laundry Room	1573-60	
Powder Room	N/A	
Master Ensuite Bathroom	ITALIAN DI PESCO 4954k-22	
Shared Bath #1	BRONZITE 4971K-52	
Shared Bath #2	BRONZITE 4971K-52	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	PRATO WALNUT 46-130 13 X13 (STD)	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	MALENA IVORY 46-168 13 X 13 (STD)	
Laundry Room	KEATON ICE 46-173 13 X13	
Powder Room	PRATO WALNUT 46-130 13 X13 (STD)	
Master Ensuite Bathroom	KEATON ICE 46-173 13 X13	
Shared Bath #1	KEATON ICE 46-173 13 X13	
Shared Bath #2	KEATON ICE 46-173 13 X13	
MUD	PRATO WALNUT 46-130 13 X13 (STD)	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
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	KEATON ICE 52-192 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 HARDWOOD DETAIL
Living Room	SEE HARDWOOD DETAIL
Dining Room	SEE HARDWOOD DETAIL
Family Room	SEE HARDWOOD DETAIL
Den / Library / Study	SEE HARDWOOD DETAIL
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
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	Area
	10MM (STANDARD)	ALL BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	NONE	2369 SUN RIVER 728 SUMAC

** Refer to Construction Summary



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6. Hardwood

Kitchen	SEE CERAMIC DETAIL
Main Hall	3 1/2 MERCIER RED OAK - CARBON (UPGRADE 2)
Living Room	3 1/2 MERCIER RED OAK - CARBON (UPGRADE 2)
Dining Room	3 1/2 MERCIER RED OAK - CARBON (UPGRADE 2)
Family Room	3 1/2 MERCIER RED OAK - CARBON (UPGRADE 2)
Den / Library / Study	3 1/2 MERCIER RED OAK - CARBON (UPGRADE 2)
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
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

OTR

Custom Fan Insert

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Gas Stove

☐ Yes ☒ No

Microwave

☐ Yes ☒ OTR ☐ No

Comment

OTR SPECS TO BE PROVIDED.

** Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN TO MATCH HARDWOOD

SpindleType

STANDARD OAK

Colour

STAIN TO MATCH HARDWOOD

Stringer / Riser

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

STAIN TO MATCH HARDWOOD MERCIER RED OAK - CARBON

** Refer to Construction Summary



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Decor Advisor:

Lock Date:

MARA S VANDE BEEK & KEVIN LEE VANDE BEProperty: 163
(416) 301-9136 /
Daneya Zambri
30-Oct-16

Project:

Model and Elevation:

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Bradford Capital Holdings Inc.
The Rideau 14 (42-14) Elev A
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 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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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

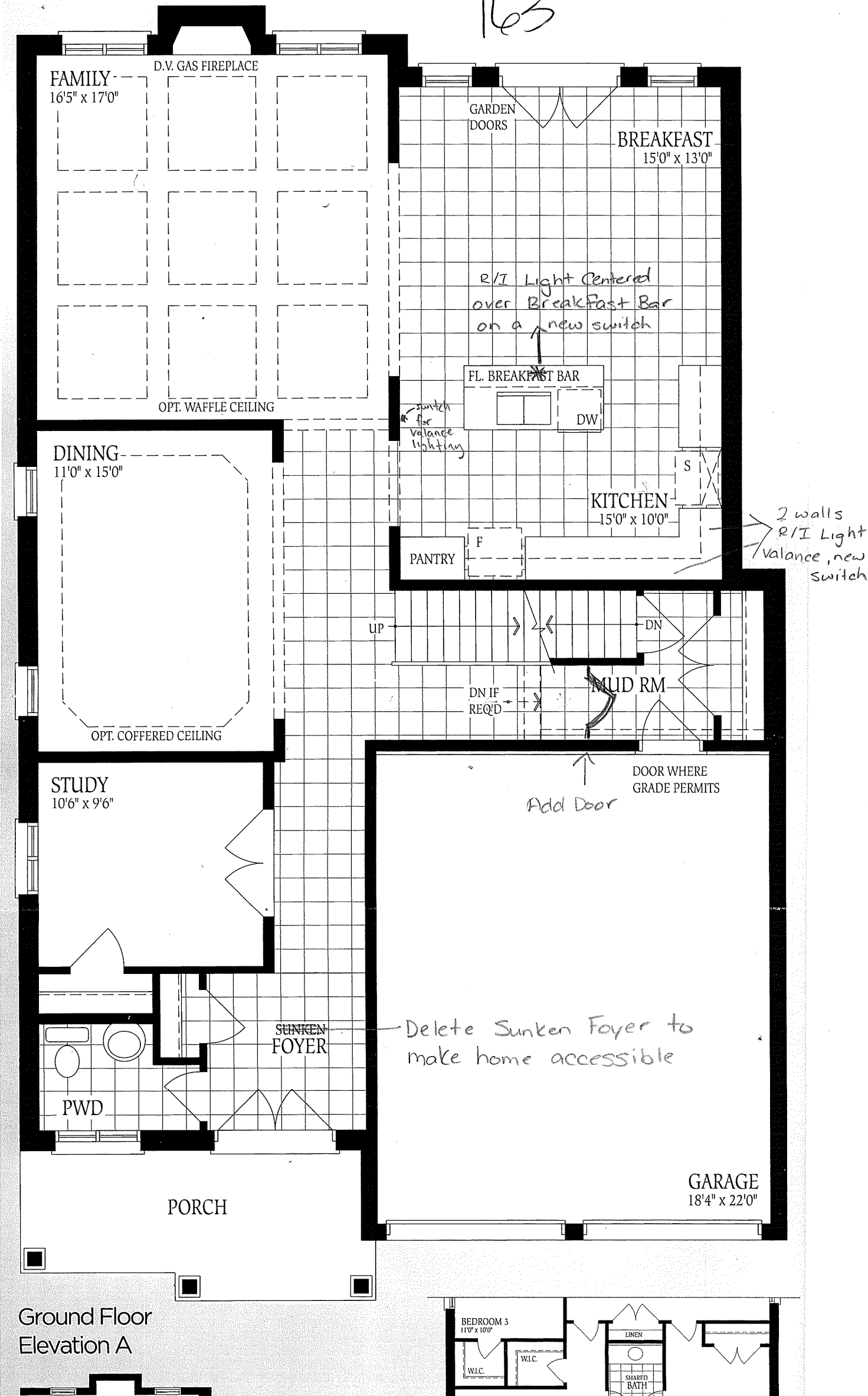
Purchaser Initials	
	1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
	2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
	3) The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



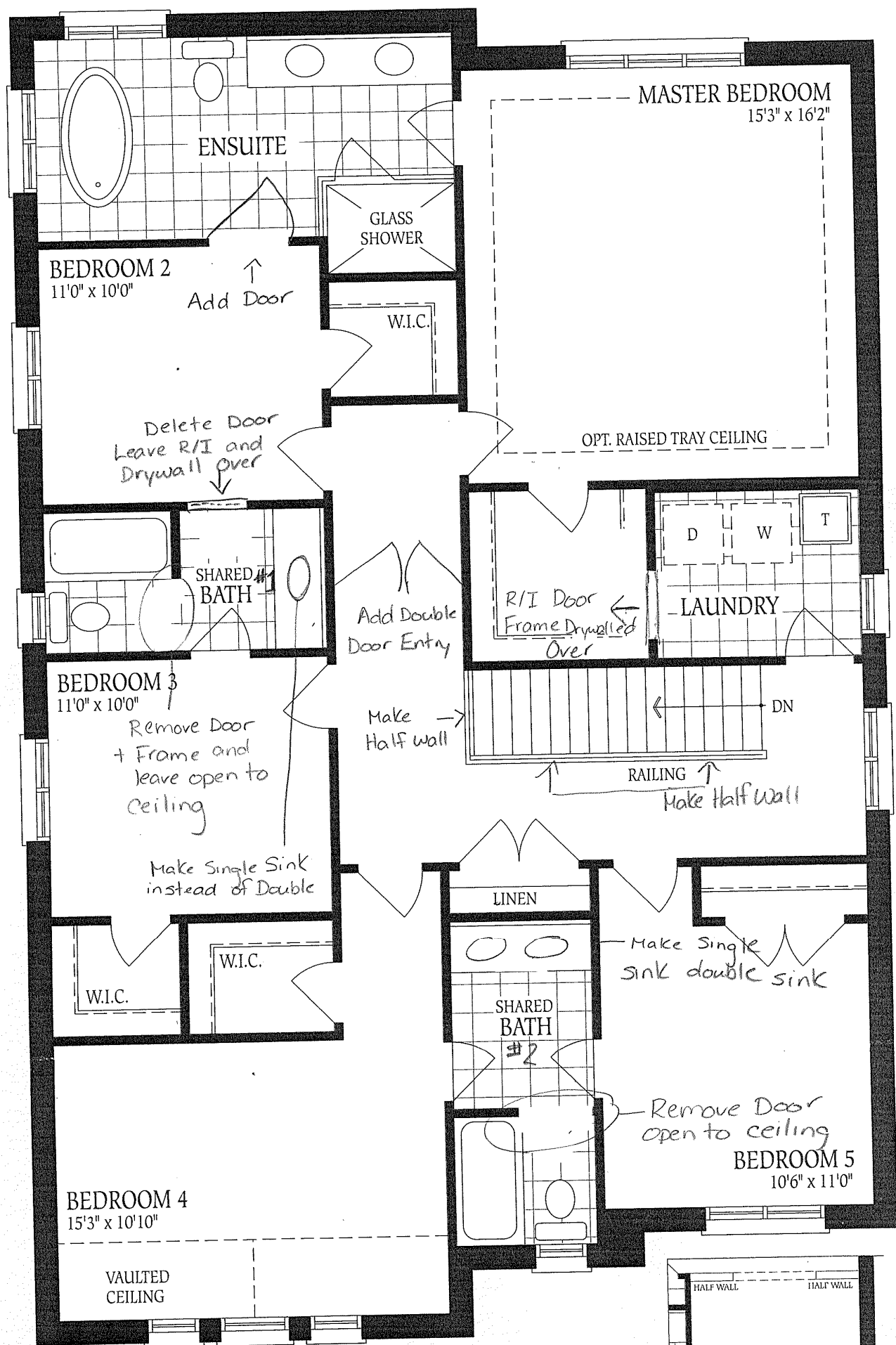
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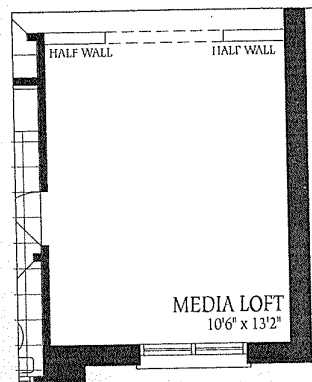
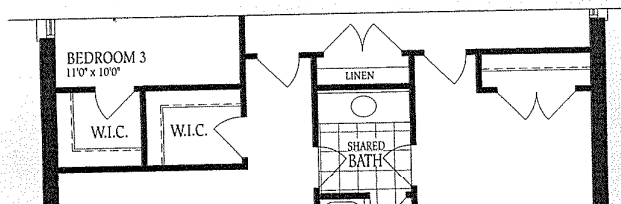
163



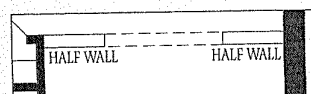
Lot #163

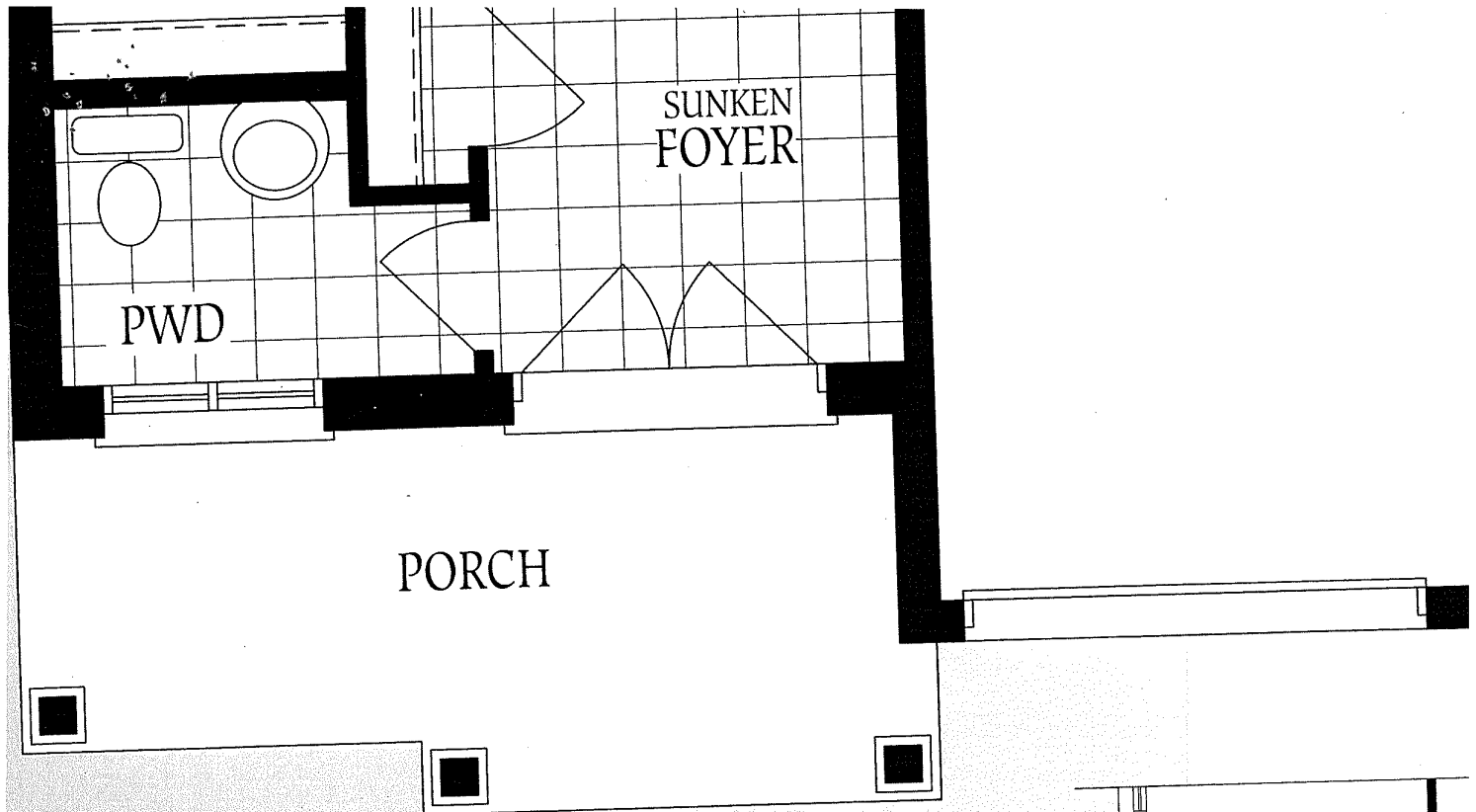


Second Floor
Elevation A



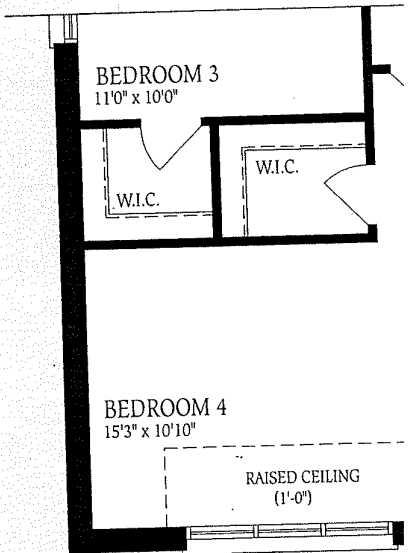
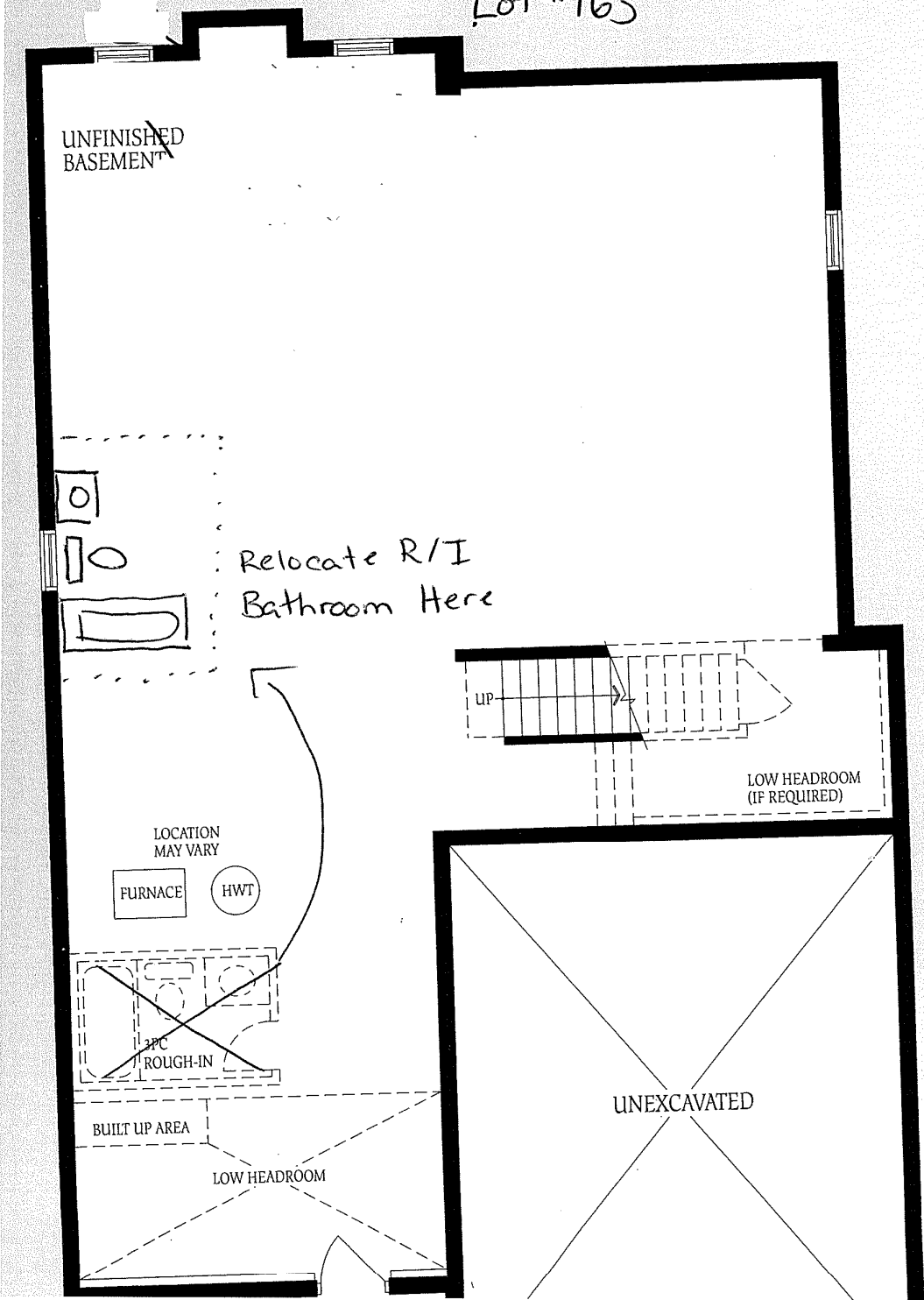
Second Floor With
Media Loft - Elevation A



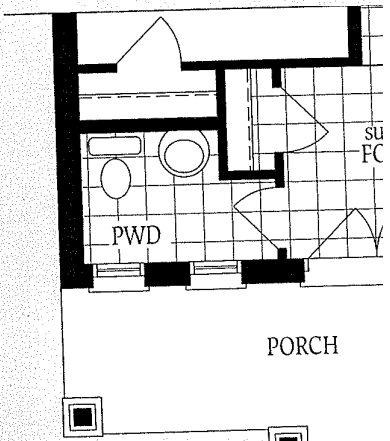


Ground Floor
Elevation A

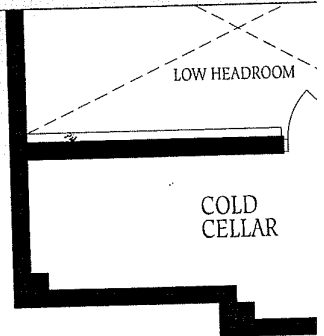
Lot #163



Second Floor -



Ground Floor



Basement - E

GreenValley
ESTATES

Lot #163

4 exterior Pot Lights

The Rideau 14 3112 SQ.FT.



Elevation A

42'
singles