



CONSTRUCTION SUMMARY

195 - 3 - The Rideau 1 (42-1B LOFT) Elev A With Loft

Extras at Time of Sale

CABINETRY

Inv.1,545	1 - CABINETRY - KITCHEN - GROUP 7 CLASSIC PAINT
Line15607	Note:
17Dec16 / 28Feb17	
Inv.1,545	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
Line15609	Note:
17Dec16 / 28Feb17	
Inv.1,545	1 - (B05) BASE PIE CUT CORNER
Line15610	Note:
17Dec16 / 28Feb17	
Inv.1,545	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line15614	Note:
17Dec16 / 28Feb17	
Inv.1,545	1 - (D14) VANITY BANK OF DRAWERS (55CM MAX) IN MASTER ENSUITE
Line15617	Note:
17Dec16 / 28Feb17	
Inv.1,545	1 - VANITY - LOFT BATHROOM - GROUP 3 VIKING 3 BATH IN LOFT
Line15618	Note:
17Dec16 / 28Feb17	
Inv.1,545	1 - VANITY - MAIN BATHROOM - GROUP 3 VIKING 3 - IN BATH -MAIN FLOOR
Line15620	Note:
17Dec16 / 28Feb17	
Inv.1,545	1 - (K01) DIFFERENT COLOUR ISLAND THAN KITCHEN CABNITRY
Line16121	Note:
17Dec16 / 28Feb17	

CONSTRUCTION

Inv.1,181	1 - CLOSE OFF WALL IN KITCHEN/ MAIN HALL - AS PER SKETCH
Line11600	Note:
31Aug16 / 22Feb17	

ELECTRICAL

Inv.1,181	1 - 200 AMP SERVICE - UPGRADE TO
Line11702	Note:
31Aug16 / 22Feb17	

HARDWOOD FLOORING

Inv.1,545	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LIBRARY
Line15601	Note:
17Dec16 / 28Feb17	
Inv.1,545	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LIVING AND DINING
Line15602	Note:
17Dec16 / 28Feb17	



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Inv.1,545	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - MAIN HALL
Line15603	Note:
17Dec16 / 28Feb17	

PAINT AND STAIN

Inv.1,545	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
Line15622	Note:
17Dec16 / 28Feb17	

STAIRS AND RAILING

Inv.1,181	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 3 - WROUGHT IRON- BLACK
Line11602	Note:
31Aug16 / 22Feb17	

TILE

Inv.1,545	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 1
Line15604	Note:
17Dec16 / 28Feb17	

Inv.1,545	1 - TILE - FOYER - UPGRADE 1
Line15606	Note:
17Dec16 / 28Feb17	

TRIM CARPENTRY

Inv.1,545	1 - INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD
Line15623	Note:
17Dec16 / 28Feb17	

WINDOWS - BASEMENT

Inv.1,181	4 - BASEMENT WINDOW - 47 X 36 - EGRESS WINDOW-ALL 4 WINDOWS
Line11599	Note:
31Aug16 / 22Feb17	



INTERIOR COLOUR SCHEME

Purchasers:

VITO BRANCACCIO & ADELINA GIOE

Property: 195

Telephone Res. / Bus:

(416) 858-7311 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Inna Semikolenniha

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

Lock Date:

5-Feb-17

5-Feb-17

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	BRUSSELS PAINT- CANNOLI (UP3)	9677
Laundry Room	BELWOOD - ONTARIO WHITE (STD)	9677
Powder Room	N/A	
Master Ensuite Bathroom	CAMDEN MAPLE- OYSTER CL (UP1)	9677
BATH / MAIN	CAMDEN MAPLE- OYSTER CL (UP1)	9677
BATH / LOFT	CAMDEN MAPLE- OYSTER CL (UP1)	9677
ISLAND	BRUSSELS PAINT- OYSTER CL (UP3)	9677

Comment

1) (K01) DIFFERENT COLOUR ISLAND THAN KITCHEN CABNITRY
2) (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
3) (B05) BASE PIE CUT CORNER
5) (D14) VANITY BANK OF DRAWERS (55CM MAX) IN MASTER ENSUITE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	4954K-22 ITALIAN WHITE DI PESCO (STD)	
Laundry Room	1573-60 FROSTY WHITE (STD)	
Powder Room	N/A	
Master Ensuite Bathroom	4588K-07 KALAHARI TOPAZ (STD)	
BATH / MAIN	4924-38 WHITE CARRARA (STD)	
BATH / LOFT	4588K-07 KALAHARI TOPAZ (STD)	
ISLAND		

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-180 ERAMOSIA CLAY 12X24 REC POR (UP1)	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	69-180 ERAMOSIA CLAY 12X24 REC POR (UP1)	
Laundry Room	CINQ WHITE 46-145 13 X13	
Powder Room	N/A	
Master Ensuite Bathroom	46-140 BELLINA GREY 13X13 (STD)	
BATH / MAIN	CINQ WHITE 46-145 13 X13	
BATH / LOFT	46-140 BELLINA GREY 13X13 (STD)	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	BELLINA GREY 52-166 8 X 10	
Tub Deck	BELLINA GREY 52-166 8 X 10	
Tub Deck Skirt	BELLINA GREY 52-166 8 X 10	
Shower Stall	BELLINA GREY 52-166 8 X 10	
BATH / MAIN	CINQ WHITE 52-170 8 X 10	
BATH / LOFT	BELLINA GREY 52-166 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 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	2369 SUN RIVER 713 SILVER MAPLE (STD)
Bedroom #2	2369 SUN RIVER 713 SILVER MAPLE (STD)
Bedroom #3	2369 SUN RIVER 713 SILVER MAPLE (STD)
Bedroom #4	N/A
Bedroom #5	N/A
MEDIA/LOFT	2369 SUN RIVER 713 SILVER MAPLE (STD)

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

** Refer to Construction Summary



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Plan #: 51M-1063

6. Hardwood

Kitchen	SEE CERAMIC DETAILS
Main Hall	MERCIER - RED OAK- 3 1/4 PRO CARBON (UP2)
Living Room	MERCIER - RED OAK- 3 1/4 PRO CARBON (UP2)
Dining Room	MERCIER - RED OAK- 3 1/4 PRO CARBON (UP2)
Family Room	N/A
Den / Library / Study	MERCIER - RED OAK- 3 1/4 PRO CARBON (UP2)
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	N/A
Master Bedroom	SEE CARPET DETAILS
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
BATH / MAIN	BATH. SINK STANDARD-L4621
BATH / LOFT	BATH. SINK STANDARD-L4621

Waterline for Fridge ☐ Yes ☒ No

Comment

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8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

STD

Interior Trim

UPGRADE 1

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE

Custom Fan Insert

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Gas Stove

☐ Yes ☒ No

Microwave

☐ Yes ☐ OTR ☒ No

Comment

** Refer to Construction Summary
200 AMP SERVICE

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

** Refer to Construction Summary
STAIN STAIRCASE TO MATCH HARDWOOD - CARBON



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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

	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 checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input 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	BIANCO MARBLE		
Hearth	NONE		

Comment

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14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	
<div>** Refer to Construction Summary</div>	

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.

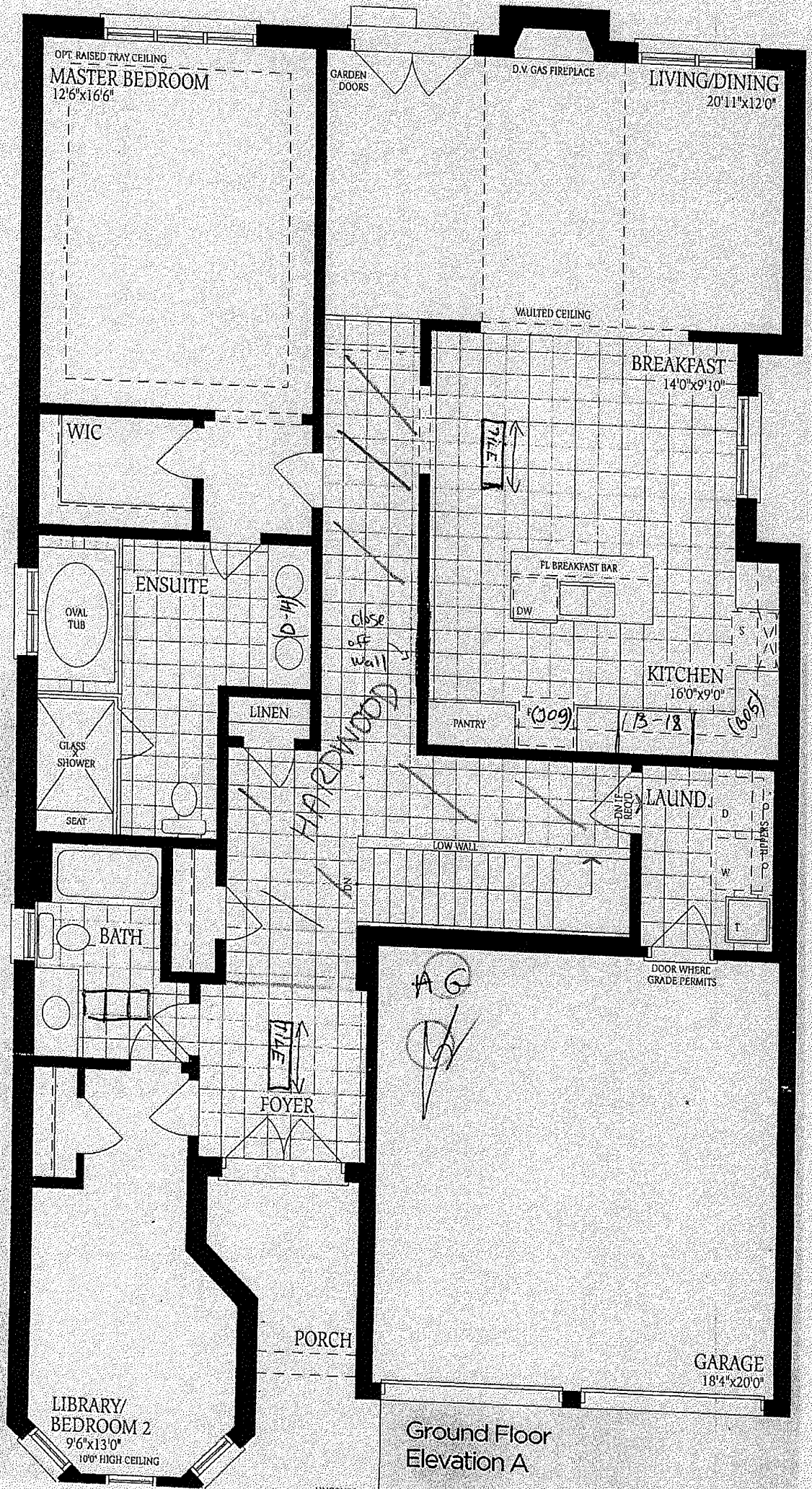
This Interior Colour Selection is final and approved by:

Signature:_____ Date: _____ Signature:_____ Date: _____

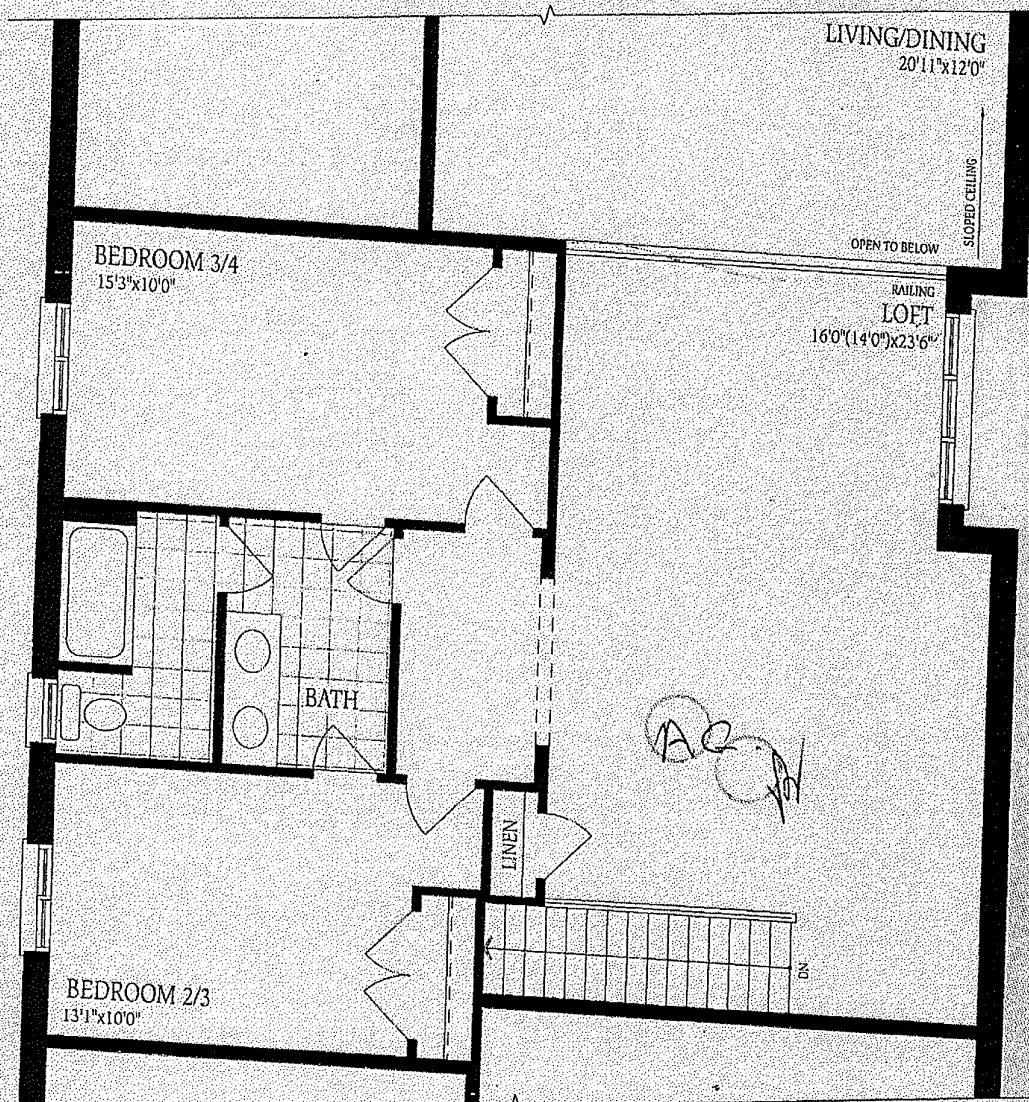
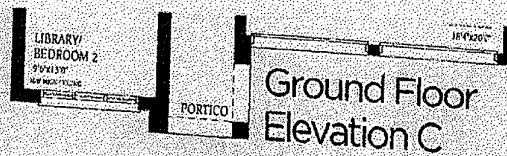
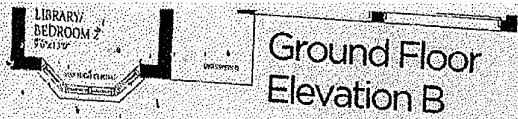


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Ground Floor
Elevation A

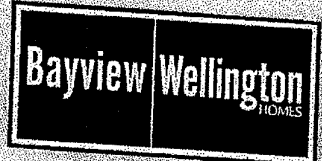


Lot 195
Rideau /
w/ loft
Elev A

AC

Loft Plan
Elevation A, B & C

and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. All house renderings are artist's concept only. Actual usable floor area 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 195
Rideau l w loft
Elev A

