



CONSTRUCTION SUMMARY

227 - 3 - The Rideau 15 (42-15) Elev A

Extras at Time of Sale

CABINETRY

Inv.1,092	1 - INCREASE THE DEPTH OF THE ISLAND BY 1 FT TOWARDS THE FRIDGE, MOVING SINK AND DISHWASHER TO THE EDGE AS PER ORIGINAL ISLAND
Line10816	Note:
14Aug16 / 8Sep16	
Inv.1,369	1 - VANITY - SHARED BATHROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line12880	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - VANITY - MAIN BATHROOM - GROUP 3 VIKING 3
Line12879	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - CABINETRY - KITCHEN/SERVERY - GROUP 4 - 6 CLASSIC VIKING PAINT
Line12872	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & 66CM DEEP CABINET)
Line12874	Note: +++DO NOT INSTALL+++
25Oct16 / 28Feb17	
Inv.1,369	1 - (B18) POTS & PANS DRAWER AS PER SKETCH
Line12876	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - (HO2) CABINET HARDWARE UPGRADE 2 DISPLAY BOARD
Line12873	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - CABINETRY - KITCHEN ISLAND - GROUP 7 CLASSIC PAINT (ISLAND INCREASED ONE FOOT IN DEPTH)
Line12899	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - LEAVE OPEN SPACE IN SERVERY FOR BEVERAGE FRIDGE - PURCHASER TO SUPPLY SPECS.
Line14211	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line14212	Note:
25Oct16 / 28Feb17	

CABINETRY - ACCESSORIES

Inv.1,369	1 - OPTIONAL LIGHT VALANCE
Line14210	Note:
25Oct16 / 28Feb17	

CABINETRY - APPLIANCES

Inv.1,944	1 - (J10) ACCOMMODATE "BUILT IN DESIGNER REFRIDGERATOR"
Line20272	Note:
10Jul17 / 10Jul17	



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CABINETRY - VANITY CABINETS

Inv.1,369	1 - (D15) MASTER ENSUITE- BANK OF DRAWERS (60-90CM)
Line12882	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - (D14) VANITY BANK OF DRAWERS - SHARED BATH
Line12881	Note:
25Oct16 / 28Feb17	

CEILINGS

Inv.1,092	1 - SMOOTH CEILINGS ON MAIN FLOOR
Line10804	Note:
14Aug16 / 8Sep16	
Inv.1,092	1 - OPTIONAL COFFERED CEILINGS IN LIVING/DINING ROOM
Line10805	Note:
14Aug16 / 8Sep16	

DO NOT INSTALL

Inv.1,369	1 - TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL
Line12883	Note:
25Oct16 / 28Feb17	

ELECTRICAL

Inv.1,092	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - CENTERED OVER BREAKFAST BAR
Line10807	Note:
14Aug16 / 8Sep16	
Inv.1,092	1 - PLUG ON SEPARATE CIRCUIT - MICROWAVE - IN SERVERY ON THE UPPER CABINETS - AS PER SKETCH
Line10808	Note:
14Aug16 / 8Sep16	
Inv.1,092	1 - 200 AMP SERVICE - UPGRADE TO
Line10811	Note:
14Aug16 / 8Sep16	
Inv.1,092	2 - VALANCE LIGHTING ROUGH-IN ELECTRICAL (PRICE IS PER WALL)
Line10818	Note:
14Aug16 / 8Sep16	
Inv.1,092	4 - VALANCE LIGHTING OVER/UNDER KITCHEN CUPBOARD - DOES NOT INCLUDE SWITCH - PRICE IS PER 4FT SECTION - PRICE DOES NOT INCLUDE ROUGH -IN
Line10819	Note:
14Aug16 / 8Sep16	
Inv.1,092	2 - SWITCH - 2 WAY SWITCH FOR LIGHTING - VALANCE
Line10820	Note:
14Aug16 / 8Sep16	
Inv.1,476	1 - PLUG ON SEPARATE CIRCUIT - WINE/ BEVERAGE FRIDGE IN SERVERY
Line14224	Note:
28Nov16 / 28Feb17	



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HARDWOOD FLOORING

Inv.1,092	1 - STANDARD HARDWOOD - MERCIER SOLID OAK 2-1/4" - UPPER HALLWAY AND MEDIA LOFT
Line10829	Note:
14Aug16 / 8Sep16	
Inv.1,369	1 - HARDWOOD FLOORING - DEN/STUDY - UPGRADE 4
Line12858	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - HARDWOOD FLOORING - LIVING DINING - UPGRADE 4
Line12860	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - HARDWOOD FLOORING - UPPER HALL - UPGRADE 4
Line12862	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - HARDWOOD FLOORING - FAMILY - UPGRADE 4
Line12859	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - HARDWOOD FLOORING - MAIN HALL - UPGRADE 4
Line12861	Note:
25Oct16 / 28Feb17	
Inv.1,369	1 - HARDWOOD FLOORING - MEDIA LOFT - UPGRADE 4
Line12863	Note:
25Oct16 / 28Feb17	

HEATING AND AIR CONDITIONING

Inv.1,092	1 - GAS LINE - ROUGH IN GAS LINE STOVE
Line10821	Note:
14Aug16 / 8Sep16	

PAINT AND STAIN

Inv.1,369	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
Line12886	Note:
25Oct16 / 28Feb17	

PLUMBING

Inv.1,092	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line11137	Note:
14Aug16 / 8Sep16	
Inv.1,476	1 - SHOWER TRANSFER VALVE
Line14223	Note:
28Nov16 / 28Feb17	
Inv.1,476	1 - SHOWER - WATERFALL SHOWER HEAD - MOEN S112 - FIXTURE ONLY
Line14221	Note:
28Nov16 / 28Feb17	



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Inv.1,476	1 - SHOWER - WATERFALL SHOWER HEAD CEILING MOUNT
Line14220	Note:
28Nov16 / 28Feb17	

RAILINGS

Inv.1,092	1 - WROUGHT IRON - UPGRADE 2 LEVEL 1
Line10828	Note:
14Aug16 / 8Sep16	

TILE

Inv.1,369	1 - TILE - ENTRY - UPGRADE 6
Line14213	Note:
25Oct16 / 28Feb17	

Inv.1,369	1 - TILE - LAUNDRY - UPGRADE 2
Line14217	Note:
25Oct16 / 28Feb17	

Inv.1,369	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 6
Line14214	Note:
25Oct16 / 28Feb17	

Inv.1,369	1 - TILE - POWDER - UPGRADE 6
Line14216	Note:
25Oct16 / 28Feb17	

Inv.1,369	1 - TILE - MASTER ENSUITE - UPGRADE 1
Line12889	Note:
25Oct16 / 28Feb17	

Inv.1,369	1 - TILE - UPGRADE 1 - SHOWER
Line12890	Note:
25Oct16 / 28Feb17	

TRIM CARPENTRY

Inv.1,369	1 - INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD
Line12892	Note:
25Oct16 / 28Feb17	

WINDOWS - BASEMENT

Inv.1,092	3 - BASEMENT WINDOW - 30 X 24
Line10817	Note:
14Aug16 / 8Sep16	



INTERIOR COLOUR SCHEME

Purchasers:

CHIRAG BHATT & ROSHNI BHATT

Property: 227

Telephone Res. / Bus:

(416) 464-1786 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Monica Ceresna

Model and Elevation: The Rideau 15 (42-15) Elev A

Lock Date:

28-Nov-16

28-Nov-16

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	KINGSTON MAPLE- SOAPSTONE (2) SEE COMMENTS FOR ISLAND	12895 (UP 2)
Laundry Room	BELWOOD ONTARIO WHITE	9677
Powder Room	N/A	
Master Ensuite Bathroom	CAMDEN MAPLE - SHALE GREY (UP 1)	9677
Shared Bath	HUMBER - WHITE SUGAR (UP 2)	9677
Semi Ensuite	CAMDEN MAPLE - SHALE GREY (UP 1)	9677

Comment

UPGRADE 2 KITCHEN PERIMETER AND UPGRADE 3 ISLAND
ISLAND - KINGSTON PAINT - MACADAMIA (UP 3)
LEAVE OPEN SPACE IN SERVERY FOR BEVERAGE FRIDGE - PURCHASER WILL SUPPLY SPECS
(B18) POTS & PANS
(D14) SHARED BATH - BANK OF DRAWERS
(D15) MASTER ENSUITE- BANK OF DRAWERS
OPTIONAL LIGHT VALANCE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	4924-38 WHITE CARRERA	
Laundry Room	1563-70 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	1877K-52 AUTUMN CARNIVAL	
Shared Bath	MOCHA FANTASTICO 4957K-22	
Semi Ensuite	6698-46 PALOMA POLAR	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-913 24 X 24 MAYFAIR STELLA ARGENTO HD POLISH RECT PORC	(UP 6)
Main Hall	SEE HARDWOOD DETAIL	
Kitchen / Breakfast	69-913 24 X 24 MAYFAIR STELLA ARGENTO HD POLISH RECT PORC	(UP 6)
Laundry Room	69-945 12 X 24 MAYFAIR STRADA ASH HD POLISH RECT PORC	(UP 2)
Powder Room	69-913 24 X 24 MAYFAIR STELLA ARGENTO HD POLISH RECT PORC	(UP 6)
Master Ensuite Bathroom	69-178 ERAMOSA ICE HD PORCELAIN - MATTE 12 X 24 (UP 1)	
Shared Bath	KEATON CARBON 46-175 13 X 13	
Semi Ensuite	MALENA ICE 46-164 13 X 13	

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	69-178 ERAMOSIA ICE HD PORC - MATTE 12 X 24 (UP 1)	
SHARED BATH SEMI ENSUITE	KEATON ICE 52-192 8 X 10	
	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

DO NOT INSTALL CERAMIC ACCESSORIES THROUGHOUT ALL BATHROOMS

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	SEE HARDWOOD DETAIL
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	N/A

Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS

Carpet on Stairs	Capped	Runner - *Upgrade

Comment

** Refer to Construction Summary



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Plan #: 51M-1063

6. Hardwood

Kitchen	SEE CERAMIC DETAIL
Main Hall	MERCIER - 4-1/2" RED OAK - SATIN FINISH - STONE (UPGRADE 4)
Living Room	MERCIER - 4-1/2" RED OAK - SATIN FINISH - STONE (UPGRADE 4)
Dining Room	MERCIER - 4-1/2" RED OAK - SATIN FINISH - STONE (UPGRADE 4)
Family Room	MERCIER - 4-1/2" RED OAK - SATIN FINISH - STONE (UPGRADE 4)
Den / Library / Study	MERCIER - 4-1/2" RED OAK - SATIN FINISH - STONE (UPGRADE 4)
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	MERCIER - 4-1/2" RED OAK - SATIN FINISH - STONE (UPGRADE 4)
Master Bedroom	SEE CARPET DETAIL
Bedroom #2	SEE CARPET DETAIL
Bedroom #3	SEE CARPET DETAIL
Bedroom #4	SEE CARPET DETAIL
Bedroom #5	N/A
MEDIA LOFT	MERCIER - 4-1/2" RED OAK - SATIN FINISH - STONE (UPGRADE 4)

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
Powder Room	BATH. SINK STANDARD-L4621
Shared Bath	BATH. SINK STANDARD-L4621
Semi Ensuite	BATH. SINK STANDARD-L4621
Kitchen	KITCHEN STANDARD- 7545C

Waterline for Fridge ☒ Yes ☐ No

Comment

** Refer to Construction Summary

WATERFALL SHOWER HEAD CEILING MOUNT IN MASTER ENSUITE; KEEP STANDARD SHOWER HEAD ON WALL



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8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

STANDARD-3820 STN

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

MICROWAVE IN SERVERY UPPER CABINETS AS PER SKETCH

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

** Refer to Construction Summary

STAIN TO MATCH - MERCIER - STONE



INTERIOR COLOUR SCHEME

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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
	☐ ☐ ☐	☐ ☒ ☐	☐ ☐ ☐
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		BIANCO MARBLE	
Hearth			

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.

This Interior Colour Selection is final and approved by:

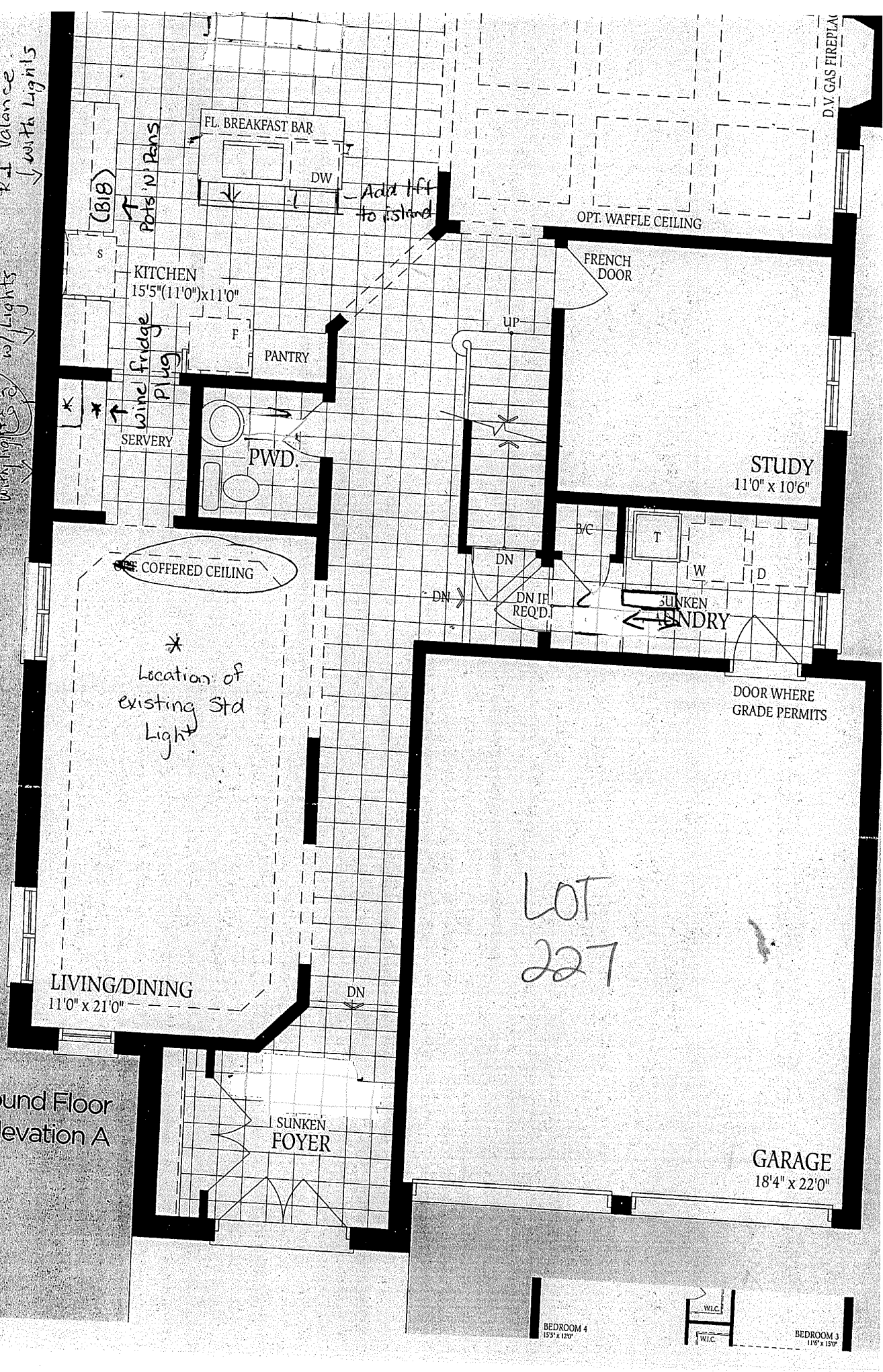
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INTERIOR COLOUR SCHEME

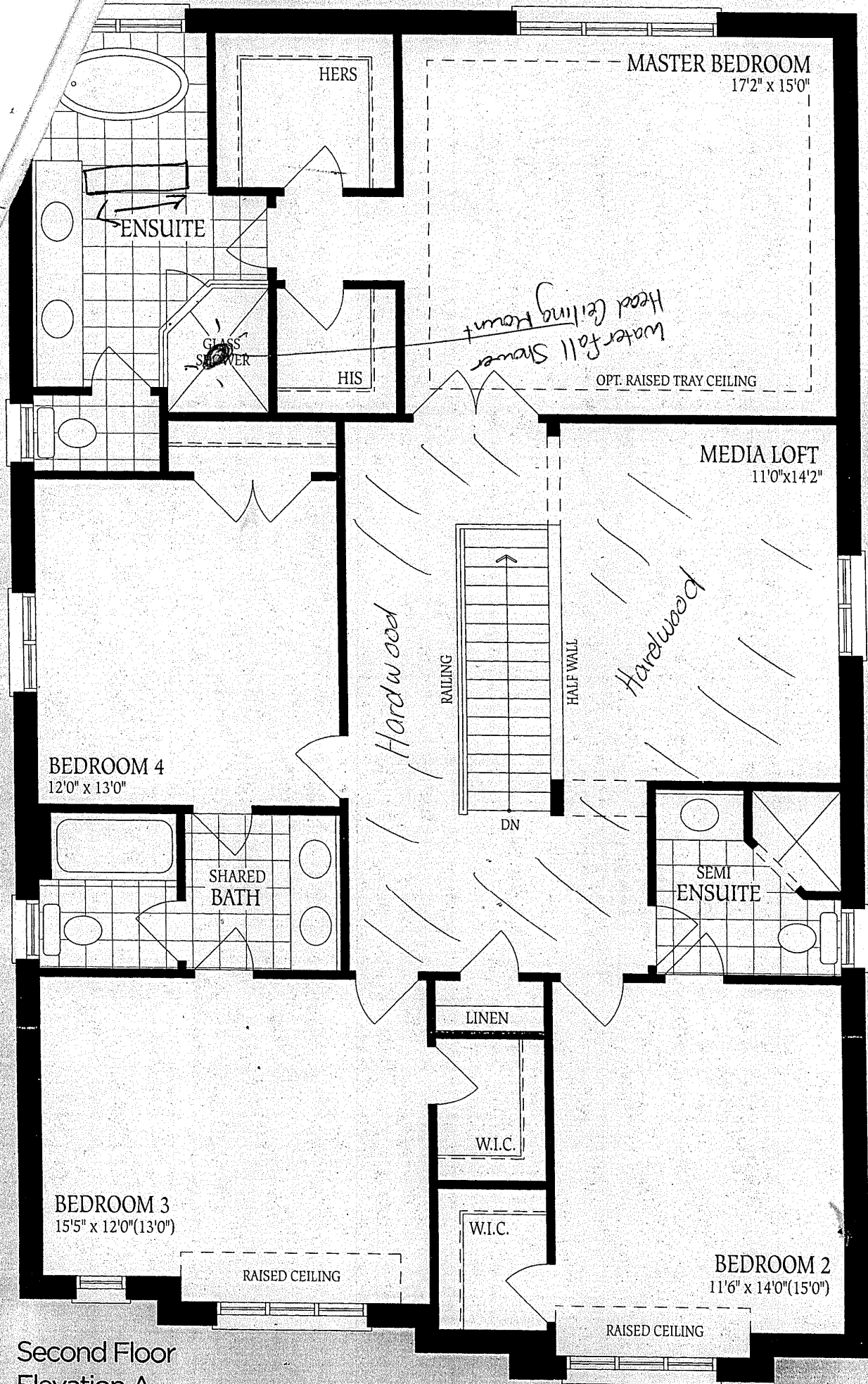
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Ground Floor
Elevation A

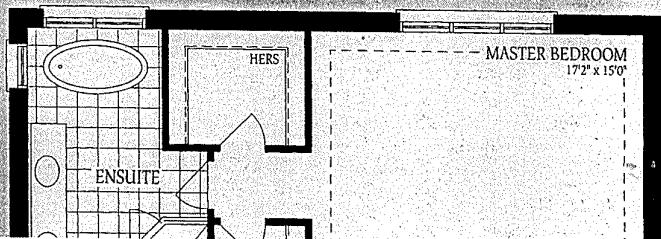
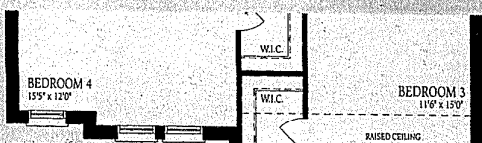


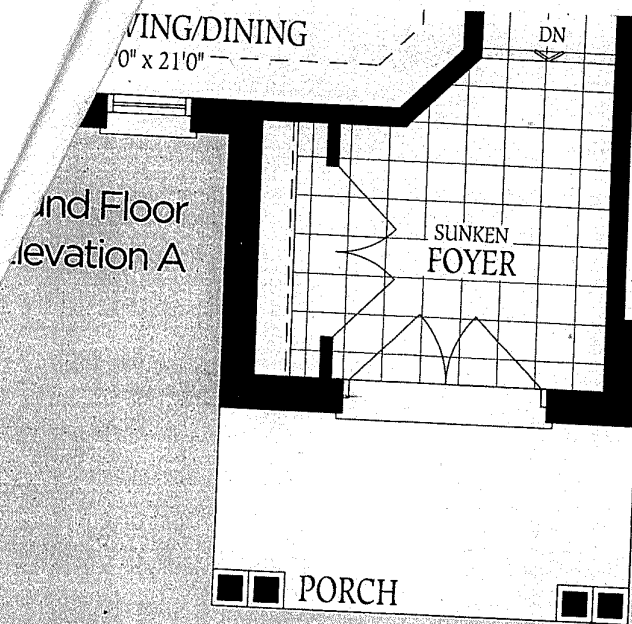
LOT
227

Lot #227

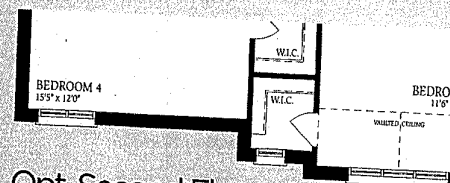
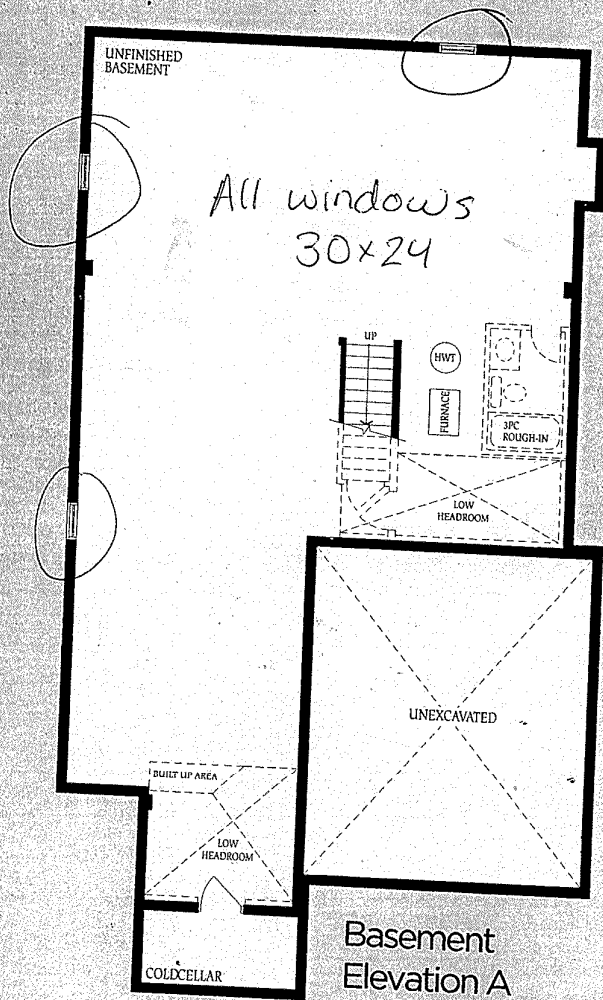


Second Floor
Elevation A

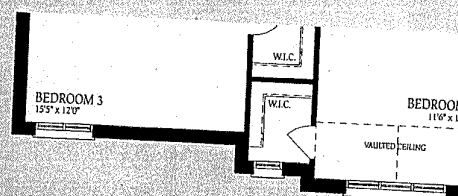




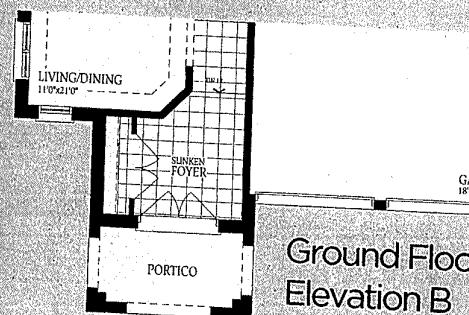
GARAGE
18'4" x 22'0"



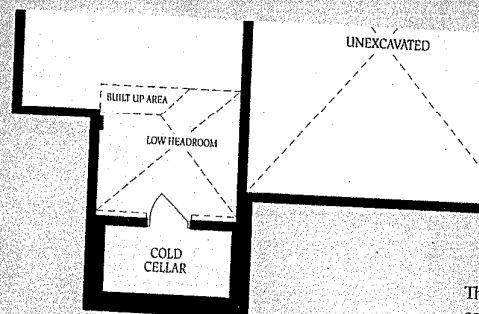
Opt. Second Floor
5 Bedroom Plan - Elevation B



Second Floor - Elevation B



Ground Floor
Elevation B



Basement
Elevation B & C

LOT 227