



CONSTRUCTION SUMMARY

201 - 3 - The Rideau 16 (42-16) Elev B

Extras at Time of Sale

CABINETRY

Inv.1,383	1 - (J14) PREMIER HOOD CABINET WITH 600 CFM FAN (MAX 36" COOK TOP) (FOR STAGGERED HEIGHT) - 36" IN SIZE TO MATCH A 36" SLIDE IN STOVE
Line12968	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - CABINETRY - KITCHEN - GROUP 4 - 6 CLASSIC VIKING PAINT
Line12969	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - (A02) UPPER ANGLE CORNER PER UNIT
Line12970	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
Line12972	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - (B05) BASE PIE CUT CORNER
Line12974	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - VANITY - ENSUITE BATHROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line12977	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - MASTER ENSUITE - (D14) VANITY BANK OF DRAWERS (55CM MAX)
Line12978	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - VANITY - ENSUITE 2 BATHROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line12986	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - VANITY - SHARED BATHROOM - GROUP 3 VIKING 3
Line12989	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - (B18) POT & PANS DRAWER (MIN. 60 / MAX 90CM, SIZE SUBJECT TO FLOOR PLAN)
Line12991	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - SHAREDBATH - (D14) VANITY BANK OF DRAWERS (55CM MAX)
Line13000	Note:
29Oct16 / 22Feb17	
Inv.1,383	2 - ENSUITE 2- (D12) VANITY TOP DRAWER PRICE PER DRAWER (INCLUDE FALSE DRAWERS)
Line12999	Note:
29Oct16 / 22Feb17	

CEILINGS

Inv.1,115	1 - CEILINGS - SMOOTH CEILINGS ON MAIN FLOOR
Line11076	Note:
21Aug16 / 1Mar17	



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Inv.1,115	1 - CEILINGS - WAFFLE CEILINGS IN FAMILY ROOM
Line11079	Note:
21Aug16 / 1Mar17	
Inv.1,115	1 - COFFERED CEILINGS IN LIVING/DINING ROOM
Line11080	Note:
21Aug16 / 1Mar17	
Inv.1,115	1 - 10 FOOT CEILING ON MAIN FLOOR - INCLUDES 8 FOOT HIGH FRONT ENTRY DOOR WITH 18 INCH HIGH TRANSOM ON MAIN FLOOR - SIDE WINDOWS 18 INCH TRANSOMS ON MAIN FLOOR PATIO DOOR 24 INCH HIGH TRANSOM IF IT IS A GARDEN/FRENCH DOOR 8 FOOT DOOR AND 12 INCH TRANSOM ON M
Line11092	Note:
21Aug16 / 1Mar17	

CONSTRUCTION

Inv.1,541	1 - DELETE MASTER BEDROOM WALKIN CLOSET DOOR AND WALLS FOR COMPLETELY OPEN CONCEPT CLOSET - LEAVE CLOTHING RACK ON BACK WALL - AS PER SKETCH
Line15779	Note:
14Dec16 / 22Feb17	

DO NOT INSTALL

Inv.1,383	1 - TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL
Line13005	Note:
29Oct16 / 22Feb17	

ELECTRICAL

Inv.1,115	1 - 200 AMP SERVICE - UPGRADE TO
Line11081	Note:
21Aug16 / 1Mar17	
Inv.1,115	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - CENTERED OVER BREAKFAST BAR
Line11082	Note:
21Aug16 / 1Mar17	
Inv.1,115	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - CENTERED OVER MASTER ENSUITE TUB
Line11083	Note:
21Aug16 / 1Mar17	
Inv.1,115	12 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING - PRICE IS PER POT LIGHT - FAMILY ROOM IN WAFFLES
Line11084	Note:
21Aug16 / 1Mar17	
Inv.1,115	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH- IN LIVING ROOM DINING ROOM - AS PER SKETCH
Line11672	Note:
21Aug16 / 1Mar17	

HARDWOOD FLOORING

Inv.1,115	1 - STANDARD - MERCIER SOLID OAK - 2-1/4" - UPPER HALLWAY
Line11094	Note:
21Aug16 / 1Mar17	



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Inv.1,115	1 - STANDARD - MERCIER SOLID OAK - 2-1/4" - LANDINGS
Line11095	Note:
21Aug16 / 1Mar17	
Inv.1,355	1 - HARDWOOD FLOORING - BASEMENT LANDING - STANDARD SERIES
Line12781	Note:
22Oct16 / 22Feb17	
Inv.1,383	1 - HARDWOOD FLOORING - LIVING DINING - UPGRADE 3B
Line13618	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - HARDWOOD FLOORING - BASEMENT LANDING- UPGRADE 3B
Line13620	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - HARDWOOD FLOORING - FAMILY - UPGRADE 3B
Line13617	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - HARDWOOD FLOORING - UPPER HALL - UPGRADE 3B
Line13619	Note:
29Oct16 / 22Feb17	
Inv.1,383	1 - HARDWOOD FLOORING - UPPER LANDING - UPGRADE 3B
Line13621	Note:
29Oct16 / 22Feb17	

PAINT AND STAIN

Inv.1,383	1 - STAIN - STAIRS TO BASEMENT
Line13001	Note:
29Oct16 / 22Feb17	

PLUMBING

Inv.1,115	1 - POT TAP ROUGH IN AND FIXTURE
Line11671	Note: S665
21Aug16 / 1Mar17	
Inv.1,115	1 - SHOWER - GLASS SHOWER ENCLOSURE IN LIEU OF TUB/SHOWER COMBO- IN ENS 2 - AS PER SKETCH
Line11673	Note:
21Aug16 / 1Mar17	
Inv.1,115	1 - SHOWER - WATERFALL SHOWER HEAD - MOEN S112 - FIXTURE ONLY
Line11086	Note: PLEASE LEAVE EXISITING STANDARD FIXTURE ON WALL
21Aug16 / 1Mar17	
Inv.1,115	1 - SHOWER - WATERFALL SHOWER HEAD CEILING MOUNT
Line11087	Note:
21Aug16 / 1Mar17	
Inv.1,115	1 - SHOWER TRANSFER VALVE
Line11088	Note:
21Aug16 / 1Mar17	

STAIRS



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Inv.1,355	1 - STAIRS - TO BASEMENT - OAK - INCLUDES OAK HAND RAIL AND TRIM
Line12780	Note:
22Oct16 / 22Feb17	

STAIRS AND RAILING

Inv.1,115	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 2 - WROUGHT IRON - BLACK
Line11093	Note:
21Aug16 / 1Mar17	

TILE

Inv.1,383	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 6
Line12959	Note:
29Oct16 / 22Feb17	

Inv.1,383	1 - TILE - MAIN HALL - UPGRADE 6
Line12961	Note:
29Oct16 / 22Feb17	

Inv.1,383	1 - TILE - ENTRY - UPGRADE 6
Line12958	Note:
29Oct16 / 22Feb17	

Inv.1,383	1 - TILE - LAUNDRY - UPGRADE 6
Line12960	Note:
29Oct16 / 22Feb17	

Inv.1,383	1 - TILE - POWDER - UPGRADE 6
Line12962	Note:
29Oct16 / 22Feb17	

Inv.1,383	1 - TILE - UPGRADE 3 - MASTER ENSUITE SHOWER
Line12980	Note:
29Oct16 / 22Feb17	

Inv.1,383	1 - TILE - MASTER ENSUITE - UPGRADE 3
Line12981	Note:
29Oct16 / 22Feb17	

Inv.1,383	1 - TILE - ENSUITE 2 - UPGRADE 1
Line12988	Note:
29Oct16 / 22Feb17	

Inv.1,383	1 - TILE - SHARED BATH - UPGRADE 1
Line12990	Note:
29Oct16 / 22Feb17	

Inv.1,383	1 - INSTALLATION OF BRICK PATTERN IN MASTER ENSUITE SHOWER
Line13004	Note:
29Oct16 / 22Feb17	

Inv.1,383	1 - TILE - UPGRADE 1 - ENSUITE 2 - SHOWER
Line12995	Note:
29Oct16 / 22Feb17	



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Inv.1,383	1 - TILE - UPGRADE 1 - SHARED BATH - TUB FULL HEIGHT
Line12997	Note:
29Oct16 / 22Feb17	

WINDOWS - BASEMENT

Inv.1,115	3 - BASEMENT WINDOW - 30 X 24
Line11090	Note:
21Aug16 / 1Mar17	



INTERIOR COLOUR SCHEME

Purchasers:

CHRISTOPHER-COREY GUARRASI & CHRISTI

Telephone Res. / Bus:

(905) 506-2726 /

Decor Advisor:

Daneya Zambri

Lock Date:

5-Jan-17

Property: 201

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 16 (42-16) 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	KINGSTON MAPLE - SOAPSTONE CL (UP2)	9677
Laundry Room	BELWOOD - ONTARIO WHITE	9677
Powder Room	N/A	N/A
Master Ensuite Bathroom	ST. LAWRENCE - WHITE SUGAR (UP2)	9677
ENSUITE 2	CAMDEN PAINT - MACADAMIA (UP2)	9677
SHARED BATH	TORONTO MAPLE - OYSTER CL (UP1)	9677

Comment

- (A02) UPPER ANGLE CONER PER UNIT, (B05) BASE PIE CUT CORNER
- (B18) POT & PANS DRAWER (MIN. 60 / MAX 90CM, SIZE SUBJECT TO FLOOR PLAN)
- (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
- (J14) PREMIER HOOD CABINET WITH 600 CFM FAN- 36"FAN WITH 30" STOVE -3"OVER HANG ON EACH SIDE OF STOVE
- MASTER ENSUITE - (D14) VANITY BANK OF DRAWERS (55CM MAX)
- ENSUITE 2 - (D14) VANITY BANK OF DRAWERS (55CM MAX),
- SHARED BATH - (D12) VANITY TOP DRAWER

2. Counter Top

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

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-913 MAYFAIR STELLA ARGENTO HD POL REC POR 24X24 (UP6)	
Main Hall	69-913 MAYFAIR STELLA ARGENTO HD POL REC POR 24X24 (UP6)	
Kitchen / Breakfast	69-913 MAYFAIR STELLA ARGENTO HD POL REC POR 24X24 (UP6)	
Laundry Room	69-913 MAYFAIR STELLA ARGENTO HD POL REC POR 24X24 (UP6)	
Powder Room	69-913 MAYFAIR STELLA ARGENTO HD POL REC POR 24X24 (UP6)	
Master Ensuite Bathroom	69-879 PRIMA MICA POLISHED 12 X 24 REC POR (UP3)	
ENSUITE 2	69-072 AMELIA EARTH HD 12 X 24 POR (UP1)	
SHARED BATH	69-180 ERAMOSA CLAY 12 X 24 POR (UP1)	

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

69-879 PRIMA MICA POLISHED 12 X 24 REC POR (UP3)

BRICK PATTERN

ENSUITE 2

69-072 AMELIA EARTH HD 12 X 24 POR (UP1)

SHARED BATH

69-180 ERAMOSA CLAY 12 X 24 POR (UP1)

Kitchen Backsplash

N/A

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

☒ Yes

☐ No

Comment

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

DELETE ALL CERAMIC ACCESSORIES IN ALL BATHROOMS**

***** INSTALL MASTER SHOWER WALL TILE WITH A BRICK PATTERN *****

5. Carpeting

Main Hall

SEE CERAMIC 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)

N/A

Lower Landing (If Applies)

N/A

Upper Landing

SEE HARDWOOD DETAILS

Upper Hall

SEE HARDWOOD DETAILS

Master Bedroom

2369 SUN RIVER - 713 SILVER MAPLE

Bedroom #2

2369 SUN RIVER - 713 SILVER MAPLE

Bedroom #3

2369 SUN RIVER - 713 SILVER MAPLE

Bedroom #4

2369 SUN RIVER - 713 SILVER MAPLE

Bedroom #5

N/A

Underpad

Type

10MM (STANDARD)

Area

ALL BEDROOMS

Carpet on Stairs

Capped

N/A

Runner - *Upgrade

N/A

Comment

** Refer to Construction Summary



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6. Hardwood

Kitchen	SEE CERAMIC DETAILS
Main Hall	SEE CERAMIC DETAILS
Living Room	MERCIER- MAPLE 3 1/4" PRO- CARBON (UP3)
Dining Room	MERCIER- MAPLE 3 1/4" PRO- CARBON (UP3)
Family Room	MERCIER- MAPLE 3 1/4" PRO- CARBON (UP3)
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	MERCIER- MAPLE 3 1/4" PRO- CARBON (UP3)
Upper Hall	MERCIER- MAPLE 3 1/4" PRO- CARBON (UP3)
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	N/A
BASEMENT LANDING	MERCIER- MAPLE 3 1/4" PRO- CARBON (UP3)

Comment

7. Plumbing Fixtures

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

Waterline for Fridge ☐ Yes ☒ No

Comment

** Refer to Construction Summary

POT TAP ROUGH IN AND FIXTURE

SHOWER - WATERFALL SHOWER HEAD - MOEN S112 - FIXTURE ONLY - MASTER ENSUITE - CEILING MOUNT



INTERIOR COLOUR SCHEME

Purchasers:

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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

PREMIER HOOD CABINET WITH 600CFM FAN

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

PREMIER HOOD CABINET WITH 600CFM FAN - 36" FAN WITH 30" STOVE, FAN TO OVER HANG 3" ON EACH SIDE OF STOVE

10. Railings and Pickets

Railing Type

OAK

SpindleType

UPGRADE 2 LEVEL 2 WROUGHT IRON

Stringer / Riser

STAIN TO MATCH HARDWOOD

Colour

STAIN TO MATCH HARDWOOD

Colour

BLACK

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary

**** STAIN TO MATCH FROM MAINFLOOR TO 2ND FLOOR AND MAIN FLOOR TO BASEMENT *****
MERCIER-- CARBON



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 PurchasedAs Per Plan N/A ☐☐☒	Family Room PurchasedAs Per Plan N/A ☐☒☐	Other Room - Specify PurchasedAs Per Plan N/A ☐☐☒
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		NERO MARBLE	
Hearth		N/A	

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

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Lock Date:	5-Jan-17	26-Nov-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

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: _____

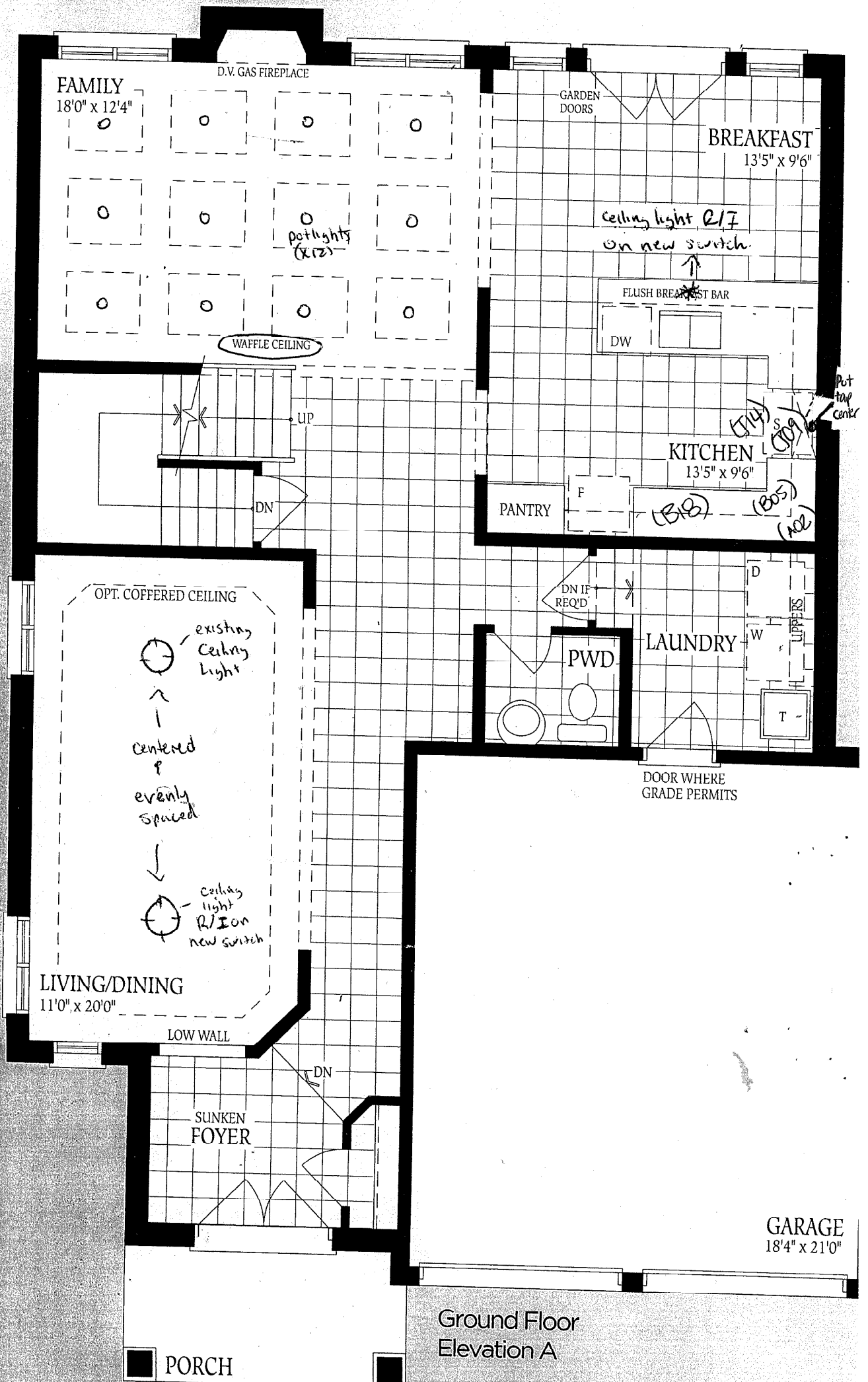


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ESTATES
42' singles

201



made to the above

site

Lot 201

12

13

Plan 16

ELEV A
2687

ELEV B
2698

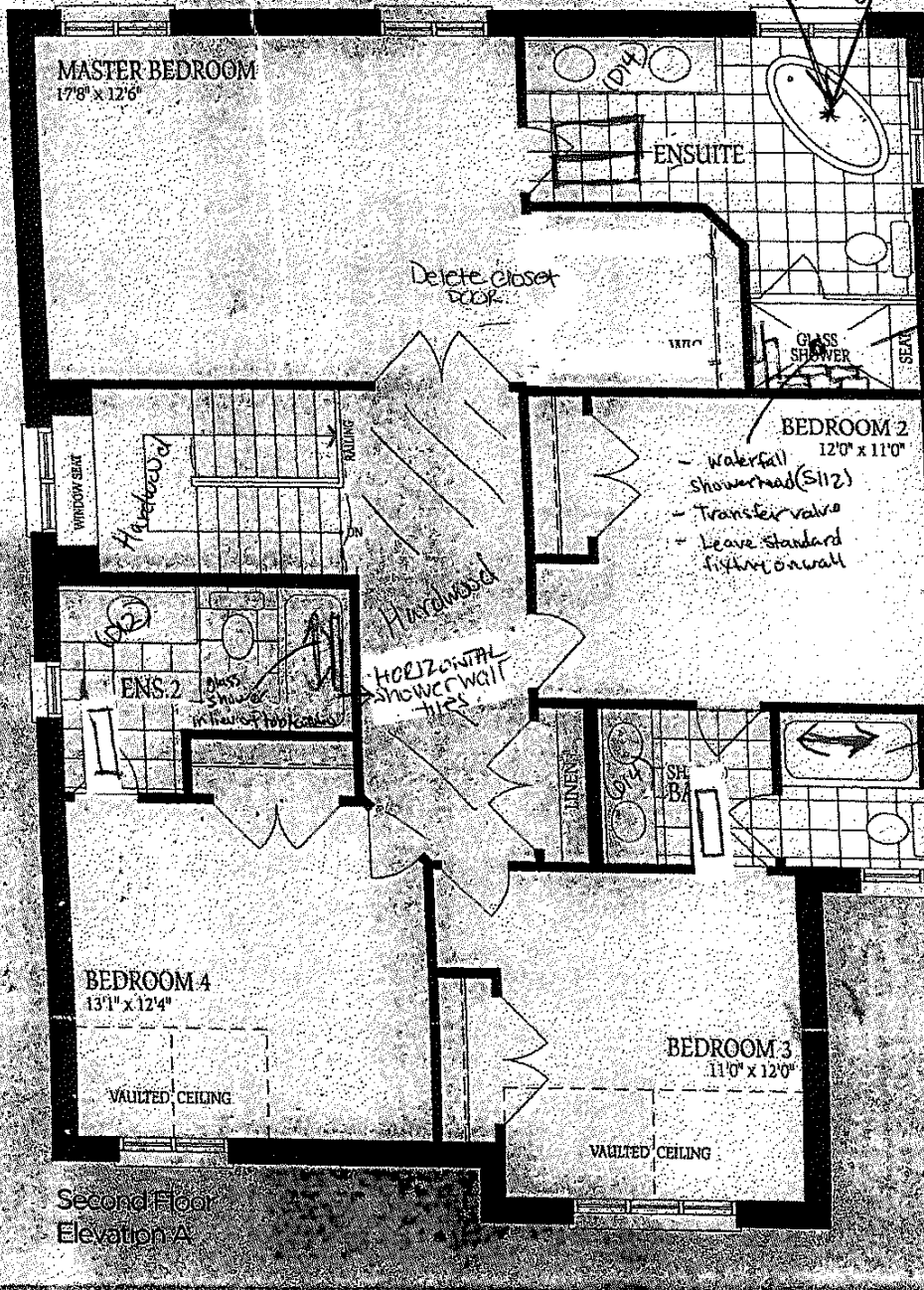
ELEV C
2707

SQ.FT

Lot 201
Elevation B
Elev B

Ceiling light
R/I
on new
switch.

connected with tub



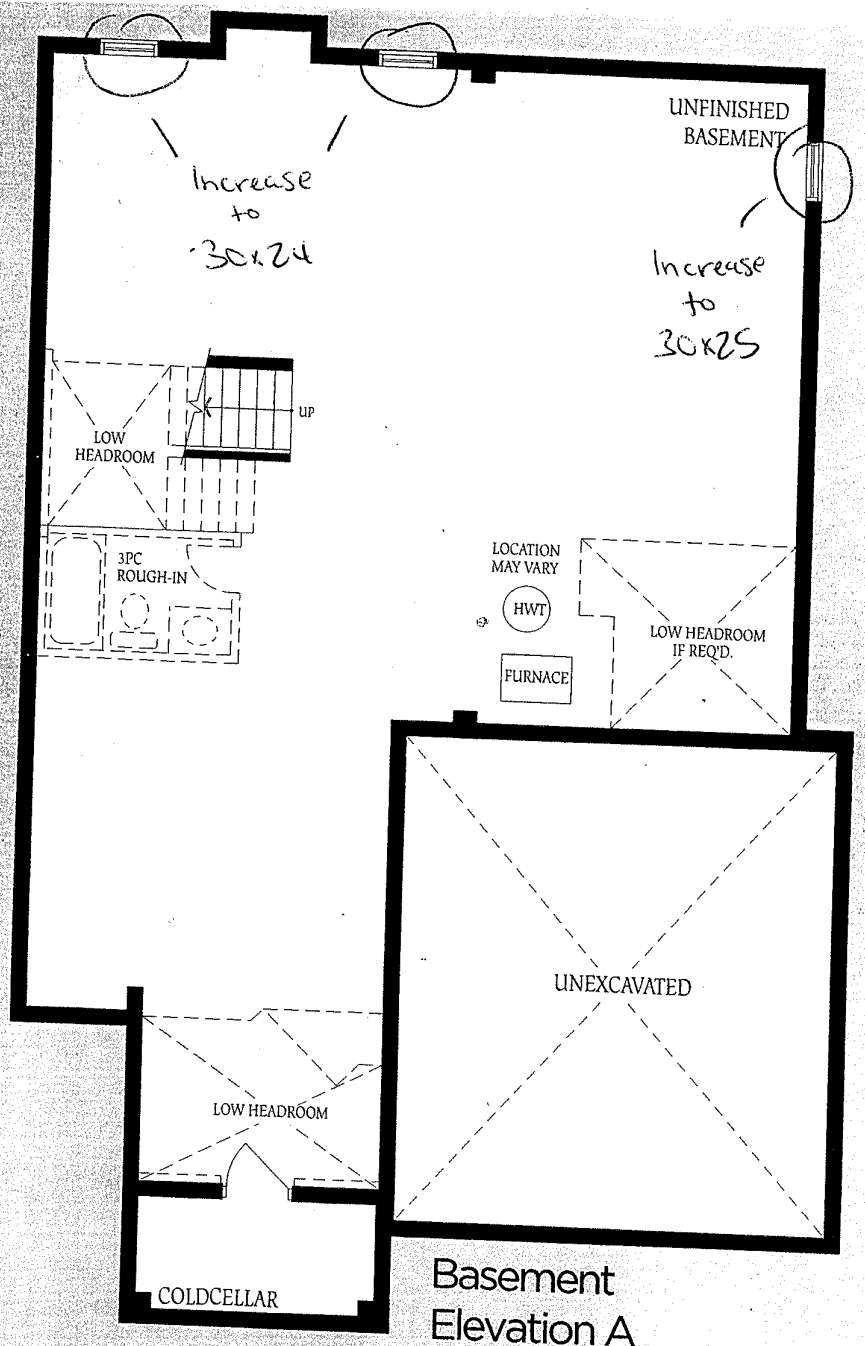
CHD

CHD

M

CE

Lot 201
Rideau 16
Elev B.



201
Pot tap fixture
S665

