



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Roman Zager and Alexandra Zager-Dyugovski

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
9 / 2		ANNAPOLIS ELEV E 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 30Jul21	1 - Custom Kitchen Design Fee Note:	
2 0 30Jul21	1 - Delete back wall of cabinetry to increase opening to 6' wide- as per plan Note:**Note for cabinetry supplier**	
3 0 30Jul21	1 - Kitchen re-designed- PRICING TO COME- refer to drawings for reference Note:	

Doors and Windows

4 0 30Jul21	1 - Delete (2) standard sidelight windows and S/I (2) 32" wide front doors in lieu of standard Note:	
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Fireplace

5 32,081 30Jul21	1 - Fireplace - Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w classic black surround and topaz glass ember bed. Installed with 5 feet flex vent kit and gas piping)- install bottom of glass @ 24" A.F.F- Family Room Note:	
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Hardwood

6 0 30Jul21	1 - S/I Torlys Everwood Elite LVT in lieu of standard carpet (includes nosing)- Upper Hall Note:	
7 0 30Jul21	1 - S/I Torlys Everwood Elite LVT in lieu of standard carpet- Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4- as per plan Note:	
8 0 30Jul21	1 - S/I Torlys Everwood Elite LVT in lieu of standard carpet- Solarium- as per plan Note:	
9 0 30Jul21	1 - S/I Torlys Everwood Elite LVT in lieu of standard carpet-Lower Hall, Living, Dining Room, Family Room, Study- as per plan Note:	
10 0 30Jul21	1 - S/I Torlys Everwood Elite LVT in lieu of standard tile- Kitchen Note:	

Miscellaneous

11 0 30Jul21	1 - Elevation modification- addition of stone and steel required for stone on the exterior, front of the second floor above the garage, full return, and partial return above front porch- as per plan Note:As per B-1	
12 0 30Jul21	1 - Increase opening between kitchen and dining room to approx 6' wide- as per plan Note:	
13 0 30Jul21	1 - Master Ensuite Alternate Option C- c/w relocated tub, toilet, vanity, electric fireplace and 3x5 ceramic shower w/ acrylic base and Maax Halo shower doors (Matte Black finish hardware)- as per plan Note:**Fireplace to be 24" A.F.F**	



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14 0 30Jul21	1 - S/I Open Basement staircase w/ railing and spindless in Lower Hall- finished stairs w/ standard carpet and under pad; build vestibule (approx 4'x4') at bottom of stairs w/ (1) swing door and (1) standard ceiling light fixture (A3012-11) Note:		
15 0 11Aug21	1 - Elevatin Modification, addition of stone on exterior, full return above the front porch and front of the second floor above living room Note:As per B-1		

Plumbing

16 0 30Jul21	1 - S/I 3-piece rough-in for future bathroom in basement- as per plan Note:As per B-1		
17 0 30Jul21	1 - S/I Bar sink and faucet to kitchen island- MODEL TBD- PRICNIG TO COME Note:		
18 0 30Jul21	1 - S/I Bar sink rough-in for future bar sink- in basement- as per plan Note:As per B-1		
19 0 30Jul21	1 - S/I Ceramic shower enclosure w/ 3x5 acrylic base with Maax Halo shower doors (Matte Black hardware) in lieu of standard bathtub- Ensuite #2 Note:		

Railings

20 0 30Jul21	1 - S/I Oak nosings under spindles in upper hall Note:**Included in LVT pricing*		
21 0 17Aug21	1 - S/I 3.5" Oak newel post with inset and cap (SB5-3.5I) and alternating black metal spindles- (1) TL-130-2-40 and (1) plain black square metal in lieu of standard- throughout Note:**Includes re-design basement stairs**		

Stairs

22 0 30Jul21	1 - Upgrade basement stairs to oak Note:		
23 0 30Jul21	1 - Upgrade main stairs to oak Note:		

Trim

24 0 30Jul21	1 - Change door orientation to open towards upper hall- Master Bedroom Note:		
25 0 30Jul21	9 - S/I 8' H interior doors in lieu of standard- (2) Foyer, (1) Powder Room, (1) Laundry, (2) Study, (1) Kitchen Pantry, (2) Solarium- as per plan Note:		
26 0 30Jul21	1 - Upgrade standard French doors to (2) 5-lite panel French door with clear glass- Solarium Note:		



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1A Offer Worksheet	3 Piece Rough-in Note:	*future tub, toilet and sink	
2A Offer Worksheet	Elevation modification, addition of stone and steel required for stone on the exterior, front of the second floor above the garage, full return and partial return above the front porch. Note:		
3A Offer Worksheet	The Purchaser acknowledges that no further changes or upgrades that effect the foundation will be allowed after the Vendor accepts the Purchase and Sales Agreement. Note:		
4A Offer Worksheet	Elevation modification, addition of stone on exterior, full return above the front porch and front of the second floor above living room. Note:		
5A Offer Worksheet	This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that e Note:		

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