



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Jonathan Petten and Jamie Keeley TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
17 / 2		NEWINGTON ELEV D 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 23Jul21	1 - Delete medicine cabinet in Bedroom 4 Ensuite Note:	
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Doors and Windows

2 0 23Jul21	1 - S/I 8’W X 8’H Patio door in lieu of standard 6’w x 81 ½” H patio door. Note:	
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Fireplace

3 0 23Jul21	1 - Bump Fireplace into Great Room approx. 12"D and build drywall Tapped box. approx. 6'w at base and 5'w at top and from floor to ceiling Note:	
4 0 23Jul21	1 - Fan Kit for Gas Fireplace Note:	
5 0 23Jul21	1 - Raise fireplace box 12” above finished floor Note:	

Granite

6 0 23Jul21	1 - Accommodate for future Trough sink in Master Ensuite - as per plan Notecountertop and pricing TBC	
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Hardwood

7 0 23Jul21	1 - S/I Torly's LVT flooring in Kitchen in lieu of standard Tile Note:	
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Heating and Air Conditioning

8 0 23Jul21	1 - S/I Humidifier - GENERAL AIRE (1099 - 3000 Sq. Ft) Note:	
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Miscellaneous

9 0 23Jul21	2 - Accommodate for (2) Low Curved Arched Entry into Great room in lieu of standard Flat Arched Entry - as per plan Note:	
10 0 23Jul21	1 - Delete Foyer Closet and square off floor tile to end at office - as per plan Note:	
11 0 23Jul21	1 - Delete medicine cabinet in Bedroom 4 Ensuite Note:	
12 0 23Jul21	1 - Delete Mudroom/Laundry Room Closet and accommodate for Low Curved Arch Enrty in lieu of standard door opening - as per plan Note:	
13 0 23Jul21	1 - Delete standard railings and spindles on main stairs S/I Half wall from main floor to second floor c/w drywall cap and wall mounted handrail - include upper halls Note:	



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14 0 23Jul21	1 - Increase width of the in-law ensuite by at least 6" to accommodate opening of shower door in In-law Ensuite - as per plan NoteDecreases size in the In-Law closet and mudroom area	
15 0 23Jul21	1 - Optional Chef's Kitchen NoteAs per B-1	
16 0 23Jul21	1 - Optional Covered Deck (A) - Breakfast Area Note:	
17 0 23Jul21	1 - Optional Second Floor Laundry NoteAs per B-1	
18 0 23Jul21	1 - Relocate office door to face foyer - as per plan Note:	
19 0 23Jul21	1 - Relocate Powder Room to shift towards Mudroom and square off floor tile - as per plan Note:	
20 0 23Jul21	1 - Remove approx.16 sq.ft from Walk-In Pantry to accommodate Kitchen Re- Design and relocate Walk-In Pantry Door to face Butler's Pantry - as per plan Note:	
21 0 23Jul21	8 - S/I 8'H Interior Doors throughout Main Floor - (1) Bedroom 2/In-law Suite (1) Bedroom 2/In-law Ensuite Bathroom (2) (1) Powder Room (1) Office (1) Walk-in Pantry (1) Basement door Note:	
22 0 23Jul21	1 - S/I Make-up air system for Kitchen hood fan above 300 CFM Note:	
23 0 23Jul21	1 - Square off Master Ensuite to have a 90 degrees angle in lieu of 45 degrees angle at cabinetry - as per plan NoteCabinetry Layout Pending	

Plumbing

24 0 23Jul21	1 - 1 Piece Rough-In for Future Bar Sink - as per plan Note:	
25 0 23Jul21	1 - 3 Piece Rough-in *Future Tub, Toilet and Sink NoteAs per B-1	
26 0 23Jul21	1 - Accommodate for (2) wall mounted faucets above trough sink in Ensuite bathroom to be relocated on same side of vanity - as per plan NoteSelection and pricing TBD	
27 0 23Jul21	1 - Accomodate for (1) wall mounted faucet above sink in Powder Room NoteSelection and pricing TBD	
28 0 23Jul21	1 - Delete standard shower stall in Master Ensuite S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and a shower curtain rod in lieu of standard door NotePurchaser to install own door after closing	



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29 0 23Jul21	1 - Delete standard tub in Bedroom 2/In-Law Ensuite S/I ceramic tile shower enclosure w/ 3x5 acrylic base and a shower curtain rod in lieu of standard door NotePurchaser to instal own door after closing		
30 0 23Jul21	1 - S/I (1) Delta (T4759-BLFL) Single Handle Floor Mount Tub Filler Trim with Hand Shower in Matte Black in Ensuite in lieu of standard Note:		
31 0 23Jul21	1 - S/I (1) Maax Louie 6731 freestanding tub in lieu of standard soaker tub in Master Ensuite Note:		
32 0 23Jul21	1 - S/I Add (1) Delta COMPEL (55085) Single-Setting Adjustable Wall Mount Hand Shower in Master Ensuite with diverter NoteStandard Shower head to remain		
33 0 23Jul21	1 - S/I Ceramic tiled shower enclosure w/ 3x3 acrylic base and shower curtain rod in lieu of standard door - in lieu of standard 3x3 shower stall in Bedroom 4 Ensuite NotePurchaser to install own door after closing		

Stairs

34 0 23Jul21	1 - Upgrade Main Staircase to Oak NoteOak stairs completed in Red Oak - Unfinished to accommodate future stain	
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Trim

35 0 23Jul21	4 - S/I interior swing closet doors in lieu of standard sliders closet doors - (1) Bedroom 2/In-law Ensuite (1) Bedroom 3 (1) Bedroom 4 (1) Bedroom 5 Note:	
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1A Offer Worksheet	3 Piece Rough-in      *future tub, toilet and sink Note:	
2A Offer Worksheet	Optional Chefs Kitchen Note:	
3A Offer Worksheet	Optional second floor laundry Note:	
4A 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:	

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