



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Chad Tourond and Katherine Kroeger

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
28 / 2	218 Antler Court	RUTHERFORD (517) ELEV D 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 11May21	1 - Add 3 extra top drawers on range wall Note:	
2 0 11May21	1 - Add flush kick to back & sides of island Note:	
3 0 11May21	1 - Add one extra top drawer next to fridge - Line 3 Note:	
4 0 11May21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - Line 3 Note:	
5 0 11May21	1 - Cabinetry-Laundry sink and faucet relocated to left of cabinetry- Laundry Room- as per plan Note:	
6 0 11May21	1 - Delete all laminate backsplashes in all bathrooms and laundry room Note:	
7 0 11May21	1 - Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
8 0 11May21	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:**Fridge opening to 37" wide X 72" H with no filler**	
9 0 11May21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - modified layout - Line 3 Note:	
10 0 11May21	1 - Increase kitchen island countertop by 6" deep Note:	
11 0 11May21	1 - Island - Add Tall pull-out recycle centre - Berenson QPAM 15250CR c/w 2 X 50 QT bins Note:	
12 0 11May21	1 - Island - move standard bank of drawers to island Note:	
13 0 11May21	1 - Island- add 2 X 4" posts - one to each end of island Note:	
14 0 11May21	1 - Main bath- replace standard bank of drawers with 2 top drawers Note:	
15 0 11May21	1 - Note: Range space moved approx. 27" towards breakfast nook to create equal cabinets each side. Note:	
16 0 11May21	1 - Replace standard cabinets with tall cabinet to accommodate built-in wall oven & microwave - Line 3 Note:	



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17 0 11May21	1 - Replace standard upper above range with custom hood for built-in fan - 36" w X 21" d X 24" h c/w with double thick panels each side and valance below. Line 3 Note:	
18 0 11May21	1 - Upgrade all drawers in kitchen to soft close (X 11 drawers) Note:	
19 0 11May21	1 - Upgrade all handles in kitchen to #D3 (matte black finish) Note:	
20 0 11May21	27 - Upgrade cabinetry handles to #D3 (matte black) in lieu of standard- Master Ensuite, Ensuite #2, Main Bath, and Laundry Note:	
21 0 11May21	1 - Upgrade cabinetry in Powder Room, Laundry Room, Main Bath, Master Ensuite and Main Bath (bedroom 4) to Line 3 Note:	
22 0 11May21	1 - Upgrade handles in Powder Room to #D3 (matte black finish) Note:	
23 0 11May21	1 - Upgrade hinges in kitchen to soft close (X 20 doors) Note:	
24 0 11May21	1 - Upgrade kitchen cabinets to Line 3 (modified layout) Note:	

Carpet

25 0 11May21	1 - S/I Level 2 carpet w/ level 2 underpad in lieu of standard- Main and Basement stairs Note:	
26 0 11May21	1 - S/I Level 2 carpet w/ level 2 underpad underpad in lieu of standard in Upper Hall and all Bedrooms Note:	

Ceramic

27 0 11May21	1 - S/I Level A floor tile (13x13) in lieu of standard- Master Ensuite Note:	
28 0 11May21	1 - S/I Level A floor tile (13x13) in lieu of standard- Powder Room Note:	
29 0 11May21	1 - S/I Level A kitchen backsplash tile in lieu of standard- backsplash to underside of hoodfan- staggered horizontal pattern Note:	

Doors and Windows

30 0 04May21	1 - S/I White windows in lieu of standard coloured windows- as per plan Note:	
31 0 04May21	1 - Upgrade Powder Room window from clear glass to frosted glass Note:	



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Electrical

32 0 11May21	1 - Delete (2) standard light fixtures in Kitchen - S/I (5) 4" interior white potlights (HALO Slim LED) connected to existing switch Note:	
33 32,016 11May21	1 - Potlight (Tubs/showers) - (1) 4" White potlight in Ensuite shower (AFR4-0930) - connected to separate switch Note:	
34 0 11May21	2 - Potlight (Tubs/showers) - (1) 4" White potlight in Main Bathroom tub/shower and Main Bath #2 (bedroom #4) (AFR4-0930) - connected to separate switch Note:	
35 0 11May21	1 - Relocate (1) standard ceiling light fixture from bedroom #2 to upper hall- connected on existing 4-way switches- as per plan Note:**Upper hall has (4) standard hallway light fixtures** **Every bedroom/study has (1) standard ceiling light fixture**	
36 31,990 11May21	1 - S/I (1) 15 AMP soffit plug w/ switch (for holiday lights) Note:	
37 31,987 11May21	1 - S/I (1) 15 AMP standard plug outlet above fireplace (Family Room side) - installed @ 72" above finished floor for future wall mount TV Note:	
38 0 11May21	1 - S/I (1) 15 AMP weatherproof plug on exterior/side of Garage Note:	
39 0 11May21	2 - S/I (2) additional hallway light fixtures (A3012-11) connected to existing switches- lower hall- as per plan Note:**Lower hall has total of (5) standard hallway light fixtures- connected on existing switches** **Foyer only has (1) light fixture- connected to existing 3-way switches**	
40 0 11May21	1 - S/I (2) capped light outlets above kitchen island Note:**Standard in alt plan**	
41 32,021 11May21	1 - S/I (2) Reinforced capped light outlets for future ceiling fans c/w 3 wires - connected to (1) switch- Family Room Note:	
42 32,011 11May21	1 - S/I (6) 6" White interior potlights in Family Room (HALO Slim LED) - connected to existing switch Note*Ceiling higher than 9`	
43 32,048 11May21	1 - S/I Wiring for wall oven - 40 AMP 120/240V Note:	
44 0 11May21	6 - Upgrade (1) standard TEL jacks and (4) standard TV jacks to Data Note:Total of (5) Data and (1) TV , and (1) TEL	
45 0 11May21	1 - Upgrade existing switch in Family Room to dimmer switch (switch for potlights) Note*Switch currently connected to Family Room potlights	
46 0 11May21	1 - Upgrade standard stove plug from 40AMP to 50AMP Note:**For induction range**	

Granite



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47 0 11May21	1 - Additional Radianz Level D countertop needed for Kitchen redesign Note:**Kitchen island depth increased by 6"- total of 101.5" wide x 42" deep**		

Hardwood

48 0 04May21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Family Room Note:		
49 0 04May21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall Note:		
50 0 04May21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Ceramic in Kitchen/Breakfast Area (incl. Pantry) Note:**Priced for Re-designed kitchen**		
51 0 11May21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Living/Dining Room Note:		

HVAC

52 32,085 11May21	1 - S/I Gas Line for Future BBQ Note:		
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Miscellaneous

53 0 04May21	1 - Delete (1) Linen closet in Upper Hall and small closet in Master Bedroom - Enlarge walk-in closet as per plan Note:		
54 0 04May21	1 - Delete closet in Bedroom #3 (now Study); enlarge closet in Bedroom #2 and modify Ensuite #3 as per plan (standard tub, toilet and (2) sinks remain - window moved to Powder Room and placed above toilet) Note:**Original Bedroom 2 now referred as Study**		
55 0 04May21	1 - Extend Foundation walls to approx. 9' high Note:As per B-1		
56 0 04May21	1 - Optional Garage extension w/ (1) 18`w Garage door in lieu of (2) 8` doors Note:As per B-1		
57 0 04May21	1 - Reduce wall next to fridge- as per plan Note:		
58 0 04May21	1 - S/I- Alternate Dining/Kitchen/Breakfast Layout w/ (2) 24x56 windows in breakfast area- as per plan Note:**Does not include coffered ceiling** **Price honoured from quote March 24, 2019**		
59 0 04May21	1 - S/I Extra cabinetry, granite, ceramic and shelving required, including addition of the pantry for kitchen re-design- standard colour selections- as per plan Note:**Price honour from quote March 24, 2019**		
60 0 04May21	1 - S/I Finished basement stairs and relocate door to bottom of stairs and create small vestibule- c/w standard carpet and underpad, light fixture and switch- as per plan Note:		



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61 0 11May21	1 - ****Kitchen- there is no drywall bulkhead above cabinets-HVAC to be rerouted as needed to avoid drywall bulkhead**** Note:		
62 0 17Mar22	1 - DELETE - S/I FISAB28B3SS Falmec SABINA 28" - 280 cfm hood fan insert Note:		
63 0 17Mar22	1 - S/I Cyclone Classic 28" BX21228 - 300 cfm hood fan Note:		

Paint

64 0 11May21	1 - S/I (1) Paint colour throughout - Dulux Diamond Matt NoteColour: DLX 1010-2 FOG		
65 0 11May21	1 - Stain on railings and spindles, mantle (where applicable) to complement Twelve Oaks Maple Castille Note**Included in hardwood pricing**		

Plumbing

66 0 04May21	1 - S/I Ceramic shower enclosure w/ 3x5 acrylic base in lieu of standard 3x4 shower stall- Master Ensuite Note**NO SHOWER DOORS TO BE INSTALLED- PURCHASERS WILL INSTALL AFTER CLOSING**		
67 0 04May21	1 - S/I Maax Jazz 66x36 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite #1 - faucets installed wall side Note:		
68 0 11May21	1 - Install shower head at approx 81" A.F.F- Master Ensuite, Main Bath, Ensuite #1 Note:		
69 0 11May21	1 - Relocate sink to left side of cabinetry- Laundry Room-as per plan Note:		
70 0 11May21	1 - Relocate standard hose bib in Garage to front of Garage (on insulated wall) Note:		
71 31,826 11May21	1 - S/I (1) Delta Classic T4705 Chrome Roman Tub Trim w/ Handshower in lieu of Standard in Ensuite #1 Note:		
72 0 11May21	1 - S/I Fridge water line Note:		

Railings

73 0 11May21	1 - S/I Oak nosing under spindles in Upper Hall Note:		
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Stairs

74 0 04May21	1 - Redesign Main Staircase and Basement Staircase - redirect as per plan, with (2) landings and additional railing/spindles/newel posts - standard finishes Note**Main stairs to have closed stringer stair case**		
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Trim



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75 0 04May21	1 - S/I Swing closet doors in lieu of standard flat panel sliding in Mudroom Note:	

1A Offer Worksheet	Optional garage extension Note:	
2A Offer Worksheet	\$15,000 Decor Centre Bonus - Purchaser can choose up to \$15,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
3A Offer Worksheet	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	9-foot Foundation Pour Height Note:	
5A Offer Worksheet	As per attached draft sketch modified as requested by purchasers, 18-foot overhead garage door in lieu of (2) 8-foot overhead garage doors. Quoted pricing for modifications includes cost of increased sized door, engineering fees, larger beam required to Note:	
6A Offer Worksheet	As per attached draft sketch modified as requested by purchasers, attached floor plan for Rutherford Modified Chefs Kitchen Option and Rutherford Elevation D Modified 2nd Floor, will be finalized in the design centre. Quoted pricing for modifications Note:	

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