



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Richard Sheldon and Linda Goulard TEL:

LOT / PHASE 116 / 2	STREET 233 Antler Court	HOUSE TYPE OAKSIDE ELEV E 2 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 19May21	1 - Add 1 extra top drawer - right of range - in Kitchen Note:	
2 0 19May21	1 - Add 3 glass doors to upper cabinet - plain frame with specialty pebbled glass : 1 in upper corner cabinet and 2 in upper right of window. Note:	
3 0 19May21	1 - Add crown moulding to top of upper cabinets -in Kitchen Note:	
4 0 19May21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) - in Kitchen Note:**single upper each side of hood reduced in height by 3" to accommodate light valance.	
5 0 19May21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - island Note:	
6 0 19May21	1 - Add Upper Cabinets above sink area - 55"w x 30"h - Laundry room Note:	
7 0 19May21	1 - Increase depth of fridge upper to 24"d and add side panel - in Kitchen Note:	
8 0 19May21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - in Kitchen Note:	
9 0 19May21	1 - Matching interior for glass door cabinet (per cabinet) - in Kitchen Note:	
10 0 19May21	1 - Move island 6" away from sink wall to creat 48" clearance - in Kitchen Note:	
11 0 19May21	1 - Move range to create equal uppers each side - as per plan Note:	
12 0 19May21	1 - Replace standard upper above range with Custom Cabinet for Built-in fan - 33"w X 24"h X 21"d (Fan insert by builder - need specs) Note:	
13 0 19May21	1 - Replace std base cabinee with Base MW cab c/w open shelf for MW & deep drwr below - island Note:	
14 0 19May21	1 - S/I Line 3 cabinetry in lieu of standard - Basement Bathroom Note:	
15 0 19May21	1 - S/I Line 3 cabinetry in lieu of standard - Ensuite bathroom Note:	
16 0 19May21	1 - S/I Line 3 cabinetry in lieu of standard - Laundry room Note:	



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17 0 19May21	1 - S/I line 3 cabinetry in lieu of standard - Main Bathroom Note:	
18 0 19May21	1 - S/I Line 3 cabinets in lieu of standard - in Kitchen Note:	
19 0 19May21	1 - Upgrade all drawers in kitchen to soft close (X9) - in Kitchen Note:	
20 0 19May21	1 - Upgrade all hinges in kitchen to soft close (X 23 doors) - in Kitchen Note:	

Carpet

21 0 19May21	1 - S/I Level 1 Carpet in lieu of standard - Master Bedroom and Walk-in closet Note:	
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Ceramic

22 0 19May21	1 - S/I Level B Ceramic Floor tile in lieu of standard Ceramic flooring in Ensuite - 12x24 tile installed in stacked pattern Note:	
23 0 19May21	1 - S/I Level B Ceramic wall tile (12x24) in lieu of standard in Ensuite Bathroom Note:	

Doors and Windows

24 0 25Feb21	1 - Increase (1) 36x24 basement window too 48x24- as per plan Note:As per B-1	
25 0 25Feb21	1 - S/I (1) 48x24 basement window (by mechanical room side)- as per plan Note:	
26 0 25Feb21	1 - S/I (1) 48x24 basement window- as per plan Note:As per B-1	
27 0 25Feb21	2 - S/I (2) 24x72 Operable casement windows- Dining room- as per plan Note:	

Electrical

28 0 19May21	1 - (2) 4" White interior potlight (HALO Slim LED) - connected to new switch - up to 9'h - Located over Standing tub in Ensuite Bathroom Note:- as per plan	
29 0 19May21	1 - Delete (1) standard light fixture over Kitchen island - S/I (2) Capped light outlet connected to existing switch with dimmer - as per plan Note:	
30 0 19May21	1 - S/I - (2) 4" White shower potlight (AFR4-0930) - connected to new switch - up to 9'h - Located above shower in Ensuite Bathroom Note:- as per plan	



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31 0 19May21	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new upgraded dimmer switch - up to 9'h - Located in Kitchen - as per plan Note:		
32 0 19May21	1 - S/I - (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch with dimmer - as per plan Note:		
33 0 19May21	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to new upgraded dimmer switch - up to 9'h - Located in Family room - as per plan Note:		
34 0 19May21	1 - S/I (1) 15 AMP exterior soffit plug w/ switch (for future holiday lights) Note:As per plan		
35 0 19May21	1 - S/I (1) 15 AMP standard plug outlet in Foyer Noteas per plan		
36 0 19May21	1 - S/I (2) 15 AMP Weather proof plugs on the exterior Note:- as per plan		
37 0 19May21	1 - S/I (3) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer) - in Basement (1) in Mechanical Space, (1) in garage and (1) in Storage Space - as per plan Note:		
38 0 19May21	1 - S/I (4) 15 AMP standard plug outlet in unfinished basement - (3) located in storage, (1) located in mechanical room - as per plan Note:		
39 0 19May21	1 - S/I Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace Note:** Electrical outlet installed to the left of the fireplace ** - as per plan		
40 0 19May21	1 - Upgrade (1) standard TV jacks to Data - S/I (1) Additional Phone jack and (1) additional Data jack (1) Additional TV Jack Note:Total of (3) Tel, (2) Data & (5) TV Throughout		

Granite

41 0 19May21	1 - S/I (1) Blanco Precis U 2 #401681 Metallic Grey 29 3/4" Silgranit Sink in lieu of standard sink Note:		
42 0 19May21	1 - S/I Level D Radianz Quartz in lieu of standard Granite in Kitchen NotePrice includes extra square footage from kitchen re-design and Additonal rounded bartop on island		

Hardwood

43 0 25Feb21	1 - S/I Twelve Oaks laminate in lieu of standard carpet- Lower hall, Family Room, Dining Room, Bedroom 2 and Solarium- as per plan Note:		
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Heating and Air Conditioning

44 0 25Feb21	1 - S/I Gas line for future BBQ- as per plan Note:		
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45 0 25Feb21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	

HVAC

46 32,090 25Feb21	1 - S/I - Goodman - 13 Seer R410A GSX 13024 2.0 Ton Air Conditioner Note:	
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Miscellaneous

47 0 25Feb21	1 - Addition of brick on rear and side elevation- as per plan Note:As per B-1	
48 0 25Feb21	1 - Delete (1) standard closet door and close-off; create drywall opening approx 32" wide by 96" high @ Master Ensuite (across from vanity) - as per plan Note:**Flooring in Master Walk In closet remains carpet**	
49 0 25Feb21	1 - S/I Extra Garage Bay- 10 foot wide c/w exterior finishes to match elevation, single 8x7 door, exterior and interior light fixtures, unfinished interior- as per plan Note:As per B-1	
50 0 25Feb21	1 - S/I Finished 2-piece bathroom with standard toilet, cabinetry and laminate countertops, floor tile, light fixture and plumbing fixtures- as per plan Note:	
51 0 25Feb21	1 - S/I Finished basement rec room and storage room (unfinished)- c/w standard carpet, underpad, paint, trim, doors, and light fixtures- as per plan Note:Standard colour selections	
52 0 25Feb21	1 - S/I Fully insulated garage c/w R40 ceiling and R12 walls and drywalled with one coat of mud Note:**Priced for additional garage bay**	
53 0 25Feb21	1 - S/I Sunroom- Foundation modified for sunroom; approx 9'-10" x 10' and (3) 36x67 operable windows, addition of (2) interior French doors and (1) 6' wide patio door- as per plan Note:As per B-1	
54 0 19May21	1 - S/I (1) Taymor Allusion 04-32524BLK Matte Black 24" Towel bar in lieu of standard towel bar - Ensuite Note:	
55 0 19May21	1 - S/I (1) Taymor Allusion 04-32548BLK Matte Black toilet paper holder Note:	
56 0 19May21	1 - S/I Flat ceilings in lieu of stipple throughout Note:	
57 0 12Apr22	1 - <b>DELETE S/I Falmec Sabina FISAB28B3SS 28" - 280 CFM Hood Fan Insert for Custom Hood</b> Note:	
58 0 12Apr22	1 - <b>S/I Cyclone BX21228 28" - 300 CFM Hood Fan Insert for Custom Hood</b> Note:	

Paint



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59 0 19May21	1 - S/I (1) Paint colour throughout - Dulux Matte NoteDLX1001-2	

Plumbing

60 31,948 25Feb21	2 - S/I (2) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard Note:	
61 0 25Feb21	1 - S/I 2-piece rough-in for bathroom in basement- as per plan Note:	
62 0 25Feb21	1 - S/I 3x5 Ceramic shower encloure w/ 3x5 acrylic base and Maax Halo shower doors (Matte Black finish) in lieu of standard 3x4 shower stall- Master Ensuite Note:**Closet in laundry room gets reduced to accommodate larger Ensuite shower**	
63 0 25Feb21	1 - S/I Maax Sax 6032 Freestanding tub in lieu of standard- Master Ensuite Note:	
64 0 19May21	1 - S/I (1) Delta Trinsic 9159-AR-DST Arctic Stainless Single-handle pull down Kitchen Faucet in lieu of standard - Kitchen Note:	
65 31,840 19May21	1 - S/I (1) Delta Trinsic T2759-BL Matte Black Roman Tub Trim in lieu of Standard- Master Ensuite Note:	
66 31,766 19May21	2 - S/I (2) Delta Trinsic 559HA-SS-DST Stainless steel High Arc Single Hole Bathroom Faucet in lieu of Standard- Master Ensuite Note:	
67 0 19May21	1 - S/I Delta Lahara 2538-MPU-DST Chrome 4" Two handle centerset bathroom Faucet in lieu of standard in Main bathroom Note:	
68 0 19May21	1 - S/I Delta Shower Kit- DF-KIT23-PBSBL-WS in Matte Black in lieu of standard- Master Ensuite shower Note:	
69 0 19May21	1 - S/I Water line for fridge Note:	

Railings

70 0 25Feb21	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with round black metal spindles- (1) plain black round and (1) patterned- TL-15RD-40- in lieu of standard oak colonial Note:	
71 0 25Feb21	1 - S/I Oak nosings under spindles throughout Note:	

Stairs

72 0 25Feb21	1 - S/I Oak stairs in lieu of standard- Basement stairs Note:	
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73 0 19May21	1 - S/I Custom stain on railings, stairs, nosings, mantle (where applicable) to complement Twelve Oaks Laminate - Ocean Storm Note:	

Trim

74 0 25Feb21	1 - S/I Swing closet doors in lieu of standard sliding vinyl closet doors- Laundry Room Note:	
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1A 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:	
2A Offer Worksheet	Increase existing 36x24 basement window to 48x24 Note:	
3A Offer Worksheet	Additional 48x24 basement window Note:	
4A Offer Worksheet	Extra Garage Bay- 10 foot wide c/w exterior finishes to match elevation, single 8x7 door, exterior and interior light fixtures, unfinished interior Note:	
5A Offer Worksheet	Addition of brick on rear and side elevations as per plan Note:	
6A Offer Worksheet	Sunroom Addition- Foundation modified for sunroom addition approx. 9.10x10, addition of (3) 36x67 windows, addition of (2) 30 inch french doors, addition of 6 foot patio slider. Standard finishes Note:	

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