



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Rebecca Liu and Tishan Clarke TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
48 / 2		ANNAPOLIS ELEV M 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 08Mar22	1 - Extend island to 84" - S/I - (1) 30" standard double door base cabinet Note:	
2 0 08Mar22	1 - Extend master ensuite vanity approx 11" to reach 108" Note:	
3 0 08Mar22	1 - Extend vanity in ensuite #2 6" Note:	
4 0 08Mar22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
5 0 08Mar22	1 - Increase fridge space to 37x72" in lieu of standard Note:	
6 0 08Mar22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
7 0 08Mar22	1 - Modify vanity cabinets to create "Floating vanity" (18"cab , no toe kick, @ 12" above floor) - located in ensuite #2 Notebuilder to provide plywood backing in wal	
8 0 08Mar22	1 - Modify vanity cabinets to create "Floating vanity" (18"cab , no toe kick, @ 12" above floor) - Located in main bathroom Note:builder to provide plywood backing in wall	
9 0 08Mar22	1 - Modify vanity cabinets to create "Floating vanity" (18"cab , no toe kick, @ 12" above floor) - located in Master ensuite Note:builder to provide plywood backing in wall	
10 0 08Mar22	1 - Upgrade to line 3 on kithcen uppers and island Note:	
11 0 08Mar22	1 - Upgrade to line 4 cabinets in powder room Note:	
12 0 08Mar22	1 - Upgrade to line 4 on kithcen base cabinets Note:	

Central Vacuum

13 0 08Nov21	1 - S/I - (1) Vac pan c/w plate, wiring and flex piping - white - located under kitchen sink Note:	
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Ceramic

14 0 08Mar22	1 - S/I - Level A 12x24 ceramic wall tile in staggered pattern in lieu of standard in Master ensuite NoteStaggered 3/4ths of the tile	
15 0 08Mar22	1 - S/I - Level A 8x8 ceramic wall tile W/ Level A 8x8 listello in lieu of standard in Ensuite #2 NoteListello: one row in middle - horizontal in shower	



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16 0 08Mar22	1 - S/I - Level B 12x24 ceramic floor tile in lieu of standard in main bathroom Note:	
17 0 08Mar22	1 - S/I - Level B 12x24 ceramic floor tile in lieu of standard in Mudroom Note:	
18 0 08Mar22	1 - S/I - Level B 12x24 ceramic floor tile installed in staggered pattern in foyer in lieu of standard Note:	
19 0 08Mar22	1 - S/I - Level B 12x24 ceramic floor tile installed in staggered pattern in Master ensuite in lieu of standard Note:	
20 0 08Mar22	1 - S/I - Level B 2x12 ceramic wall tile in staggered pattern in lieu of standard in kitchen Note:	
21 0 08Mar22	1 - S/I - Level B 5" ceramic hexagon floor tile in lieu of standard in powder room Note:	
22 0 08Mar22	1 - S/I - Level C 10" ceramic haxagon floor tile in lieu of standard in ensuite #2 Note:	

Doors and Windows

23 0 08Nov21	1 - DELETE** Relocate (1) existing basement window as per plan Note:***only relocating (1) basement window instead of (2) from B-1	
24 0 08Nov21	1 - Relocate (1) existing basement windows as per plan Note:As per B-1	
25 0 08Nov21	1 - Relocate standard window in Master ensuite as per plan Note:	
26 0 08Nov21	1 - S/I - 8'h interior doors in lieu of standard on second floor and main floor Note:	

Electrical

27 0 08Nov21	1 - Accommodate for stackable washer and dryer in lieu of standard side by side in Laundry Room - as per plan Note:Pricing to come in colours	
28 0 08Mar22	1 - Accommodate for stackable washer and dryer in lieu of standard side by side in Laundry Room - as per plan Note:	
29 0 08Mar22	1 - Delete (1) standard light fixture in Family room, S/I - (2) Capped light outlet connected to existing switch - located as per plan Note:	
30 0 08Mar22	1 - Delete (1) standard light fixture in Study, S/I - (2) Capped light outlet connected to existing switch - located as per plan Note:	



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31 0 08Mar22	1 - Delete (2) standard fixtures in lower hall - S/I - (4) Capped light outlet connected to existing switch - located in lower hall as per plan Note:		
32 0 08Mar22	1 - Delete standard light fixture in bedroom #2 - (2) Capped light outlet connected to existing switch - located as per plan Note:		
33 0 08Mar22	1 - Delete standard light fixture in bedroom #3 - (1) Capped light outlet connected to existing switch Note:		
34 0 08Mar22	1 - Delete standard light fixture in bedroom #4 - (1) Capped light outlet connected to existing switch - as per plan Note:		
35 0 08Mar22	1 - Delete standard light fixture in master bedroom loft - S/I (1) Capped light outlet connected to existing switch Note:		
36 0 08Mar22	1 - Delete standard light fixture in upper hall loft - (1) Capped light outlet connected to existing switch Note:		
37 0 08Mar22	1 - Delete stndard light fixture in Master bedroom - (1) Capped light outlet connected to existing switch - as per plan Note:		
38 0 08Mar22	1 - Reinforce existing light outlet for heavier fixture - located in solarium as per plan Note:		
39 0 08Mar22	1 - Relocate (1) standard light fixture over island, Upgrade (1) standard switch to 3-way switch Note:		
40 0 08Mar22	1 - Relocate (1) standard plug in study Note:		
41 0 08Mar22	1 - Relocate (2) standard electrical plugs in living room - (1) 3' from left corner, (1) 15' from left corner as per plan Note:		
42 0 08Mar22	1 - Relocate (2) standard outlets to mid walls on either side of fireplace as per plan Note:		
43 0 08Mar22	1 - Relocate all switches in family room, breakfast area, and kitchen as per plan Note:		
44 0 08Mar22	1 - S/I - (1) 15 AMP recessed plug outlet - located above fireplace @ 80" A.F.F Note:		
45 0 08Mar22	1 - S/I - (1) 15 AMP standard plug outlet - @ 80" A.F.F Located in living room as per plan Note:		
46 0 08Mar22	1 - S/I - (1) Capped light outlet connected to new 3-way switch in solarium as per plan Note:		
47 0 08Mar22	1 - S/I - (1) Capped light outlet connected to new switch - in master ensuite as per plan Note:		



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48 0 08Mar22	1 - S/I - (2) 4" Black exterior potlight (AFR4-0930) - connected to new switch - located as per plan Note:	
49 0 08Mar22	1 - S/I - (2) Capped light outlet connected to new switch - located in breakfast area as per plan Note:	
50 0 08Mar22	1 - S/I - (2) Capped light outlets connected to new (1) 3-way switch in kitchen as per plan Note:	
51 0 08Mar22	1 - S/I - (2) Single speaker pre-wires (for one speaker) - located in family room as per plan Note:	
52 0 08Mar22	1 - S/I - (2) Single speaker pre-wires (for one speaker) - located in study as per plan Note:	
53 0 08Mar22	1 - S/I - (3) Capped light outlet connected to existing switch located in living room as per plan Note:	
54 0 08Mar22	1 - S/I - (3) Capped light outlets connected to (1) new 3-way switch in dining room - as per plan Note:	
55 0 08Mar22	1 - S/I - (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch Note:	
56 0 08Mar22	1 - S/I - (4) Single speaker pre-wire (for one speaker) - located in solarium as per plan Note:	
57 0 08Mar22	1 - S/I - (8) Additional Data outlets (CAT6) NoteHome has (11) total data outlets throughout	
58 0 08Mar22	1 - Upgrade (1) standard switch to 3-way switch - located in dining room as per plan Note:	

Fireplace

59 0 08Nov21	1 - Raise fireplace box 12" A.F.F Note:	
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Granite

60 0 08Mar22	1 - Island extended to 86" in lieu of standard Note:	
61 0 08Mar22	1 - S/I - Level A quartz in lieu of standard granite in Kitchen w/ (1) standard undermount sink NotePrice includes extra counter for extended island	

Hardwood

62 0 08Mar22	1 - /I - Level B pre-finished engineered hardwood in kitchen, family room, lower hall, living room, dining room, study and solarium NoteHardwood floors will have no transitions between rooms on main floor	
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Miscellaneous

63 0 08Nov21	1 - 9'h Second floor Note:	
64 0 08Nov21	1 - Close off open to above at lower hall/ living room Note:	
65 0 08Nov21	1 - Decrease size of solarium approx 3' as per plan Noteincludes extra price of tile	
66 0 08Nov21	1 - Delete half wall in Foyer/living room as per plan Note:	
67 0 08Nov21	1 - Delete half walls and columns in Dining room as per plan Note:	
68 0 08Nov21	1 - Delete standard door in Master bedroom to WIC/laundry - Close off wall to WIC/laundry from master bedroom Note:	
69 0 08Nov21	1 - Increase spacing of entrance to Kitchen from living/dining room to 5' wide Note*cabinetry will be reconfigured to accommodate spacing	
70 0 08Nov21	1 - Move vanity to left approx 2' into laundry room in Master ensuite as per plan NotePricing included in reframing master ensuite cost	
71 0 08Nov21	1 - Reframe linen closet and WIC in upper hall to accommodate for Laundry as per plan - Replace standard carpet with tile and delete standard shelving Note*price of additonal tile included	
72 0 08Nov21	1 - Reframe master bedroom - Shift ensuite 4' closer to front of house to enlarge master bedroom Note:	
73 0 08Nov21	1 - S/I - 9' basement pour Note:	
74 0 08Nov21	1 - S/I - Optional main bath w/ 2 sinks and 2 walk-in closets NoteAs per B-1	
75 0 08Nov21	1 - Side entrance to garage including 36" side door, electrical switch and exterior light, patio stone landing, standard carpeted stairs to basement, framed stairwell, c/w standard glass door NoteAs per B-1	
76 0 08Mar22	1 - Relocate toilet in Ensuite #2 to accommodate additional vanity sink Note:	

Paint

77 0 08Mar22	1 - Flat ceilings in lieu of stipple - throughout Note:	
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Plumbing



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78 0 08Nov21	1 - DELETE** Optional Master ensuite A NotePurchasers changing to option C		
79 0 08Nov21	1 - Relcoate laundry to second floor as per plan Note:		
80 0 08Nov21	1 - S/I - 3 Piece rough-in *future tub, toilet and sink Noteas per B-1		
81 0 08Nov21	1 - S/I - Optional Master ensuite C - reconfigure as per plan Note:		
82 0 08Mar22	1 - Upgrade standard tub in Ensuite #2 to Maax Exhibit 6032 soaker tub Note:		
83 0 08Mar22	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:		

Stairs

84 0 08Nov21	1 - S/I - Oak nosing under spindles Note:		
85 0 08Nov21	1 - Stain on stairs, railing, post and mantle Note:		
86 0 08Mar22	1 - Upgrade Main Staircase to Oak Note:		

Trim

87 0 08Nov21	1 - Relocate standard door to balcony as per plan Note:		
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1A Offer Worksheet	Side entrance including a 36 inch side door, electrical switch and exterior light, patio stone landing,Standard carpeted stairs to basement, framed stairwell, c/w standard glass door. Note:		
2A 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:		
3A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink 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:		
5A Offer Worksheet	Clients participating in referral program. Referred by Kerron Graham and Samantha Gordon, Diamondview Estates Lot 55, 512 Albert Boyd Private, Carp ON K0A 1L0 Note:		
6A Offer Worksheet	Relocating (2) existing window Note:		
7A Offer Worksheet	The Purchasers acknowledge having received the Agreement of Purchase and Sale electronically and further understand that the Agreement of Purchase and Sale must be executed and returned to the Builder no later than 48 hours from date of receipt. Should t Note:		
8A Offer Worksheet	Optional master ensuite Note:		
9A Offer Worksheet	Optional main bath with 2 sinks and 2 walk-in-closets Note:		

This Document is Extremely Time Sensitive - Printed 9 Mar 22 at 16:34