



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Rose Carline Bellevue and Ricardo Patrick Dieudonne

TEL:

LOT / PHASE 3-93 / 3	STREET	HOUSE TYPE NEWINGTON ELEV M 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 05Dec22	1 - Accommodate for built-in 36" cook top (add 39" base cabinet) - Line 3. NEED SPECS Note:	
2 0 05Dec22	1 - Accommodate for Built-in Double Wall oven (replace std upper and base cab with tall oven cabinet) - Line 3. NEED SPECS Note:	
3 0 05Dec22	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr +2 deep drwrs each (in lieu of std 2 door base cabinet) - one each side of cooktop - Line 3 Note:	
4 0 05Dec22	1 - Add crown moulding to top of upper cabinets - medium or shaker style Note:	
5 0 05Dec22	1 - Add false drawer front to cooktop cabinet - Line 3 Note:	
6 0 05Dec22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
7 0 05Dec22	1 - Add panel with cut-out to front of MW shelf for built-in MW Trim Kit. NEED SPECS Note:	
8 0 05Dec22	1 - Bdrm #4 Ensuite- add 1 false top drawer + 2 operational drawers as per sketch - Line 2 Note:	
9 0 05Dec22	1 - Butler's Pantry - Delete approx. 65" of upper cabinets, crown & valance. Replace with 2 floating shelves (1.25" thick) Note:	
10 0 05Dec22	1 - Butler's Pantry- delete base cabinet to accommodate 24"w. wine fridge - Line 3 Note:	
11 0 05Dec22	1 - Delete upper above range to accommodate 36" Chimney Style hood fan. Leave approx. 5" space each side (Hood fan upgrade by builder) Line 3 Note:	
12 0 05Dec22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
13 0 05Dec22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note:	
14 0 05Dec22	1 - Island - add 2 X Plain Posts - one to each end - 3" X 36" each. (Note: overall island countertop size increased to 123" X 39". Extra stone by builder) Note:	
15 0 05Dec22	1 - Island - add false drawer front to sink cabinet Note:	
16 0 05Dec22	1 - Island - Replace std. base cabinet with base MW cabinet c/w open shelf for MW + deep drwr below (std MW upper cabinet changes to regular 2 door upper) Note:	



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17 0 05Dec22	1 - Island: Add 4 dummy doors – 2 each side Note:		
18 0 05Dec22	1 - Island: Add Flush kick below dummy doors on 2 sides only Note:		
19 0 05Dec22	1 - Move fridge space approx. 12" and insert 24"d. pantry/broom cabinet - Line 3 (Note: fridge space= 37"w X 72"h) Note:		
20 0 05Dec22	1 - Note: Optional Accessible Ensuite - Line 2 Note:		
21 0 05Dec22	1 - Replace standard bank of 4 drwrs with 4 top drawers - 2 in kitchen & 2 in Butler's pantry Note:		
22 0 05Dec22	1 - Upgrade all drawers in kitchen &Butler's Pantry to soft close (X 12 drawers) Note:		
23 0 05Dec22	1 - Upgrade all hinges in kitchen & Butler's Pantry to soft close (X26 doors) Note:		
24 0 05Dec22	1 - Upgrade cabinetry in inlaw ensuite to line 3 Note:		
25 0 05Dec22	1 - Upgrade cabinetry in master ensuite to line 3 Note:		
26 0 05Dec22	1 - Upgrade kitchen cabinets to Line 3 Note:		

Ceramic

27 0 05Dec22	1 - S/I - Glass package wall tile in lieu of standard in kitchen/butlers pantry - tile to continue up and behind chimney hood to top of crown moulding, NOT continued up and behind shelving in butlers pantry Note:		
28 0 05Dec22	1 - S/I - Level 1 12x24 wall tile in lieu of standard in master ensuite shower - stacked vertical Note:		
29 0 05Dec22	1 - S/I - Level A 12x24 wall tile in lieu of standard in main bathroom tub walls - stacked horizontal Note:		
30 0 05Dec22	1 - S/I - Level A 12x24 wall tile on fireplace bump out - from floor to ceiling (double height) and on return walls Note:		
31 0 05Dec22	1 - S/I - Level A floor tile (12x24) in lieu of standard in foyer - stacked vertical from front door Note:		
32 0 05Dec22	1 - S/I - Level A floor tile (12x24) in lieu of standard in Kitchen - stacked vertical from patio door Note:		



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Doors and Windows

33 0 12Apr23	1 - Increase Size of Existing (2) Basement Windows from (2)37 x 24 to (2)55 x 30 Note:	
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Electrical

34 0 17Oct22	1 - S/I - Gas BBQ line - location as per plan Note:	
35 0 17Oct22	1 - S/I - Gas stove line w/ 110 v outlet (1/2") Note:	
36 0 05Dec22	1 - Delete (2) standard light fixtures in master ensuite - S/I - (4) HALO slim 4" LED Potlights (on existing switch) - located as per plan Note:	
37 0 05Dec22	1 - Delete (3) standard light fixtures in upper hall - S/I - (4) HALO slim 4" LED Potlights (on existing switch) - located as per plan Note:	
38 0 05Dec22	1 - Delete standard under cabinet hoodfan Note:	
39 0 05Dec22	1 - Home comes with (4) standard 4" HALO slim potlights in Kitchen - located as per plan Note:	
40 0 05Dec22	1 - Home has (3) standard CAT6 Data outlets throughout - standard locations Note:	
41 0 05Dec22	1 - S/I - (1) Additional capped light outlet - in ceiling, or on wall for future sconce (connected to seperate switch) - located above kitchen island as per plan Note:	
42 0 05Dec22	1 - S/I - (1) Additional capped light outlet reinforced - in ceiling (connected to existing switch) - located in great room as per plan Note:	
43 0 05Dec22	1 - S/I - (2) Black exterior soffit potlights 1st floor (connected to existing switch) - located as per plan Note:	
44 0 05Dec22	1 - S/I - (2) HALO slim 4" LED Potlights (on existing switch) - located in office as per plan Note:	
45 0 05Dec22	1 - S/I - (4) 4in LED puck lights on new switch - located as per kitchen plans Note:	
46 0 05Dec22	1 - S/I - (4) HALO slim 4" LED potlights (connected to existing switch) - located in bonus room as per plan Note:	
47 0 05Dec22	1 - S/I - (6) HALO slim 4" LED Potlights (on existing switch) - located in great room as per plan Note:	



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48 0 05Dec22	1 - S/I - Cooktop wiring (40amp) Note:		
49 0 05Dec22	1 - S/I - Cyclone SCB31636SS 36" 300CFM chimney hood in lieu of standard Note:		
50 0 05Dec22	1 - S/I - Non-straight consult at fireplace for future TV - located @ 75" a.f.f Note:		
51 0 05Dec22	1 - S/I - Wall oven wiring (40amp) Note:		
52 0 05Dec22	1 - U/G standard switch to dimmer switch - dining room Note:		
53 0 05Dec22	1 - U/G standard switch to dimmer switch - great room Note:		
54 0 05Dec22	1 - Upgrade (1) standard light fixture to a Halo slim 4" potlight (on existing switch) - butlers pantry Note:		
55 0 05Dec22	1 - Upgrade (4) standard light fixtures to a HALO slim 4" potlight (connected to existing switch) - located in lower hall as per plan Note:		
56 0 11Jul23	1 - S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) - located in kitchen as per plan Note:		

Fireplace

57 0 17Oct22	1 - S/I - Napoleon BL46NTE ascent linear gas fireplace in lieu of standard Note:		
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Granite

58 0 05Dec22	1 - S/I - Level A Silestone quartz in lieu of standard laminate w/ (1) standard rectangular undermount sink and NO 4" backsplash - Bedroom #4 Ensuite Note:		
59 0 05Dec22	1 - S/I - Level A Silestone quartz in lieu of standard laminate w/ (1) standard rectangular undermount sink and NO 4" backsplash - Inlaw ensuite Note:		
60 0 05Dec22	1 - S/I - Level A Silestone quartz in lieu of standard laminate w/ (1) standard rectangular undermount sink and NO 4" backsplash - Main bathroom Note:		
61 0 05Dec22	1 - S/I - Level A Silestone quartz in lieu of standard laminate w/ (1) standard rectangular undermount sink and NO 4" backsplash - Powder room Note:		
62 0 05Dec22	1 - S/I - Level A Silestone quartz in lieu of standard laminate w/ (2) standard rectangular undermount sink and NO 4" backsplash - Master ensuite Note:		



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63 0 05Dec22	1 - S/I - Level A Silestone quartz in lieu of standard quartz w/ (1) standard undermount sink and NO 4" backsplash - Kitchen and butlers pantry perimeter only Note:		
64 0 05Dec22	1 - S/I - Level D Silestone quartz in lieu of standard quartz w/ (1) standard undermount sink and NO 4" backsplash - Kitchen island only Note:		

Hardwood

65 0 17Oct22	1 - S/I - Level A Twelve oaks pre finished engineered hardwood in lieu of standard flooring in great room, lower hall, dining room, office, in-law suite, upper hall/bonus room, master bedroom, bedroom #3 and bedroom #4 Note:		
66 0 21Dec22	1 - Level A hardwood included on main floor - excluding bedrooms - as per new spec NoteCredit for great room, dining room, lower hall and office applied		

Miscellaneous

67 0 17Oct22	1 - Fireplace wall bump-in approx. 8"d x 5'w - double height ceilings Note:		
68 0 17Oct22	1 - Optional Upgrade - Basement plumbing rough-in 1-piece rough-in (future bar sink) NoteAs per B-1		
69 0 17Oct22	1 - Optional Upgrade - Basement plumbing rough-in 3-piece rough-in (future sink, tub, toilet) NoteAs per B-1		
70 0 17Oct22	1 - Optional Upgrade #3 - Second floor laundry with standard plan Laundry relocated from main floor Note:		
71 0 17Oct22	1 - Optional Upgrade #4 - Chef's Kitchen increases the size of the walk-in pantry, butlers pantry and kitchen NoteAs per B-1		
72 0 17Oct22	1 - Optional Upgrade #5 - Accessible Ensuite (in-law suite) Ensuite configured for barrier free access NoteAs per B-1		
73 0 17Oct22	1 - Optional Upgrade #6 - Covered deck (A) Increases breakfast nook patio slider to 8' wide, steps as per grade NoteAs per B-1		
74 0 17Oct22	1 - S/I - (1) Additional exterior hose bib - located as per plan Note:		
75 0 17Oct22	1 - S/I - Finished garage walls with drywall (one coat) and insulation on non interior walls Note:		
76 0 17Oct22	1 - Seperate Kitchen appointment - Spectrum kitchens Note:		



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77 0 05Dec22	1 - As per standard spec, this house is to recieve ditra underlay where applicable Note:		
78 0 05Dec22	1 - Delete standard fireplace mantle Note:		
79 0 05Dec22	1 - Delete standard mirror (1) in powder room Note:		
80 0 05Dec22	1 - Delete standard mirrors (2) in master ensuite Note:		
81 0 12Apr23	1 - Purchasers to recieve \$5000.00 Decor bonus as per B-1 item Note:		

Paint

82 0 17Oct22	1 - S/I - Flat ceilings in lieu of standard - throughout NoteNew standard		
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Plumbing

83 0 17Oct22	1 - S/I - 3x3 ceramic tile shower with Maax reveal pivot/swing shower door (matte black) in lieu of standard 3x3 acrylic shower stall - bedroom #4 ensuite Note:		
84 0 17Oct22	1 - S/I - 3x4 ceramic tile shower with maax halo shwoer door (matte black) in lieu of standard 3x4 acrylic shower stall - in-law suite Note:		
85 0 17Oct22	1 - U/G std 3x4 Shower to a 3x5 with tiled base, 2 Ceramic Walls and option 2 shower door Black Trim - master ensuite Note:		
86 0 05Dec22	1 - S/I - Delta ashlyn monitor 14 series tub and shower trim (T14464-SS) Stainless - in lieu of standard in main bathroom Note:		
87 0 05Dec22	1 - S/I - Delta trinsic monitor 14 series shower trim (T14259-CZ) champagne bronze in lieu of standard in bedroom #4 ensuite Note:		
88 0 05Dec22	1 - S/I - Delta trinsic monitor 14 series shower trim (T14259-CZ) champagne bronze in lieu of standard in inaw ensuite Note:		
89 0 05Dec22	1 - S/I - Emerge angular modern 26inch shower column kit (DF-CKIT28-SCZ) in lieu of standard in master ensuite Note:		
90 0 05Dec22	1 - S/I - Fridge water line Note:		

Railings



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91 0 06Dec22	1 - S/I - Standard 3 1/2" oak newel post w/ alternating burnt penny metal spindles (1) TL-15RD-60 + (1) TL-102-1RD-60 in lieu of standard oak spindles Note:	

Stairs

92 0 17Oct22	1 - Upgrade main staircase to Oak Note:	
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Trim

93 0 17Oct22	1 - Upgrade all closet doors to bypass in lieu of standard vinyl sliding doors (4), mudroom, foyer, bedroom #3 and bedroom #4 Note:	
94 0 17Oct22	1 - Upgrade all doors on main floor to 8'h - includes closet doors Note:	

1A Offer Worksheet	Optional Upgrade #4 - Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:	
2A Offer Worksheet	Optional Upgrade #5-Accessible Ensuite (In-Law Suite) (Ensuite Configured for Barrier Free Access) Note:	
3A Offer Worksheet	Optional Upgrade #6 - Covered Deck (A) (Increases Breakfast Nook Patio Slider to 8 Wide, Steps as per Grade) Note:	
4A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) Note:	
5A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In (Subject to Site Conditions and Availability for your Chosen Model) 1-Piece Rough-In (Future Bar Sink) Note:	
6A Offer Worksheet	Increase Size of Existing (2) Basement Windows from (2)37 x 24 to (2)55 x 30 Note:	
7A Offer Worksheet	\$60,000 Decor Centre Bonus - Purchaser can choose up to \$60,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
8A Offer Worksheet	\$65,000 Decor Centre Bonus - Purchaser can choose up to \$65,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
9A 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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