



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Marie Josie Gedeon and Narcisse Cyriaque TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
3-117 / 3		KINGSWOOD ELEV M 4 BED	
INV#	QTY	EXTRA / CHANGE	

Doors and Windows

1 0 24Mar23	1 - S/I - Thermo windows in garage door - Modern Elevation Note:	
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Electrical

2 0 24Mar23	1 - Home has (3) standard CAT6 data outlets - located as per plan Note:	
3 0 24Mar23	1 - Reinforce (3) existing Light Outlets for Heavier Fixture, living room, solarium, main stairwell Note:	
4 0 24Mar23	1 - Relocate (1) Capped Light Outlet as per plan - Lower hall Note:	
5 0 24Mar23	1 - Relocate (1) standard CAT6 data outlet from bedroom #2 to living room, located above fireplace @ 75" A.F.F Note:	
6 0 24Mar23	1 - S/I (1) Std Electrical Outlet in living room above Fireplace @75" A.F.F Note:	
7 0 24Mar23	1 - S/I (14) Black Exterior Soffit PotLight 2nd Floor (Connected to Existing Switch) - located as per plan Note:	
8 0 24Mar23	1 - S/I (2) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - Above kitchen island Note:	
9 0 24Mar23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to Existing Switch) - Dining room Note:	
10 0 24Mar23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - family room Note:	
11 0 24Mar23	1 - S/I Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - family room Note:	
12 0 24Mar23	1 - S/I Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - Living room Note:	
13 0 24Mar23	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad *PER GARAGE DOOR* Note:	
14 0 24Mar23	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:	
15 0 24Mar23	1 - S/I Cooktop Wiring (40 amp) Note:	



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16 0 24Mar23	1 - S/I Wall Oven Wiring (40 amp) Note:	
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Miscellaneous

17 0 24Mar23	1 - 9 Foot Second Floor Option (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1	
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18 0 24Mar23	1 - Additional (1) 37x24 Basement Window (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model Note:As per B-1	
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19 0 24Mar23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - Primary ensuite Note:	
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20 0 24Mar23	1 - Basement Plumbing Rough-In - 1-Piece Rough-In (Future Bar Sink) (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1	
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21 0 24Mar23	1 - Optional Basement Plumbing Rough-In - 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1	
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22 0 24Mar23	1 - Optional Open/Finished Stairs to Basement (Complete with Standard Carpet Railings Spindles and Finished Vestibule in Basement) Note:As per B-1	
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23 0 24Mar23	1 - Relocate standard fireplace from family room to living room and bump into the living room 8 inches and frame to the ceiling Note:	
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24 0 24Mar23	1 - S/I - Optional door to ensuite #2 Note:	
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25 0 24Mar23	1 - Seperate kitchen appointment with spectrum kitchens Note:	
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26 0 24Mar23	1 - Shiplap on fireplace wall bump-out (double height ceilings) in living room Note:	
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Plumbing

27 0 24Mar23	1 - U/G Std 3x4 Shower and Door to a 3x5 Acrylic Base and Maax Halo Sliding Doors (Chrome Handle and Hinges) in lieu of Standard 3x4 Shower Stall - Primary ensuite Note:	
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Railings

28 0 24Mar23	1 - S/I - 5" Oak boxed newel posts w/ inset in lieu of standard Oak 3-1/2" Modern - Main staircase Note:	
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29 0 24Mar23	1 - S/I - Metal spindles (black alternating, (1) plain and (1) TL-106-1-40) in lieu of standard Oak Modern Note:	
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30 0 24Mar23	1 - Upgrade to metal spindles (black, patterned) in lieu of standard oak modern - basement staircase Note:	

Stairs

31 0 24Mar23	1 - Upgrade Staircase to Oak - main stairs Note:	
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Trim

32 0 24Mar23	1 - U/G standard double doors in study to 15-lite clear glass french doors Note:	
33 0 24Mar23	1 - U/G to 8'h interior doors on main floor only (11) Note:	

1A Offer Worksheet	Optional Upgrade #4 - Open/Finished Stairs to Basement (Complete with Standard Carpet Railings Spindles and Finished Vestibule in Basement) Note:	
2A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditions and Availability for your Chosen Model) Note:	
3A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In 1-Piece Rough-In (Future Bar Sink) (Subject to Site Conditions and Availability for your Chosen Model) Note:	
4A Offer Worksheet	\$30,000 Decor Centre Bonus - Purchaser can choose up to \$30,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
5A 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:	
6A Offer Worksheet	Optional Upgrade - Additional (1) 37x24 Basement Window (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model Note:	
7A Offer Worksheet	Optional Upgrade - 9 Foot Second Floor Option (Subject to Site Conditions and Availability for your Chosen Model) Note:	

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