



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Marie Josie Gedeon and Narcisse Cyriaque TEL:

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

Cabinetrv

1 0 12May23	1 - Accommodate for 36" built-in cook top (add 39" base cabinet to rangespace) NEED APPLIANCE SPECS Note:	
2 0 12May23	1 - Accommodate for Built-in Double Wall oven (fridge moves to wall backing dining room; Oven cabinet located in standard fridge location) NEED APPLIANCE SPECS Note:	
3 0 12May23	1 - Add 2 top drawers above base door - one each side of cooktop Single width (9"w-21"w) Note:	
4 0 12May23	1 - Add glass door to upper corner cabinet (white interior) plain frame with clear glass (per door) Note:	
5 0 12May23	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) - wood veneer or painted MDF Note:	
6 0 12May23	1 - Add panel to front of open shelf with cut-out for Built-in Mw Trim kit - NEED SPECS Note:	
7 0 12May23	1 - Add pot/pan drwrs to cooktop cabinet - c/w 1 false top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:	
8 0 12May23	1 - Add pull-out recycle centre; next to Dishwasher - Berenson QPAM18228C c/w 2 Bins + 2 lids (fits 19.5"w -21"w cab) Note:	
9 0 12May23	1 - Base cabinet with standard laminate countertop – approx. 27” w. (standard Line 2 cabinets) - laundry room Note:	
10 0 12May23	1 - Delete upper above range to accommodate 36" Chimney Style hood fan + 3" -6" space each side (Hood fan upgrade by builder) Note:	
11 0 12May23	1 - Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Panel to ceiling + 1" moulding + Ceiling Crown Note:	
12 0 12May23	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
13 0 12May23	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
14 0 12May23	1 - Island - create 24" space for beveridge fridge (delete 24" of base cabinetry & add support panel) Note:	
15 0 12May23	1 - Island - replace base cabinet with base Microwave cabinet c/w open shelf for microwave & deep drawer below Note:	
16 0 12May23	1 - Modify layout to create equal uppers each side of Chimney hood. Note:	



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17 0 12May23	1 - Move bank of drawers to left of sink Note:		
18 0 12May23	1 - Upgrade 2 deep drawers below cooktop to soft close. MANDATORY due to width of drawers Note:		
19 0 12May23	1 - Upgrade kitchen cabinets to line 3 Note:		
20 0 12May23	1 - Upgrade kitchen drwrs to soft close - (8 drwrs) - doesnt include pot/pan drawers added Note:		
21 0 12May23	1 - Upgrade kitchen hinges to soft close - standard Layout (29 doors) Notesoft close hinges not possible on corner piano hinge doors)		
22 0 12May23	1 - Upper cabinet – approx. 27”w X 30”h - laundry room Note:		

Ceramic

23 0 12May23	1 - S/I - Standard level ceramic tile in lieu of standard hardwood in solarium Note:		
24 0 12May23	1 - U/G 3x5 Ceramic Shower to Level A 4x16 wall tile - Primary ensuite (stacked horizontal) Note:		
25 0 12May23	1 - U/G standard Ceramic kitchen backsplash to glass package (stacked horizontal) and extend behind chimney hood to ceiling Note:		

Doors and Windows

26 0 24Mar23	1 - S/I - Thermo windows in garage door - Modern Elevation Note:		
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Electrical

27 0 24Mar23	1 - Home has (3) standard CAT6 data outlets - located as per plan Note:		
28 0 24Mar23	1 - Reinforce (3) existing Light Outlets for Heavier Fixture, living room, solarium, main stairwell Note:		
29 0 24Mar23	1 - Relocate (1) Capped Light Outlet as per plan - Lower hall Note:		
30 0 24Mar23	1 - Relocate (1) standard CAT6 data outlet from bedroom #2 to living room, located above fireplace @ 75" A.F.F Note:		
31 0 24Mar23	1 - S/I (1) Std Electrical Outlet in living room above Fireplace @75" A.F.F Note:		



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32 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:		
33 0 24Mar23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to Existing Switch) - Dining room Note:		
34 0 24Mar23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - family room Note:		
35 0 24Mar23	1 - S/I Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - family room Note:		
36 0 24Mar23	1 - S/I Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - Living room Note:		
37 0 24Mar23	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad *PER GARAGE DOOR* Note:		
38 0 24Mar23	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:		
39 0 24Mar23	1 - S/I Cooktop Wiring (40 amp) Note:		
40 0 24Mar23	1 - S/I Wall Oven Wiring (40 amp) Note:		
41 0 12May23	1 - S/I - Relocate (1) CAT6 Data outlet in family room @ 75" A.F.F as per plan Note:		
42 0 12May23	1 - S/I (1) Std Electrical Outlet in family room @75" A.F.F Note:		
43 0 12May23	1 - S/I (14) Black Exterior Soffit PotLight 2nd Floor (Connected to new switch) - located as per plan Note:		
44 0 12May23	1 - S/I (2) additional HALO Slim 4" LED Potlight (Connected to Existing Switch) - located in kitchen as per plan Note:		
45 0 12May23	1 - S/I (4) standard pot lights in kitchen as per plan NoteNew standard spec		
46 0 12May23	1 - S/I (5) 4in LED Puck Light on New Switch - located as per plan Note:		
47 0 12May23	1 - S/I Klipsch 6.5" In-Ceiling Stereo Speaker (KLI-CS16CSM) to family room, breakfast/kitchen area, 2nd floor loft and foyer in open to above space, speaker wiring to be run on seperate wires all terminated in basement in wall beside electrical panel Notemaster jack and swiring termination location to be near existing outlet		



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48 0 12May23	1 - S/I Std Electrical Outlet - recessed in island for future wine fridge as per plan Note:	
49 0 12May23	1 - U/G Std Hood Fan to SCB30136 Stainless Steel -300 CFM c/w 6in Duct Note:	

Granite

50 0 12May23	1 - S/I - Hanstone Level A Quartz in Ensuite #2 in lieu of standard laminate - c/w (1) standard rectangle undemount sinks and 4" backsplash Note:	
51 0 12May23	1 - S/I - Hanstone Level A Quartz in Main bathroom in lieu of standard laminate - c/w (1) standard rectangle undemount sinks and 4" backsplash Note:	
52 0 12May23	1 - S/I - Hanstone Level A Quartz in powder room in lieu of standard laminate - c/w (1) standard rectangle undemount sinks and 4" backsplash Note:	
53 0 12May23	1 - S/I - Hanstone Level D Quartz in primary ensuite in lieu of standard laminate - c/w (2) standard rectangle undemount sinks and 4" backsplash Note:	
54 0 12May23	1 - S/I - Upgrade to Hanstone Level B Quartz in lieu of standard in kitchen Note:	
55 0 12May23	1 - U/G Std Kitchen Sink to Single Bowl Undermount Stainless Sink B1926 Note:	

Hardwood

56 0 12May23	1 - S/I - STD level Twelve oaks pre-finished engineered hardwood in family room, lower hall, study, dining room and living room as per standard spec Note:	
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Miscellaneous

57 0 24Mar23	1 - 9 Foot Second Floor Option (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1	
58 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	
59 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:	
60 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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61 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		
62 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		
63 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:		
64 0 24Mar23	1 - S/I - Optional door to ensuite #2 Note:		
65 0 24Mar23	1 - Shiplap on fireplace wall bump-out (double height ceilings) in living room Note:		
66 0 12May23	1 - Flat ceilings in lieu of stipple NoteNew standard spec		
67 0 12May23	1 - In open wall space in dining room S-I built in with MDF shelves as per drawing. (x5) shelves Note:		
68 0 12May23	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:		
69 0 12May23	1 - Relocate standard laundry tub to basement mechanical space Note:		
70 0 12May23	1 - S/I - Drywall Arch between dining room and kitchen Note:		

Plumbing

71 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:		
72 0 12May23	1 - Add Faucet to Bar Rough In Delta 9959-DST (chrome) - Laundry room Note:		
73 0 12May23	1 - S/I - Bristol B1205 stainless steel top mount single bowl laundry sink - Laundry room Note:		
74 0 12May23	1 - S/I - Fridge water line NoteNew standard spec		
75 0 12May23	1 - S/I Rough in Bar Sink (Must Take Sink and Faucet from Builder Will Not Just Leave As Rough In) - laundry room Note:		

Railings



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76 0 24Mar23	1 - S/I - 5" Oak boxed newel posts w/ inset in lieu of standard Oak 3-1/2" Modern - Main staircase Note:		
77 0 24Mar23	1 - S/I - Metal spindles (black alternating, (1) plain and (1) TL-106-1-40) in lieu of standard Oak Modern Note:		
78 0 24Mar23	1 - Upgrade to metal spindles (black, patterned) in lieu of standard oak modern - basement staircase Note:		

Stairs

79 0 29May23	1 - Upgrade main Staircase to Oak w/ white risers Note:		
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Trim

80 0 24Mar23	1 - U/G standard double doors in study to 15-lite clear glass french doors Note:		
81 0 24Mar23	1 - U/G to 8'h interior doors on main floor only (11) Note:		
82 0 12May23	1 - Bypass closet doors in lieu of vinyl NoteNew standard spec		
83 0 12May23	1 - U/G to 8'h interior doors on second floor (17) 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:		



DCR/PHOENIX GROUP OF COMPANIES

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