



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY  
Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASER: Marguerite Dieudonne TEL:

LOT / PHASE 281 / 2	STREET 654 Miikana Road	HOUSE TYPE KLONDIKE ELEV M	CLOSING DATE 29-Nov-22
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 26Oct22	1 - Accommodate for 36" built-in cook top (add base cabinet) NEED SPECS Note:	
2 0 26Oct22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) NEED SPECS Note:	
3 0 26Oct22	1 - Add glass door to upper angled corner cabinet Opt 1 - plain frame with clear glass Note:	
4 0 26Oct22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
5 0 26Oct22	1 - Add pot/pan drwrs - c/w one flase top drwr + 2 deep drwrs (in lieu of std 2 door base cabinet) - below cooktop Note:	
6 0 26Oct22	1 - Cabinetry Appointent with Spectrum Kitchens Note:	
7 0 26Oct22	1 - Coffee Bar - delete base cabinet to make space for 24" wine/bar fridge Note:	
8 0 26Oct22	1 - Coffee Bar - delete upper cabinets and replace with 3 floating shelves (1.25" thick) Note: 1" h. valance below each shelf. Note:	
9 0 26Oct22	1 - Delete upper above range + approx. 5" each side to acccomodate 36" Chimney Style Hood Fan Note:	
10 0 26Oct22	1 - Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
11 0 26Oct22	1 - Income Suite Kitchen - Add pot/pan drwrs - c/w one top drwr + 2 deep drwrs (in lieu of std 2 door base cabinet) - Line 2 Note:	
12 0 26Oct22	1 - Income Suite Kitchen - Increase depth of fridge upper to 24"d and add 1 side panel Note:	
13 0 26Oct22	1 - Income Suite Kitchen - Upgrade all drawers in kitchen to soft close (X 7 drawers) Note:	
14 0 26Oct22	1 - Income Suite Kitchen - Upgrade all hinges in kitchen to soft close (X 14 doors) Note:	
15 0 26Oct22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
16 0 26Oct22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	



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17 0 26Oct22	1 - Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
18 0 26Oct22	1 - Island - Add top drwr above recycle center Note:	
19 0 26Oct22	1 - Island - increase depth of countertop to 48" - pull back panel approx 10" and add 2 side panels (extra stone to be priced by builder) Note:	
20 0 26Oct22	1 - Island - Rotate 90 degrees Note:	
21 0 26Oct22	7 - Main House: Upgrade cabinetry hardware in Master Ensuite to D3 Note:	
22 0 26Oct22	34 - Main House: Upgrade cabinetry hardware in the kitchen to D1 Note:	
23 0 26Oct22	1 - Matching interior for glass door cabinet Note:	
24 0 26Oct22	1 - Replace std bank of drwrs with 3 dbl width top drwrs - one each side of cooktop & one right of fridge Note:	
25 0 26Oct22	1 - sland - Add false top drwr to sink base cabinet Note:	
26 0 26Oct22	1 - Upgrade all drawers in kitchen to soft close (X 7 drawers) Note:	
27 0 26Oct22	1 - Upgrade all hinges in kitchen to soft close (X 22 doors) Note:	
28 0 26Oct22	1 - Upgrade kitchen cabinets to Line 3 Note:	

Central Vacuum

29 0 12Jul22	1 - Main House - Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug Note:	
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Ceramic

30 0 26Oct22	1 - Income Suite - S/I STD Ceratec Essential 4x8 Glossy Bianco Beveled on the kitchen backsplash in a horizontal brick pattern Note:	
31 0 26Oct22	1 - Main House - S/I LVL 3 Olympia 2in x9in CDC Chevron Sterling Grey in the Master Ensuite on the vanity wall from counter height to ceiling (8 ft) in a vertical pattern Note:	



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32 0 26Oct22	1 - Main House - S/I LVL B Ceratec Stone Gatsby Martini Polished 12x24 on the floor in the Foyer, Mudroom area, Kitchen/ Breakfast area, and Powder Room in a herringbone pattern 45 - in lieu of standard tile Note:	
33 0 26Oct22	1 - Main House - S/I LVL B Euro 12x24 Pasha Mayfair Statuario Venato Polished in the Master Ensuite on the shower walls in a vertical staggered pattern Note:	
34 0 26Oct22	1 - Main House - S/I LVL B Euro 12x24 Pasha Mayfair Statuario Venato Polished on the floor in the Master Ensuite in a staggered pattern horizontal with the door - in lieu of standard tile Note:	
35 0 26Oct22	1 - Main House - S/I LVL B Euro Pasha Marlow 3x12 Cloud Glossy on the kitchen backsplash including in behind the the chimney hood up to the ceiling in a horizontal staggered pattern Note:	
36 0 26Oct22	1 - Main House - S/I STD Ceratec Essentials Subway Tile 4x16 Cenere Lustre in the Main Bathrom tub/shower in a horizontal staggered pattern Note:	
37 0 26Oct22	1 - Main House: S/I Level A Euro 12x24 Pasha Linea White Oblique Glossy Wall Tile in a horizontal stacked pattern on the fireplace approx 5ft wide x 9ft high Note:	

Doors and Windows

38 0 12Jul22	1 - Enlarge patio door to 8' wide - in lieu of standard 6' wide Note:	
39 0 12Jul22	1 - S/I 8' wide tramson window above 8' patio doors in the Kitchen Note:	
40 0 26Oct22	10 - Income Suite - Upgrade interior doors to Livingston Note:	
41 0 26Oct22	26 - Main House - Upgrade interior doors and bypass doors to Livingston Note:	
42 0 26Oct22	1 - Main House - Upgrade office doors to 8 ft high French Doors 1-lite clear - as per BEP item Note:	

Electrical

43 0 26Oct22	1 - Income Suite - Reinforce stairwall light on the main floor - as per plan Note:	
44 0 26Oct22	1 - Income Suite - S/I (4) HALO Slim LED pot lights in the kitchen connected to a separate switch - as per plan Note:	
45 0 26Oct22	1 - Income Suite - S/I (4) HALO Slim LED pot lights in the Living Room connected to a separate switch - as per plan Note:	
46 0 26Oct22	1 - Income Suite Kitchen - S/I upgraded hood fan Cyclone CY917R30SS stainless steel 30" with mesh filter 300CFM - in lieu of standard Note:	



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47 0 26Oct22	1 - Main House - In the Loft S/I (4) HALO Slim connected to a separate switch - as per plan Note:	
48 0 26Oct22	1 - Main House - In the Master Ensuite delete both vanity lights and S/I (2) wall capped outlets (one above each sink) connected to a separate switch - as per plan Note:	
49 0 26Oct22	1 - Main House - In the Master Ensuite S/I (1) HALO Slim pot light centered in the shower connect to the existing switch - as per plan Note:	
50 0 26Oct22	2 - Main House - Reinforce (2) ceiling lights on the second floor that are located above the open to below areas - as per plan Note:	
51 0 26Oct22	1 - Main House - Relocate (3) ceiling ligths in the kitchen / breakfast nook to over the island, centered and space out evenly, delete light fixtures and leave as capped light outlets - as per plan Note:	
52 0 26Oct22	1 - Main House - S/I (4) HALO Slim LED pot lights in the Great Room connected to a separate switch - as per plan Note:	
53 0 26Oct22	1 - Main House - S/I (4) HALO Slim LED pot lights in the kitchen connected to a separate switch - as per plan Note:	
54 0 26Oct22	1 - Main House - S/I upgraded hood fan Cyclone SCB30036 Stainless Steel 36" with baffle filter 300CFM - in lieu of standard Note:	
55 0 26Oct22	1 - Main House: S/I an electrical outlet in the coffee bar for the winde fridge - as per plan Note:	
56 0 26Oct22	1 - S/I (4) LED under cabinet puck lights connected to a separate switch - as per plan Note:	
57 0 23Oct23	1 - Kitchen: Wire for Wall Oven - 40 Amp 120/240V 3 # 8 Wiring. Use Existing Wire for Electric Cooktop Note:	

Fireplace

58 0 26Oct22	1 - S/I upgraded Napoleon Ascent Linear 46 BL46NTE gas fireplace with topaz glass embers and a classic black surround installed at 19 inches above finished floor to glass - in lieu of the standard fireplace Note:	
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Granite

59 0 26Oct22	1 - Income Suite - S/I Level A Silestone Halcyon quartz in the Kitchen with one sink cut-out, WITHOUT 4" backsplash - includes standard Bristol B805 undermount double bowl sink - in lieu of the laminate countertops Note:	
60 0 26Oct22	1 - Income Suite - S/I Level A Silestone Miami White in the Main Bathroom with one sink cut-out, WITHOUT 4" backsplash - Includes Bristol undermount sink B608 Note:	



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61 0 26Oct22	1 - Income suite: S/I Bristol B805 Stainless Steel Undermount double bowl sink - in lieu of the standard topmount sink NotePrice included in upgraded quartz		
62 0 26Oct22	1 - Main House - S/I Level A Silestone Miami Vena in the Ensuite Bath with two sink cut-outs, WITHOUT 4" backsplash - Includes Bristol undermount sinks B608 Note:		
63 0 26Oct22	1 - Main House - S/I Level C Silestone Eternal Bella in the Main Bathroom with one sink cut-out, WITHOUT 4" backsplash - Includes Bristol undermount sink B608 Note:		
64 0 26Oct22	1 - Main House - S/I Level D Silestone Ethereal Glow quartz in the Kitchen (perimeter, island, and coffee bar), with one kitchen sink and one bar sink cut-out, cooktop cut-out, WITHOUT the 4" backsplash - in lieu of the standard ganite Note:		
65 0 26Oct22	1 - S/I bar sink Kindred QSU1315-6 in stainless steel finish Note:		

Hardwood

66 0 12Jul22	1 - Main Hosue - S/I Level A Twelve Oak Pre-Engineered Hardwood in the Office, Lower Hallway, Dining Room, Great Room, Upper Hallway (includes nosing), Loft, Master Bedroom, Bedroom 2, Loft, Bedroom 3, and Bedroom 4 - in lieu of standard carpet Note:		
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Miscellaneous

67 0 12Jul22	1 - Add - Optional 2 Bedroom Income Suite - as per B-1 item Note:		
68 0 12Jul22	1 - Add- Optional Alternate Master Retreat - as per B-1 item Note:		
69 0 12Jul22	1 - Main House - Increase interior doors to 8' on the main floor; (2) Den/Office, Foyer Closet, Powder Room, Basement, Walk-In Pantry, (2) Foyer Closets Note:		
70 0 12Jul22	1 - Main House Master Ensuite: S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (matte black trim) in lieu of standard 3x5 shower stall Note:		
71 0 12Jul22	1 - Main House: Gas BBQ line Note:		
72 0 26Oct22	1 - Delete the fireplace mantel in the Family Room Note:		
73 0 26Oct22	1 - Income Suite - Flat (smooth) ceilings in lieu of stipple Note:		
74 0 26Oct22	1 - Late change fee for adding upgraded fireplace after BEP was finalized Note:		



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75 0 26Oct22	1 - Main House - Flat (smooth) ceilings in lieu of stipple Note:	
76 0 26Oct22	1 - Main House: Delete vanity mirrors in Master Ensuite Note:	

Plumbing

77 0 12Jul22	1 - In the Main House - S/I the Maax Ariosa 6636 free-standing tub NoteUpdated Ensuite layout	
78 0 26Oct22	1 - Income Suite - S/I fridge water line Note:	
79 0 26Oct22	1 - Income Suite: upgrade the Main Bathroom sink to Bristol B606 vanity bowl Note:	
80 0 26Oct22	1 - Main House - S/I fridge water line Note:	
81 0 26Oct22	2 - Main House: In the Master Ensuite S/I (2) upgraded Delta Trinsic 559LF-SSMPU bathroom faucets in stainless steel - in lieu of the standard faucets Note:	
82 0 26Oct22	1 - Main House: In the Master Ensuite upgrade the shower trim to Delta Monitor 14 Series Contemporary Square Shower Kit DF-KIT23-PBS-WS in chrome - in lieu of the standard Note:	
83 0 26Oct22	3 - Main House: upgrade bathroom sinks to Bristol B606 vanity bowl; (2) Master Ensuite, (1) Main Bathroom Note:	
84 0 26Oct22	1 - Main House: upgrade kitchen faucet to Delta Trinsic 9159-DST in chrome - in lieu of the standard faucet Note:	
85 0 26Oct22	1 - S/I upgraded bar sink faucet Delta 9959-DST in chrome Note:	

Railings

86 0 26Oct22	1 - Income Suite - S/I 3 1/2 inch modern posts with caps and moder oak spindles on the basement staircase and second floor loft - in lieu of the colonial Note:	
87 0 26Oct22	1 - Main Hosue - S/I 5 inch posts (with inset) with caps and alternating wrinkled black metal spindles (1) plain square and (1) TL-106-2-40 on the main staircase - in lieu of the colonial Note:	

Stairs

88 0 12Jul22	1 - Income Suite: Upgrade Basement staircase to oak Note:	
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89 0 12Jul22	1 - Income Suite: Upgrade the Loft staircase to Oak Note:	
90 0 12Jul22	1 - Main House - Upgrade Main Staircase and stairs to Powder Room to be Oak Note:	

Trim

91 0 12Jul22	11 - Main House - Upgrade the standard vinyl sliding closet doors to bypass doors - (2) Bedroom 4, (2) Bedroom 3, (5) Foyer, (2) Upper Hallway Linen Closet NotePair - up to 6' wide	
92 0 12Jul22	1 - Main House: Add (2) 8ft high clear french doors to the Den/Office NoteStyle TBD	
93 0 26Oct22	1 - Main House and Income Suite - Upgrade door handles to Taymor Wells with a round rosset in satin nickel finish Note:	

1A Offer Worksheet	Add - Optional 2 Bedroom Income Suite. Note:	
2A Offer Worksheet	Add - Optional Alternate Master Retreat. Note:	

This Document is Extremely Time Sensitive - Printed 30 Oct 23 at 9:52