



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Irene Tatiana Soubgui Metchuembou and Joel Olivier Tayoumo Azanzi

TEL:

LOT / PHASE 3-92 / 3	STREET	HOUSE TYPE KINGSWOOD ELEV M 4 BED	CLOSING DATE 18-Apr-24
INV#	QTY	EXTRA / CHANGE	

Doors and Windows

1 0 27Mar23	1 - S/I an approx. 55x30 additional optional Basement window as per attached drawing Note:	
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Electrical

2 0 27Mar23	1 - Home comes with 3 std CAT6 data outlets - std locations as per plan Note:	
3 0 27Mar23	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad *PER GARAGE DOOR* Note:	
4 0 08Sep23	1 - S/I (4) std potlights in kitchen as per plan NoteNew standard spec	

Granite

5 0 08Sep23	1 - S/I Level A hanstone quartz in lieu of std laminate Basement bathroom (includes 4" backsplash and (1) standard undermount sink) Note:	
6 0 08Sep23	1 - S/I Level A hanstone quartz in lieu of std laminate in Bed #2 Ensuite (includes 4" backsplash and (1) standard undermount sink) Note:	
7 0 08Sep23	1 - S/I Level A Hanstone quartz in lieu of std laminate in income ensuite (includes 4" backsplash and (1) standard undermount sink) Note:	
8 0 08Sep23	1 - S/I Level A Hanstone quartz in lieu of std laminate in Main Bathroom (includes 4" backsplash and (2) standard undermount sink) Note:	
9 0 08Sep23	1 - S/I level A hanstone quartz in lieu of std laminate in Primary Ensuite (includes 4" backsplash and (2) standard undermount sinks) Note:	

Hardwood

10 0 27Mar23	1 - S/I - Toryls LVT in lieu of standard carpet in finished basement Note:	
11 0 27Mar23	1 - S/I - Twelve Oaks pre-finished engineered hardwood STD colours in lieu of standard carpet on second floor; upperhall/loft, Primary bedroom, bedroom #2, bedroom #3 and bedroom #4 Note:	

Miscellaneous

12 0 27Mar23	1 - Add Second bedroom in finished basement - std finishes + upgraded approx. 55x30 window for bedroom Note:	
13 0 27Mar23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - main bath (jack & Jill) Note:	



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14 0 27Mar23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - Master ensuite Note:	
15 0 27Mar23	1 - Finished basement rec room - standard finishes Note:As per B-1	
16 0 27Mar23	1 - Optional 3 piece plumbing rough-in (future sink, tub, toilet) - as per plan Note:As per B-1	
17 0 27Mar23	1 - Optional door to ensuite #2, keep standard door access from hallway Note:	
18 0 27Mar23	1 - Optional finished 3 piece bathroom - standard finishes Note:As per B-1	
19 0 27Mar23	1 - Optional finished bedroom in basement - standard finishes Note:As per B-1	
20 0 27Mar23	1 - Optional ground floor bedroom with ensuite (laundry relocated to basement) Note:As per B-1	
21 0 27Mar23	1 - Purchasers are part of the enercare program Note:As per schedule Z	
22 0 27Mar23	1 - Relocate laundry to basement as per plan, create seperate space with 2 std interior doors Note:LVT flooring continued into laundry space	
23 0 27Mar23	1 - Upgrade to finished garage, includes insulation on all walls and drywall Note:	
24 0 08Sep23	1 - Flat ceilings in lieu of stipple throughout Note:New standard spec	

Paint

25 0 08Sep23	1 - Upgrade (1) Paint Colour Throughout – Dulux Diamond Matt Note:	
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Plumbing

26 0 08Sep23	1 - Fridge water line Note:New standard spec	
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Trim

27 0 08Sep23	1 - Bypass closet doors in lieu of vinyl throughout Note:New standard spec	
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1A Offer Worksheet	Optional Upgrade #5 - Ground Floor Bedroom with Ensuite (Laundry Relocated to Basement Unless Option #6 Selected) Note:		
2A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) Note:		
3A Offer Worksheet	Upgrade- Finished 3 piece washroom in basement- standard finishes Note:		
4A Offer Worksheet	Upgrade - Finished Basement Rec Room-standard finishes Note:		
5A Offer Worksheet	Optional Upgrade-finished bedroom in basement-standard finishes Note:		
6A 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:		
7A 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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