



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: MOHCINE SBAI and AZHAR KADDOUR-BEN CHEKH

TEL:

LOT / PHASE 3-94 / 3	STREET	HOUSE TYPE KINGSWOOD ELEV M 4 BED	CLOSING DATE 21-Jan-25
INV#	QTY	EXTRA / CHANGE	

Electrical

1 0 04Jan24	1 - S/I (2) Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad Note:	
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Fireplace

2 0 04Jan24	1 - S/I Fireplace Blower to Std Fireplace Only Note:	
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Miscellaneous

3 0 04Jan24	1 - Bedrom #5: S/I (2) Side lites on either side of double entry doors to optional bedroom door - size to be 20"w x approx 88"h Note:	
4 0 04Jan24	1 - Delete standard bathroom accessories (toilet paper holder and towel bar) in all bathrooms Note:	
5 0 04Jan24	1 - Delete standard vanity mirrors in all bathrooms Note:	
6 0 04Jan24	1 - Dining room to Kitchen: S/I (1) Curved arch as per plan Note:	
7 0 04Jan24	1 - Ensuite #2: Delete Std Tub and S/I a 3x5 Acrylic Base with Maxx Halo Shower Door with Black trim Note:	
8 0 04Jan24	1 - Ensuite #2: S/I (1) shower niche (cannot be on an exterior wall, see detail sheet for install) Note:	
9 0 04Jan24	1 - Ensuite #2: S/I a cermic bench in a 3x5 shower with Quartz seat. Base to become 3x4. - Full height wall added beside to accommodate sliding shower door Note:	
10 0 04Jan24	1 - Family Room: Bump Std Fireplace into the Room Approx 8 to 10inches. Bump to be 5ft 6inches Wide and goes to approx 9ft ceiling Note:	
11 0 04Jan24	1 - Finished Basement Bathroom with Std Finishes (must have purchased rough in) Note:	
12 0 04Jan24	1 - Finished Basement with Bedroom*. All Std Finishes Note:	
13 0 04Jan24	1 - Garage: S/I Insulated garage doors (includes 3rd garage bay) Note:	
14 0 04Jan24	1 - Garage: S/I Termo Windows in garage door (includes 3rd garage bay) - Modern Elevation Note:	
15 0 04Jan24	1 - Main Hall to Breakfast Area: S/I (1) Curved arch as per plan Note:	



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INV#	QTY	EXTRA / CHANGE
16 0 04Jan24	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:	
17 0 04Jan24	1 - Optonal Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditons. Not available for all lots) Note:As per B-1	
18 0 04Jan24	1 - Optonal Upgrade - 9 Foot Basement Foundaton Pour (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
19 0 04Jan24	1 - Optonal Upgrade - 9 Foot Second Floor Note:As per B-1	
20 0 04Jan24	1 - Optional Upgrade - Additonal Basement Window (1) 55x30 (Locaton as per Foundaton Plan) Subject to Site Conditons and Availability for your Chosen Model Note:As per B-1	
21 0 04Jan24	1 - Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
22 0 04Jan24	1 - Optional Upgrade - Basement Plumbing Rough-In 1-Piece Rough-In (Future Bar Sink) (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
23 0 04Jan24	1 - Optional Upgrade - Increase Size of Existng Basement Window From (2) 37 x 24 to (2) 55 x 30 (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
24 0 04Jan24	1 - Optonal Upgrade #3 -Bedroom Above Solarium (Fills in open to below area at solarium Adds 164 Sq.Ft) Note:As per B-1	
25 0 04Jan24	1 - Primary Ensuite: Delete standard shelving and reduce wall beside toilet, delete wall next to vanity and standard door to water closet as per plan Note:	
26 0 04Jan24	1 - Primary Ensuite: S/I (1) shower niche (cannot be on an exterior wall, see detail sheet for install) Note:	
27 0 04Jan24	1 - Primary Ensuite: U/G to 3x5 ceramic shower with acrylic base and Maax Halo Shower doors (Black trim) in lieu of std 3x4 ceramic shower Note:	
28 0 04Jan24	1 - Seperate Kitchen Appointment with Spectrum kitchens Note:	

Paint

29 0 04Jan24	1 - S/I Flat ceilings throughout Note:STD spec	
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Plumbing



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INV#	QTY	EXTRA / CHANGE
30 0 04Jan24	1 - Primary Ensuite: S/I Maax Jazz 66x36 Freestanding Tub in lieu of Standard Maax Sax 60x32 Note:	
31 0 04Jan24	1 - Primary Ensuite: U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid Note:	
32 0 04Jan24	1 - S/I Fridge Water Line NoteSTD spec	

Railings

33 0 04Jan24	1 - U/G to Metal spindles (black, all plain) (TL-12-40) in lieu of standard Oak Modern Note:	
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Trim

34 0 04Jan24	1 - All Interior Doors (including basement): U/G std handle to knob Matte Black (Barcelona) Note:	
35 0 04Jan24	1 - Bedroom #5: Shrink closet and use clsoet door to make double door entry in optional bedroom. U/G both entry doors to clear glass 1 lite french door Note:	
36 0 04Jan24	1 - Den/Office: U/G std door to 15 Lite Clear Glass French door (2) Note:	
37 0 04Jan24	1 - U/G door to 96" high - Second floor and Main floor Note:	



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INV#	QTY	EXTRA / CHANGE
1A Offer Worksheet	Optional Upgrade #3 -Bedroom Above Solarium (Fills in open to below area at solarium Adds 164 Sq.Ft) Note:	
2A Offer Worksheet	Optional Upgrade - Additional Basement Window (1) 55x30 (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model Note:	
3A Offer Worksheet	Optional Upgrade - Increase Size of Existing Basement Window From (2) 37 x 24 to (2) 55 x 30 (Subject to Site Conditions and Availability for your Chosen Model) Note:	
4A Offer Worksheet	Optional Upgrade - 9 Foot Basement Foundation Pour (Subject to Site Conditions and Availability for your Chosen Model) Note:	
5A Offer Worksheet	Optional Upgrade - 9 Foot Second Floor Note:	
6A 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:	
7A 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:	
8A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditions. Not available for all lots) 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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