



REVISED 19MARCH2024

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Edvency Joseph and Bruneau Manuel

TEL:

LOT / PHASE 279 / 2	STREET 658 Miikana Road	HOUSE TYPE PLATINA (512) ELEV E 4 BEDROOM	CLOSING DATE 17-Nov-22
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 08Dec22	1 - Fill to ceiling with 1" moulding, furring panel & ceiling crown Note:	
2 0 08Dec22	1 - Accommodate for Built-in Microwave in tall cabinet - replace std upper and base cab with tall oven cabinet c/w cut-out for built-in microwave - Line 3 Note:	
3 0 08Dec22	1 - Add 5 extra top drawers Note:	
4 0 08Dec22	1 - Add basement vanity with Laminate countertop - approx. 36"w NotePrice included in cost of finished basement bathroom	
5 0 08Dec22	1 - Add false drwr front to sink base cabinet Note:	
6 0 08Dec22	1 - Add glass door to upper corner angled cabinet - Opt 2 - Plain frame with specialty "water glass" Note:	
7 0 08Dec22	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - Island Note:	
8 0 08Dec22	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) under the microwave opening Note:	
9 0 08Dec22	1 - Add powder room vanity - approx. 27"w - Line 3 Note:	
10 0 08Dec22	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids - right of sink Note:	
11 0 08Dec22	1 - Delete the laminate counter top backsplash in the Basement Bath Note:	
12 0 08Dec22	1 - Delete upper above range + 15" each side to accommodate 48" Chimney Style hood fan+ 6" space each side (Hood fan upgrade by builder) Line 3 Note:	
13 0 08Dec22	1 - Ensuite #2: Upgrade cabinets to Line 3 Note:	
14 0 08Dec22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
15 0 08Dec22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Line 3 Note:	
16 0 08Dec22	1 - Increase space for fridge to 48"w X 84"h Note:	



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INV#	QTY	EXTRA / CHANGE	
17 0 08Dec22	1 - Increase space for range to accommodate 48"w. range Note:		
18 0 08Dec22	1 - Island - builder to add waterfall ends to counertop: 4" filler added to front for electrical outlet Note:		
19 0 08Dec22	1 - Island - delete 24" of base cabinetry to make space for wine fridge Note:		
20 0 08Dec22	1 - Main Bath: Upgrade cabinets to Line 3 Note:		
21 0 08Dec22	1 - Matching interior for glass door cabinet Note:		
22 0 08Dec22	1 - Modify sink base cabinet to accommodate Farm style sink: reduce doors to 18"h & increase false top drwr to 12"h; cut-out in false drwr front for farm sink. Note:		
23 0 08Dec22	1 - Move standard bank of drawers to left of DW Note:		
24 0 08Dec22	1 - Primary Ensuite: Add 1 extra bank of 3 drawers Note:		
25 0 08Dec22	1 - Primary Ensuite: Add 2 X hutch cabinets - each 15"w X 12"d X 48"h c/w 1 X 6"h drwr (one each side of make-up area) Note:		
26 0 08Dec22	1 - Primary Ensuite: Add valance with soffit between 2 hutches + medium crown moulding above Note:		
27 0 08Dec22	1 - Primary Ensuite: Increase left side of vanity by 6" Note:		
28 0 08Dec22	1 - Primary Ensuite: Upgrade cabinets to Line 3 Note:		
29 0 08Dec22	1 - Replace upper cabinet with 3 floating shelves - 18"w X 12"d X 1.25" thick - between fridge and MW cabinet Note:		
30 0 08Dec22	1 - Upgrade all drawers in kitchen to soft close (X 12 drawers) Note:		
31 0 08Dec22	1 - Upgrade all hinges in kitchen to soft close (X 18 doors) Note:		
32 0 08Dec22	1 - Upgrade kitchen cabinets to Line 3 Note:		
33 0 08Dec22	8 - Upgrade the cabinetry hardware in the Main Bathroom to D5 Note:		



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Central Vacuum

34 0 24Jun22	1 - Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug - Located in the Basement Mechanical Room Note:	
35 0 24Jun22	4 - S/I (4) White Vac pan c/w plate, wiring and flex piping - (1) Kitchen, (1) Master Ensuite, (1) Mudroom, (1) Ensuite 2 - as per plan Note:	

Ceramic

36 0 08Dec22	1 - S/I Level 1 Centura Artisan Glossy White Glazed 2.5x8 on the kitchen backsplash including behind the chimney hood fan up to the ceiling in a horizontal brick pattern Note:	
37 0 08Dec22	1 - S/I Level 2 Euro Pasha Marlow Desert Glossy 3x12 the shower walls in Ensuite #2 in a horizontal staggered pattern Note:	
38 0 08Dec22	1 - S/I Level A Euro 12x24 Abadia Bianco Glossy on the Ensuite #2 floor - horizontally staggered with door Note:	
39 0 08Dec22	1 - S/I Level A Euro 12x24 Rome Statuario Glossy in the main bathroom on the shower/tub walls- vertically staggered Note:	
40 0 08Dec22	1 - S/I Level A Euro 24x24 Rome Statuario Glossy on the Main Bathroom floor in a stacked pattern Note:	
41 0 08Dec22	1 - S/I Level B Ceratec 24x24 Stone Gatsby Martini Polished in the foyer, kitchen /breakfast, powder room, and mudroom - stacked Note:	
42 0 08Dec22	1 - S/I Level B Euro 12x24 La Marca Polished Calacatta Paonazzo in the master bedroom on the shower walls - vertically staggered Note:	
43 0 08Dec22	1 - S/I Level B Euro 24x24 La Marca Polished Calacatta Paonazzo on the master bedroom floor, tub face/deck and surround - stacked Note:	
44 0 08Dec22	1 - S/I LVL A EURO 12X24 PASHA MAYFAIR VOLAKAS GRIGIO POLISHED on the fireplace bump-in wall floor to ceiling 9ft - including the both returns in a horizontal stacked pattern Note:	
45 0 13Mar24	1 - Basement Bathroom Floor Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked horizontal from entry door Note:	
46 0 13Mar24	1 - Laundry Room Floor Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked horizontal from entry door Note:	

Doors and Windows

47 0 24Jun22	1 - Enlarge 36in x 24in basement window to 56in x 30in, as per attached sketch - as per B-1 Note:	
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INV#	QTY	EXTRA / CHANGE
48 0 24Jun22	1 - S/I an 8' wide transom window above sliding patio doors in the Breakfast area Note:	
49 0 24Jun22	1 - Upgrade closet doors to BYPASS on second floor - (3) Bedroom 2, (2) Bedroom 3, (2) Bedroom 4 NoteStyle TBD	
50 0 08Dec22	1 - S/I (2) 1-lite frosted French Doors in the home office - in lieu of the standard Note:	
51 0 08Dec22	1 - Upgrade Mudroom closet doors to mirrored sliders - in lieu of standard Note:	
52 0 08Dec22	1 - Upgrade the interior doors throughout to Livingston (including in the finished basement) - in lieu of standard Note:	

Electrical

53 0 24Jun22	1 - S/I electrical outlet on a separate circuit in the Master Ensuite to accomodate upgraded whirlpool tub Note:	
54 0 08Dec22	1 - Delete the light fixture above the kitchen island and leave as a capped outlet, S/I (1) additional capped outlet - both to be centered over the island and connected to a separate switch - as per plan Note:	
55 0 08Dec22	1 - Relocate the CAT 6 outlet from the "Computer Center" to Bedroom 2 - as per plan Note:	
56 0 08Dec22	1 - S/I (1) 15 amp separate circuit electrical plug in the mechanical area in the basement - as per plan Note:	
57 0 08Dec22	1 - S/I (1) capped outlet in the Living Room connected to a separate switch - as per plan Note:	
58 0 08Dec22	1 - S/I (1) CAT6 Data Jack in the Basement - as per plan Note:	
59 0 08Dec22	1 - S/I (1) electrical outlet in the Family Room above the fireplace at 72" AFF Note:	
60 0 08Dec22	1 - S/I (1) HALO Slim LED potlight centered above the shower in Ensuite #2 connected to the existing switch - as per plan Note:	
61 0 08Dec22	1 - S/I (1) HALO Slim LED potlight centered above the shower in the Main Bath connected to the existing switch - as per plan Note:	
62 0 08Dec22	1 - S/I (1) HALO Slim LED potlight centered above the shower in the Master Ensuite connected to a separate switch - as per plan Note:	
63 0 08Dec22	1 - S/I (1) HALO Slim LED potlight centered over the tub in the Basement Bath connected to the existing switch - as per plan Note:	



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INV#	QTY	EXTRA / CHANGE
64 0 08Dec22	1 - S/I (1) Reinforced capped outlet over the main stairwell on the second floor conneced to a 3-way dimmer switch (dimmer to be on the main floor) - as per plan Note:	
65 0 08Dec22	2 - S/I (2) 1/2 HP Belt Drive Lift Master 8355W garage door openers Note:	
66 0 08Dec22	2 - S/I (2) HALO Slim LED pot lights in the main hallway; (1) centered in the picture niche and (1) centered abooove the shelves - both connected to the existing switch - as per plan Note:	
67 0 08Dec22	1 - S/I (3) HALO Slim pot lights in the kitchen connected to a separate switch - as per plan Note:	
68 0 08Dec22	1 - S/I (4) HALO Slim LED potlight in the Breakfast Area connected to a separate dimmer switch - as per plan Note:	
69 0 08Dec22	5 - S/I (5) Exterior soffit pot lights (connected to existing switch) - as per plan Note:	
70 0 08Dec22	1 - S/I (6) HALO Slim LED pot lights in the the Family Room on a separate dimmer switch - as per plan Note:	
71 0 08Dec22	1 - S/I 1 Exterior soffit plug w/ switch for holiday lights - as per plan Note:	
72 0 08Dec22	1 - S/I a non-straight conduit above the fireplace in the Family Room at 72" AFF Note:	
73 0 08Dec22	1 - S/I an electrical plug in the kitchen island for a future beverage fridge Note:	
74 0 08Dec22	2 - Upgrade (2) light switches to dimmer switches, (1) in Bedroom 4 and (1) in Bedroom 2 - as per plan Note:	
75 0 08Dec22	1 - Upgrade the main hallyway light swith to a dimmer switch Note:	

Fireplace

76 0 24Jun22	1 - S/I optional Napoleon BHD4PN 3-sided gas fireplace in the Master Bedroom Note:	
77 0 24Jun22	1 - Upgrade standard fireplace to Napoleon BL46NTE Ascent linear gas fireplace installed at 12" AFF in the Family Room (Includes classic black surround and topaz glass ember bed) Note: Correction: To be installed at 19" AFF, not 12" AFF.	

Granite

78 0 08Dec22	1 - S/I Bristol Virtuo Granite Farmhouse/Apron Double Bowl Kitchen Sink B359 Pearl Black in the kitchen - in lieu of the standard Note:	
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79 0 08Dec22	1 - S/I LVL A Silestone Quartz Halcyon in the Ensuite #2 WITH the 4" backsplash - in lieu of the standard laminate Note:	
80 0 08Dec22	1 - S/I LVL C Silestone Quartz Eternal Bella in the Main Bathroom WITH the 4" backsplash - in lieu of the standard laminate Note:	
81 0 08Dec22	1 - S/I LVL C Silestone Quartz Lusso in the Master Ensuite WITH the 4" backsplash - in lieu of the standard laminate Note:	
82 0 08Dec22	1 - S/I LVL D Silestone Quartz Ethereal Glow in the kitchen on the perimeter and island with TWO mitered waterfall edges on either end of the island - in lieu of the standard granite Note:	
83 0 08Dec22	1 - S/I LVL D Silestone Quartz Ethereal Glow in the Powder Room WITH the 4" backsplash - in lieu of pedestal sink Note:	
84 0 09Dec22	6 - S/I Upgraded Bristol B606 porcelain vanity undermount sink in the following baths: (1) Powder Room, (2) Master Ensuite, (2) Main Bath, (1) Ensuite #2 - in lieu of the standard Note:	

Hardwood

85 0 24Jun22	1 - S/I Level A Pre-Finished Engineered Hardwood in Living Room, Dining Room, Lower Hall, Office, Family Room, Upper Hall (includes nosing), Master Bedroom including walk-in closet, Bedroom #2, Bedroom #3, Bedroom #4 - lieu of standad carpet - as per plan NoteColour TBD	
86 0 24Jun22	1 - S/I upgrade Torlys Everwood Elite luxury vinyl plank flooring in the finished basement areas in lieu of standard carpet NoteColour TBD	

Heating and Air Conditioning

87 0 24Jun22	1 - Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B - as per B-1 Note:	
88 0 24Jun22	1 - S/I Make-up air system for Kitchen hood fan above 300CFM Note:	
89 0 08Dec22	1 - Upgrade make-up air system from 300CFM-600CFM to 600CFM-1000CFM to accomodate for 1200CFM hood fan - ducting at hood fan to be 8-inches in diameter Note:	

Miscellaneous

90 0 24Jun22	1 - S/I finished basement with (1) bedroom c/w std. carpet, fixtures, drywalled ceiling, walls w/ paint and trim - as per plan Note:	
91 0 24Jun22	1 - 9' second floor NoteThis does not increase interior door heights	
92 0 24Jun22	1 - Add - Alternate kitchen option - as per B-1 Note:	



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93 0 24Jun22	1 - Alternate second floor laundry / Alternate Ensuite 2 Note:		
94 0 24Jun22	1 - Appointmet with Spectrum Kitchens Re-design fee Note:		
95 0 24Jun22	1 - Finished garage w/ R12 insulation in walls, R40 insulato in ceiling and drywall (one coat) Note:		
96 0 24Jun22	1 - Gas BBQ Line - as per plan Note:		
97 0 24Jun22	1 - In Bedroom 2 S/I optional window seat 18" AFF - as per plan Note:		
98 0 24Jun22	1 - In the Family Room S/I optional 24" low wall with cap and optional 8" decor columns on knee wall (header will be straight)- as per plan Note:		
99 0 24Jun22	1 - In the Primary Room - remove both doorways into the walk-in closets making it into one room and install a 1-lite clear glass door between Primary Room and closet, all standard lights to be connected to one switch - as per plan Note:		
100 0 24Jun22	12 - Increase doors to 8' on the Main Floor : (2) Home Office, (1) Lower Hallway Closet, (1) Powder Room, (1) Laundry/Mudroom, (1) Pantry, and Second Floor: (2) Primary Room, (1) Bedroom 4, (1) Bedroom 3, (1) Bedroom 2, (1) Laundry Room - as per plan Note:		
101 0 24Jun22	1 - Master Ensuite - Mirror Works - S/I Custom Glass 3x4 (4) piece shower with (2) fixed glass panes from floor to ceiling, (1) fixed glass pane from tub deck to ceiling, and (1) swing door with chrome hardware - in the Master Ensuite Note:(Acrylic shower base and ceramic tile enclosure by others)		
102 0 24Jun22	1 - Remove doorway to basement stairs and open staircase to below, two drywall support post to remian, complete with standard oak colonial railings and spindles on either side of opening. Note:		
103 0 24Jun22	1 - S/I finsihed basement bathroom c/w standard toilet, tub with ceramic enclosure, vanity with laminate counter top, standard plubing, and light fixture. Note:		
104 0 24Jun22	1 - S/I Gas Stove line w/ 110v outlet Note:		
105 0 09Nov22	1 - In the Master Ensuite - Shift the toilet closer to the wall to accomodate for the left side of the vanity to be increased by 6" - as per plan Note:		
106 0 08Dec22	1 - Delete the standard mantle Note:		
107 0 08Dec22	1 - Family Room- Framed floor to ceiling fireplace bump-in measuring approx. 5FT wide x 15 INCHES deep, backing to be installed on face of bump in for future TV mounting. (Electerical plug will be at approx. 72 INCHES above finished floor) - see plans Note:		



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INV#	QTY	EXTRA / CHANGE
108 0 08Dec22	1 - Flat ceilings throughout includes basement, main and second floor - in lieu of stipple Note:	

Paint

109 0 08Dec22	1 - Upgrade paint colour throughout - Dulux Diamond Matt Note:	
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Plumbing

110 0 24Jun22	1 - Add One (1) 3-piece rough-in for future bathroom in the basement - as per sketch - as per B-1 Note:	
111 0 24Jun22	1 - Master Ensuite - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base in lieu of standard 3x4 shower stall (glass door and surround by others) Note:	
112 0 24Jun22	1 - S/I (1) Laundry tub in Basement - as per plan Note:	
113 0 24Jun22	1 - S/I Ceramic tiled shower enclosure w/ 3x3 acrylic base in lieu of standard 3x3 shower stall - standard swing door remains in Ensuite #2 Note:	
114 0 24Jun22	1 - Upgrade standard Maax Exhibit 72x42 soaker tub in Ensuite to Whirlpool NoteElectrical priced separately	
115 0 24Jun22	4 - Upgrade toilets to American Standard Studio Right Height Dual Flush in Master Ensuite, Ensuite #2, Main Bath, and Powder Room. Note:	
116 0 08Dec22	1 - In the Basement Bath: S/I upgraded drop-in sink Contact Reaves Model: 4" centre 6440STZ - in lieu of the standard NoteStandard faucet to remain.	
117 0 08Dec22	1 - In the Basement Bath: S/I upgraded shower head H2O Kinetic In2ition Model: 58472-SS in stainless steel - in lieu of standard NoteStandard Classic valve and spout to remain.	
118 0 08Dec22	1 - In the Ensuite #2 - S/I upgraded shower trim Delta H2O Kinetic In2ition Model: 58474-SS + Monitor 14 Series Valve T14063-SS in stainless steel - in lieu of standard Note:	
119 0 08Dec22	1 - In the Ensuite #2: S/I upgraded faucet Delta Trinsic Model: 3559-SSMPU in Stainless Steel - in lieu of the standard Note:	
120 0 08Dec22	1 - In the Main Bath - S/I upgraded shower/tub trim Delta H2O Kinetic In2ition Model: 58474-SS + Monitor 14 Series Valve T14063-SS and Kitano spout in stainless steel t - in lieu of standard Note:	
121 0 08Dec22	2 - In the Main Bath: S/I (2) upgraded faucets Delta Trinsic Model:3559-SSMPU-DST 8" widespread in stainless steel - in lieu of standard Note:	
122 0 08Dec22	1 - In the Main Bath: S/I Maax Halo Model # 139398 sliding tub door for alcove tub with clear glass and chrome trim Note:	



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INV#	QTY	EXTRA / CHANGE
123 0 08Dec22	1 - In the Powder Room: S/I upgraded faucet Delta Trinsic Model: 3559-CZMPU-DST in champagne bronze - in lieu of the standard Note:	
124 0 08Dec22	2 - In the Primary Ensuite: S/I (2) upgraded Delta Stryke faucets model: 35776-CZMPU-DST in champage bronze - in lieu of the standard Note:	
125 0 08Dec22	1 - In the Primary Ensuite: S/I upgraded Monitor 14 Series Contemporary Round Shower Kit Model: DF-KIT24-PBRCZ-WS in champagne brone - in lieu of standard Note:	
126 0 08Dec22	1 - In the Primary Ensuite: S/I upgraded tub filler Delta Stryke Model: T4776-CZ in champagne bronze - in lieu of the standard Note:	
127 0 08Dec22	1 - S/I Fridge water line in the kitchen Note:	
128 0 08Dec22	1 - S/I upgraded Delta Stryke kitchen faucet Model 9176-CZ-PR-DST in champagne bronze - in lieu of the standard Note:	

Railings

129 0 24Jun22	1 - S/I oak nosing under spindles on the second floor NoteIncluded with upper hallway hardwood	
130 0 08Dec22	1 - Upgraded (2) 5"x5" posts with caps (with inset) at the bottom of the main stairs, the rest of the posts 3.5" with caps, with alternating spindles (1) TL106-2-40 and (1) plain square in wrinkled black - in lieu of the standard oak colonial NoteIncludes 3.5" posts with caps and alternating spindles (1) TL106-2-40 and (1) plain square in wrinkled black on the "open to below' basement stairs - in lieu of the colonial	

Stairs

131 0 24Jun22	1 - Finish Basement staircase in oak Note:	
132 0 24Jun22	1 - Upgrade Main Staircase to Oak Note:	

Trim

133 0 08Dec22	23 - Upgrade all standard interior door knobs to Taymour Wells Levers in Stain Nickel Note:	
134 0 08Dec22	1 - Upgrade the standard trim to Level 2 CT #14 includes basement, main floor and second floor - in lieu of standard Note:	



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INV#	QTY	EXTRA / CHANGE
1A Offer Worksheet	Add - One (1) 3-piece rough in for future bathroom in the basement, as per attached sketch. Note:	
2A Offer Worksheet	Enlarge 36in X 24in basement window to 56in X 30in, as per attached sketch. Note:	
3A Offer Worksheet	Purchasers acknowledge that no further changes that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale. Note:	
4A Offer Worksheet	Add - Alternate kitchen option. Note:	
5A Offer Worksheet	Purchasers, Edvency Joseph and Bruneau Manuel, were referred by Guirlene Petit Frere Devil, on Lot #310 Ph 2 and qualify for the referral program and will receive a \$500 Design Centre Bonus to be used towards upgrades and understand that this bonus has n Note:	
6A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B. Note:	

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