



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	

Cabinetrv

1 0 18Mar24	1 - Basement Bar: Add 5' of cabinetry (all doors) not including countertop Note:	
2 0 18Mar24	1 - Basement Bathroom: Add 36"w vanity Note:	
3 0 18Mar24	1 - Basement Bathroom: Increase height of vanity cabinet to 34.5"h (kitchen height) Note:	
4 0 18Mar24	1 - Ensuite #2: Increase height of vanity cabinets to 34.5"h (kitchen height) Note:	
5 0 18Mar24	1 - Kitchen: Add 2 sets of pot/pan drwrs - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:	
6 0 18Mar24	1 - Kitchen: Increase height of fridge panels to reach 99"h *fridge upper to remain at 24"h to accommodate fridge Note:	
7 0 18Mar24	1 - Kitchen: Accommodate for waterfall ends on island, 4" filler added for electrical outlet Note:	
8 0 18Mar24	1 - Kitchen: Add 2 glass doors to upper cabinet - plain frame with clear glass Note:	
9 0 18Mar24	1 - Kitchen: Add 4 top drawers above base door - Double Width Note:	
10 0 18Mar24	1 - Kitchen: Add false door panel to dishwasher Note:	
11 0 18Mar24	1 - Kitchen: 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:	
12 0 18Mar24	1 - Kitchen: Add pull out oil & spice rack - metal frame with 2 chrome baskets (for 9"W - 18"W cabinet) WEBKIT1214726 Note:	
13 0 18Mar24	1 - Kitchen: Add pull-out recycle centre - Berenson QPAM18228C c/w 2 Bins + 2 lids (fits 19.5"w -21"w cab) Note:	
14 0 18Mar24	1 - Kitchen: Delete standard microwave shelf, purchasers are aware there will be no dedicated location for the microwave Note:	
15 0 18Mar24	1 - Kitchen: Fill to ceiling (must upgrade to 42"h uppers installed at 99"h) Plain panel to ceiling + flat moulding (if needed) Note:	
16 0 18Mar24	1 - Kitchen: Increase depth of fridge upper to 24"d and add 2 side panels Note:	



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17 0 18Mar24	1 - Kitchen: Increase height of uppers to reach 99" (42"h uppers installed at 21"above counter) Note:		
18 0 18Mar24	1 - Kitchen: Increase Width of range space to 36" Note:		
19 0 18Mar24	1 - Kitchen: Matching interior for glass door cabinet (3 total) Note:		
20 0 18Mar24	1 - Kitchen: Replace standard hood fan cabinet with flat panel hood canopy - 39"W X 42"H X 21"D Note:		
21 0 18Mar24	1 - Kitchen: Upgrade kitchen hinges to soft close (29 doors) Note:		
22 0 18Mar24	1 - Laundry Room: Add 27" of cabinetry - laundry sink base not including countertop - includes support cleates for solid surface above washer/dryer Note:		
23 0 18Mar24	1 - Main Bathroom: Increase height of vanity cabinets to 34.5"h (kitchen height) Note:		
24 0 18Mar24	1 - Powder Room: Increase height of vanity cabinet to 34.5"h (kitchen height) Note:		
25 0 18Mar24	1 - Primary Ensuite: Increase height of vanity cabinets to 34.5"h (kitchen height) Note:		
26 0 18Mar24	1 - Upgrade kitchen cabinets to line 3 Note:		

Carpet

27 0 18Mar24	1 - S/I Level 1 carpet on basement stairs, main staircase, primary bedroom, bedroom #2, bdroom #3, bedroom #4 and bedroom #6 Note:		
28 0 18Mar24	1 - S/I Level 2 Viscoprop 9lb carpet underpad in lieu of standard in bedroom #6, bedroom #2, bedroom #3, bedroom #4, primary bedroom, main staircase and basement staircase Note:		

Ceramic

29 0 18Mar24	1 - Basement bathroom: Floor tile - S/I Level A 13x13 tile stacked Note:		
30 0 18Mar24	1 - Ensuite #2: Floor tile - S/I Level A 12x24 tile stacked vertical from hallway door Note:		
31 0 18Mar24	1 - Fireplace: Wall tile - S/I Level 1 3x10 tile brick horizontal - from floor to middle of mantle, and on return walls NoteSee Sketch		



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INV#	QTY	EXTRA / CHANGE
32 0 18Mar24	1 - Foyer: Floor tile - S/I Level A 12x24 tile stacked horizontal from front door Note:	
33 0 18Mar24	1 - Kitchen/Breakfast: Floor tile - S/I Level B 24x24 tile stacked Note:	
34 0 18Mar24	1 - Kitchen: Backsplash - S/I Level A 3x10 tile in brick horizontal pattern - continued to bottom of hoodfan Note:	
35 0 18Mar24	1 - Laundry room: Floor tile - S/I Level A 13x13 tile stacked Note:	
36 0 18Mar24	1 - Main Bathroom: Floor tile - S/I Level A 8x8 tile stacked Note:	
37 0 18Mar24	1 - Powder room: Floor tile - S/I Level A 13x13 tile stacked Note:	
38 0 18Mar24	1 - Primary ensuite: Floor tile - S/I Level B 24x24 tile stacked Note:	

Electrical

39 0 15Mar24	1 - S/I (2) Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad Note:	
40 0 18Mar24	1 - Basement Bar: S/I (1) Dedicated outlet or future wine/bar fridge Note:	
41 0 18Mar24	1 - Basement bar: S/I (1) GFI outlet above counter @ approx 42" A.F.F Note:	
42 0 18Mar24	1 - Basement bathroom: S/I (1) 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:	
43 0 18Mar24	1 - Basement rec area: S/I Non-Straight Conduit through ceiling terminated at std outlet height, S/I (1) standard outlet beside each termination point as per plan Note:	
44 0 18Mar24	1 - Basement Rec-Area: Relocate (4) std ceiling fixtures, U/G to Potlights, S/I (6) HALO Slim 4" LED Potlight (x4 Connected to Existing Switch) and (x6 connected to new Switch) as per plan Note:	
45 0 18Mar24	1 - Basement: S/I (2) Std Electrical Outlets @ 65" A.F.F as per plan Note:	
46 0 18Mar24	1 - Basement: S/I 1 1/4" PVC conduit from basement to exterior, capped Note:	
47 0 18Mar24	1 - Basement: S/I 1 1/4" PVC conduit from electrical panel to Junction box mounted on rear of home (must be informed of this option prior to slab stage) Note:	



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48 0 18Mar24	1 - Basement: S/I Straight Conduit for Future TV and (1) Std Electrical Outlet @ 70" A.F.F Note:		
49 0 18Mar24	1 - Bedroom #2: Relocate (1) std CAT6 and S/I (1) std electrical outlet @ 70" A.F.F Note:		
50 0 18Mar24	1 - Bedroom #5: S/I (1) Std Electrical Outlet @ std height in closet as per plan Note:		
51 0 18Mar24	1 - Bedroom #5: S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) Note:		
52 0 18Mar24	1 - Bedroom #5: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires Note:		
53 0 18Mar24	1 - Bedroom #5: S/I Straight Conduit for Future TV and (1) Std Electrical Outlet @ 70" A.F.F Note:		
54 0 18Mar24	1 - Dinng room: U/G (1) std light fixture to potlight and S/I (4) additional HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:		
55 0 18Mar24	1 - Ensuite #2: S/I (1) 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:		
56 0 18Mar24	1 - Family room: Relocate (1) std CAT6 @ std outlet height Note:		
57 0 18Mar24	1 - Family room: Relocate (1) std fixture, U/G to pot light and S/I (5) additional HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:		
58 0 18Mar24	1 - Family room: S/I (2) Capped Light Outlet on either side of fireplace – on Wall for Future Sconce (On New Switch) @65" A.F.F centered between both walls on either side of fireplace Note:		
59 0 18Mar24	1 - Family room: S/I Non-Straight Conduit at Fireplace for Future TV and (1) std electrical outlet @ 80" A.F.F, terminated beside std electrical outlet Note:		
60 0 18Mar24	1 - Foyer: Relocate (1) std sconce from wall to ceiling and U/G Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) Note:		
61 0 18Mar24	1 - Garage: S/I Conduit for future EV charger located as per plan Note:		
62 0 18Mar24	1 - Kitchen Island: S/I (2) Keyless light fixtures (Connected to New Switch) Note:		
63 0 18Mar24	1 - Kitchen pantry: S/I (1) Std Electrical Outlet Note:		



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64 0 18Mar24	1 - Kitchen: S/I (8) 4in LED Puck Light on New Switch Note:		
65 0 18Mar24	1 - Kitchen: S/I a 1/2inch Gas Stove Line w/ 110 v outlet Note:		
66 0 18Mar24	1 - Kitchen: S/I Make-up Air System for Kitchen Hood Fan 600 CFM to 1000CFM Note:		
67 0 18Mar24	1 - Kitchen: U/G Std Hood Fan to ZCY-BXB60934 Stainless Steel - 900 CFM c/w 8in Duct Note:		
68 0 18Mar24	1 - Living room: S/I (1) additional CAT6 and (1) std electrical outlet @ 70" A.F.F Note:		
69 0 18Mar24	1 - Living room: S/I (1) Reinforced Capped Light Outlet – in Ceiling (Connected to Existing Switch) Note:		
70 0 18Mar24	1 - Living room: S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch Note:		
71 0 18Mar24	1 - Living room: S/I Straight Conduit for Future TV @ 70" A.F.F Note:		
72 0 18Mar24	1 - Main Bathroom: S/I (1) 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:		
73 0 18Mar24	1 - Main hall: U/G (2) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) Note:		
74 0 18Mar24	1 - Main staircase open to below: U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) Note:		
75 0 18Mar24	1 - Primary bedroom: Relocate (1) std CAT6 and S/I (1) std electrical outlet @ 70" A.F.F Note:		
76 0 18Mar24	1 - Primary ensuite: S/I (1) 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:		
77 0 18Mar24	1 - Primary ensuite: U/G (2) Std Light Fixture to a Halo Slim 4 Potlight and S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:		
78 0 18Mar24	1 - Rear Exterior: S/I (1) 240V outlet as per plan Note:		
79 0 18Mar24	1 - S/I CAT6 Wiring for future security camera, (1) to interior of garage, (3) to front exterior, (2) to rear exterior, all terminated to basement mechanical space as per plan Note:		
80 0 18Mar24	1 - Solarium: S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) Note:		



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INV#	QTY	EXTRA / CHANGE
81 0 18Mar24	1 - Study: S/I (1) Std Electrical Outlet @ 70" A.F.F Note:	

Fireplace

82 0 15Mar24	1 - S/I Fireplace Blower to Std Fireplace Only Note:	
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Granite

83 0 18Mar24	1 - Basement bar: S/I Level A hanstone quartz (no 4" backsplash) Note:	
84 0 18Mar24	1 - Basement bathroom: S/I Level A hanstone quartz in lieu of std laminate (includes 4" backsplash) Note:	
85 0 18Mar24	1 - Ensuite #2: S/I Level A hanstone quartz in lieu of std laminate (includes 4" backsplash) Note:	
86 0 18Mar24	1 - Kitchen: S/I Level A+ hanstone quartz with waterfall on both ends of island Note:	
87 0 18Mar24	1 - Laundry Room: S/I Level A Hanstone quartz on top of laundry cabinet and extended over washer/dryer from wall to wall (includes 4" backsplash) Note:	
88 0 18Mar24	1 - Main Bathroom: S/I Level A hanstone quartz in lieu of std laminate (includes 4" backsplash) Note:	
89 0 18Mar24	1 - Powder room: S/I Level A hanstone quartz in lieu of std laminate (includes 4" backsplash) Note:	

Hardwood

90 0 18Mar24	1 - Basement rec area: S/I Toylys Level A LVT in lieu of standard carpet Note:	
91 0 18Mar24	1 - Extend hardwood in hall to laundry/mudroom Note:	
92 0 18Mar24	1 - S/I Twelve Oaks (std) engineered hardwood in main hall, solarium, living room, family room, dining room, upper hall/loft, bedroom #5 and study Note:	

Miscellaneous

93 0 15Mar24	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:	
94 0 15Mar24	1 - Delete standard bathroom accessories (toilet paper holder and towel bar) in all bathrooms Note:	



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95 0 15Mar24	1 - Delete standard vanity mirrors in all bathrooms Note:		
96 0 15Mar24	1 - Dining room to Kitchen: S/I (1) Curved arch as per plan Note:		
97 0 15Mar24	1 - Ensuite #2: S/I (1) shower niche (cannot be on an exterior wall, see detail sheet for install) Note:		
98 0 15Mar24	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:		
99 0 15Mar24	1 - Finished Basement Bathroom with Std Finishes (must have purchased rough in) Note:		
100 0 15Mar24	1 - Finished Basement with Bedroom*. All Std Finishes Note:		
101 0 15Mar24	1 - Garage: S/I Insulated garage doors (includes 3rd garage bay) Note:		
102 0 15Mar24	1 - Garage: S/I Termo Windows in garage door (includes 3rd garage bay) - Modern Elevation Note:		
103 0 15Mar24	1 - Main Hall to Breakfast Area: S/I (1) Curved arch as per plan Note:		
104 0 15Mar24	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:		
105 0 15Mar24	1 - Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditons. Not available for all lots) Note:As per B-1		
106 0 15Mar24	1 - Optional Upgrade - 9 Foot Basement Foundaton Pour (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1		
107 0 15Mar24	1 - Optional Upgrade - 9 Foot Second Floor Note:As per B-1		
108 0 15Mar24	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		
109 0 15Mar24	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		
110 0 15Mar24	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		



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111 0 15Mar24	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	
112 0 15Mar24	1 - Optional Upgrade #3 -Bedroom Above Solarium (Fills in open to below area at solarium Adds 164 Sq.Ft) Note:As per B-1	
113 0 15Mar24	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:	
114 0 15Mar24	1 - Primary Ensuite: S/I (1) shower niche (cannot be on an exterior wall, see detail sheet for install) Note:	
115 0 18Mar24	1 - DELETE** 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:Correction to wording	
116 0 18Mar24	1 - DELETE** Ensuite #2: Delete Std Tub and S/I a 3x5 Acrylic Base with Maxx Halo Shower Door with Black trim Note:Correction to wording	
117 0 18Mar24	1 - DELETE** 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:Correction to Wording	
118 0 18Mar24	1 - Ensuite #2: Delete Std Tub and S/I a 36inx60in ceramic shower walls with 36inx48in ceramic base. Shower to accommodate bench as per sketch, full height wall added beside to accommodate sliding shower door. U/G shower door to Maax Halo Black Trim Note:	
119 0 18Mar24	1 - Kitchen: Relocate dishwasher to right of sink, relocate fridge and delete framed filler wall beside fridge Note:	
120 0 18Mar24	1 - Primary Ensuite: U/G to 3x5 ceramic shower with tiled base and Maax Halo Shower doors (Black trim) in lieu of std 3x4 ceramic shower with acrylic base Note:	

Paint

121 0 15Mar24	1 - S/I Flat ceilings throughout Note:STD spec	
122 0 18Mar24	1 - Whole house: Upgrade (1) Paint Colour Throughout – Dulux Diamond Matt (Silver Feather DLX1002-1) Note:	

Plumbing

123 0 15Mar24	1 - Primary Ensuite: U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid Note:	
124 0 15Mar24	1 - S/I Fridge Water Line Note:STD spec	



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INV#	QTY	EXTRA / CHANGE
125 0 18Mar24	1 - Basement Bar: Add Bristol B1614 Bar Sink to Rough In Note:	
126 0 18Mar24	1 - Basement Bar: Add Faucet to Bar Rough In 9959-BL-DST (Matte Black) Note:	
127 0 18Mar24	1 - Basement Bathroom: U/G to Delta Kitano 563LF-BL Black Basin Faucet Note:	
128 0 18Mar24	1 - Basement Bathroom: U/G to Delta Trinsic T14459-BL Black Tub/Shower Faucet Note:	
129 0 18Mar24	1 - Ensuite #2: U/G to Delta Kitano 563LF-BL Black Basin Faucet Note:	
130 0 18Mar24	1 - Ensuite #2: U/G to Delta Trinsic T14259-BL Black Shower Faucet Note:	
131 0 18Mar24	1 - Laundry Faucet: Add Faucet to Bar Rough In 9959-BL-DST (Matte Black) Note:	
132 0 18Mar24	1 - Laundry Room: Delete standard laundry tub, Add Bristol B1614 Bar Sink to Rough In Note:	
133 0 18Mar24	1 - Main Bathroom: U/G to Delta Kitano 563LF-BL Black Basin Faucet Note:	
134 0 18Mar24	1 - Main Bathroom: U/G to Delta Trinsic T14459-BL Black Tub/Shower Faucet Note:	
135 0 18Mar24	1 - Powder Room: U/G to Delta Kitano 563LF-BL Black Basin Faucet Note:	
136 0 18Mar24	1 - Primary Ensuite: U/G to Delta Trinsic 559HA-BL-DST Black Basin Faucet Note:	
137 0 18Mar24	1 - Primary ensuite: U/G to Delta Trinsic T14259-BL Black Shower Faucet Note:	
138 0 18Mar24	1 - Primary ensuite: U/G to Delta Trinsic T4759-BL Black Roman Tub Faucet/Handheld Note:	
139 0 18Mar24	1 - U/G Kitchen Faucet to Keele 940LF-BL Black Note:	
140 0 18Mar24	1 - U/G Std Kitchen Sink to a Single Undermount Granite B317 Pearl Black Note:	
141 0 13Jun24	1 - DELETE - Primary Ensuite: S/I Maax Jazz 66x36 Freestanding Tub in lieu of Standard Maax Sax 60x32 NoteStandard Tub to be installed	



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Railings

142 0 15Mar24	1 - U/G to Metal spindles (black, all plain) (TL-12-40) in lieu of standard Oak Modern Note:	
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Trim

143 0 15Mar24	1 - All Interior Doors (including basement): U/G std handle to knob Matte Black (Barcelona) Note:	
144 0 15Mar24	1 - Bedroom #5: Shrink closet and use closet door to make double door entry in optional bedroom. U/G both entry doors to clear glass 1 lite french door Note:	
145 0 15Mar24	1 - Study: U/G std door to 15 Lite Clear Glass French door (2) Note:	
146 0 15Mar24	1 - U/G door to 96" high - Second floor and Main floor Note:	
147 0 18Mar24	1 - Bedroom #5: Delete standard shelf and rod Note:	
148 0 18Mar24	1 - Kitchen Pantry: U/G std door to 1 Lite Frosted Glass French door Note:	



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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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