



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: ROBYN MCCHEYNE and SHANE MCCHEYNE TEL:

LOT / PHASE 140 / 4	STREET 123 Frank Fisher Crescent	HOUSE TYPE BIRCHWOOD ELEV C 4 BED LOFT	CLOSING DATE 13-Feb-25
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 03Jul24	1 - Butlers Pantry: Add (2) top drawers above base door - Single width (9"w-21"w) Note:	
2 0 03Jul24	1 - Butlers Pantry: Delete (1) std cabinet, accommodate for future wine/bev fridge Note:	
3 0 03Jul24	1 - Butlers Pantry: Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Plain panel to ceiling + flat moulding (if needed) Note:	
4 0 03Jul24	1 - Butlers Pantry: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - butler pantry only Note:	
5 0 03Jul24	1 - Kitchen/Butlers Pantry: Replace 2 upper cabinets with open shelf cabinet - 1 in kitchen / 1 in butlery pantry Note:	
6 0 03Jul24	1 - Kitchen/Butlers pantry: Upgrade kitchen drwrs to soft close - modified layout (14 drwrs) Note:	
7 0 03Jul24	1 - Kitchen: Add (2) top drawer above base door - Double width (24"w - 39"w) Note:	
8 0 03Jul24	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:	
9 0 03Jul24	1 - Kitchen: Add 24" of base cabinetry to island Note:	
10 0 03Jul24	1 - Kitchen: Add pull-out recycle centre beside sink - Berenson QPAM15228C c/w 2 Bins + 2 lids (fits 16.5"w -18"w cab) Note:	
11 0 03Jul24	1 - Kitchen: Additional island back panel for 18" extension Note:	
12 0 03Jul24	1 - Kitchen: Delete 1 upper from design Note:	
13 0 03Jul24	1 - Kitchen: Delete upper above range to accommodate Chimney Style hood fan (Hood fan upgrade by builder) Note:	
14 0 03Jul24	1 - Kitchen: Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Plain panel to ceiling + flat moulding (if needed) Includes additional panel on bottom of bulkhead (Note: Purchasers are aware there will be a seam on the face and bottom) Note:	
15 0 03Jul24	1 - Kitchen: Increase depth of fridge upper to 24"d and add side panel Note:	



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16 0 03Jul24	1 - Kitchen: Increase depth of Island to 48" - Pull back panel 9" and add 2 end panels (5/8") - 48 d. x 34.5 h Note:	
17 0 03Jul24	1 - Kitchen: Increase depth of microwave shelf to 20" Note:	
18 0 03Jul24	1 - Kitchen: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - kitchen only Note:	
19 0 03Jul24	1 - Kitchen: Move fridge approx. 12" and insert 2 door pantry/broom cabinet Note:	
20 0 03Jul24	1 - Kitchen: Upgrade cabinets on island to line 3 Note:	
21 0 03Jul24	1 - Kitchen: Upgrade kitchen hinges to soft close - Modified Layout (21 doors) Note:	
22 0 03Jul24	1 - Main Bathroom #1: Upgrade to soft close drawers (X3) Note:	
23 0 03Jul24	1 - Main Bathroom #1: Upgrade to soft close hinges (X2) Note:	
24 0 03Jul24	1 - Main bathroom #2: Upgrade to soft close hinges (X2) Note:	
25 0 03Jul24	1 - Primary ensuite: Add second bank of drawers Note:	
26 0 03Jul24	1 - Primary ensuite: Upgrade to soft close drawers - standard layout (X6) Note:	
27 0 03Jul24	1 - Primary ensuite: Upgrade to soft close hinges - standard layout (X4) Note:	
28 0 03Jul24	1 - Primary Ensuite: Upgrade vanity cabinets to line 3 Note:	

Ceramic

29 0 03Jul24	1 - Kitchen/Butlers Pantry: Backsplash - S/I Level C 2.5x8 tile in brick horizontal pattern - installed to ceiling on range wall Note:	
30 0 03Jul24	1 - Main Bathroom #2: Shower wall tile - S/I Level 1 3x10 tile stacked vertical Note:	
31 0 03Jul24	1 - Main Bathroom: Floor tile - S/I Level A 9x10 Hex tile Note:	



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32 0 03Jul24	1 - Main Bathroom: Shower Wall tile - S/I Level A 12x24 tile stacked vertical Note:	
33 0 03Jul24	1 - Primary Ensuite: Floor tile - S/I Level A 9x10 Hex tile Note:	
34 0 03Jul24	1 - Primary Ensuite: Shower Niche - S/I Same tile as shower wall stacked vertical Note:	
35 0 03Jul24	1 - Primary Ensuite: Shower wall tile - S/I Level A 2.5x10 tile stacked vertical Note:	

Doors and Windows

36 0 21May24	1 - Basement: S/I (1) additional 60x48 window as per plan Note:	
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Electrical

37 0 21May24	1 - S/I a Gas BBQ Line located as per plan Note:	
38 0 03Jul24	1 - Butlers Pantry: S/I (1) Dedicated outlet for future wine/bev fridge Note:	
39 0 03Jul24	1 - Great Room open to above: S/I Reinforced capped Light Outlet for Ceiling Fan c/w 3 wires Note:	
40 0 03Jul24	1 - Great Room: S/I Non-Straight Conduit at Fireplace for Future TV w/ (1) Std Electrical outlet approx 1ft from mantle, terminated on left side of fireplace next to std Electrical outlet Note:	
41 0 03Jul24	1 - Kitchen Island: S/I (1) Additional Std Electrical Outlet as per plan Note:	
42 0 03Jul24	1 - Kitchen Island: S/I (2) Capped Light Outlet - in ceiling above island (On New Dimmer Switch) Note:	
43 0 03Jul24	1 - Kitchen: Relocate (2) Std pot lights as per plan Note:	
44 0 03Jul24	1 - Kitchen: U/G Std Hood Fan to SCB31930 Stainless Steel - 300 CFM c/w 6in Duct Note:	
45 0 03Jul24	1 - Relocate (1) Std CAT6 from bedroom #4 to loft Note:	
46 0 03Jul24	1 - Unfinished basement: S/I (4) Std Electrical Outlet @ Std height as per plan Note:	

Fireplace



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47 0 03Jul24	1 - Great Room: Lower standard fireplace mantle by approx 5 inches as per plan NoteSubject to change due to minimum clearances by code	

Granite

48 0 03Jul24	1 - Kitchen/Butlers Pantry: U/G to Level A+ Silestone Quartz (includes extention and island increase) Note:	
49 0 03Jul24	1 - Main Bathroom #2: S/I Level A+ Hanstone quartz in lieu of std laminate (includes 4" backsplash) Note:	
50 0 03Jul24	1 - Main Bathroom: S/I Level A+ Hanstone quartz in lieu of std laminate (includes 4" backsplash) Note:	
51 0 03Jul24	1 - Primary ensuite: S/I Level A+ Hanstone quartz in lieu of std laminate (includes 4" backsplash) Note:	
52 0 03Jul24	1 - U/G Std Kitchen Sink to a Double Undermount Granite B341 White Note:	

Hardwood

53 0 03Jul24	1 - S/I Twelve Oaks Engineered Hardwood (Level B) in Main hall, Kitchen, Primary retreat, Dining room and Great room Note:	
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Miscellaneous

54 0 21May24	1 - Great Room: Bump Std Fireplace into the Room Approx 12 inches. Bump to be 5ft 6inches Wide and goes to approx 18ft ceiling Note:	
55 0 21May24	1 - Laundry Room: Relocate linen closet as per plan and delete closet, enlarge closet in bedroom #2 Note:	
56 0 21May24	1 - Main Floor redesign: Re-configure main floor to create a primary retreat using the office/den space. Reconfigure ensuite to accommodate 3x5 shower NoteCabinetry pricing not included, priced seperatly with spectrum	
57 0 21May24	1 - Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditions and Availability for your Chosen Model) NoteAs per B-1	
58 0 21May24	1 - Primary Ensuite: S/I a 12x12 showr niche Note:	
59 0 21May24	1 - Relocate closet in bedroom #3, reconfigure to accommodate linen closet in upper hall Note:	
60 0 21May24	1 - Seperate Kitchen appointment with Spectrum Kitchens Note:	
61 0 03Jul24	1 - DELETE** Seperate Kitchen Appointment With Spectrum Kitchens Note:	



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62 0 03Jul24	1 - DELETE*** Kitchen: Redesign - Add WIP and butlers pantry, rotate island and extend tile Add a 40x30 window to the exterior wall (location to be confined with kitchen design) NoteCabinetry pricing not included, priced seperately with spectrum. Additional countertop and backsplash to DELETED BECAUSE WINDOWS WERE REVISED	
63 0 03Jul24	1 - Kitchen: Continue bulkhead across all uppers on window wall as required, 11"d to accomodate filler in front to ceiling Note:	
64 0 03Jul24	1 - Kitchen: Redesign - Add WIP and butlers pantry, rotate island and extend tile Add (2) 16x32 windows to the exterior wall (location to be confined with kitchen design) NoteCabinetry pricing not included, priced seperately with spectrum. Additional countertop and backsplash to WINDOWS REVISED invoice	
65 0 03Jul24	1 - Laundry Room: Accommodate for stacked washer/dryer as per plan Note:	

Paint

66 0 21May24	1 - S/I Flat ceilings throughout Note:As per std spec	
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Plumbing

67 0 21May24	1 - Primary Ensuite: U/G Std 3x5 Shower Door to Halo Sliding Door (Black Handle and No Hinges) Note:	
68 0 21May24	1 - S/I Fridge Water line Note:As per std spec	
69 0 03Jul24	1 - Main Bathroom #1: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet w/ matching overflow and drain Note:	
70 0 03Jul24	1 - Main Bathroom #1: U/G to Delta Portage T14471-BL Black Tub/Shower Faucet w/ matching overflow and drain Note:	
71 0 03Jul24	1 - Main Bathroom #2: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet w/ matching overflow and drain Note:	
72 0 03Jul24	1 - Main Bathroom #2: U/G to Delta Portage T14471-BL Black Tub/Shower Faucet w/ matching overflow and drain Note:	
73 0 03Jul24	1 - Primary Ensuite: Freestanding tub - U/G to Delta Kitano T3763-BL Black Roman Tub Faucet/Handheld w/ matching overflow and drain Note:	
74 0 03Jul24	1 - Primary Ensuite: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet w/ matching overflow and drain Note:	
75 0 03Jul24	1 - Primary ensuite: U/G to Delta Kitano T14263-BL Black Shower Faucet - Drain to be chrome Note:	

Railings



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76 0 03Jul24	1 - Delete cap from standard post and U/G Metal Spindles (Black, TL-12-40) in lieu of Std Oak Modern Note:	

Stairs

77 0 21May24	1 - Upgrade Main Staircase to Oak Note:	
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1A 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:	
2A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	

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