



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Ajay Madala and Yamini Kanaparthi TEL:

LOT / PHASE 3-83 / 3	STREET	HOUSE TYPE NEWINGTON ELEV M 5 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 05Sep24	1 - Kitchen: Upgrade cabinets to Line 3 Note:	
2 0 05Sep24	1 - Kitchen: Modify kitchen layout: move sink and dishwasher to Butlers Pantry; modify island and Butler's Pantry Layouts to suit. Note:	
3 0 05Sep24	1 - Kitchen: Increase depth of fridge upper to 24"d. and add side panel Note:	
4 0 05Sep24	1 - Kitchen: Move fridge approx. 12" and insert pantry/broom cabinet Note:	
5 0 05Sep24	1 - Kitchen: Increase height of cabinets to reach 102"h: Add 18"h uppers stacked above 30"h uppers each side of hood & in Butler's Pantry; Increase height of oven cabinet, fridge upper & side panel to 102"h; Increase height of pantry to 102"h Note:	
6 0 05Sep24	1 - Kitchen: Fill to ceiling - add plain panel to ceiling + flat moulding 1f needed. - Kitchen & Butler's Pantry Note:	
7 0 05Sep24	1 - Kitchen: Add base cabinet to accommodate 36" cook top Note:location moved approx. 12" to be centered on wall	
8 0 05Sep24	1 - Kitchen: Add false drawer front to cook top cabinet Note:	
9 0 05Sep24	1 - Kitchen: Add 2 single top drwrs - one each side of cook top Note:	
10 0 05Sep24	1 - Kitchen: Add 2 sets pot/pan drwrs c/w 1 top drwr & 2 deep drwrs each - one each side of cook top Note:	
11 0 05Sep24	1 - Kitchen: Accommodate for Built-in Wall oven & MW (far end on range wall closest to Patio Door.) Note:	
12 0 05Sep24	1 - Kitchen: Replace std upper above cooktop with custom "flat panel cabinet hood" to accommodate built-in fan insert. Cabinet = 36"w X 21"d X 39"h Note:	
13 0 05Sep24	1 - Kitchen: Island - replace std bank of drawers with 3 double width top drwrs Note:	
14 0 05Sep24	1 - Kitchen: Add light valance - 2"h plain recessed -single upper each side of hood shortenrd by 3" to accommodate light valance Note:	
15 0 05Sep24	1 - Kitchen: Butlers Pantry - Delete base cabinets to accommodate 24" Bev. Fridge & 24" wine fridge Note:	
16 0 05Sep24	1 - Kitchen: Butlers Pantry - accommodate for kitchen sink Note:	



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17 0 05Sep24	1 - Kitchen: Butlers Pantry - Add false drwr front to sink base cabinet Note:		
18 0 05Sep24	1 - Kitchen: Butlers Pantry - Replace middle upper cabinet with 2 floating shelves- 1.25" thick. (Colour: White) Note:		
19 0 05Sep24	1 - Kitchen: Upgrade all drawers in kitchen to soft close (X12) Note:		
20 0 05Sep24	1 - Kitchen: Upgrade all hinges in kitchen and butler pantry to soft close (X40 doors) Note:		
21 0 05Sep24	1 - DELETE** Kitchen and Butlers Pantry: Upgraded cabinet hardware - Upgrade all doors to BERENSON BRUSHED MODERN GOLD PULL 5049-4MDB-P and all drawers to BERENSON BRAVO SATIN GOLD EDGE PULL S1070-40SG-P (only 1) edge pull installed in middle of drawers Note:		
22 0 05Sep24	1 - Kitchen and Butlers Pantry: Upgrade Hardware to Berenson Muskoka pull in Brushed Brass 96mm (64096-4BRB) on all doors and Berenson Glacier Edge Pull in Brushed Brass 169mm on all drawers (only one in center) Note:		

Carpet

23 0 05Sep24	1 - S/I Level 1 (7lb) 9mm Carpet underpad in lieu of std on main staircase, upper hall, primary bedroom, bedroom #2 (In-law), bedroom #3, bedroom #4 and bedroom #5 Note:		
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Ceramic

24 0 04Oct23	1 - Primary Ensuite: S/I a 12x12 shower niche Note:		
25 0 05Sep24	1 - Foyer: Floor Tile: S/I Level A 12x24 tile stacked vertical from front door Note:		
26 0 05Sep24	1 - Powder Room: Floor Tile: S/I Level A 12x24 tile stacked vertical Note:		
27 0 05Sep24	1 - Main Bathroom/Jack& Jill : Floor Tile: S/I Level A 12x24 tile stacked vertical Note:		
28 0 05Sep24	1 - Primary ensuite: Floor Tile: S/I Level A 12x24 tile stacked vertical from door Note:		
29 0 05Sep24	1 - Bedroom #4 ensuite: Floor Tile: S/I Level A 12x24 tile stacked vertical Note:		
30 0 05Sep24	1 - Bedroom #2 Ensuite (In-law): Floor Tile: S/I Level A 12x24 tile stacked vertical from door Note:		
31 0 05Sep24	1 - Mudroom: Floor Tile: S/I Level A 12x24 tile stacked vertical from garage door Note:		



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32 0 05Sep24	1 - Main Bathroom/Jack&Jill: Wall tile - S/I Level A 12x24 tile stacked vertical Note:		
33 0 05Sep24	1 - Primary Ensuite: Wall tile - S/I Level A 12x24 tile stacked vertical Note:		
34 0 05Sep24	1 - Bedroom #2 Ensuite (In-Law): Wall tile - S/I Level A 12x24 tile stacked vertical Note:		
35 0 05Sep24	1 - Kitchen and Butlers Pantry: Backsplash - S/I Level 1 4.5x5 tile stacked Note:		

Electrical

36 0 04Oct23	1 - S/I a Gas BBQ Line - located as per plan Note:		
37 0 04Oct23	1 - S/I Make-up Air System for Kitchen Hood Fan 600 CFM to 1000CFM Note:		
38 0 05Sep24	1 - Relocate std Stove Plug for Double Wall Oven and S/I Dedicated 15 amp Plug for Gas Cooktop (Gas Line Included Note:		
39 0 05Sep24	1 - Butlers Pantry: S/I (1) Dedicated outlet for future wine fridge as per plan Note:		
40 0 05Sep24	1 - Family Room: Delete switch to fireplace (fireplace deleted entirely) Note:		
41 0 05Sep24	1 - Front Exterior: S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:		
42 0 05Sep24	1 - Home comes with (3) standard CAT6 Data outlets - in standard locations as per plan Note:		
43 0 05Sep24	1 - Kitchen Island: S/I (1) Capped Light Outlet – in Ceiling above island (On New Dimmer Switch) Note:		
44 0 05Sep24	1 - Great Room: Open to below - S/I (1) Capped Light Outlet (On New Switch) located as per plan Note:		
45 0 05Sep24	1 - Great Room: Above staircase - S/I (1) Capped Light Outlet (On Existing 3-way Switch) located as per plan Note:		
46 0 05Sep24	1 - Great Room: Open to below - Reinforced Existing Light Outlet for Future Heavier Fixture Note:		
47 0 05Sep24	1 - Primary Bedroom: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires Note:		



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48 0 05Sep24	1 - Kitchen: U/G Std Hood Fan to Cyclone ZCY-BXB60934 Stainless Steel - 900 CFM c/w 8in Duct Note:	
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Fireplace

49 0 05Sep24	1 - Family Room: Delete standard fireplace and standard box beam mantle Note:	
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50 0 05Sep24	1 - DELETE** U/G Std Fireplace to Napoleon BL46NTE Ascent Linear Gas Fireplace Raised 19" off finished Floor (Crystal display) NoteRequires Bump-out	
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Granite

51 0 05Sep24	1 - Kitchen: S/I Level E Silestone Quartz in lieu of standard Note:	
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52 0 05Sep24	1 - Kitchen: Waterfall - S/I Level E Silestone Quartz on both ends of island Note:	
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53 0 05Sep24	1 - Powder Room: S/I Level B Hanstone Quartz in lieu std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
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54 0 05Sep24	1 - Main Bathroom: S/I Level B Hanstone Quartz in lieu std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
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55 0 05Sep24	1 - Primary Ensuite: U/G to Level B Hanstone Quartz (Includes 4" Backsplash and (2) Standard Undermount Sinks) Note:	
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56 0 05Sep24	1 - Bedroom #2 ensuite (In-law): S/I Level B Hanstone Quartz in lieu of std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
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57 0 05Sep24	1 - Bedroom #4 Ensuite: S/I Level B Hanstone Quartz in lieu of std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
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58 0 05Sep24	1 - Kitchen: U/G Std Sink to a Single Undermount Granite B317 Pearl Black Note:	
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Hardwood

59 0 05Sep24	1 - S/I Torlys LVT (Level B) in Dining room, Office/Den, Main hall, kitchen and Great room Note:	
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Heating and Air Conditioning

60 0 04Oct23	1 - S/I Humidifier Note:	
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Miscellaneous



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61 0 04Oct23	1 - Delete std bathroom accessories (toilet paper holder and towel bar) in all bathrooms Note:		
62 0 04Oct23	1 - Optional Upgrade #1- Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom Note:As per B-1		
63 0 04Oct23	1 - Optional Upgrade #3-Second Floor Laundry Vresion 2 (Laundry Relocated from Main Floor) Note:As per B-1		
64 0 04Oct23	1 - Optional Upgrade #4-Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:As per B-1		
65 0 04Oct23	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		
66 0 04Oct23	1 - Mudroom: Relocate std closet as per plan, reframe to create WIC in lieu of std closet in bedroom #2 w/ (1) std swing door. Note:		
67 0 04Oct23	1 - Bedroom #3: Delete std closet, reframe to accommodate WIC w/ (1) std swing door Note:		
68 0 04Oct23	1 - S/I Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:		
69 0 27Oct23	1 - Optional Upgrade - S/I - 9' Basement Pour (Subject to Site Conditions and Availability for your Chosen Model) Note:		
70 0 27Oct23	1 - Optional Upgrade - 9' Second floor (Subject to Site Conditions and Availability for your Chosen Model) Note:		
71 0 27Oct23	1 - Admin Fee - Late Change Note:		
72 0 05Feb24	1 - Optional Upgrade - Increase Size of Exist ng Basement Windows From (2) 37 x 24 to (2)55 x 30 Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1		
73 0 05Sep24	1 - DELETE** S/I Fireplace Bump-out as required for linear fireplace. Floor to ceiling 16"d x 5 ft 6 inches Note:		

Plumbing

74 0 04Oct23	1 - Primary Ensuite: U/G to Maax Halo Sliding Doors (Matte black Handle and No Hinges) in lieu of std shower door Note:		
75 0 05Sep24	1 - DELETE** Bedroom #2 Ensuite: U/G Std 3x4 Shower and Door to a 3x4 Acrylic Base With Tiled Walls Maax Halo Sliding Doors (Matte Black handle and hinges) Note:		

Trim



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76 0 04Oct23	1 - U/G Maderna Exterior Handle to Ashford (Matte Black) Note:	
77 0 04Oct23	1 - U/G std handle to lever Aged Bronze (Britannia) - On all interior doors only Note:	

1A Offer Worksheet	Optional Upgrade #1- Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom Note:	
2A Offer Worksheet	Optional Upgrade #3-Second Floor Laundry Vresion 2 (Laundry Relocated from Main Floor) Note:	
3A Offer Worksheet	Optional Upgrade #4-Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:	
4A Offer Worksheet	Optional Upgrade - Increase Size of Existing Basement Windows From (2) 37 x 24 to (2)55 x 30 (Subject to Site Conditions and Availability for your Chosen Model) Note:	
5A Offer Worksheet	- 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	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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