



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Albulena Qorrolli and Visar Mahmuti

TEL:

LOT / PHASE 3-77 / 3	STREET	HOUSE TYPE ROWAN ELEV M 6 BED	CLOSING DATE 31-Jul-25
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INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 07May24	1 - Jack&Jill: Accommodate for second vanity sink Note:	
2 0 07May24	1 - Primary ensuite: Accommodate for second vanity sink Note:	

Doors and Windows

3 0 07May24	1 - Optional Upgrade - Additional (1) 55x30 Basement Window (Location as per Foundation Plan) (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
4 0 07May24	1 - Optional Upgrade - Increase Size of Existing 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	

Electrical

5 0 07May24	1 - Kitchen: S/I a 1/2inch Gas Stove Line w/ 110 v outlet Note:	
6 0 07May24	1 - Rear Exterior: S/I a Gas BBQ Line Note:	
7 0 07May24	1 - S/I Make-up Air System for Kitchen Hood Fan Above 300 CFM up to 600 CFM Note:	

Fireplace

8 0 07May24	1 - Living Room: U/G Std Fireplace to Napoleon BL46NTE Ascent Linear Gas Fireplace Raised 19in off Finished Floor Note:	
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Hardwood

9 0 07May24	1 - S/I Twelve Oaks Engineered Hardwood (Level A) in Family room, Living room, Main hall, Bedroom #2, Upper Hall, Bedroom #3, Bedroom #4, Bedroom #5, Bedroom #6, Primary bedroom and both staircase landings Note:	
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Miscellaneous

10 0 07May24	1 - Garage: Finished garage with R12 insulation in walls, R40 in ceiling and one coat of drywall Note:	
11 0 07May24	1 - Jack&Jill: Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Countertop. Note:	
12 0 07May24	1 - Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditons. Not available for all lots) Note:As per B-1	



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13 0 07May24	1 - Optional Upgrade - 9 Foot Second Floor Option (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1		
14 0 07May24	1 - Optional Upgrade #1- Second Floor Plan with Optional Bedroom in Lieu of Loft Note:As per B-1		
15 0 07May24	1 - PRIMARY ENSUITE RE-DESIGN - Relocate shower, tub and toilet as per plan, standard closet in Primary Bedroom deleted. U/G standard shower to custom glass shower. OPTION #4 - glass shower door with panels to the ceiling and full return wall with black Note:		
16 0 07May24	1 - Primary ensuite: Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Countertop. Note:		
17 0 07May24	1 - Primary Ensuite: S/I (1) 12x12 shower niche (cannot be on an exterior wall, see detail sheet for install) Note:		

Plumbing

18 0 07May24	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) Note:As per B-1		
19 0 07May24	1 - Optional Upgrade - Basement Plumbing Rough-In - 1-Piece Rough-In (Future Bar Sink) (Subject to Site Conditions and Availability for your Chosen Model) Note:		
20 0 07May24	1 - U/G Std Basin Sink to B606 Rectangular Undermount Bathroom Sink - Powder room, Bedroom #2 Ensuite, Primary ensuite (x2), Jack&Jill (x2), and Main Bathroom Note:		
21 0 07May24	1 - U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid - Powder room, primary ensuite and bedroom #2 ensuite Note:		

Railings

22 0 07May24	1 - U/G to 5" Oak boxed newel posts w/ inset in lieu of standard Oak 3-1/2" Modern Note:		
23 0 07May24	1 - U/G to Metal spindles (black, TL-12-40) in lieu of standard Oak Modern Note:		

Stairs

24 0 07May24	1 - Upgrade Main Staircase to Oak w/ white risers Note:		
25 0 07May24	1 - Upgrade Partial Basement Staircase to Oak w/ white risers Note:		



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3-77 / 3		ROWAN ELEV M 6 BED	31-Jul-25
INV#	QTY	EXTRA / CHANGE	
1A Offer Worksheet	Optional Upgrade #1- Second Floor Plan with Optional Bedroom in Lieu of Loft Note:		
2A Offer Worksheet	Optional Upgrade - Additional (1) 55x30 Basement Window (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 Second Floor Option (Subject to Site Conditions and Availability for your Chosen Model) Note:		
5A 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:		
6A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditions. Not available for all lots) Note:		
7A Offer Worksheet	\$50,000 Decor Centre Bonus - Purchaser can choose up to \$50,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:		
8A 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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