



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Bianca Papai and Johnathan Callingham

TEL:

LOT / PHASE 3-82 / 3	STREET	HOUSE TYPE NEWINGTON ELEV R 4 BED	CLOSING DATE 26-Jun-25
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INV#	QTY	EXTRA / CHANGE
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Doors and Windows

1 0 13Jun24	1 - Optional Upgrade - Additonal (1) 55x30 Basement Window (Locaton as per Foundaton Plan) Subject to Site Conditons and Availability for your Chosen Model Note:As per B-1	
2 0 13Jun24	1 - Optional Upgrade - Increase Size of Existing Basement Window (Subject to Site Conditons and Availability for your Chosen Model) From (2) 37 x 24 to (2) 55 x 30 Note:As per B-1	

Electrical

3 0 13Jun24	1 - Rear Exterior: S/I a Gas BBQ Line located as per plan Note:	
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Fireplace

4 0 13Jun24	1 - Great Room: Raise Std Fireplace Box 12in Above Finished Floor Note:	
5 0 13Jun24	1 - Great Room: S/I Fireplace Blower to Std Fireplace Only Note:	

Heating and Air Conditioning

6 0 13Jun24	1 - S/I Humidifier GENERAL AIRE 1099 Note:	
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Miscellaneous

7 0 13Jun24	1 - Basement: Relocate water heater towards front of house as per plan Note:	
8 0 13Jun24	1 - Bedroom #4 Ensuite: U/G Std Shower Door to Custom Option 5 Shower Glass Door Chrome Trim with Return Wall on Half Wall with quartz Ledge. Base remains acrylic Note:	
9 0 13Jun24	1 - Garage: Fininshed with insulation and 1 coat of drywall Note:	
10 0 13Jun24	1 - Great Room: Bump Std Fireplace into the Room Approx 10inches. Bump to be 5ft 6inches Wide and goes to approx 18ft ceiling Note:	
11 0 13Jun24	1 - Kitchen/Butlers Pantry: Relocate standard pantry door to Butlers pantry Note:	
12 0 13Jun24	1 - Optional upgrade - Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butler's Pantry and Kitchen) Note:	
13 0 13Jun24	1 - Optional Upgrade #1 - Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom Note:	



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14 0 13Jun24	1 - Optional Upgrade #3 - Second Floor Laundry Version 2 (Laundry Relocated from Main Floor) Note:	
15 0 13Jun24	1 - Optional Upgrade #6 - Covered Deck (A) Note:As per B-1	
16 0 13Jun24	1 - Primary Ensuite: S/I (1) 12x12 shower niche (cannot be on an exterior wall, see detail sheet for install) Note:	
17 0 13Jun24	1 - Primary Ensuite: U/G Std Shower to 3x5, U/G Door to Custom Option 5 Shower Glass Door Chrome Trim with Return Wall on Half Wall with quartz Ledge and ceramic tiled base Note:	
18 0 13Jun24	1 - S/I Curved arch opening from dining room to butlers pantry and butlers pantry to kitchen Note:	

Plumbing

19 0 13Jun24	1 - Kitchen/Butlers pantry: S/I Rough in Bar Sink (Must Select Sink and Faucet from Builder Will Not Just Leave As Rough In) as per plan NoteSink and faucet priced seperately in colours appointment	
20 0 13Jun24	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	
21 0 13Jun24	1 - Optional Upgrade - Basement Plumbing Rough-In (Subject to Site Conditions and Availability for your Chosen Model) 1-Piece Rough-In (Future Bar Sink) Note:	

Railings

22 0 13Jun24	1 - U/G to Metal spindles (black, all plain, TL-12-40) in lieu of standard Oak Modern Note:	
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Stairs

23 0 13Jun24	1 - U/G Main staircase to Oak Note:	
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INV#	QTY	EXTRA / CHANGE
1A Offer Worksheet	Optional Upgrade #6 -Covered Deck (A) 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 (Subject to Site Conditions and Availability for your Chosen Model) From (2) 37 x 24 to (2) 55 x 30 Note:	
4A 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:	
5A 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:	
6A 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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