



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Ibitola Abayomi Afun and Victoria Obokparo Afun TEL:

LOT / PHASE 135 / 4	STREET 108 Frank Fisher Crescent	HOUSE TYPE NEWINGTON ELEV M 5 BED	CLOSING DATE 09-Jan-24
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 28Nov23	1 - Butlers Pantry - accommodate for bar sink Note:	
2 0 28Nov23	1 - Butlers pantry - Add 18"h uppers stacked above 30"h uppers each side of floating shelves Note:	
3 0 28Nov23	1 - Butlers Pantry - Add 2 banks of 4 drwrs in lieu of std cabinets - one at each end Note:	
4 0 28Nov23	1 - Butlers Pantry - Add false drwr front to sink base cabinet Note:	
5 0 28Nov23	1 - Butlers Pantry - Add filler to ceiling (approx. 6"h) Plus ceiling crown Note:	
6 0 28Nov23	1 - Butlers Pantry - Add light valance - 2"h plain recessed Note:	
7 0 28Nov23	1 - Butlers Pantry - Add Mullion glass doors (X8) and matching interiors (X4) to all uppers Note:	
8 0 28Nov23	1 - Butlers Pantry - Delete base cabinets to accommodate 24" Bev. Fridge & 24" wine fridge Note:	
9 0 28Nov23	1 - Butlers Pantry - Replace middle upper cabinet with 2 floating shelves- 1.25" thick. Note:	
10 0 28Nov23	1 - Island - Add 2 X 3" plain posts - one to each end - 36" w Note:	
11 0 28Nov23	1 - Island - Add dummy doors to back and sides of island (12 doors) Note:	
12 0 28Nov23	1 - Island - Add flush kick to back and sides of island Note:	
13 0 28Nov23	1 - Kitchen: Add 18"h uppers stacked above 30"h uppers each side of hood. Note:	
14 0 28Nov23	1 - Kitchen: Add 2 sets pot/pan drwrs c/w 1 top drwr & 2 deep drwrs each - one each side of cook top Note:	
15 0 28Nov23	1 - Kitchen: Add 2 single top drwrs - one each side of cook top Note:	
16 0 28Nov23	1 - Kitchen: Add 39"w. base cabinet to accommodate 36" cook top - NEED SPECS Note:location moved approx. 12"	
17 0 28Nov23	1 - Kitchen: Add dummy drwr front to sink base cabinet Note:	



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18 0 28Nov23	1 - Kitchen: Add false drwr front to cook top cabinet Note:		
19 0 28Nov23	1 - Kitchen: Add filler to ceiling (approx. 6"h) plus ceiling crown - cooktop wall Note:		
20 0 28Nov23	1 - Kitchen: Add light valance - 2"h plain recessed -below uppers each side of hood Notesingle upper each side of hood shortenrd by 3" to accommodate light valance		
21 0 28Nov23	1 - Kitchen: Add Mullion glass doors (X6) and matching interiors (X4) to stacked uppers Note:		
22 0 28Nov23	1 - Kitchen: Bump-out cook top cabinet 3" and add 2 X 3" w posts - one each side. Note:		
23 0 28Nov23	1 - Kitchen: Custom door panel for front of Bev. Fridge (includes same handle as cabinets) Note:		
24 0 28Nov23	1 - Kitchen: Custom door panel for front of DW (includes same handle as cabinets) Note:		
25 0 28Nov23	1 - Kitchen: Custom door panel for front of wine fridge (includes same handel as cabinets) Note:		
26 0 28Nov23	1 - Kitchen: Custom door panels for front of fridge (does not include handles) Note:		
27 0 28Nov23	1 - Kitchen: Increase depth of fridge upper to 24"d. and add 1 side panel Note:		
28 0 28Nov23	1 - Kitchen: Increase height of oven cabinet, fridge upper & 2 side panels to 102"h. Note:		
29 0 28Nov23	1 - Kitchen: Island - Add pull-out re-cycle centre next to sink - Richelieu Practico #76000140 - 2 LG Bins Note:		
30 0 28Nov23	1 - Kitchen: Island - replace std bank of drwrs with 3 top drwrs Note:		
31 0 28Nov23	1 - Kitchen: Move fridge approx. 15" and add tall pantry cabinet Note:		
32 0 28Nov23	1 - Kitchen: Replace std base & upper cabinet with 33"w. tall cabinet to accommodate 30" built-in wall oven & built-in microwave trim kit OR 30" Micrewave/ovebn combo (note: std Mw cabinet replaced with regular 2 door upper cabinet). NEED SPECS Note:		
33 0 28Nov23	1 - Kitchen: Replace std upper above cooktop with custom "cabinet hood" to accommodate built-in fan insert. Cabinet = 39"w X 21"d X 30"h c/w 4"h. straight valance below & 2 dbl thick side panels. NEED SPECS Note:		



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34 0 28Nov23	1 - Kitchen: S/I Richelieu Contemporary 12" Metal Pull - 873 Product # BP873304900 on panel ready fridge Note:	
35 0 28Nov23	1 - Kitchen: Upgrade cabinets to Line 3 Note:	
36 0 28Nov23	1 - Upgrade all drawers in kitchen to soft close (X20) Note:	
37 0 28Nov23	1 - Upgrade all hinges in kitchen to soft close (X39 doors) Note:	

Carpet

38 0 28Nov23	1 - U/G Carpet to Level 1 in Primary bedroom, bedroom #3, bedroom #4 and bedroom #5 Note:	
39 0 28Nov23	1 - U/G Carpet underpad to level 2 (9lb) in lieu of std in Primary bedroom, bedroom #3, bedroom #4 and bedroom #5 Note:	

Central Vacuum

40 0 26Jul23	1 - S/I - Vacuum canister c/w accessory kit (CanaVac CV687 / 35CW360KIT) - canister located in basement mechanical space Note:Includes rough-in	
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Ceramic

41 0 28Nov23	1 - Bedroom #2 ensuite(In-law): Floor tile - S/I Level A 13x13 stacked Note:	
42 0 28Nov23	1 - Bedroom #2 ensuite(In-law): Wall tile - S/I Level B 12x24 stacked vertical Note:	
43 0 28Nov23	1 - Bedroom #4 ensuite: Floor tile - S/I Level A 13x13 stacked Note:	
44 0 28Nov23	1 - Butlers Pantry: Wall tile - S/I Std 4x8 in brick horizontal pattern (to bottom of floating shelf) Note:	
45 0 28Nov23	1 - Foyer: Floor tile - S/I Level B 12x24 stacked vertical Note:	
46 0 28Nov23	1 - Laundry/mudroom: Floor tile - S/I Level A 12x24 stacked horizontal from garage door Note:	
47 0 28Nov23	1 - Main Bathroom(Jack&Jill): Floor Tile - S/I Level A 13x13 stacked Note:	
48 0 28Nov23	1 - Powder Room: Floor tile - S/I Level A 13x13 stacked Note:	



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49 0 28Nov23	1 - Primary Ensuite: Floor tile - S/I Level A 13x13 stacked Note:	
50 0 28Nov23	1 - Primary Ensuite: Wall tile - S/I Level B 12x24 stacked vertical Note:	

Electrical

51 0 26Jul23	1 - Reinforced (2) Existing Light Outlet for Future Heavier Fixture - (1) above staircase, (1) great room Note:	
52 0 26Jul23	1 - Relocate (1) std CAT6 in great room to above fireplace @ 70" A.F.F, S/I (1) additional CAT6 in office as per plan NoteHome has (4) CAT6 data outlets throughout	
53 0 26Jul23	1 - Relocate (2) std light fixtures in upper hall as per plan Note:	
54 0 26Jul23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling (On New Switch) - Over kitchen island Note:	
55 0 26Jul23	1 - S/I (1) Std Electrical Outlet in great room above fireplace @ 70" A.F.F Note:	
56 0 26Jul23	1 - S/I (6) Black Exterior Soffit PotLight 1st floor (Complete with a New Switch) - located as per plan Note:	
57 0 26Jul23	1 - S/I (6) HALO Slim 4" LED Potlight (Connected to New Switch - on dimmer) - great room Note:	
58 0 26Jul23	1 - S/I a Gas BBQ Line - located as per plan Note:	
59 0 26Jul23	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad, Includes 3rd garage bay Note:	
60 0 26Jul23	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:	
61 0 28Nov23	1 - Kitchen and Butlers pantry: S/I (6) 4in LED Puck Light on New Switch - located as per kitchen plan Note:	
62 0 28Nov23	1 - Kitchen: Relocate std Stove Plug for Double Wall Oven and S/I Dedicated 15 amp Plug for Gas Cooktop (Gas Line Included) Note:	
63 0 28Nov23	1 - Kitchen: S/I (1) Capped Light Outlet - In ceiling (On New Switch) - Over island Note:	
64 0 28Nov23	1 - Kitchen: S/I Make-up Air System for Kitchen Hood Fan Above 300 CFM up to 600 CFM Note:	



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65 0 28Nov23	1 - Kitchen: U/G Std Hood Fan to BX21534 Stainless Steel- 550 CFM c/w 6in Duct Note:	

Fireplace

66 0 26Jul23	1 - Raise Std Fireplace Box 12in Above Finished Floor Note:	
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Granite

67 0 28Nov23	1 - Bedroom #4 ensuite: S/I Level A+ Hanstone Quartz in lieu of standard laminate (w/ 4" Backsplash and (1) undermount sink) Note:	
68 0 28Nov23	1 - Bedroom#2 ensuite(in-law): S/I Level A+ Hanstone Quartz in lieu of standard laminate (w/ 4" Backsplash and (1) undermount sink) Note:	
69 0 28Nov23	1 - Butlers pantry: Add Bristol Virtuo Granite Sink Single Bowl Pearl Black B306 to Bar Rough In Note:	
70 0 28Nov23	1 - Kitchen and Butlers Pantry: S/I Level B Hanstone quartz Note:	
71 0 28Nov23	1 - Kitchen: Backsplash - S/I Level B Hanstone quartz (to bottom of hoodfan) Note:	
72 0 28Nov23	1 - Main Bathroom(jack & Jill): S/I Level A+ Hanstone Quartz in lieu of standard laminate (w/ 4" Backsplash and (2) undermount sink) Note:	
73 0 28Nov23	1 - Powder Room: S/I Level A+ Hanstone Quartz in lieu of standard laminate (w/ 4" Backsplash and (1) undermount sink) Note:	
74 0 28Nov23	1 - Primary Ensuite:: S/I Level A+ Hanstone Quartz in lieu of standard laminate (w/ 4" Backsplash and (2) undermount sink) Note:	

Hardwood

75 0 28Nov23	1 - S/I Level B Twelve oaks Prefinished engineered hardwood in lieu of std ceramic in kitchen Note:	
76 0 28Nov23	1 - S/I Level B Twelve Oaks prefinished engineered hardwood in lieu of std in great room, main hall, office/Den , dining room, bedroom #2 and upper hall Note:	

Miscellaneous

77 0 26Jul23	1 - Bump Std Fireplace into the Room Approx 8 to 10inches. Bump to be 5ft 6inches Wide and goes to approx 18ft ceiling c/w shiplap NoteCOLOUR PRICED SEPERATLY IN NEXT INVOICE	
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78 0 26Jul23	1 - Optional upgrade: Third car garage bay Note:As per B-1 Item	
79 0 26Jul23	1 - Optonal Upgrade - 9 foot Second Floor Upgrade Opton (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1 item	
80 0 26Jul23	1 - Optonal Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) Note:As per B-1 item	
81 0 26Jul23	1 - Optional Upgrade #1 -Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom Note:As per B-1 Item	
82 0 26Jul23	1 - Optional Upgrade #4 - Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:As per B-1 Item	
83 0 26Jul23	1 - Optional Upgrade #6 - Covered Deck (A) (Increases Breakfast Nook Pato Slider to 8 foot Wide, Steps as per Grade) Note:As per B-1 item	
84 0 26Jul23	1 - Optional Upgrade #7 - Covered Deck (B) (Comes with 6 foot Sliding Pato Door from In-Law Suite) Note:As per B-1 item	
85 0 26Jul23	1 - S/I Finished garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) - with 3rd garage bay Note:	
86 0 26Jul23	1 - U/G Std 3x4 acrylic Shower to a 3x5 Acrylic Base, 2 Ceramic Walls and Option 4 Custom Glass Shower Door with Return Wall floor to ceiling . Black Trim - Master ensuite Note:	
87 0 28Nov23	1 - Great room: S/I Additional shiplap on wall to the right of the fireplace to window wall, from finished floor to aprox 10ft 4inches high Note:	

Paint

88 0 28Nov23	1 - Fireplace: S/I (1) Upgraded paint colour on shiplap - Dulux X-pert (DLX1135-5 Paradise Found) Note:	
89 0 28Nov23	1 - U/G (1) Paint Colour Throughout – Dulux Diamond Matt (Designer Grey - 50YY 63/041) Note:	

Plumbing

90 0 26Jul23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - Main bathroom/ Jack & Jill Note:	
91 0 26Jul23	1 - Delete Std Tub and S/I a 2.5x5 Acrylic Base with Maxx Halo Shower Door with Chrome Trim - inlaw ensuite Note:	



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92 0 26Jul23	1 - U/G the Sax Freestanding Tub to a Black Skirt Note:	
93 0 26Jul23	1 - U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid - in powder room(1), bedroom #2 ensuite (1), main bathroom/jack & jill(1), bedroom #4 ensuite(1) and master ensuite(1) Note:	
94 0 28Nov23	1 - Butlers pantry: S/I Delta Keele facuet 940LF-BL Black Note:	
95 0 28Nov23	1 - Butlers Pantry: S/I Rough in Bar Sink (Must Select Sink and Faucet from Builder Will Not Just Leave As Rough In) Note:	
96 0 28Nov23	1 - Kitchen: U/G Kitchen Faucet to Keele 940LF-BL Black Note:	
97 0 28Nov23	1 - Kitchen: U/G Std Kitchen Sink to a Single Undermount Granite B317 Pearl Black Note:	
98 0 28Nov23	1 - Primary Ensuite: U/G to Delta Galeon 571-BLMPU-DST Black Basin Faucet (2) Note:	
99 0 28Nov23	1 - Primary ensuite: U/G to Delta Galeon T14272-BL Black Shower Faucet Note:	
100 0 28Nov23	1 - Primary Ensuite: U/G to Delta Galeon T4771-BL Black Roman Tub Faucet/Handheld Note:	

Railings

101 0 26Jul23	1 - S/I - 5" Oak boxed newel posts w/ inset in lieu of standard Oak 3-1/2" Modern Note:	
102 0 26Jul23	1 - S/I - Metal spindles (black, all plain) in lieu of standard Oak Modern Note:	

Stairs

103 0 26Jul23	1 - Upgrade main Staircase to Oak Note:	
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Trim

104 0 26Jul23	1 - U/G std door to 1 Lite Frosted Glass French door - Office Note:	
105 0 26Jul23	1 - U/G std handle to lever Matte Black (Vega) - throughout NoteDOES NOT INCLUDE BASEMENT	
106 0 26Jul23	1 - Upgraded Closet Doors (pair - up to 6'w): Swing - Foyer Note:	



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INV#	QTY	EXTRA / CHANGE	
1A Offer Worksheet	Optional Upgrade #1 -Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom Note:		
2A Offer Worksheet	Optional Upgrade #4 - Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:		
3A Offer Worksheet	Optional Upgrade #6 - Covered Deck (A) (Increases Breakfast Nook Patio Slider to 8 foot Wide, Steps as per Grade) Note:		
4A Offer Worksheet	Optional Upgrade #7 - Covered Deck (B) (Comes with 6 foot Sliding Patio Door from In-Law Suite) Note:		
5A Offer Worksheet	Optional Upgrade - 9 foot Second Floor Upgrade Option (Subject to Site Conditions and Availability for your Chosen Model) Note:		
6A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) Note:		
7A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay -(Subject to Engineering Approval and Site Conditions.) Note:		
8A Offer Worksheet	Purchaser acknowledges that no further foundation changes or optional upgrades will be permitted once the Vendor accepts the Agreement of Purchase and Sale Note:		

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