



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	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 19Sep24	1 - Primary ensuite: Accommodate for second vanity sink Note:	
2 0 19Sep24	1 - Jack&Jill: Accommodate for second vanity sink Note:	
3 0 17Oct24	1 - Kitchen: Increase height of 7 uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
4 0 17Oct24	1 - Kitchen: Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) - Opt 2 - Panel to ceiling + 1" moulding + Ceiling Crown NoteNOTE: If a bulkhead deeper than 11"d. is required, fill to ceiling options are not possible	
5 0 17Oct24	1 - Kitchen island: Replace std. base cabinet with base MW cabinet - c/w open shelf for Mw with deep drwr below (std MW upper cabinet changes to regular 2 door upper) Note:	
6 0 17Oct24	1 - Kitchen: Add panel to front of open shelf c/w cut-out for built-in MW Trim kit Note:	
7 0 17Oct24	1 - Kitchen: Add top drawer above 2 base door cabinets - Double width Note:	
8 0 17Oct24	1 - Kitchen: Increase depth of fridge upper to 24"d and add 1 side panel Note:	
9 0 17Oct24	1 - Kitchen + Butlers: Add 5 Stacked uppers - 18"h cabinet stacked above upper cabinet with 1" spacer between Note:	
10 0 17Oct24	1 - Kitchen + Butlers: Add 8 glass doors to stacked upper cabinets : Frame with Mullions & clear glass (8 doors) Note:	
11 0 17Oct24	1 - Kitchen: Upgrade drawers to soft close (10 drawers) Note:	
12 0 17Oct24	1 - Kitchen: Upgrade hinges to soft close (47 doors) Note(note: soft close hinges not possible on corner piano hinge doors)	
13 0 17Oct24	1 - Kitchen: Accommodate for Waterfall on 1 end of island as per plan Note:	
14 0 17Oct24	1 - Kitchen: Add fly over shelf above hood fan canopy Note:	
15 0 17Oct24	1 - Upgrade Kitchen cabinets to line 3 Note:	



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16 0 17Oct24	1 - Kitchen: Custom hood fan canopy as per plan Note:		
17 0 17Oct24	1 - Powder room: Upgrade vanity cabinets to line 3 Note:		
18 0 17Oct24	1 - Primary ensuite: Upgrade vanity cabinets to line 3 Note:		
19 0 17Oct24	1 - Laundry room: Add base cabinet and laminate countertop - includes 4 inch backsplash Note:		
20 0 17Oct24	1 - Kitchen: Accommodate for double wall oven w/12"h drawer Note:		
21 0 17Oct24	1 - Kitchen Butlers Pantry: Remove 3' of upper cabinets Note:		
22 0 17Oct24	1 - Kitchen: Add glass door to upper corner cabinet - Frame with Mullions & clear glass (1 door) Note:		
23 0 17Oct24	1 - Kitchen Butlers pantry: Replace standard base cabinet with opening for 24" bar fridge Note:		
24 0 17Oct24	1 - Kitchen Butlers Pantry: Butler Pantry - Add 2 floating shelves - 1.25" thick Note:		
25 0 17Oct24	1 - Kitchen: Add cooktop base cabinet with false top drawer and 2 pot/pan drawers Note:		
26 0 17Oct24	1 - Accommodate for apron sink. 12" front panel to be cut on site **sink must be on site at time of installation Note:		

Ceramic

27 0 17Oct24	1 - Kitchen: Backsplash - S/I Level A 3.1x2.9 tile to bottom of fly over shelf, bottom of lower floating shelf in butlers and std height on window wall as per sketch Note:		
28 0 17Oct24	1 - Foyer: Floor tile - S/I Level A 12x24 tile stacked vertical from front door Note:		
29 0 17Oct24	1 - Powder Room: Floor tile - S/I Level A 12x24 tile stacked horizontal from door Note:		
30 0 17Oct24	1 - Kitchen: Floor tile - S/I Level A 12x24 tile stacked vertical from sink wall Note:		
31 0 17Oct24	1 - Primary Ensuite: Floor tile - S/I Level A 12x24 tile stacked horizontal from door Note:		



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Doors and Windows

32 0 19Sep24	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	
33 0 19Sep24	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	
34 0 14Jan25	1 - S/I front door with sidelite as per standard R elevation without window grills. Note:	

Electrical

35 0 19Sep24	1 - Rear Exterior: S/I a Gas BBQ Line Note:	
36 0 17Oct24	1 - Family Room: S/I Straight Conduit for Future TV @ approx 65" A.F.F w/ x1 std outlet beside, terminted below next to std outlet Note:	
37 0 17Oct24	1 - Garage: S/I X2 Belt Drive Garage Door Opener 8155w w/ x2 Remotes and x1 Keypad Note:	
38 0 17Oct24	1 - Front Exterior: S/I x1 Black Exterior Soffit Plug w/White Switch for Holiday Lights. Note:	
39 0 17Oct24	1 - Front Exterior: S/I x4 Black Exterior Soffit PotLight 2nd Floor (Connected to Existing Switch) as per plan Note:	
40 0 17Oct24	1 - Family Room: Relocate and U/G x1 std fixture to Potlight, S/I x5 additional Potlights (Connected to Existing Switch) as per plan Note:	
41 0 17Oct24	1 - Living Room: S/I x4 Potlights (Connected to New Switch) as per plan Note:	
42 0 17Oct24	1 - Home has x3 std CAT6 Data outlets - located as per plan Note:	
43 0 17Oct24	1 - Kitchen: S/I x1 Capped Light Outlet above island – in Ceiling (Connected to New Switch) as per plan Note:	
44 0 17Oct24	1 - Dining Room open to below: Reinforce Existing Light Outlet for Future Heavier Fixture Note:	
45 0 17Oct24	1 - Foyer open to below: Relocate x1 std light from upper hall, Reinforce Existing Light Outlet for Future Heavier Fixture and put on new 3 way switch Note:	
46 0 17Oct24	1 - Primary Ensuite: S/I x1 Capped Light Outlet above tub – in Ceiling (Connected to Existing Switch) as per plan Note:	



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47 0 17Oct24	1 - DELETE** Kitchen: S/I a 1/2inch Gas Stove Line w/ 110 v outlet Note:		
48 0 17Oct24	1 - Kitchen: U/G std hoodfan to BX21234 Stainless Steel - 300CFM (only for decorative hoodfans) c/w 6in duct Note:		
49 0 17Oct24	1 - Kitchen: Wire for Build In Microwave 20amp 120v 3 # 12 wiring Note:		
50 0 17Oct24	1 - Main Hall: U/G x4 Std light fixtures to Potlights Note:		
51 0 17Oct24	1 - Kitchen Butlers Pantry: U/G x1 std light fixture to Potlight Note:		
52 0 17Oct24	1 - Hall to Basement Staircase: U/G x2 std light fixtures to Potlight Note:		
53 0 17Oct24	1 - Kitchen: S/I (1) std Electrical outlet for future bar fridge as per plan Note:		
54 0 17Oct24	1 - Purchaser has opted for smart lighting system - Purchasers acknowledge and agrees that no hardwired light switches will be provided throughout the home (aside from fireplace) Note:		
55 0 17Oct24	1 - DELETE** S/I Make-up Air System for Kitchen Hood Fan Above 300 CFM up to 600 CFM Note:		
56 0 17Oct24	1 - Kitchen: Wire for Double Wall Oven - 40 Amp 240V 3 # 8 Wiring. Use Existing Wire for Electric Cooktop Note:		

Fireplace

57 0 19Sep24	1 - Living Room: U/G Std Fireplace to Napoleon BL46NTE Ascent Linear Gas Fireplace Raised 19in off Finished Floor Note:	
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Granite

58 0 17Oct24	1 - Primary Ensuite: U/G to Hanstone Level D Quartz (includes 4inch backsplash) Note:	
59 0 17Oct24	1 - Kitchen: U/G to Hanstone Level D quartz and add waterfall on one end of island Note:	
60 0 17Oct24	1 - Main Bathroom: S/I Hanstone Level A quartz in lieu of std laminate (includes 4inch backsplash) Note:	
61 0 17Oct24	1 - Jack & Jill: S/I Hanstone Level A quartz in lieu of std laminate (includes 4inch backsplash) Note:	
62 0 17Oct24	1 - Ensuite #2: S/I Hanstone Level A quartz in lieu of std laminate (includes 4inch backsplash) Note:	



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63 0 17Oct24	1 - Powder Room: U/G to Silestone Level F quartz in lieu of std laminate (includes 4inch backsplash) Note:		
64 0 17Oct24	1 - Kitchen: Accommodate for Apron/Farmhouse style sink Note:		
65 0 17Oct24	1 - Accommodate for cooktop - see specs Note:		

Hardwood

66 0 19Sep24	1 - S/I Twelve Oaks Engineered Hardwood (Level A) in Family room, Living room, Dining 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

67 0 19Sep24	1 - Optional Upgrade #1- Second Floor Plan with Optional Bedroom in Lieu of Loft Note:As per B-1	
68 0 19Sep24	1 - Primary Ensuite: S/I (1) 12x12 shower niche (cannot be on an exterior wall, see detail sheet for install) Note:	
69 0 19Sep24	1 - Primary ensuite: Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Countertop. Note:	
70 0 19Sep24	1 - Jack&Jill: Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Countertop. Note:	
71 0 19Sep24	1 - Optional Upgrade - 9 Foot Second Floor Option (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1	
72 0 19Sep24	1 - Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditons. Not available for all lots) Note:As per B-1	
73 0 19Sep24	1 - Garage: Finished garage with R12 insulation in walls, R40 in ceiling and one coat of drywall Note:	
74 0 19Sep24	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:	
75 0 17Oct24	1 - Laundry room: Reconfigure shelving as per plan, two upper shelves to run wall to wall, two lower shelves to stop approx 36" from wall Note:	
76 0 17Oct24	1 - Family Room: Bump Std Fireplace into the Room Approx 10inches deep x 5 ft 6inches wide and goes to approx 10ft ceiling Note:	



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77 0 17Oct24	1 - Main floor redesign (new Kitchen layout) Revise main floor kitchen and bedroom as follows - Reduce bedroom 2 and relocate Bed #2 ensuite to back of house. Relocate pantry and WIC to allow more space and add cabinets to kitchen Note:		
78 0 17Oct24	1 - Kitchen Bulkhead: Ensure bulkhead is less than 11 inches deep to accommodate filler panel to ceiling Note:		
79 0 24Jan25	1 - Delete standard vanity mirrors in Powder Room and Primary Ensuite Note:		

Plumbing

80 0 19Sep24	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:		
81 0 19Sep24	1 - U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid - Powder room, primary ensuite and bedroom #2 ensuite Note:		
82 0 19Sep24	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:		
83 0 19Sep24	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		
84 0 17Oct24	1 - Laundry Room: S/I Rough in Laundry Sink Note:		
85 0 17Oct24	1 - U/G Kitchen Faucet to Trinsic 9159-DST Chrome Note:		
86 0 17Oct24	1 - U/G Std Kitchen Sink to a Single Bowl Farmhouse Sink B354 Ultra White (includes cabinet change) Note:		
87 0 17Oct24	1 - Powder Room: U/G to Delta Trinsic 559HA-CZ-DST Champagne Bronze Basin Faucet Note:		
88 0 17Oct24	1 - Jack & Jill: U/G to Delta Portage 571LF-BL Black Basin Faucet x2 Note:		
89 0 17Oct24	1 - Primary Ensuite: U/G to Delta Trinsic 559HA-CZ-DST Champagne Bronze Basin Faucet x2 Note:		
90 0 17Oct24	1 - Primary Ensuite: U/G to Delta Trinsic T4759-CZ Champagne Bronze Roman Tub Faucet/Handheld Note:		
91 0 17Oct24	1 - Primary Ensuite: U/G Shower Faucet to 55085-CZ With 50560-CZ &R10000 & T11859-CZ & T14259-CZ Note:		



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92 0 17Oct24	1 - Ensuite #2: U/G to Delta Portage 571LF Chrome Basin Faucet Note:		
93 0 17Oct24	1 - Laundry Room: Add Delta 1959 faucet (Chrome) Note:		
94 0 17Oct24	1 - Laundry Room: Add QSU1315-6 Sink to Rough In Note:		
95 0 17Oct24	1 - Main Bathroom: U/G to Delta Portage 571LF Chrome Basin Faucet Note:		

Railings

96 0 19Sep24	1 - U/G to 5" Oak boxed newel posts w/ inset in lieu of standard Oak 3-1/2" Modern Note:		
97 0 19Sep24	1 - U/G to Metal spindles (black, TL-12-40) in lieu of standard Oak Modern Note:		

Stairs

98 0 19Sep24	1 - Upgrade Main Staircase to Oak w/ white risers Note:		
99 0 19Sep24	1 - Upgrade Partial Basement Staircase to Oak w/ white risers Note:		



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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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