



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Raymond Fortier and Eileen Ettinger TEL:

LOT / PHASE 3-116 / 3	STREET	HOUSE TYPE BIRCHWOOD ELEV C 4 BED WITH LOFT	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 30Oct24	1 - Kitchen: Upgrade cabinets to line 3 Note:	
2 0 30Oct24	1 - Kitchen: Increase depth of microwave shelf to approx 18inches d Note:	
3 0 30Oct24	1 - Laundry Room: S/I 2x double door uppers 30inches h from wall to wall above washer/dryer Note:	
4 0 30Oct24	1 - Kichen: Increase height of uppers to reach 96inches (42inch h uppers installed at 18inch above counter) Note:	
5 0 30Oct24	1 - Kitchen: Add Pot/pan drawers - c/w one wide top drawer + 2 deep drawers - in lieu of std 2 door base cabinet Note:	
6 0 30Oct24	1 - Kitchen: Accommodate for waterfall ends on island, add 4inch filler for electrical outlet Note:	
7 0 15Jan25	1 - Kitchen: Add 1inch furring panel on top of uppers, to bulkhead Note:	

Carpet

8 0 15Aug24	1 - U/G to Level 2 carpet on main staircase and basement staircase + vestibule, and U/G Carpet underpad to Level 2 9lb Note:	
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Ceramic

9 0 30Oct24	1 - Kitchen: Backsplash - S/I Level 1 3x10 tile in stacked horizontal pattern Note:	
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Doors and Windows

10 0 15Aug24	1 - Basement: Add optional window as per plan, upgrade to 55x30 Note:	
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Electrical

11 0 15Aug24	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad Note:	
12 0 30Oct24	1 - Unfinished Basement: S/I x2 Std Electrical outlets @ std height and x1 seperate circuit outlet for future freezer , as per plan Note:	
13 0 30Oct24	1 - Bedroom #3: Ensure x1 Std electrical outlet is located as per plan Note:	
14 0 30Oct24	1 - Upper Hall: Relocate x1 Std light fixture as per plan Note:	



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15 0 30Oct24	1 - Bedroom #4: Ensure x3 Std electrical outlets are located as per plan, x2 to be installed approx 2ft from surrounding wall Note:		
16 0 30Oct24	1 - Bedroom #4: U/G Std light outlet w/ 3 wires for future ceiling fan Note:		
17 0 30Oct24	1 - Great Room open to below: S/I x1 Reinforced capped light outlet with 3 wires for future ceiling fan (On New switch) as per plan Note:		
18 0 30Oct24	1 - Garage: S/I x1 15amp seperate circuit WP plug as per plan Note:		
19 0 30Oct24	1 - Primary bedroom: Ensure x3 Std electrical outlets are located as per plan , x2 to be installed approx 3ft from surrounding wall Note:		
20 0 30Oct24	1 - Kitchen: S/I x3 Capped Light Outlets – in Ceiling approx 1 foot apart above island as per plan (On New Dimmer Switch) Note:		
21 0 30Oct24	1 - Kitchen: U/G std pot light switch to dimmer switch Note:		
22 0 30Oct24	1 - Dining room: S/I x1 Std electrical outlet and x1 TV outlet @ standard height as per plan Note:		
23 0 30Oct24	1 - Relocate x1 std USB outlet from kitchen to office and replace std USB outlet in island to standard outlet Note:		

Fireplace

24 0 15Aug24	1 - Great Room: U/G Std Fireplace to Napoleon BL46NTE Ascent Linear Gas Fireplace Raised 19in off Finished Floor Note:		
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Granite

25 0 30Oct24	1 - Main Bathroom #1: S/I Level A Hanstone quartz in lieu of std laminate (includes 4inch backsplash) Note:		
26 0 30Oct24	1 - Main Bathroom #2: S/I Level A Hanstone quartz in lieu of std laminate (includes 4inch backsplash) Note:		
27 0 30Oct24	1 - Kitchen: Add Waterfall ends on both sides of island - Level A Hanstone Quartz Note:		

Hardwood

28 0 30Oct24	1 - S/I Twelve oaks engineered hardwood (std colors) in Primary bedroom, bedroom #2, dining room, main hall, great room, office, upper hall/loft, bedroom #3 and bedroom #4 Note:		
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Heating and Air Conditioning



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29 0 15Aug24	1 - S/I Air Conditioner - GSXN3 13.4 SEER2 2.5 TON AC Note:	

Miscellaneous

30 0 01Aug24	1 - Optional Upgrade #2 - Addition of Kitchen Pantry Note:	
31 0 15Aug24	1 - Laundry Room: Flip closet from main hall to open from laundry room as per plan Note:	
32 0 15Aug24	1 - Bedroom #2: Delete closet in laundry room, reframe and extend standard closet in bedroom #2 to wall as per plan Note:	
33 0 15Aug24	1 - Office: Relocate standard door as per plan Note:	
34 0 15Aug24	1 - Primary Ensuite: Redesign as per new standard layout - Delete water closet walls as per plan Note:	
35 0 15Aug24	1 - Basement: Relocate std Utility sink as per plan Note:	
36 0 30Oct24	1 - S/I Rail to side of garage wall. Please note* Depending on height of brick there may be a post added NoteColor to match post	
37 0 30Oct24	1 - Primary ensuite: S/I Reinforcement behind wall for future handle/bar install in shower, location and height as per plan Note:	
38 0 15Jan25	1 - Kitchen: Build out bulkhead along all upper cabinets, approx 13in D Note:	
39 0 28Jan25	1 - Admin - Late Change Fee Note:	

Paint

40 0 30Oct24	1 - U/G (1) Paint Colour Throughout – Dulux Diamond Matt (Arctic Cotton - DLX1002-2) Note:	
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Plumbing

41 0 15Aug24	1 - U/G Kitchen Faucet to Keele 940AR Artic Stainless Note:	
42 0 15Aug24	1 - U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid - Primary ensuite, Main bathroom #1, Main bathroom #2 Note:	

Railings



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43 0 30Oct24	1 - DELETE** U/G to Metal Spindles (Gun Metal Grey, all plain, (TL-12-40)) in lieu of Std Oak Modern NoteCode error	
44 0 30Oct24	1 - U/G to Metal Spindles (Gun Metal Grey, all plain, (TL-12-45)) in lieu of Std Oak Modern Note:	

Trim

45 0 28Jan25	1 - Kitchen Pantry: Upgrade standard door to level 1 Conmore Interior Door Note:	
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1A 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:	
2A 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:	
3A 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:	
4A 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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