



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Jason McCullough TEL:

LOT / PHASE 3-80 / 3	STREET	HOUSE TYPE NEWINGTON ELEV R 5 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 02Jul24	1 - Kitchen: U/G to Line 3 cabinets Note:	
2 0 02Jul24	1 - Kitchen: Delete upper above range to accommodate Chimney Style hood fan (Hood fan upgrade by builder) Note:	
3 0 02Jul24	1 - Butlers Pantry: Delete std base cabinet to accommodate for future 24" wine fridge Note:	
4 0 02Jul24	1 - Purchaser did not supply appliance specs, purchaser acknowledges that the appliance openings will be standard - as per plan Note:	

Central Vacuum

5 0 28Mar24	1 - S/I Complete Central Vacuum System (includes rough-in) Note:	
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Ceramic

6 0 02Jul24	1 - Foyer: Floor tile - S/I Level A 12x24 tile - stacked vertical from front door Note:	
7 0 02Jul24	1 - Kitchen/Butlers Pantry/Walk-in Pantry: Floor tile - S/I Level A 12x24 tile - stacked vertical from patio door Note:	
8 0 02Jul24	1 - Primary Ensuite: Floor tile - S/I Level A 12x24 tile - stacked vertical from main entry door Note:	
9 0 02Jul24	1 - Bedroom #4 Ensuite: Floor tile - S/I Level A 12x24 tile - stacked horizontal from entry door Note:	
10 0 02Jul24	1 - Jack & Jill: Wall tile - S/I Level A 13x13 tile - stacked Note:	
11 0 02Jul24	1 - Bedroom #4 Ensuite: Wall tile - S/I Level A 12x24 tile - stacked vertical Note:	
12 0 02Jul24	1 - Bedroom #2 Ensuite: Wall tile - S/I Level A 13x13 tile - stacked Note:	
13 0 02Jul24	1 - Primary Ensuite: Wall tile - S/I Level A 12x24 tile - stacked horizontal Note:	

Electrical

14 0 02Jul24	1 - Butlers Pantry: S/I (1) Dedicated outlet for future wine fridge Note:	
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15 0 02Jul24	1 - Great Room: S/I (1) Reinforced Capped Light Outlet – in Ceiling (Connected to Existing Switch) - located as per plan Note:		
16 0 02Jul24	1 - Great Room: S/I (6) HALO Slim 4" LED Potlight (Connected to New Switch) located as per plan Note:		
17 0 02Jul24	1 - Great Room: S/I Non-Straight Conduit at Fireplace for Future TV with (1) std electrical outlet @ 65" A.F.F, terminated to the left of the fireplace next to standard outlet as per plan Note:		
18 0 02Jul24	1 - Primary Bedroom: S/I Straight Conduit for Future TV with (1) std outlet @ 65" A.F.F as per plan Note:		
19 0 02Jul24	1 - Upper Hall: Relocate (2) std light fixtures as per plan, Reinforce (1) existing light fixture above staircase Note:		
20 0 02Jul24	1 - Kitchen: U/G Std Hood Fan to SCB31630M Matte Black-300 CFM c/w 6in Duct Note:		

Granite

21 0 02Jul24	1 - Primary Ensuite: U/G to Level B Hanstone quartz (includes 4" Backsplash) Note:		
22 0 08Jul24	1 - Kitchen: U/G to Level C Silstone quartz (No 4" Backsplash), S/I Waterfall on one side of island as per plan Note:		

Hardwood

23 0 02Jul24	1 - S/I Twelve oaks STD level hardwood in Great room, main hall, dining room, office and upper hall Note:		
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Heating and Air Conditioning

24 0 28Mar24	1 - S/I Air Conditioner GSXN3 13.4 SEER2 3.0 TON AC Note:		
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Miscellaneous

25 0 28Mar24	1 - Primary bedroom: Reframe to accommodate second door to bedroom, S/I Builder Standard Single Door w/handle Note:		
26 0 28Mar24	1 - Jack&Jill: Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. Note:		
27 0 28Mar24	1 - Inlaw Ensuite: U/G 3x4 Shower stall to 3x4 ceramic shower with acrylic base and Maax Halo Shower doors (black trim) Note:		
28 0 28Mar24	1 - Primary Ensuite: U/G 3x4 ceramic shower to custom glass option #4, 3x5 glass shower with panels to ceiling and full return wall (black trim) Note:		



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29 0 28Mar24	1 - Optional Upgrade #1-Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom Note:As per B-1		
30 0 28Mar24	1 - Optional Upgrade #4 -Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:As per B-1		
31 0 28Mar24	1 - Optional Upgrade #5 -Accessible Ready Ensuite (In-Law Suite) Note:As per B-1		
32 0 28Mar24	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1		
33 0 28Mar24	1 - Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditons. Not available for all lots) Note:As per B-1		
34 0 28Mar24	1 - Bedroom #4 Ensuite: U/G Std 3x3 Shower to a Ceramic Tiled Shower Enclosure w/ 3x3 Acrylic Base and Maax Reveal Pivot Shower door (Black Handle and Hinges) Note:		
35 0 28Mar24	1 - S/I Insulated garage doors Note:		
36 0 28Mar24	1 - Garage: Finished with insulation and drywall 1 coat, includes 3rd garage bay Note:		
37 0 02Jul24	1 - Purchaser did not supply appliance specs, purchaser acknowledges that Phoenix will not be responsible for any additional/specific electrical requirements outside of the standard provided. All standard openings provided as per kitchen layout Note:		
38 0 15Jan25	1 - Late Change Fee - Heated Flooring in Primary Ensuite Note:		
39 0 15Jan25	1 - Primary Ensuite: Supply and Install heated tile flooring Note:		
40 0 31Jan25	1 - Delete the standard window in in-law suite and install a 6ft patio door with deck and steps to grade Note:		
41 0 31Jan25	1 - Late change fee - patio door in InLaw (bedroom #2) Note:		

Plumbing

42 0 28Mar24	1 - Primary ensuite: U/G to Maax Ariosia 66x36 Freestanding Tub in lieu of Standard Note:		
43 0 28Mar24	1 - Primary Ensuite: U/G Std Basin Sink to B606 Rectangular Undermount Bathroom Sink (2) Note:		



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44 0 02Jul24	1 - Kitchen: U/G Kitchen Faucet to Keele 940LF-BL Black Note:		
45 0 02Jul24	1 - Powder Room: U/G to Delta Kitano 563LF-BL Black Basin Faucet w/ matching overflow and drain Note:		
46 0 02Jul24	1 - Bedroom #2 Ensuite: U/G to Delta Kitano 563LF-BL Black Basin Faucet w/ matching overflow and drain Note:		
47 0 02Jul24	1 - Bedroom #4 Ensuite: U/G to Delta Kitano 563LF-BL Black Basin Faucet w/ matching overflow and drain Note:		
48 0 02Jul24	1 - Jack & Jill: U/G to Delta Kitano 563LF-BL Black Basin Faucet (2) w/ matching overflow and drain Note:		
49 0 02Jul24	1 - Primary Ensuite: U/G to Delta Kitano 563LF-BLBlack Basin Faucet (2) w/ matching overflow and drain Note:		
50 0 02Jul24	1 - Jack & Jill: U/G to Delta Kitano T14463-BL Black Tub/Shower Faucet w/ matching overflow and drain Note:		
51 0 02Jul24	1 - Bedroom #4 Ensuite: U/G to Delta Kitano T14263-BL Black Shower Faucet - drain to be chrome Note:		
52 0 02Jul24	1 - Bedroom #2 Ensuite: U/G to Delta Kitano T14263-BL Black Shower Faucet - drain to be chrome Note:		
53 0 02Jul24	1 - Primary Ensuite: U/G to Delta Kitano T14263-BL Black Shower Faucet - drain to be chrome Note:		
54 0 02Jul24	1 - U/G to Delta Kitano T3763-BL Black Roman Tub Faucet/Handheld w/ matching overflow and drain Note:		

Railings

55 0 28Mar24	1 - U/G to Metal spindles (black, all plain) in lieu of standard Oak Modern Note:		
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Stairs

56 0 28Mar24	1 - Upgrade Main Staircase to Oak Note:		
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Trim

57 0 28Mar24	1 - U/G std interior handles to lever Matte Black (Vega) - All doors Note:		
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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 #5 -Accessible Ready Ensuite (In-Law Suite) Note:					
4A Offer Worksheet	Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:					
5A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditions. Not available for all lots) Note:					
6A Offer Worksheet	\$30,000 Decor Centre Bonus - Purchaser can choose up to \$30,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:					
7A 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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