



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: ROBYN MCCHEYNE and SHANE MCCHEYNE TEL:

LOT / PHASE 140 / 4	STREET 123 Frank Fisher Crescent	HOUSE TYPE BIRCHWOOD ELEV C 4 BED LOFT	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 03Jul24	1 - Kitchen: Upgrade cabinets on island to line 3 Note:	
2 0 03Jul24	1 - Kitchen: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - kitchen only Note:	
3 0 03Jul24	1 - Butlers Pantry: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - butler pantry only Note:	
4 0 03Jul24	1 - Kitchen: Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Plain panel to ceiling + flat moulding (if needed) Includes additional panel on bottom of bulkhead (Note: Purchasers are aware there will be a seam on the face and bottom) Note:	
5 0 03Jul24	1 - Butlers Pantry: Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Plain panel to ceiling + flat moulding (if needed) Note:	
6 0 03Jul24	1 - Kitchen: Delete upper above range to accommodate Chimney Style hood fan (Hood fan upgrade by builder) Note:	
7 0 03Jul24	1 - Kitchen: Add 2 sets of pot/pan drwrs - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:	
8 0 03Jul24	1 - Butlers Pantry: Add (2) top drawers above base door - Single width (9"w-21"w) Note:	
9 0 03Jul24	1 - Kitchen: Add (2) top drawer above base door - Double width (24"w - 39"w) Note:	
10 0 03Jul24	1 - Kitchen: Increase depth of fridge upper to 24"d and add side panel Note:	
11 0 03Jul24	1 - Kitchen: Move fridge approx. 12" and insert 2 door pantry/broom cabinet Note:	
12 0 03Jul24	1 - Kitchen: Add pull-out recycle centre beside sink - Berenson QPAM15228C c/w 2 Bins + 2 lids (fits 16.5"w -18"w cab) Note:	
13 0 03Jul24	1 - Kitchen/Butlers pantry: Upgrade kitchen drwrs to soft close - modified layout (14 drwrs) Note:	
14 0 03Jul24	1 - Kitchen: Upgrade kitchen hinges to soft close - Modified Layout (21 doors) Note:	
15 0 03Jul24	1 - Kitchen/Butlers Pantry: Replace 2 upper cabinets with open shelf cabinet - 1 in kitchen / 1 in butlery pantry Note:	



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16 0 03Jul24	1 - Kitchen: Add 24" of base cabinetry to island Note:		
17 0 03Jul24	1 - Kitchen: Additional island back panel for 18" extension Note:		
18 0 03Jul24	1 - Kitchen: Increase depth of Island to 48"- Pull back panel 9" and add 2 end panels (5/8") - 48 d. x 34.5 h Note:		
19 0 03Jul24	1 - Kitchen: Delete 1 upper from design Note:		
20 0 03Jul24	1 - Main Bathroom #1: Upgrade to soft close hinges (X2) Note:		
21 0 03Jul24	1 - Main Bathroom #1: Upgrade to soft close drawers (X3) Note:		
22 0 03Jul24	1 - Primary ensuite: Add second bank of drawers Note:		
23 0 03Jul24	1 - Primary ensuite: Upgrade to soft close hinges - standard layout (X4) Note:		
24 0 03Jul24	1 - Primary ensuite: Upgrade to soft close drawers - standard layout (X6) Note:		
25 0 03Jul24	1 - Main bathroom #2: Upgrade to soft close hinges (X2) Note:		
26 0 03Jul24	1 - Primary Ensuite: Upgrade vanity cabinets to line 3 Note:		
27 0 03Jul24	1 - Butlers Pantry: Delete (1) std cabinet, accommodate for future wine/bev fridge Note:		
28 0 03Jul24	1 - Kitchen: Increase depth of microwave shelf to 20" Note:		

Ceramic

29 0 03Jul24	1 - Main Bathroom: Shower Wall tile - S/I Level A 12x24 tile stacked vertical Note:		
30 0 03Jul24	1 - Primary Ensuite: Shower wall tile - S/I Level A 2.5x10 tile stacked vertical Note:		
31 0 03Jul24	1 - Primary Ensuite: Shower Niche - S/I Same tile as shower wall stacked vertical Note:		



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32 0 03Jul24	1 - Main Bathroom #2: Shower wall tile - S/I Level 1 3x10 tile stacked vertical Note:		
33 0 03Jul24	1 - Kitchen/Butlers Pantry: Backsplash - S/I Level C 2.5x8 tile in brick horizontal pattern - installed to ceiling on range wall Note:		
34 0 03Jul24	1 - Main Bathroom: Floor tile - S/I Level A 9x10 Hex tile Note:		
35 0 03Jul24	1 - Primary Ensuite: Floor tile - S/I Level A 9x10 Hex tile Note:		

Doors and Windows

36 0 21May24	1 - Basement: S/I (1) additional 60x48 window as per plan Note:		
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Electrical

37 0 21May24	1 - S/I a Gas BBQ Line located as per plan Note:		
38 0 03Jul24	1 - Kitchen: Relocate (2) Std pot lights as per plan Note:		
39 0 03Jul24	1 - Kitchen: U/G Std Hood Fan to SCB31930 Stainless Steel - 300 CFM c/w 6in Duct Note:		
40 0 03Jul24	1 - Unfinished basement: S/I (4) Std Electrical Outlet @ Std height as per plan Note:		
41 0 03Jul24	1 - Relocate (1) Std CAT6 from bedroom #4 to loft Note:		
42 0 03Jul24	1 - Kitchen Island: S/I (1) Additional Std Electrical Outlet as per plan Note:		
43 0 03Jul24	1 - Kitchen Island: S/I (2) Capped Light Outlet - in ceiling above island (On New Dimmer Switch) Note:		
44 0 03Jul24	1 - Great Room open to above: S/I Reinforced capped Light Outlet for Ceiling Fan c/w 3 wires Note:		
45 0 03Jul24	1 - Great Room: S/I Non-Straight Conduit at Fireplace for Future TV w/ (1) Std Electrical outlet approx 1ft from mantle, terminated on left side of fireplace next to std Electrical outlet Note:		
46 0 03Jul24	1 - Butlers Pantry: S/I (1) Dedicated outlet for future wine/bev fridge Note:		



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47 0 20Feb25	1 - Primary Ensuite - Install x1 additional GFI outlet on opposite side of vanity as per plan Note:	

Fireplace

48 0 03Jul24	1 - Great Room: Lower standard fireplace mantle by approx 5 inches as per plan NoteSubject to change due to minimum clearances by code	
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Granite

49 0 03Jul24	1 - U/G Std Kitchen Sink to a Double Undermount Granite B341 White Note:	
50 0 03Jul24	1 - Kitchen/Butlers Pantry: U/G to Level A+ Silestone Quartz (includes extention and island increase) Note:	
51 0 03Jul24	1 - Main Bathroom: S/I Level A+ Hanstone quartz in lieu of std laminate (includes 4" backsplash) Note:	
52 0 03Jul24	1 - Primary ensuite: S/I Level A+ Hanstone quartz in lieu of std laminate (includes 4" backsplash) Note:	
53 0 03Jul24	1 - Main Bathroom #2: S/I Level A+ Hanstone quartz in lieu of std laminate (includes 4" backsplash) Note:	

Hardwood

54 0 03Jul24	1 - S/I Twelve Oaks Engineered Hardwood (Level B) in Main hall, Kitchen, Primary retreat, Dining room and Great room Note:	
55 0 20Feb25	1 - S/I Twelve Oak Level B Engineered hardwood in lieu of std carpet in Primary bedroom + WIC and bedroom #2 Note:	

Miscellaneous

56 0 21May24	1 - Primary Ensuite: S/I a 12x12 showr niche Note:	
57 0 21May24	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	
58 0 21May24	1 - Great Room: Bump Std Fireplace into the Room Approx 12 inches. Bump to be 5ft 6inches Wide and goes to approx 18ft ceiling Note:	
59 0 21May24	1 - Seperate Kitchen appointment with Spectrum Kitchens Note:	
60 0 21May24	1 - Laundry Room: Relocate linen closet as per plan and delete closet, enlarge closet in bedroom #2 Note:	



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61 0 21May24	1 - Main Floor redesign: Re-configure main floor to create a primary retreat using the office/den space. Reconfigure ensuite to accommodate 3x5 shower NoteCabinetry pricing not included, priced seperatly with spectrum		
62 0 21May24	1 - Relocate closet in bedroom #3, reconfigure to accommodate linen closet in upper hall Note:		
63 0 03Jul24	1 - DELETE** Seperate Kitchen Appointment With Spectrum Kitchens Note:		
64 0 03Jul24	1 - DELETE*** Kitchen: Redesign - Add WIP and butlers pantry, rotate island and extend tile Add a 40x30 window to the exterior wall (location to be confined with kitchen design) NoteCabinetry pricing not included, priced seperately with spectrum. Additional countertop and backsplash to DELETE DUE TO CAUSE WINDOWS WERE REVISED		
65 0 03Jul24	1 - Kitchen: Redesign - Add WIP and butlers pantry, rotate island and extend tile Add (2) 16x32 windows to the exterior wall (location to be confined with kitchen design) NoteCabinetry pricing not included, priced seperately with spectrum. Additional countertop and backsplash to WINDOWS REVISED invoice		
66 0 03Jul24	1 - Kitchen: Continue bulkhead across all uppers on window wall as required, 11"d to accomodate filler in front to ceiling Note:		
67 0 03Jul24	1 - Laundry Room: Accommodate for stacked washer/dryer as per plan Note:		
68 0 20Feb25	1 - All Bathrooms - Delete standard vanity mirrors Note:		

Paint

69 0 21May24	1 - S/I Flat ceilings throughout Note:As per std spec		
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Plumbing

70 0 21May24	1 - S/I Fridge Water line Note:As per std spec		
71 0 21May24	1 - Primary Ensuite: U/G Std 3x5 Shower Door to Halo Sliding Door (Black Handle and No Hinges) Note:		
72 0 03Jul24	1 - Main Bathroom #1: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet w/ matching overflow and drain Note:		
73 0 03Jul24	1 - Main Bathroom #2: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet w/ matching overflow and drain Note:		
74 0 03Jul24	1 - Primary Ensuite: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet w/ matching overflow and drain Note:		
75 0 03Jul24	1 - Primary Ensuite: Freestanding tub - U/G to Delta Kitano T3763-BL Black Roman Tub Faucet/Handheld w/ matching overflow and drain Note:		



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76 0 03Jul24	1 - Main Bathroom #1: U/G to Delta Portage T14471-BL Black Tub/Shower Faucet w/ matching overflow and drain Note:		
77 0 03Jul24	1 - Main Bathroom #2: U/G to Delta Portage T14471-BL Black Tub/Shower Faucet w/ matching overflow and drain Note:		
78 0 03Jul24	1 - Primary ensuite: U/G to Delta Kitano T14263-BL Black Shower Faucet - Drain to be chrome Note:		

Railings

79 0 03Jul24	1 - Delete cap from standard post and U/G Metal Spindles (Black, TL-12-40) in lieu of Std Oak Modern Note:	
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Stairs

80 0 21May24	1 - Upgrade Main Staircase to Oak Note:	
1A 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:	
2A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	

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