



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASER: INVENTORY HOME TEL:

LOT / PHASE 147 / 4	STREET 173 Frank Fisher Crescent	HOUSE TYPE KINGSWOOD ELEV M 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 04Dec23	1 - Kitchen: Increase height of uppers to reach 96" (39"h uppers installed at 21"above counter to accommodate light valance) Note:	
2 0 04Dec23	1 - Kitchen: Accommodate for Over the Range MW/Hood combo: replace std MW cab with full 2 door upper; shorten height & increase depth of upper above range. Note:	
3 0 04Dec23	1 - Main Bathroom: Accommodate for 2 sinks (drawers move to middle) Note:	
4 0 04Dec23	1 - Ensuite #2: Accommodate for 2 sinks (drawers move to middle) Note:	
5 0 04Dec23	1 - Primary Ensuite: Accommodate for 2 sinks (drawers move to middle) Note:	
6 0 04Dec23	1 - Kitchen: Add crown moulding to top of upper cabinets - shaker style 3" Note:	
7 0 04Dec23	1 - Kitchen: Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) melamine (to go with melamine or thermofoil doors) Note:	
8 0 04Dec23	1 - Kitchen: Increase depth of fridge upper to 24"d and add side panel Note:	
9 0 04Dec23	1 - Kitchen: Add glass door to upper corner cabinet - plain frame with clear glass Note:	

Ceramic

10 0 25Sep23	1 - S/I -Std level tile in main hall from foyer to breakfast area in lieu of std hardwood/LVT Note:	
11 0 04Dec23	1 - Kitchen: S/I Std 4x8 wall tile in horizontal brick pattern in lieu of stacked Note:	

Electrical

12 0 25Sep23	1 - S/I (2) Additional Capped Light Outlet – in Ceiling (On New Switch) - Located in kitchen above island as per plan Note:	
13 0 25Sep23	1 - S/I - (4) Standard 4" LED pot lights in kitchen as per plan Note:As per new standard spec	
14 0 25Sep23	1 - S/I (2) additional HALO Slim 4" LED Potlight (Connected to Existing Switch) - Kitchen Note:	
15 0 25Sep23	1 - S/I (2) HALO Slim 4" LED Potlight (Connected to Existing Switch) - Foyer Note:	



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16 0 25Sep23	1 - S/I (6) HALO Slim 4" LED Potlight (Connected to New switch) - living room Note:		
17 0 25Sep23	1 - S/I (6) HALO Slim 4" LED Potlight (Connected to New Switch) - Family room Note:		
18 0 25Sep23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - Study Note:		
19 0 25Sep23	1 - Home has (3) standard CAT6 data outlets - in standard lcoations as per plan Note:		
20 0 25Sep23	1 - S/I Non-Straight Conduit at Fireplace for Future TV - located in family room @ 75" A.F.F as per plan Note:		
21 0 25Sep23	1 - S/I Std Electrical Outlet - located in family room @ 75" A.F.F as per plan Note:		
22 0 25Sep23	1 - S/I (5) Black Exterior Soffit PotLight 2nd Floor (Complete with a New Switch) - located as per plan (front of house) Note:		
23 0 25Sep23	1 - S/I (4) Black Exterior Soffit PotLight 2nd Floor (Complete with a New Switch) - located as per plan (sides of house) Note:		
24 0 25Sep23	1 - S/I (2) Black Exterior Soffit PotLight 2nd Floor (Complete with a New Switch) - located as per plan (back of house) Note:		
25 0 04Dec23	1 - DELETE** Reinforce existing light outlet for future heavier fixture - Solarium Note:		
26 0 04Dec23	1 - Solarium: Open to below: Reinforce Existing Light Outlet for Future Heavier Fixture Note:		
27 0 04Dec23	1 - Main Staircase: Open to below: Reinforce Existing Light Outlet for Future Heavier Fixture Note:		
28 0 04Dec23	1 - DELETE** Reinforced Existing Light outlet for future Heavier fixture - Open to above staircase Note:		
29 0 04Dec23	1 - Kitchen: S/I (8) 4in LED Puck Light on New Switch Note:		

Fireplace

30 0 25Sep23	1 - S/I an Electric Fireplace NEFB33H Bumped into Room approx 10in. Bump in to be approx 40in Wide and to the Ceiling for an 8ft or 9ft Room. - Master bedroom Note:	
31 0 25Sep23	1 - Delete standard fireplace mantle Note:	

Granite



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32 0 04Dec23	1 - Powder Room: S/I Level A Hanstone quartz in lieu of std laminate (includes 4" backsplash and (1) standard undermount sink) Note:		
33 0 04Dec23	1 - Primary Ensuite: S/I Level B Hanstone quartz in lieu of std laminate (includes 4" backsplash and (2) standard undermount sink) Note:		

Hardwood

34 0 25Sep23	1 - S/I - Twelve oaks std colours - prefinsihed engineered hardwood in lieu of standard carpet in upper hall/loft, master bedroom, bedroom #4, bedroom #2 and bedroom #3 Note:		
35 0 04Dec23	1 - DELETE** S/I Std Colour Hardwood in family room, solarium, study, dining room, living room and main hall Note:		
36 0 04Dec23	1 - S/I Twelve oaks std colours - prefinished engineered hardwood in family room, solarium, study, dining room and living room Note:As er Standard spec		

Heating and Air Conditioning

37 0 23Jun25	1 - S/I Air Conditioner - GSXN4 14.3 SEER2 4.0 TON AC Note:		
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Miscellaneous

38 0 25Sep23	1 - Optional upgrade - 3rd car garage bay Note:As per B-1		
39 0 25Sep23	1 - Purchasers are part of the enercare program Note:As per schedule Z		
40 0 25Sep23	1 - S/I - Arched opening between main hall and breakfast Note:		
41 0 25Sep23	1 - S/I - Arched opening between dining and Kitchen Note:		
42 0 25Sep23	1 - S/I - Arched opening between dinng and living room Note:		
43 0 25Sep23	1 - Relocate standard door to ensuite #2 as per plan Note:		
44 0 25Sep23	1 - Delete half wall in foyer Note:		

Paint

45 0 04Dec23	1 - Upgrade to(1) Paint Colour Throughout – Dulux Diamond Matt (DLX1009-1 - Tundra Frost) Note:		
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Plumbing

46 0 25Sep23	1 - S/I - Fridge water line Note:As per new standard spec	
47 0 25Sep23	1 - S/I Maax Optik 60x32 Freestanding Tub in lieu of Standard Maax Sax 60x32 in Ensuite Note:	
48 0 25Sep23	1 - U/G toilet to Cali One Piece Toilet 4710BOV with soft close lid in all bathrooms (powder room,ensuite #2, master ensuite, main bathroom) Note:	
49 0 25Sep23	1 - Delete Std Tub and S/I a 3x5 Acrylic Base with Maxx reveal sleek 71 pivot Shower Door with Chrome Trim - ensuite #2 Note: <b>SHOWER DOOR REVISED 25 FEB 2025</b>	
50 0 25Sep23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - Master ensuite Note:	
51 0 25Sep23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - Main bathroom Note:	
52 0 25Sep23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - ensuite #2 Note:	
53 0 04Dec23	1 - U/G Std 3x4 Shower and Door to a 3x5 Acrylic Base and Maax reveal sleek 71 pivot shower door (Matte black Handle and Hinges) in lieu of Standard 3x4 Shower Stall - Master ensuite Note:	
54 0 27Aug24	1 - DELETE: Primary Ensuite: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet (x2) *Overflow to match  INSTALL: Primary Ensuite vanity faucet – 2 x Delta Portage 571LF Matte black *overflow to match Note:	
55 0 27Aug24	1 - DELETE: Primary Ensuite: U/G to Delta Kitano T14263-BL Black Shower Faucet  INSTALL: Primary Ensuite shower faucet – Delta Portage T14271 Matte black *overflow to match Note:	
56 0 27Aug24	1 - DELETE: Primary Ensuite: U/G to Delta Kitano T3763-BL Black Roman Tub Faucet/Handheld *Overflow to match  INSTALL: Primary Ensuite roman tub faucet – Delta Portage T3771 Matte black *overflow to match Note:	
57 0 06Feb25	1 - DELETE - Ensuite 2 - Maax reveal sleek 71 pivot shower door (Matte black Handle and Hinges) Note:	
58 0 06Feb25	1 - INSTALL - Ensuite 2 - MAAX Incognito 135335-900-084-000 matte black Note:	

Railings



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59 0 04Dec23	1 - DELETE** S/I Standard 3.5" oak newel post w/ cap and upgraded metal spindles (alternating burnt penny (1) TL-102-1RD-60 + (1) TL-15RD-60 in lieu of standard Note:		
60 0 04Dec23	1 - U/G to Metal Spindles - Burnt Penny Alternating (1) TL-102-1RD-60 + (1) TL-15RD-60 Note:		

Stairs

61 0 25Sep23	1 - Upgrade main Staircase to Oak Note:		
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Trim

62 0 25Sep23	1 - S/I - Bypass closet doors in lieu of standard - throughout Note:As per new stadnard spec		
63 0 25Sep23	1 - Upgraded Closet Doors : Swing - Laundry room NoteChanges to one single swing door due to spacing		
64 0 25Sep23	1 - U/G door to 96" high (per door) - Main floor only (11) Note:		

1A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay for Modern Elevation Subject to Engineering Approval and Site Conditions. Note:		
2A 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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