



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: AYDIN TARAKCI and SERIFE TARAKCI

TEL:

LOT / PHASE 3-78 / 3	STREET	HOUSE TYPE NEWINGTON ELEV R 5 BED	
INV#	QTY	EXTRA / CHANGE	

Electrical

1 0 20Sep24	1 - Rear exterior: S/I a Gas BBQ Line as per plan Note:	
2 0 20Sep24	1 - Great Room: S/I Non-Straight Conduit at Fireplace for Future TV and x1 std electrical outlet @ approx. 70inches a.f.f, terminated to the left of the fireplace next to std outlet Note:	
3 0 20Sep24	1 - Great Room: S/I x2 Reinforced capped Light Outlets – in Ceiling (On New Switch) as per plan Note:	
4 0 20Sep24	1 - Great Room: S/I x4 Potlights (Connected to New Switch) as per plan Note:	
5 0 20Sep24	1 - Kitchen: Relocate x1 std light fixture and U/G to potlight, and S/I x1 additional potlight as per plan Note:	
6 0 20Sep24	1 - Kitchen: S/I x1 Capped Light Outlet – in Ceiling above island (On New Switch) as per plan Note:	
7 0 20Sep24	1 - Home has x3 Std CAT6 Data outlets - located as per plan Note:	
8 0 20Sep24	1 - Upper Hall: Relocate x3 std light fixtures as per plan Note:	
9 0 20Sep24	1 - S/I Belt Drive Garage Door Opener 8155w w/ 2 Remotes and 1 Keypad Note:	

Fireplace

10 0 20Sep24	1 - Great Room: Raise Std Fireplace Box 12in Above Finished Floor Note:	
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Hardwood

11 0 20Sep24	1 - S/I Twelve Oaks Engineered hardwood (std colors) in lower hall, Dining room, Office, Bedroom #2, Kitchen/Butlers/WIP, Breakfast nook, Upper Hall, Bedroom #3, bedroom #4, Bedroom #5 and Primary bedroom Note:	
12 0 20Sep24	1 - Foyer/Main Hall: Extend Hardwood past foyer closet as per plan (std colors) Note:	

Heating and Air Conditioning

13 0 20Sep24	1 - S/I Humidifier GENERAL AIRE 1099 Note:	
14 0 20Sep24	1 - S/I Air Conditioner GSXN3 13.4 SEER2 3.0 TON AC Note:	

Miscellaneous



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15 0 20Sep24	1 - Primary Ensuite: S/I x1 12x12 shower niche - see sketch Note:		
16 0 20Sep24	1 - Jack & Jill: S/I x1 12x12 shower niche - see sketch Note:		
17 0 20Sep24	1 - Great Room: Bump Std Fireplace into the Room Approx 10inches. Bump to be 5ft 6inches Wide and goes to approx 18ft ceiling Note:		
18 0 20Sep24	1 - Finished Basement with x2 bedrooms. All Std finishes (No Bathroom Included) * window to be relocated Note:		
19 0 20Sep24	1 - Relocate closets in bedroom #4 and bedroom #5 as per plan, increase size of bedroom #4 Note:		
20 0 20Sep24	1 - Jack & Jill: Delete Std Tub and S/I a ceramic shower with a 3x5 Acrylic Base and Maxx Halo Sliding Shower Door with Black trim Note:		
21 0 20Sep24	1 - Primary Ensuite: U/G std shower to 3x5 and U/G Std Shower Door to Custom Option 4 Shower Glass Door Black Trim with Return Wall to ceiling Note:		
22 0 20Sep24	1 - Bedroom #4 Ensuite: U/G Std Shower Door to Option 6 Custom Glass Shower Door Black Trim with Return Wall on Half Wall with Corion Ledge. Note:		
23 0 20Sep24	1 - Garage: Finished garage with insulation and 1 coat of drywall Note:		
24 0 20Sep24	1 - Primary Ensuite: Delete x1 standard mirror, light fixture, std sink, and cabinetry, and add wall at end of vanity as per plan, to accommodate for side by side washer/dryer - countertop to remain above washer dryer NoteHeight of counter determined from spec sheets - see sketch for details		

Plumbing

25 0 20Sep24	1 - U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid - Powder room, bedroom #2 ensuite, bedroom #4 ensuite, primary bedroom and jack & jill Note:		
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Stairs

26 0 20Sep24	1 - Upgrade Main Staircase to Oak Note:		
27 0 20Sep24	1 - Upgrade Basement Staircase to Oak Note:		

Trim

28 0 20Sep24	1 - Main Floor and Second Floor: U/G All interior doors to 96"h, includes closets Note:		
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29 0 20Sep24	1 - U/G std closet doors to swing in lieu of bypass - Bedroom #3, Bedroom #4 and Bedroom #5, foyer Note:	

1A Offer Worksheet	Optional Upgrade - Additional (1) 55 X 30 Basement Window (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model Note:	
2A 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:	
3A Offer Worksheet	Optional Upgrade - 9 Foot Basement Foundation Pour (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 #1- Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom Note:	
7A Offer Worksheet	\$25,000 Decor Centre Bonus - Purchaser can choose up to \$25,000 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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