



REVISED July 21 2021 - LVT in Foyer and Mudroom removed. Install standard tiles as per interior colour sheet

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Abhishek Thula and Anuradha Iyer

TEL:

LOT / PHASE 49 / 1	STREET	HOUSE TYPE MADISON ELEV C 4 BED WITH LOFT	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 10Dec20	1 - Upgrade Kitchen cabinets to Line 3 Note:	
2 0 10Dec20	1 - Increase height of uppers to reach 96" (42" uppers installed at 18" above counter) Note:	
3 0 10Dec20	1 - Increase depth of fridge upper to 24"d and add (1) side panel Note:	
4 0 10Dec20	1 - Replace standard upper and base cabinet next to fridge w/ 24"d pantry Note:	
5 0 10Dec20	1 - Increase length of island cabinets by 9"; increase 9" cabinet to 18" and move sink and dishwasher, eliminating eating bar overhang at end Note:	
6 0 10Dec20	1 - Add (2) sets of pot/pan drawers c/w one wide top drawer (in lieu of standard 2 door base cabinet) Note:	
7 0 10Dec20	1 - Delete 3" each side of stove (uppers) - purchaser will remove standard hood fan and cabinet after closing and install chimney hood Note:	

Carpet

8 0 10Dec20	1 - S/I Level 2 carpet w/ ViscoPro (9lb) underpad in lieu of standard carpet/underpad on Main Staircase Note:	
9 0 10Dec20	1 - S/I Level 2 carpet w/ 9mm (7lb) underpad in lieu of standard carpet/underpad in Upper Hall/Loft and in all Bedrooms Note:	

Ceramic

10 0 10Dec20	1 - S/I Level A ceramic wall tile in lieu of standard wall tile in Ensuite shower - 12x24 tile installed horizontally and in stacked pattern Note:	
11 0 10Dec20	1 - S/I Level A ceramic wall tile in lieu of standard wall tile on back wall only, in Main Bathroom shower - 4x16 tile installed horizontally and in stacked pattern Note:	
12 0 10Dec20	1 - S/I Level B ceramic backsplash in lieu of standard backsplash in Kitchen/Butler's Pantry Note:	
13 0 21Jul21	1 - S/I standard floor tile (13x13) in staggered pattern- Foyer and Mudroom Note:	

Doors and Windows

14 0 07Oct20	1 - Relocate (1) 24x48 window from Master Bedroom to Bedroom #4 Note:	
--------------------	--	--



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Abhishek Thula and Anuradha Iyer TEL:

LOT / PHASE 49 / 1	STREET	HOUSE TYPE MADISON ELEV C 4 BED WITH LOFT	CLOSING DATE
-----------------------	--------	--	--------------

INV#	QTY	EXTRA / CHANGE
15 0 07Oct20	1 - Relocate (1) Basement windows as per plan - opposite Garage side Note:	
16 0 07Oct20	1 - Increase existing window in Basement from 36x24 to 56x30 NoteB-1	
17 0 07Oct20	1 - Enlarge patio door and transom from 6`w to 8`w Note:	
18 0 07Oct20	1 - S/I (1) Additional 48x72 operational casement window in Family Room Note:	
19 0 07Oct20	1 - S/I (1) Additional 32x64 operational casement window in Living Room Note:	
20 0 10Dec20	1 - S/I (2) Full lite clear glass 30"w front entry doors in lieu of standard single door and sidelights Note:	

Electrical

21 0 10Dec20	1 - S/I (1) Capped light outlet in Kitchen - connected to separate switch Note:	
22 0 10Dec20	1 - S/I (1) Capped light outlet in Family Room - connected to separate switch Note:	
23 0 10Dec20	1 - S/I (1) 15 AMP standard plug in unfinished Basement Note:	
24 0 10Dec20	1 - S/I (1) Capped light outlet in Living Room - connected to separate switch Note:	
25 0 10Dec20	2 - Reinforce existing light outlets in Dining Room and above Main Staircase for heavier fixture Note:	
26 0 10Dec20	1 - S/I Straight run conduit and (1) 15 AMP standard plug outlet in Family Room for future TV - installed @ 72" above finished floor Note:	
27 0 10Dec20	1 - S/I Straight run conduit and (1) 15 AMP standard plug outlet in Loft for future TV - installed @ 60" above finished floor Note:	
28 0 10Dec20	1 - S/I (1) 15 AMP soffit plug w/ switch for holiday lights Note:	
29 0 10Dec20	1 - S/I Conduit from Basement to Attic Note:	
30 0 10Dec20	5 - Upgrade (2) standard TEL jacks, and (3) standard TV jacks to Data NoteTotal of (2) TV and (5) Data for house	



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Abhishek Thula and Anuradha Iyer

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
49 / 1		MADISON ELEV C 4 BED WITH LOFT	
INV#	QTY	EXTRA / CHANGE	

Fireplace

31 0 07Oct20	1 - Raise fireplace box 12" above finished floor Note:	
--------------------	---	--

Granite

32 0 10Dec20	1 - S/I (1) Bristol B926 Undermount Sink w/ 15mm Radius Corners in lieu of Standard in Kitchen Note:	
33 0 10Dec20	1 - S/I Hole in countertop for future soap dispenser - right corner of Kitchen sink Note:	
34 0 10Dec20	1 - S/I Radianz Level E quartz countertop in lieu of standard granite selections in Kitchen Note:	
35 0 10Dec20	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Ensuite NoteSink by others	

Hardwood

36 0 07Oct20	1 - S/I Torly's LVT flooring in lieu of standard carpet in Lower Hall, Living/Dining Room, Family Room and Den Note:	
37 0 10Dec20	1 - S/I Torly's LVT flooring in lieu of standard ceramic flooring in Kitchen/Pantry Note:	

Heating and Air Conditioning

38 0 10Dec20	1 - S/I Terminated gas line for future stove w/ 110v outlet Note:	
--------------------	--	--

Miscellaneous

39 0 07Oct20	1 - Relocate washer/dryer hook-ups to 2nd floor; reduce Master Bedroom W.I.C. to accommodate Laundry closet w/ ceramic flooring and double swing doors Note:	
--------------------	---	--

Plumbing

40 0 07Oct20	1 - Add 3x4 Maax Carleton shower stall w/ sliding doors to Powder Room Note:	
41 0 07Oct20	1 - S/I 3-Piece plumbing rough-in in Basement NoteB-1	
42 0 07Oct20	1 - S/I 1-Piece plumbing rough-in in Basement NoteB-1	
43 8,472 10Dec20	1 - S/I (1) American Standard Studio Undermount Sink (Model #0614000) in lieu of Standard Sink in Ensuite Note:	



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Abhishek Thula and Anuradha Iyer TEL:

LOT / PHASE 49 / 1	STREET	HOUSE TYPE MADISON ELEV C 4 BED WITH LOFT	CLOSING DATE
-----------------------	--------	--	--------------

INV#	QTY	EXTRA / CHANGE
44 0 10Dec20	1 - Standard Maax Kameleon door in Ensuite to have Dark Bronze finish Note:	
45 0 10Dec20	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Kameleon clear glass sliding doors (Dark Bronze trim) in lieu of standard bathtub in Main Bathroom Note:	
46 0 10Dec20	1 - S/I Maax Jazz freestanding soaker tub in lieu of standard Maax Sax in Ensuite - faucet installed wall side Note:	
47 0 10Dec20	1 - S/I (1) Delta Trinsic T2759-BL matte black roman tub trim in lieu of standard in Ensuite Note:	
48 0 10Dec20	1 - S/I Fridge water line Note:	

Railings

49 0 10Dec20	1 - S/I 3-1/2" Oak Modern newel posts w/ cap and Oak Modern spindles in lieu of standard Colonial throughout Note:	
--------------------	---	--

Trim

50 0 07Oct20	1 - Change swing of door to Master Bedroom walk-in closet Note:	
51 0 10Dec20	1 - S/I Mirrored sliding closet doors in lieu of standard flat panel sliders on Mudroom closet Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
2A Offer Worksheet	1 Piece Rough-in *future Bar sink -location must be confirmed by our engineering department Note:	
3A 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:	
4A Offer Worksheet	Increase existing 36x24 basement window to 56x30 Note:	

This Document is Extremely Time Sensitive - Printed 21 Jul 21 at 16:54