



REVISED 3/30/2022

SEE # 67

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY
White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Pavel Shukhman and Olga Levshina TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
149 / 3	263 Antler Court	BIRCHWOOD ELEV D 4 BED LOFT WITH STUDY	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 02Mar22	1 - Custom Kitchen design fee Note:	
2 0 03Mar22	1 - Loft Vanity - Increase height to 36" h. - Line 2 Note:	
3 0 03Mar22	1 - Delete all upper cabinets in kitchen - Line 3 (note: cabinet for microwave deleted. Purchaser does not require cabinet space for microwave) Note:	
4 0 03Mar22	1 - Delete base corner piano hinge cabinet and replace with regular base cabinets creating unaccessable void space in corner). - Line 3 Note:	
5 0 03Mar22	1 - Delete island cabinets Note:	
6 0 03Mar22	1 - Ensuite Vanity - increase height to 36"h - Line 2 Note:	
7 0 03Mar22	1 - Main Bath Vanity - increase height to 36"h. - Line 2 Note:	
8 0 03Mar22	1 - Modify sink base to accommodate farm sink: add false drawer front @ 12"h and reduce doors below to 18"h. Cut-out & installation of false front to be done at later time after sink is installed. Note:	
9 0 03Mar22	1 - No cabinet hardware in kitchen - no holes to be drilled Noteclients are purchasing own hardware after close	
10 0 03Mar22	1 - Re-design Kitchen: Move sink and Dishwasher from island to outside wall (builder to add 36" X 36" window located as per cabinet drawings); Move range from outside wall to fridge wall;Modify cabinet layout to suit. Note: includes deletion of upper cabinet Note:	
11 0 03Mar22	1 - Replace 2 doors below sink with one deep drawer @ 18"h. Drawer box to be 10"d. to clear plumbing. Note: if plumbing is perfectly centered on sink cabinet, drawer box will be notched out on the middle instead to accommodate plumbing. Note:	
12 0 03Mar22	1 - Replace 3 standard base cabinets with 3 sets pot/pan drawers - c/w 1 wide top drwr + 2 deep drwrs each. - Line 3 Note:	
13 0 03Mar22	1 - Replace standard bank of 4 drawers with 1 top drwr + 2 deep drwrs - left of DW Note:	
14 0 03Mar22	1 - Supply & Install Custom Hood - Plain box style with removeable recessed bottom. 36"w X 42"h X 21"d. - Painted finish to match base cabinets. Note:	
15 0 03Mar22	1 - Upgrade all drawers in kitchen to soft close (x 13) Notethere are no doors in the kitchen.	



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16 0 03Mar22	1 - Upgrade kitchen cabinets to Line 3 Note:		

Carpet

17 0 03Mar22	1 - S/I - Level 3 carpet in lieu of standard in bedroom #4, bedroom #3, upper hall and main staircase Note:	
18 0 03Mar22	1 - S/I - Viscoprol II (9lb) carpet underpad in lieu of standard in upper hall (excluding loft) bedroom #4, bedroom #3 and main staircase Note:	

Ceramic

19 0 03Mar22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Main bath #2 (loft bathroom) - installed in staggered pattern Note:	
20 0 03Mar22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Main bathroom - installed in staggered pattern Note:	
21 0 03Mar22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Master ensuite - installed in staggered pattern Note:	
22 0 03Mar22	1 - S/I - Standard 3x6 ceramic wall tile installed in staggered pattern in lieu of standard stacked - Main bathroom Note:	
23 0 03Mar22	1 - S/I - Standard 3x6 ceramic wall tile installed in staggered pattern in lieu of standard stacked - master ensuite shower Note:	
24 0 03Mar22	1 - S/I - Standard 3x6 ceramic wall tile installed in staggered pattern in lieu of standard stacked - Master ensuite tub deck/splash Note:	
25 0 03Mar22	1 - S/I - Standard 4x16 ceramic wall tile in staggered pattern in lieu of standard in Main bath #2 Note:	

Doors and Windows

26 0 02Mar22	1 - S/I (1) 36x36 operable casement window above kitchen sink- as per plan Note:**Subject to engineering approval**	
27 0 02Mar22	1 - S/I Transom above patio door window- as per plan Note:	

Electrical

28 0 03Mar22	1 - All electrical components with precise locations are subject to change due to site conditions Note:	
29 0 03Mar22	1 - Home has (3) standard CAT6 data jacks throughout - standard locations Note:	



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30 0 03Mar22	1 - Relmove existing kitchen light fixture - S/I - (2) Capped light outlet connected to existing switch - located above island as per plan Note:		
31 0 03Mar22	1 - Relocate (1) standard light fixture in Master ensuite as per plan Note:		
32 0 03Mar22	1 - Relocate (1) standard light fixture in upper hall as per plan Note:		
33 0 03Mar22	1 - Remove existing light fixture - S/I - (2) 4" White interior potlight (HALO Slim LED) - connected to existing 3-way switch - up to 9'h - located in main hall as per plan Note:		
34 0 03Mar22	1 - Remove existing light fixture - S/I - (2) 4" White interior potlight (HALO Slim LED) - connected to existing switch - up to 9'h - located in laundry room as per plan Note:		
35 0 03Mar22	1 - S/I - (1) 15 AMP recessed plug outlet - located @70" above fireplace in great room as per plan Note:		
36 0 03Mar22	1 - S/I - (1) 15 AMP recessed plug outlet - located in kitchen/great room as per plan Note:		
37 0 03Mar22	1 - S/I - (1) 15 AMP recessed plug outlet @ 55.5" from window wall @ standard height in upper hall loft as per plan Note:		
38 0 03Mar22	1 - S/I - (1) 15 AMP standard plug outlet - located @ 29" A.F.F and 28 3/4" from window wall corner in upper loft as per plan Note:		
39 0 03Mar22	1 - S/I - (1) 15 AMP standard plug outlet - located in dining room as per plan Note:		
40 0 03Mar22	1 - S/I - (1) 15 AMP standard plug outlet - located in master ensuite as per plan Note:		
41 0 03Mar22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in main bathroom #2 as per plan Note:		
42 0 03Mar22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in main bathroom as per plan Note:		
43 0 03Mar22	1 - S/I - (1) Capped light outlet connected to new switch - located in upper hall loft as per plan Note:		
44 0 03Mar22	1 - S/I - (1) Capped light outlet connected to new switch - located above kitchen sink as per plan Note:		
45 0 03Mar22	1 - S/I - (1) Capped light outlet connected to new switch - located above tub in master ensuite Note:		



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46 0 03Mar22	1 - S/I - (1) Capped light outlet for future wall sconce connected to exisiting 3way switch @ 72" A.F.F - located in upperhall/loft as per plan Note:		
47 0 03Mar22	1 - S/I - (1) Capped light outlet for future wall sconce connected to exsiting switch - located in main hall @ 72" A.F.F as per plan Note:		
48 0 03Mar22	1 - S/I - (1) Exterior soffit plug w/ switch for holiday lights - located as per plan Note:		
49 0 03Mar22	1 - S/I - (1) Reinforced capped light outlet connected to new switch - located in great room as per plan Note:		
50 0 03Mar22	1 - S/I - (2) 15 AMP standard plug outlet - located in unfinished basement as per plan Note:		
51 0 03Mar22	1 - S/I - (2) 15 AMP weather proof plug - locate on either side of back patio door on main floor as per plan Note:		
52 0 03Mar22	1 - S/I - (2) Capped light for future wall sconces outlet @ 60" A.F.F and 22" from wall on each side connected to new switch - located in Bedroom #2 as per plan Note:		
53 0 03Mar22	1 - S/I - (2) Capped light for future wall sconces outlet @60" A.F.F and 25.5" from wall on each side connected to new switch - located in Bedroom #4 as per plan Note:		
54 0 03Mar22	1 - S/I - (2) Capped light for future wall sconces outlet @60" A.F.F and 26.5" from wall on each side connected to new switch - located in bedroom #3 as per plan Note:		
55 0 03Mar22	1 - S/I - (2) Capped light for future wall sconces outlet @60" A.F.F and 50" from wall on each side connected to new switch - located in master bedroom as per plan Note:		
56 0 03Mar22	1 - S/I - (2) Capped light outlet for future wall sconce connected to existing switch - located above window on either sides 4.5" inward and @ 79" A.F.F in upper loft as per plan Note:		
57 0 03Mar22	1 - S/I - (2) Capped light outlets for future wall sconces - connected to existing switch - located in kitchen on either sides of the window 10" from each corner of window @ 98" A.F.F as per plan Note:		
58 0 03Mar22	1 - S/I - (2) Capped light outlets for future wall sconces connected to new switch - located in dining room @72" A.F.F as per plan Note:		
59 0 03Mar22	1 - S/I - (2) Capped light outlets for future wall sconces connected to new switch 3 way switch - located going up main staircase @ 72" Above step below as per plan Note:		
60 0 03Mar22	1 - S/I - (3) 15 AMP standard plug outlet - located in great room as per plan Note:		



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61 0 03Mar22	1 - S/I - (3) Capped light outlet for future wall sconce connected to existing 3 way switch - located in great room as per plan Note:		
62 0 03Mar22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in dining room as per plan Note:		
63 0 03Mar22	1 - S/I - (5) Exterior soffit potlights (connected to new switch) Note:		
64 0 03Mar22	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to new switch - located in great room as per plan Note:		
65 0 03Mar22	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in kitchen as per plan Note:		
66 0 03Mar22	1 - S/I - (9) 15 AMP standard plug outlet - located in kitchen as per kitchen elevation plan Note:		
67 0 30Mar22	1 - DELETE** S/I - (2) capped light outlets for future wall sconces connected to existing switch - located above window on either sides 4.5" inward and @ 79" A.F.F in upper loft as per plan Note:		

Fireplace

68 0 02Mar22	1 - S/I Internal fan kit for Fireplace- as per plan Note:	
69 0 03Mar22	1 - Delete standard colonial mantle Note:	

Granite

70 0 03Mar22	1 - S/I - Level C silestone quartz in lieu of standard granite in Kitchen w/ 4" backsplash and (1) upgraded farm sink in lieu of standard Note:	
71 0 03Mar22	1 - S/I - Level C Silestone quartz in lieu of standard laminate in Main bathroom #2 (loft bathroom) w/ 4" backsplash and (1) standard rectangular undermount sink and 4" backsplash Note:	
72 0 03Mar22	1 - S/I - Level C Silestone quartz in lieu of standard laminate in Main bathroom w/ 4" backsplash and (1) standard rectangular undermount sink and 4" backsplash Note:	
73 0 03Mar22	1 - S/I - Level C Silestone quartz in lieu of standard laminate in Master ensuite w/ 4" backsplash and (2) standard rectangular undermount sink and 4" backsplash Note:	

Heating and Air Conditioning

74 0 02Mar22	1 - S/I (1) Vac pan c/w plate, wiring and flex piping- white- under kitchen sink- as per plan Note:	
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75 0 02Mar22	1 - S/I Gas Line for Future BBQ- main floor- as per plan Note:		

Miscellaneous

76 0 02Mar22	1 - 9' Foundation Pour Note:As per B-1	
77 0 02Mar22	1 - Re-design laundry room- relocate washer and dryer hook-ups and relocate (1) standard interior door to face lower hall- as per plan Note:	
78 0 02Mar22	1 - S/I Additional laundry hook-ups in basement- as per plan Note:	
79 0 03Mar22	1 - Clients are part of the refferal program - To recieve decor bonus Note:To be reflected in final price	
80 0 03Mar22	1 - Delete standard island Note:	

Paint

81 0 03Mar22	1 - S/I - (1) Paint colour throughout – Dulux Diamond Matt Note:	
82 0 03Mar22	1 - S/I - Flat ceilings in lieu of standard stipple - throughout Note:	

Plumbing

83 0 02Mar22	1 - Relocate sink and dishwasher from kitchen island to perimeter- as per plan Note:	
84 0 02Mar22	1 - S/I (1) Delta Trinsic T4759-BL Matte Black Roman Tub Trim w/ Handshower in lieu of Standard- Master Ensuite- as per plan Note:	
85 0 02Mar22	2 - S/I (2) Upgraded standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub- Main Bath and Main Bath 2 (2nd floor)- as per plan Note:	
86 0 02Mar22	1 - S/I 3-piece rough-in for future basement bathroom- as per plan Note:As per B-1	
87 0 02Mar22	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (matte black hardware) in lieu of standard 3x4 shower stall- Master Ensuite- as per plan Note:	
88 0 02Mar22	1 - S/I Drain rough-in and water lines for future bar sink in Basement- as per plan Note:	



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89 0 03Mar22	1 - S/I - Bristol BF100 fireclay apron farmhouse kitchen sink in lieu of standard in Kitchen - W/ Flat side facing front of cabinet Note:		

Railings

90 0 02Mar22	1 - S/I 3-1/2" Oak Modern newel posts w/ cap (#SB7-3.5C) in lieu of standard Oak Colonial- S/I Metal square spindles (black, all plain) in lieu of standard Oak Colonial- as per plan Note:	
91 0 02Mar22	1 - S/I Oak nosing under spindles- upper hall and lower hall Note:	

Stairs

92 0 03Mar22	1 - Stain on railings, post and spindles Note:	
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Trim

93 0 02Mar22	12 - S/I 8'H interior doors in lieu of standard- (1) Laundry, (1) Linen closet, (1) Bedroom 2, (2) Study, (2) Master Bedroom, (1) Main bathroom, (1) Master Ensuite, (2) Foyer- as per plan Note:	
94 0 02Mar22	1 - S/I By-Pass closet doors in lieu of standard vinyl sliding closet doors- Foyer- as per plan Note:	
95 0 02Mar22	2 - S/I Mirrored sliding closet doors in lieu of standard vinyl sliding closet doors- (1) Bedroom #2, Bedroom #3- as per plan Note:	

1A Offer Worksheet	9 Foot Foundation Pour Height Note:	
2A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
3A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
4A Offer Worksheet	Client is participant in referral program. Referred by, Mark Gofman 316 Haliburton Heights, Fernbank Crossing lot 92. Note:	

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