



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Trina KOKOTAILO and Christopher BUREAUX TEL:

LOT / PHASE 50 / 3	STREET 300 Antler Court	HOUSE TYPE NEWINGTON ELEV D 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 21Jul22	1 - Accommodate for apron style sink Note:	
2 0 21Jul22	1 - Add 1 top drawer to base cabinet below hutch - Line 3 Note:	
3 0 21Jul22	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr & 2 deep drwrs each (in lieu of std 2 door base cabinet) - Line 3 Note:	
4 0 21Jul22	1 - Add 2 top drawers - one each side of range - Line 3 Note:	
5 0 21Jul22	1 - Add 4 glass doors to Hutche cabinet - plain frame with clear glass (white interior) Note:	
6 0 21Jul22	1 - Add matching interior to hutch cabinet (if cabinets are NOT white) Note:	
7 0 21Jul22	1 - Butler's Pantry - Accommodate for Bar sink centered on wall - split double door cabinet into 2 singles Note:	
8 0 21Jul22	1 - Butler's Pantry - Add 3 top drawers - 1 right of sink & 2 left of sink Note:	
9 0 21Jul22	1 - Butler's Pantry - Add false top drawer to sink cabinet Note:	
10 0 21Jul22	1 - Butlers Pantry - Delete middle upper cabinet to leave space for future floating shelves by others. Line 3 Note:	
11 0 21Jul22	1 - Butler's Pantry - Modify cabinet layout to create 24" w. cabinet at right end that can be removed in future for wine fridge Note: Opt 2 - delete 24"w cabinet to make space for wine fridge \$-150	
12 0 21Jul22	1 - Delete approx. 9 ft of upper cabinets (Line 3) to make space for 2 windows (to be added by builder) Note: MW cabinet deleted - accomodation for MW not required Note:	
13 0 21Jul22	1 - Delete upper above range to make space for custom hood to be supplied and installed by others after closing. Note:	
14 0 21Jul22	1 - Fill to ceiling above remaining upper cabinets with 1" moulding, furring panel & ceiling crown (12" total) Note:	
15 0 21Jul22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
16 0 21Jul22	1 - Increase height of remaining uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note:	



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17 0 21Jul22	1 - Increase space for range to accommodate 36" range Note:		
18 0 21Jul22	1 - Island - Add 2 X pull-out recycle centres - Berenson QPAM 18228C c/w 2 bins with lids Note:		
19 0 21Jul22	1 - Island - Increase depth by 12"; pull back panel approx. 12" and add 2 side panels. (Island counter size: 123" X 48" - extra for stone counter to be priced by builder) Note:		
20 0 21Jul22	1 - Island - increase length by 10" - Line 3 (extra for stone counter to be priced by builder) Note:		
21 0 21Jul22	1 - Island - Replace standard bank of 4 drawers with 3 top drawers Note:		
22 0 21Jul22	1 - Modify powder room vanity cabinets to create floating vanity. Cabinets reduced in height to 18in H and installed at 12in A.F.F Note:		
23 0 21Jul22	1 - Modify sink base cabinet to accommodate farm style sink: Increase height of false drawer front to 12"h & doors below reduced to 18"h. Cut-out in false drawer front to be done after sink installed. Note:		
24 0 21Jul22	1 - Move fridge approx. 4" and insert tall filler & additional side panel - Line 3 Note:		
25 0 21Jul22	1 - Move range to be centered between 2 added windows Note:		
26 0 21Jul22	1 - Replace upper cabinet at far left end of range wall with Hutch cabinet - 18"d. X 60"h - Line 3 Note:		
27 0 21Jul22	1 - Upgrade all drawers in kitchen & Butler's Pantry to soft close (X 15 drwrs) Note:		
28 0 21Jul22	1 - Upgrade all hinges in kitchen & Butler's Pantry to soft close (X 26 doors) Note:		
29 0 21Jul22	1 - Upgrade kitchen & Bulter's Pantry cabinets to Line 3 Note:		
30 0 21Jul22	1 - Upgrade to level 3 cabients in master ensuite Note:		
31 0 21Jul22	1 - Upgrade to level 3 cabinets in powder room Note:		
32 0 10Nov22	1 - Main Bath - move std bank of drawers to one end and add additional bank of drawers to the other end Note:		



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33 0 10Nov22	1 - Primary ensuite - Move standard bank of drawers to right of sink on adjacent wall (sink base cabinet increases by 15" and sink moves to center of cabinet) Note:	
34 0 10Nov22	1 - Primary ensuite - Replace make-up drawer with 15"w bank of 3 drawers (sink moves 15" to left) Note:	

Carpet

35 0 21Jul22	1 - S/I - Level 1 carpet in lieu of standard in upper hall, master bedroom, bedroom #3, bedroom #4 and bedroom #5 NoteLevel 1 Upgraded carpet comes wihth (7lb) carpet underpad	
36 0 26Apr23	1 - S/I - Level 1 carpet in lieu of standard in bedrom #2/inlaw Note:	

Ceramic

37 0 21Jul22	1 - S/I - Level 1 8x8 ceramic floor tile in lieu of standard in bedroom #4 ensuite - stacked Note:	
38 0 21Jul22	1 - S/I - Level 3 5x5 ceramic wall tile in lieu of standard in master ensuite shower - stacked Note:	
39 0 21Jul22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in mudroom - stacked Note:	
40 0 21Jul22	1 - S/I - Level A 12x24 floor tile in lieu of standard in foyer - stacked Note:	
41 0 21Jul22	1 - S/I - Level A 13x13 ceramic floor tile in lieu of standard in laundry room - stacked Note:	
42 0 21Jul22	1 - S/I - Level A 13x13 ceramic floor tile in lieu of standard in powder room - stacked Note:	
43 0 21Jul22	1 - S/I - Level B Hexagon ceramic floor tile in lieu of standard in bedroom #2 ensuite Note:	
44 0 15Mar23	1 - S/I - Level 3 2.5x8 ceramic wall tile in lieu of standard in bedroom #2 ensuite installed in standard stacked pattern Note:	

Doors and Windows

45 0 05Apr22	1 - Enlarge sliding patio doors to 8'w in lieu of 6'w Note:	
46 0 21Jul22	1 - S/I - (2) Additional windows in kitchen approx 36 x 48 - as per kitchen plan Notesize to be determined by architecture	

Electrical



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47 0 05Apr22	1 - S/I - Gas BBQ line - located as per plan Note:		
48 0 05Apr22	1 - S/I - Gas stove line w/ 110 v outlet Note:		
49 0 21Jul22	1 - S/I - (1) 15 AMP recessed plug outlet @ 75in A.F.F in great room above fireplace as per plan Note:		
50 0 21Jul22	1 - Delete (1) standard light fixture in foyer - S/I - (1) 4in White interior potlight (HALO Slim LED) - connected to existing switch Note:		
51 0 21Jul22	1 - Delete (1) standard light fixture in jack & jill bathroom - S/I - (1) 4in White interior potlight (HALO Slim LED) - connected to existing switch Note:		
52 0 21Jul22	1 - Delete (2) standard light fixture in master ensuite - S/I - (2) 4in White interior potlight (HALO Slim LED) - connected to existing switchs Note:		
53 0 21Jul22	1 - Delete standard hoodfan Note:		
54 0 21Jul22	1 - Delete standard light fixtures in kitchen - S/I - (2) Additional capped light outlets above kitchen island Note:		
55 0 21Jul22	1 - Home has (8) CAT6 data outlets throughout Note(3) standard (5) additional		
56 0 21Jul22	1 - S/I - (1) 15 AMP recessed plug outlet @ 75in A.F.F in bedroom #2 as per plan Note:		
57 0 21Jul22	1 - S/I - (1) 15 AMP recessed plug outlet @ 75in A.F.F in master bedroom as per plan Note:		
58 0 21Jul22	1 - S/I - (1) Additional CAT6 data outlet @ 75in A.F.F in bedroom #2 as per plan Note:		
59 0 21Jul22	1 - S/I - (1) Additional CAT6 data outlet @ 75in A.F.F in great room above firepalce as per plan Note:		
60 0 21Jul22	1 - S/I - (1) Additional CAT6 data outlet @ 75in A.F.F in master bedroom as per plan Note:		
61 0 21Jul22	1 - S/I - (1) Capped light outlet connected to new switch in great room as per plan Note:		
62 0 21Jul22	1 - S/I - (2) 15 AMP standard plug outlets in office located as per plan Note:		



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63 0 21Jul22	1 - S/I - (2) Additional CAT6 data outlets in office as per plan Note:		
64 0 21Jul22	1 - S/I - (3) 15 AMP standard plug outlets in unfinished basement located as per plan Note:		
65 0 21Jul22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch in bedroom #2 as per plan Note:		
66 0 21Jul22	1 - S/I - (4) 4in White interior potlights (HALO Slim LED) - connected to new switch in kitchen as per plan Note:		
67 0 21Jul22	1 - S/I - (6) 4in White interior potlights (HALO Slim LED) - connected to existing switch in great room as per plan Note:		

Fireplace

68 0 05Apr22	1 - Raise fireplace box 12” above finished floor Note:	
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Granite

69 0 21Jul22	1 - S/I - (special pricing) Silestone quartz charcoal soapstone - in butlers pantry only Note:	
70 0 21Jul22	1 - S/I - Bristol BF100 fireclay apron farmhouse kitchen sink in lieu of standard Note:	
71 0 21Jul22	1 - S/I - Level D Silestone quartz in lieu of standard granite in kitchen (perimiter and island only) Note:	

Hardwood

72 0 05Apr22	1 - S/I - Level B Twelve oaks engineered hardwood in lieu of standard carpet in Great room, lower hall, office and dining room Note:	
73 0 05Apr22	1 - S/I - oak nosing in upper hall (where applicable) Note:	
74 0 21Jul22	1 - S/I - Level B Twelve oaks pre-finished hardwood flooring in lieu of standard ceramic in kitchen Note:	

Miscellaneous

75 0 05Apr22	1 - Assition of (1) 56x30 basement window Note:As per B-1	
76 0 05Apr22	1 - Delete standard closet in mudroom Note:	



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77 0 05Apr22	1 - Optional 5th bedroom and second floor laundry Note:As per B-1		
78 0 05Apr22	1 - Optional chefs kitchen Note:As per B-1		
79 0 05Apr22	1 - Optional covered deck, breakfast area Note:As per B-1		
80 0 05Apr22	1 - Re-design main floor bathroom/mudroom - bathroom gets shifted down to garage wall and w/d is deleted - creating larger main floor bedroom Note:		
81 0 05Apr22	1 - Relocate (1) standard door in bedroom #2 as per plan Note:		
82 0 05Apr22	1 - Relocate existing basement window as per plan Note:As per B-1		
83 0 05Apr22	1 - S/I - 3 piece rough-in *future tub, toilet and sink Note:As per B-1		
84 0 05Apr22	1 - S/I - 9' basement pour Note:		
85 0 05Apr22	1 - S/I - Fireplace wall bump-in - standard drywall w/ paint approx. 5'w x 8"d Note:		
86 0 05Apr22	1 - S/I - Swing closet doors in lieu standard vinyl sliders in foyer Note:		
87 0 05Apr22	1 - S/I Custom glass walls on Bedroom #4 Ensuite shower - (1) Fixed pane to sit on 42"h half wall w/ quartz cap; and (1) swing door w/ chrome handle and hinges Note:		
88 0 05Apr22	1 - S/I Custom glass walls on Master Ensuite shower - Full glass front and side panel (floor to ceiling); and (1) swing door w/ chrome handle and hinges Note:		
89 0 05Apr22	1 - Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:As per B-1		

Plumbing

90 0 05Apr22	1 - S/I - (1) Maax Ariosia 66x36 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite - White 106267-000-001 Note:	
91 0 05Apr22	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:	
92 0 05Apr22	1 - Upgrade to 3x5 ceramic shower w/ acrylic base in lieu of standard 3x4 ceramic shower Notecustom glass walls and door by others	



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93 0 21Jul22	1 - S/I - Fridge water line Note:	

Railings

94 0 05Apr22	1 - Upgrade Main Staircase railings to #SB1-5 5" Boxed Post w/ Cap (no inset), contemporary railing, and 1/2" square plain black metal spindles (no shoe) Note:	
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Stairs

95 0 05Apr22	1 - Upgrade Main Staircase to Oak Note:	
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Trim

96 0 05Apr22	1 - S/I - 8'h interior doors in lieu of standard - Main floor (11) Note:	
97 0 05Apr22	1 - S/I - By-pass closet doors in lieu of standard vinyl sliding closet doors in bedroom #2, bedroom #3, bedroom #4, and bedroom #5 Note:	

1A Offer Worksheet	Optional 5th bedroom and second floor laundry Note:	
2A Offer Worksheet	Optional 5th bedroom and second floor laundry Note:	
3A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
4A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
5A Offer Worksheet	Client is participant in referral program. Referred by, Helen Carriere and Justin Villeneuve, White Tail Ridge lot 23. Note:	
6A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
7A Offer Worksheet	Relocating existing window Note:	
8A Offer Worksheet	Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:	
9A Offer Worksheet	Addition of (1) 56x30 Basement Window Note:	
10A Offer Worksheet	Optional Chefs Kitchen Note:	
11A Offer Worksheet	Optional covered deck, breakfast area Note:	
12A Offer Worksheet	Optional covered deck, breakfast area Note:	



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