



Cabinetry- Soft close added to cooktop drawers x2 -Kitchen

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Sarah Im and Paz Maoz TEL:

LOT / PHASE 157 / 3	STREET 307 Antler Court	HOUSE TYPE NEWINGTON ELEV M 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 06Jul22	1 - Add 15"h uppers stacked above 30"h uppers each side of hood. 2 X 16.5"w + 2 X 33"w. Note:	
2 0 06Jul22	1 - Add 39"w base cabinet to accomodate 36" cook top - Line 3 Note:Location moved approx. 30"	
3 0 06Jul22	1 - Add false drwr front + 2 pot/pan drwrs to cooktop cabinet - Line 3 Note:	
4 0 06Jul22	1 - Bump-out cook top cabinet 3" and add 2 X 4" w posts - one each side. Line 3 Note:	
5 0 06Jul22	1 - Butlers pantry - Add 2 X 15"h X 33"w. uppers stacked above 30"h uppers each side of sink Note:	
6 0 06Jul22	1 - Butlers Pantry - Add false drwr front to sink base cabinet - Line 3 Note:	
7 0 06Jul22	1 - Butlers Pantry - Delete base cabinet to accommodate 19" wine fridge - Line 3 Note:	
8 0 06Jul22	1 - Butler's Pantry - delete upper above sink and replace with 2 floating shelves- 1.25"thick X 33"w X 11.5"d.- wood veneer in standard stain (stain colour to be selected at Phoenix) Note:	
9 0 06Jul22	1 - Butlers Pantry - middle base cabinet to accommodate bar sink Note:	
10 0 06Jul22	1 - Delete upper above cooktop + approx. 3" each side to make space for 36" Chimney style hoodfan Note:	
11 0 06Jul22	1 - FLOATING SHELVES - COLOUR - ROVERE CHIOSTRO - MELAMINE - Butler's Pantry Note:	
12 0 06Jul22	1 - Increase depth of fridge upper & side panel from 24"d. to 30"d. (Note: Broom cabinet pulled forward to be flush with 30"d. fridge upper) Note:	
13 0 06Jul22	1 - Increase depth of fridge upper to 24" d. and add side panel Note:	
14 0 06Jul22	1 - Increase height of fridge upper and broom cabinet to reach 102" (Line 3 min. Not available in melamine or thermofoil finish) Note:	
15 0 06Jul22	1 - Increase height of Oven cabinet to 102"h. (Line 3 minimum. Not avaiialble in melamine or thermfoil finish) Note:	
16 0 06Jul22	1 - Install all upper cabinets in kitchen and Butler's Pantry at 21" above counter Note:	



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17 0 06Jul22	1 - Island - Increase depth to 48" : pull back panel 12" (extra stone counter by builder) Note:	
18 0 06Jul22	1 - Island - modify sink base cabinet to accommodate farm sink - shorten door to 18"h and add 12"h false drwr front to be cut on site for farm sink. (NEED SPECS) Note:	
19 0 06Jul22	1 - Island - replace std bank of drwrs with 3 top drwrs - Line 3 Note:	
20 0 06Jul22	1 - Move fridge approx. 12" and insert tall broom/pantry cabinet. Line 3 Note:	
21 0 06Jul22	1 - Primary Ensuite - add bank of 3 drawers - Line 2 Note:	
22 0 06Jul22	1 - Replace std base & upper cabinet with tall cabinet to accommodate wall oven & microwave (note: std Mw cabinet replaced with regular 2 door upper cabinet). Line 3 (NEED SPECS) Note:	
23 0 06Jul22	1 - Upgrade all drawers in all vanities to soft close (X 12) Note:	
24 0 06Jul22	1 - Upgrade Kitchen and Butler's Pantry Cabinets to Line 3 Note:	
25 0 28Jun23	1 - Upgrade - Cooktop Drawers to soft close (x2) Note:Approved by Pricing 06-28-2023	

Ceramic

26 0 06Jul22	1 - S/I - Level 1 - 13x13 -ceramic floor tile - stacked - Master ensuite Note:	
27 0 06Jul22	1 - S/I - level 1 - 2.5 x 8 - ceramic backsplash wall tile - horizontal - brick pattern - all the way up the wall to ceiling in Kitchen (behind chimney hood) And Butlers's pantry (Floating shelves) Note:	
28 0 06Jul22	1 - S/I - Level A - 12x12-Floor Tile - stacked -Powder room - in lieu of standard Note:	
29 0 06Jul22	1 - S/I - Level A - 13x13 - Floor tile -Stacked - Bedroom 2 Ensuite Note:	
30 0 06Jul22	1 - S/I - Level A - floor tile 7.32 x 7.32 - stacked - Jack and Jill bathroom Note:	
31 0 06Jul22	1 - S/I - Level A- floor tile - 13x13 - stacked - 2nd floor Laundry area Note:	

Doors and Windows



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32 0 29Mar22	1 - S/I - 8'High interior doors -as per plan Noteincludes (16) interior doors and (2) by-pass closet doors in foyer,	
33 0 29Mar22	1 - Upgrade - Pair of closet doors to by-pass -in Foyer Note8'H as per plan	
34 0 29Mar22	1 - Upgrade existing basement windows from (2) 48x24 to (2) 56x30 - as per B1 Note:	

Electrical

35 0 06Jul22	1 - (1) 4" White shower potlight (AFR4-0930) - connected new dimmer switch - up to 9'h - Master ensuite shower - as per plan. Note:	
36 0 06Jul22	1 - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - bedroom 4 ensuite shower - as per plan Note:	
37 0 06Jul22	1 - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - Jack and Jill bathroom Tub shower- as per plan Note:	
38 0 06Jul22	1 - Delete - (1) standard ceiling light fixture in Kitchen Note:	
39 0 06Jul22	1 - Delete - Standard Ceiling light fixture above sink - Kitchen Note:	
40 0 06Jul22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - Bedroom 2 Ensuite Tub Shower - as per plan Note:	
41 0 06Jul22	1 - S/I - (1) Additional electrical outlet - seperate circuit - for future chest freezer - in basement as per plan Note:	
42 0 06Jul22	1 - S/I - (1) additional recessed electrical outlet - 79" A.F.F. - at fireplace -for future wall mount TV - as per plan Note:	
43 0 06Jul22	1 - S/I - (1) Non-Straight conduit - 79" A.F.F. - at fireplace for future wall mount TV - as per plan Note:	
44 0 06Jul22	1 - S/I - (1) Reinforced capped light outlet - for future chandelier - existing switch -Great room (open to Above) - as per plan. Note:	
45 0 06Jul22	1 - S/I - (2) capped light outlet in ceiling -on existing switch - over Kitchen Island - As per plan Note:	
46 0 06Jul22	1 - S/I - (8) Halo slim LED - interior Potlights - on seperate dimmer switch -in Great room - as per plan Note:	



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47 0 06Jul22	1 - S/I - 1/2 horse power Garage door opener w/ (2) remotes and (1) keypad *per garage door* Note:	
48 0 06Jul22	1 - S/I - Cooktop wiring (40 Amp) - kitchen - as per plan Note:	
49 0 06Jul22	1 - S/I - ducting and electrical for future chimney hood fan above range - kitchen NoteChimney hood fan installed by client after closing	
50 0 06Jul22	1 - S/I - Wall Oven Wiring (40 Amp) - Kitchen - as per plan Note:	

Fireplace

51 0 29Mar22	1 - Delete - standard beam Mantle Note:	
52 0 29Mar22	1 - Raise Fireplace box 12"A.F.F. Note:	
53 0 29Mar22	1 - S/I - Bump Fireplace into Great room approx. 8"d and build box approx. 6'w - from floor to ceiling; Note:	
54 0 29Mar22	1 - S/I - fan kit for gas fireplace - great room Note:	

Granite

55 0 06Jul22	1 - Additional Level D - Quartz counter required for Island enlargement Note:	
56 0 06Jul22	1 - S/I - Level D Quartz counter - without 4" backsplash - in Kitchen/island including Butler's pantry (Optional Chef's Kitchen) Note:	

Hardwood

57 0 06Jul22	1 - S/I - LVT Flooring in Kitchen (opt. chef's kitchen - includes butler's and walk-in pantries) - in lieu of standard tile. Note:	
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Heating and Air Conditioning

58 0 29Mar22	1 - S/I - Air Conditioner - Goodman - 13 SEER R410A (GSX 13) - 3.0 Ton Note:	
59 0 29Mar22	1 - S/I - Gas dryer line - second floor Note:	
60 0 29Mar22	1 - S/I - Gas Stove Line w/ 110 V Outlet NoteLocation to be determined with kitchen drawings	



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61 0 29Mar22	1 - S/I - Humidifier - General Aire (1099-3000 Sq. Ft) Note:	
62 0 29Mar22	1 - S/I - Make up air system for kitchen hood fan above 300 CFM Note:	

Miscellaneous

63 0 29Mar22	1 - Optional - Second floor laundry Note:	
64 0 29Mar22	1 - Optional 5th bedroom - As per B1 Note:	
65 0 29Mar22	1 - Optional Chef's Kitchen - as per B1 Note:	
66 0 29Mar22	1 - Optional covered deck, breakfast area - as per B1 Note:	
67 0 29Mar22	1 - Optional covered deck, in-law suite - as per B1 Note:	
68 0 29Mar22	1 - S/I - 3 piece Rough-in - for future tub , toilet and sink. - as per B1 Note:	
69 0 29Mar22	1 - S/I - 9'H Second floor Note:	
70 0 29Mar22	1 - S/I - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
71 0 06Jul22	1 - Spectrum Kitchens Consultation Note:	

Paint

72 0 06Jul22	1 - S/I - (1) Paint colour throught - Dulux Diamond Matt - Fog DLX1010-2 Note:	
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Plumbing

73 0 29Mar22	1 - S/I - MAAX JAZZ 66x36 FREESTANDING SOAKER TUB - MODEL #105359 -in lieu of standard Maax exhibit 6636 tub and deck Note:	
74 0 06Jul22	1 - S/I - Bristol - B1615 undermount stainless steel kitchen bar sink - in Butler's Pantry Note:	
75 0 06Jul22	1 - S/I - Bristol - BF100 Fireclay Apron sink - kitchen - in lieu of standard NoteRFP # 3008 - Item #1	



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76 0 06Jul22	1 - S/I - Delta Trinsic - Champagne Bronze -9959-CZ-DST- Bar/prep faucet - at butler's pantry Bar sink. Note:	
77 0 06Jul22	1 - S/I - Drain rough-in and 1-piece rough-in for Bar sink - in Butler's pantry Note:	
78 0 06Jul22	1 - S/I - Fridge water line - as per plan Note:	
79 0 06Jul22	1 - Separate water lines - separate (2) exterior hose connections and separate (1) kitchen sink cold water line - to accomodate for future water softener system - in basement mechanical room. Note:	

Stairs

80 0 29Mar22	1 - Upgrade Main staircase to oak Note:	
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Trim

81 0 29Mar22	1 - Flat ceilings in lieu of stipple. Note:	
82 0 06Jul22	1 - Upgrade - interior doors style -LOGAN(2-Panel)- throughout (Note: (18) doors are 8' h - including (2) 8' h by-pass closet doors) Note:	

1A Offer Worksheet	Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:	
2A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
3A Offer Worksheet	Optional Chefs Kitchen Note:	
4A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
5A Offer Worksheet	Optional 5th bedroom Note:	
6A Offer Worksheet	Optional covered deck, breakfast area Note:	
7A Offer Worksheet	Optional covered deck, in-law suite Note:	

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