



Revised July 21, 2023.
Electrical: Added Std outlet in Pantry & (2)
capped ceiling outlets in primary bedroom.

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Marie-Josée Labrecque and David Arseneau TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
62 / 3	348 Antler Court	NEWINGTON ELEV M 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 16Feb23	1 - Add false top drawer to cooktop base cabinet Note:	
2 0 16Feb23	1 - Increase height of oven cabinet to 105.5"h Note:	
3 0 16Feb23	1 - Accomodate for 36 inch built-in cooktop (add 39 inch wide, 2 door base cabinet) line 3 Note:	
4 0 16Feb23	1 - Accomodate for built-in wall oven & m/w (replace std upper and base cab with tall oven cabinet)- line 3 (NEED APPLIACE SPECS) Note:	
5 0 16Feb23	1 - Add 2 extra top drawrs - one each side of cooktop Note:	
6 0 16Feb23	1 - Add 2 sets pot/pan drawrs - c/w one wide top drwr and 2 deep drawers each. (In lieu of std 2 door base cabinet) - one each side of cooktop - Line 3 Note:	
7 0 16Feb23	1 - Butler's Pantry - add 3 top drawers Note:	
8 0 16Feb23	1 - Butler's Pantry - add fasle top drawer to middle base cabinet (bar sink to be added by builder) Note:	
9 0 16Feb23	1 - Butler's Pantry - Delete base cabinet to make space for 24" wine fridge - Line 3 Note:	
10 0 16Feb23	1 - Butler's Pantry - Increase height of uppers each side of floating shelves to 33 inches h and add 18 inch h uppers stacked above with 1/2" filler between to reach 105.5" h. (4 doors total} Note:	
11 0 16Feb23	1 - Butler's Pantry - install filler to ceiling (approx 2.5 inches h) Note:	
12 0 16Feb23	1 - Butler's Pantry- delete middle upper cabinet and replace with 2 floating shelves 1.25 inches thick X 11.5 inches d. - wood veneer, melamine or painted finish. Note:	
13 0 16Feb23	1 - Delete upper above range and replace with custom hood cabinet to accomodate built-in fan insert-includes cut-out (fan insert by others) - NEED SPECS - Line 3 Note:	
14 0 16Feb23	1 - Increase depth of fridge upper to 24"d and add 2 side panels + Tall filler at wall {approx. 4"w.) Note:	
15 0 16Feb23	1 - Increase height of fridge upper, 2 side panels & tall filler to reach 105.5"h. Note:	
16 0 16Feb23	1 - Increase height of hood to 33 inches h. installed at 105 inches h. Note:	



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INV#	QTY	EXTRA / CHANGE
17 0 16Feb23	1 - Increase height of uppers each side of hood to 33 inches high and add 18 inche high uppers stacked above with 1/2" filler between to reach 105.5" h. {6 doors total} Note:	
18 0 16Feb23	1 - Install filler to ceiling (approx. 2.5 inches h) Note:	
19 0 16Feb23	1 - Island - Add 4 dummy doors - 2 to each side Note:	
20 0 16Feb23	1 - Island - add false top drwr to sink base cabinet - line 3 Note:	
21 0 16Feb23	1 - Island - Add Flush furniture kick to back and sides of island and wrap around posts. Note:	
22 0 16Feb23	1 - Island - Add pull-out recycle centre - Richelieu # 76000140 - c/w 2 Lg Bins OR 1 LG bin + 2 small Bins Note:	
23 0 16Feb23	1 - Island - Move sink & DW 15 inches towards pantry end of island Note:	
24 0 16Feb23	1 - Island - Pull back panel approx. 12" and add 2 X 4" Posts (34.5"h X 48"w. } to extend the full depth of the island enclosing the eating counter overhang . Note: Island top enlarged to 125" X 51" - Extra stone countertop by builder Note:	
25 0 16Feb23	1 - Island - Replace standard bank of drawers with 1 single width top drawer + 1 double width top drawer Note:	
26 0 16Feb23	1 - Island - Replace std base cabinet with pot/pan drwr cabinet c/w 1 top drwr + space for warming drawer + deep drawer. NEED SPECS Note:	
27 0 16Feb23	1 - Spectrum Kitchens Consultation Note:	
28 0 16Feb23	1 - Upgrade - Cabinets in kitchen & butler's pantry to line 3 Note:	
29 0 16Feb23	1 - Upgrade all drawers in kitchen & Butler's Pantry to soft close (15 drawers) Note:	
30 0 16Feb23	1 - Upgrade all hinges in kitchen & Butler's Pantry to soft close {X 28 doors) Note:	

Ceramic

31 0 16Feb23	1 - S/I - DITRA XL - in tiled areas - Foyer, powder room, mudroom, bed 2 ensuite , Main bath , bed 4 ensuite and master ensuite. NoteRFP 3010 # 1	
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32 0 16Feb23	1 - S/I - Level 2 -3.5" x 14.5" - ceramic floor tile - herringbone 90 pattern - Main bathroom (J+J) Note:		
33 0 16Feb23	1 - S/I - Level A - 12 x 24 - ceramic floor tile - horizontal- stacked - in bed 2 (In-law suite) ensuite Note:		
34 0 16Feb23	1 - S/I - Level A - 12x24- Cermic wall tile-vertical-stacked - Main Bathroom (Jack & Jill) - shower wall tile Note:		
35 0 16Feb23	1 - S/I - Level A - 13x13 cermic floor tile - stacked - 2nd Floor laundry area Note:		
36 0 16Feb23	1 - S/I - Level B - 24x24 ceramic floor tile - stacked - Foyer Note:		
37 0 16Feb23	1 - S/I - level B - 5.6 x 6.5 -hexagon-ceramic floor tile -stacked - bedroom 4 ensuite Note:		
38 0 16Feb23	1 - S/I - Level B - 8x8 - ceramic wall tile - stacked. - In-Law ensuite shower Middle Listello -Level C - 8x8 ceramic decor tiles -(3) tiles wide - vertical stacked from shower floor to ceiling - center of rear wall - see sketch NoteRFP 3018 - 2		
39 0 16Feb23	1 - S/I - level c - 24x24 floor tile - stacked - master ensuite Note:		
40 0 16Feb23	1 - S/I - Merino series -triangle mix - hexagon ceramic floor tiles - stacked - Powder room NoteRFP 3018 - 3		
41 0 16Feb23	1 - S/I- LEVEL A - 4x12 backsplash tile - vertical-stacked - and up to ceiling at floating shelves - Butlers Pantry Note:		
42 0 22Feb23	1 - DELETE- S/I - Level A - 7.3 x 7.3 - ceramic tile - one tile wide -stacked - as border. Level A - Matte Decor Mix - Center tiles - 7.3 x 7.3 - stacked - Mudroom (see sketch) Note:		
43 0 22Feb23	1 - DELETE- S/I - Level B- Centura- 12X24 -wall tile - horizontal -stacked - Master ensuite shower (2 Walls only - custom glass shower) Note:		
44 0 22Feb23	1 - DELETE- S/I - Level B -3x12 -ceramic wall tile-horizontal stacked- Bed 4 ensuite Note:		
45 0 22Feb23	1 - S/I - Level A - Matte Decor Mix - 7.3 x 7.3 -floor tiles- stacked - Mudroom Note:		
46 0 22Feb23	1 - S/I - Level A- Centura- 12X24 -wall tile - horizontal -stacked - Master ensuite shower (2 Walls only - custom glass shower) Note:		
47 0 22Feb23	1 - S/I - Level B - 8 x 24 ceramic wall tile - in bed 4 ensuite shower and to continue along rear wall behind toilet (floor to ceiling 9ft) Note:		



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Doors and Windows

48 0 15Jul22	1 - Delete - S/I - (2) additional 56x30 windows - in basement -as per plan Note:	
49 0 15Jul22	1 - S/I - (1) additional 56x30 window - in basement - as per plan Note:	
50 0 15Jul22	1 - S/I - (2) additional 36x48 windows in basement as per plan. Noteat rear under deck	
51 0 16Feb23	1 - Enlarge 36x24 basement window - right side elevation to 56x30 Note:	
52 0 16Feb23	1 - S/I - (2) 36w x 48h windows on each side of - 6ft w. sliding patio door (basement walkout) - as per plan Note:	
53 0 16Feb23	1 - S/I - Additional (1) 36X24 basement window *location/size subject to approval - as per B1 Note:	
54 0 16Feb23	1 - S/I - Man Door - Garage - Standard unglazed 36inch door, standard Hardware, electric switch, exterior light fixture and patio stone landing *subject to approval - as per B1 Note:	

Electrical

55 0 16Feb23	1 - Delete - (3) standard light fixture - (1) above kichen Island and (2) kitchen ceiling lights Note:	
56 0 16Feb23	1 - Relocate - Exisiting ceiling light fixtrure - master ensuite - as per plan Note:	
57 0 16Feb23	1 - S/I - (1) Additional - 2-Light cylinder wall sconce (A1103R-BK) -at rear basement patio door- connected to existing basement switch and existing main level porch light switch. - as per plan Note:	
58 0 16Feb23	1 - S/I - (1) additional capped light outlet on new switch - 96 inches A.F.F. -centered on rear wall for future wall sconce - 2nd floor laundry area Note:	
59 0 16Feb23	1 - S/I - (1) additional Cat6 Data outlet - bedroom 4 - as per plan Note:	
60 0 16Feb23	1 - S/I - (1) Capped light outlet - new switch - for future ceiling light fixture - at main staircase landing (centered over landing) - as per plan Note:	
61 0 16Feb23	1 - S/I - (1) Exterior soffit plug w/ switch for holiday lights - as per plan Note:	
62 0 16Feb23	1 - S/I - (1) Reinforced Capped light outlet-exisiting switch- for future heavy ceiling light fixture - Great room - as per plan Note:	



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63 0 16Feb23	1 - S/I - (1) shower potlight - on new dimmer switch - bed 2 ensuite - as per plan Note:	
64 0 16Feb23	1 - S/I - (1) Shower potlight - on new dimmer switch - bedroom 4 ensuite - as per plan Note:	
65 0 16Feb23	1 - S/I - (1) Shower potlight - on new dimmer switch - master ensuite - as per plan Note:	
66 0 16Feb23	1 - S/I - (2) Exterior soffit potlights -new switch - on front porch - as per plan Note:	
67 0 16Feb23	1 - S/I - (2) Two headed spot lights - MS518-2 at rear of home -connected to exisiting porch light switch and basement exterior light switch.- as per plan Note:	
68 0 16Feb23	1 - S/I - (3) additional capped light outlets - in ceiling - above Island -exisiting switch - as per plan Note:	
69 0 16Feb23	1 - S/I - (4) Interior Halo Slim LED potlights - on new dimmer switch - upper hall (opt. 5th bedroom) - as per plan Note:	
70 0 16Feb23	1 - S/I - (5) Interior Potlights in kitchen- new dimmer switch - as per plan Note:	
71 0 16Feb23	1 - S/I - (6) Halo slim LED - Interior potlights - on new dimmer switch - great room - as per plan Note:	
72 0 16Feb23	1 - S/I - 50 amp EV Future charging unit C/W 50 amp breaker, stove plug located on the rear wall of the garage (garage/house common wall) - as per plan Note:	
73 0 16Feb23	1 - S/I - Cooktop wiring Note:	
74 0 16Feb23	1 - S/I - Electrical outlet on seperate circuit - (required for warming drawer in Kitchen Island) - as per plan Note*See Spec sheet	
75 0 16Feb23	1 - S/I - Recessed standard outlet- 78 inches A.F.F.- at Fireplace for future wall mount TV -as per plan Note:	
76 0 16Feb23	1 - S/I - Wall oven wiring Note:	
77 0 16Feb23	1 - S/I -CYCLONE BX212 - Decorative hood fan insert - in lieu of standard - kitchen Note:	
78 0 16Feb23	1 - Upgrade - (1) main level exterior porch light switch and (1) basement exterior light swicth to 3-way switch - in lieu of standard Note:	



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79 0 21Jul23	1 - S/I - (1) Standard electrical outlet in pantry on right hand wall towards back of pantry (approx 40-48" high) (marked with an X on framing) - Kitchen Pantry Note:	
80 0 21Jul23	1 - S/I - (2) additional capped light outlets in ceiling - 4ft from each wall (Window and Closet) 12 inches off back wall - includes new switch on right hand side of entry to room. - Primary Bedroom. Note:	

Fireplace

81 0 16Feb23	1 - S/I - Fan kit - Fireplace - Great room Note:	
82 0 16Feb23	1 - Delete - Fireplace Mantle Note:	
83 0 16Feb23	1 - Raise fireplace 12 inches A.F.F. Note:	

Granite

84 0 16Feb23	1 - S/I - Level D - Quartz backsplash in Kitchen (does not include Butler's pantry) - up to bottom of custome hood fan - in lieu of standard NoteRFP-3015 - ITEM 2	
85 0 16Feb23	1 - S/I - Level D Quartz - - Kitchen Countertop (chef's kitchen) -includes butler's pantry and additional stone for island - in lieu of standard NoteRFP-3015 - ITEM 3	

Hardwood

86 0 16Feb23	1 - S/I - LVT Flooring in - Kitchen, Butler's pantry and walk-in pantry(opt. chef's kitchen) Note:	
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Heating and Air Conditioning

87 0 16Feb23	1 - S/I - Gas bbq line - as per plan Note:	
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Miscellaneous

88 0 16Feb23	1 - Optional 5th bedroom and second floor laundry - as per B1 Note:	
89 0 16Feb23	1 - Optional Chef's Kitchen - as per B1 Note:	
90 0 16Feb23	1 - Purchasers accepting offer of elevation change from Newington Elevation D to Newington Elevation M for the additional price of \$25,000.00 - as per B1 Note:	
91 0 16Feb23	1 - S/I - 3 Piece Rough-in - for future tub, toilet and sink -in basement - as per B1 Note:	



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92 0 16Feb23	1 - S/I - 9 Foot foundation pour height - as per B1 Note:	
93 0 16Feb23	1 - S/I - 9'H second floor - Note:	
94 0 16Feb23	1 - S/I - Additional Garage bay - 10 foot wide c/w exterior finishes to match elevation, single 8 foot x 7 foot door, exterior and interior light fixtures, unfinished interior - as per B1 Note:	
95 0 16Feb23	1 - S/I - Bump Fireplace into great room approx. 8"d and build box approx. 5'w - from floor to ceiling Note:	
96 0 16Feb23	1 - S/I - Optional covered deck - Breakfast area - as per B1 Note:	
97 0 16Feb23	1 - The purchaser acknowledges and agree to receive an electronic copy of the agreement of Purchase and Sale and further, understands that an executed original copy of the Agreement of Purchase and sale will not be provided. Note:	

Plumbing

98 0 16Feb23	1 - S/I - 1 Piece Rough-in - Future bar sink - in Basement - subject to approval - as per B1 Note:	
99 0 16Feb23	1 - S/I - Basement Laundry Rough-in - as per B1 Note:	
100 0 16Feb23	1 - S/I - Ceramic tiled shower with 3x3 acrylic base - with custom glass walls - 1) fixed pane to sit on 42"h half wall (toilet side) with Level A Quartz cap; and (1) swing door with matte black handle and hardware. - Bedroom 4 Ensuite shower Note:	
101 0 16Feb23	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (Matte Black handle and no hinges) in lieu of standard Tub Shower. - In-Law(bedroom 2) ensuite Note:	
102 0 16Feb23	1 - Delete - Bathroom Accessories (toilet paper holder, towel bar, etc.) Note:	
103 0 16Feb23	1 - S/I - 1-piece Rough-in for bar sink and faucet- Butlers pantry Note:	
104 0 16Feb23	1 - S/I - Bristol - B1614 bar sink - in butlers pantry NoteRFP-3015 - ITEM 1	
105 0 16Feb23	1 - S/I - Delta Model T3763-BL -matte black- Roman tub trim with handshower - master ensuite - in lieu of standard Note:	
106 0 16Feb23	1 - S/I - Delta Monrovia - Signle handle Kitchen faucet with touch 2-O technology - Model # 9191T-CZ-PR-DST- Lumicoat Champagne Bronze finish. - In lieu of standard - Kitchen NoteRFP 3018 - 5	



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107 0 16Feb23	1 - S/I - Delta- Monrovia- Single handle Bar/Prep faucet with touch 2-O technology - Model #9991T-CZ-PR-DST - Lumicoat Champagne Bronze - Butler's Pantry NoteRFP 3018 # 6	
108 0 16Feb23	1 - S/I - Fridge water line - as per plan Note:	
109 0 16Feb23	1 - S/I - Maax Jazz -6636- freestanding tub - Master ensuite - in lieu of standard freestanding Maax Sax 6032 Note:	
110 0 16Feb23	1 - Upgrade - Undermount kitchen sink - Bristol B1926 stainless steel single bowl - in lieu of standard Note:	
111 0 22Feb23	1 - Delete - S/I - Ceramic tiled shower enclosure with 3x5 acrylic base - with custom glass walls (full glass front and side panel floor to ceiling; and (1) swing door with matte black handle and hinges). - in lieu of standard 3x4 shower stall-master ensuite Note:	
112 0 22Feb23	1 - S/I - Ceramic tiled shower enclosure with 3x5 Kirdie base & tile floor - w custom glass walls (full glass front & side panel floor to ceiling; and (1) swing door with matte black handle and hinges). - in lieu of std 3x4 shower stall-Master Ensuite. Note:	

Railings

113 0 16Feb23	1 - S/I - 3 1/2" modern newel post with Cap in lieu of standard oak colonial Note:	
114 0 16Feb23	1 - S/I - Square Metal spindles (wrinkled Black, all plain) - in lieu of standard Oak Colonial Note:	

Stairs

115 0 16Feb23	1 - S/I - Oak Nosing - Main staircase Note:	
116 0 16Feb23	1 - Upgrade Main Staircase to Oak - in lieu of standard Note:	

Trim

117 0 16Feb23	1 - S/I - (1) 8'h - French door - full-lite - frosted glass -in Walk-in pantry- in lieu of standard. Note:	
118 0 16Feb23	1 - S/I - (13) 8'h interior doors-(1) Office, (1)Powder room, (1)basement stairs, (1) mudroom, (1) bedroom 2 . (1) walk-in pantry-(1) bedroom 3, (1) bedroom 4, (1) bedroom 5, (2) 2nd floor laundry,(1) 2nd floor linen, (1)master bedrm- in lieu of standard Note:	
119 0 16Feb23	1 - S/I - Pair of 8'H - By-pass closet doors - Lincoln style - foyer -in lieu of standard Note:	
120 0 16Feb23	1 - S/I - Taymor Vega Matte Black handle w/ matching hinges in lieu of standard Villa knob - square rosettes - not available for front door or Garage man door - throughout including swing closet doors Note:	



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121 0 16Feb23	1 - S/I - Upgraded swing closet doors - Lincoln style - bedroom 3, bedroom 4 and Bedroom 5 - in lieu of standard Note:	
122 0 16Feb23	1 - S/I -Upgrade Interior door style- Lincoln -throughout - Note* (13) doors at 8'h- as per plan- in lieu of standard NoteCost includes remaining standard sized doors upgraded to Logan Style.	
123 0 16Feb23	1 - S/I - Level 2 -CT #14 - 5-1/2 inch Baseboards and 3-1/2 inch casings -throughout Note:	



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1A Offer Worksheet	Optional 5th bedroom and second floor laundry Note:		
2A Offer Worksheet	Optional Chefs Kitchen Note:		
3A Offer Worksheet	Optional Chefs Kitchen Note:		
4A Offer Worksheet	Optional covered deck, breakfast area Note:		
5A Offer Worksheet	Optional covered deck, breakfast area Note:		
6A Offer Worksheet	9 Foot Foundation Pour Height Note:		
7A Offer Worksheet	1 Piece Rough-in *future Bar sink - subject to approval Note:		
8A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:		
9A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:		
10A Offer Worksheet	Basement Laundry rough-in Note:		
11A Offer Worksheet	Additional (1) 36x24 basement window *location/size subject to approval Note:		
12A Offer Worksheet	Man Door* (garage)-Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing *subject to approval Note:		
13A Offer Worksheet	The purchasers acknowledge and agree to receive an electronic copy of the Agreement of Purchase and Sale and further, understands that an executed original copy of the Agreement of Purchase and Sale will not be provided. Note:		
14A Offer Worksheet	This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that e Note:		
15A Offer Worksheet	Purchasers accepting offer of elevation change from Newington Elevation D to Newington Elevation M for the additional price of \$25,000. Note:		
16A Offer Worksheet	Additional Garage Bay-10 foot wide c/w exterior finishes to match elevation, single 8 foot x 7 foot door, exterior and interior light fixtures, unfinished interior. Note:		

This Document is Extremely Time Sensitive - Printed 21 Jul 23 at 13:30