



REVISED 9-13-2023
PRIMARY ENSUITE SHOWER
FIXTURE REVISED

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Rose Carline Bellevue and Ricardo Patrick Dieudonne

TEL:

| LOT / PHASE | STREET | HOUSE TYPE | CLOSING DATE |
|-------------|--------|------------------------|--------------|
| 3-93 / 3 | | NEWINGTON ELEV M 4 BED | 27-Jun-23 |
| INV# | QTY | EXTRA / CHANGE | |

Cabinetrv

| | | |
|--------------------|---|--|
| 1 0 05Dec22 | 1 - Accommodate for built-in 36" cook top (add 39" base cabinet) - Line 3. NEED SPECS Note: | |
| 2 0 05Dec22 | 1 - Accommodate for Built-in Double Wall oven (replace std upper and base cab with tall oven cabinet) - Line 3. NEED SPECS Note: | |
| 3 0 05Dec22 | 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) - one each side of cooktop - Line 3 Note: | |
| 4 0 05Dec22 | 1 - Add crown moulding to top of upper cabinets - medium or shaker style Note: | |
| 5 0 05Dec22 | 1 - Add false drawer front to cooktop cabinet - Line 3 Note: | |
| 6 0 05Dec22 | 1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note: | |
| 7 0 05Dec22 | 1 - Add panel with cut-out to front of MW shelf for built-in MW Trim Kit. NEED SPECS Note: | |
| 8 0 05Dec22 | 1 - Bdrm #4 Ensuite- add 1 false top drawer + 2 operational drawers as per sketch - Line 2 Note: | |
| 9 0 05Dec22 | 1 - Butler's Pantry - Delete approx. 65" of upper cabinets, crown & valance. Replace with 2 floating shelves (1.25" thick) Note: | |
| 10 0 05Dec22 | 1 - Butler's Pantry- delete base cabinet to accommodate 24"w. wine fridge - Line 3 Note: | |
| 11 0 05Dec22 | 1 - Delete upper above range to accommodate 36" Chimney Style hood fan. Leave approx. 5" space each side (Hood fan upgrade by builder) Line 3 Note: | |
| 12 0 05Dec22 | 1 - Increase depth of fridge upper to 24"d and add side panel Note: | |
| 13 0 05Dec22 | 1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note: | |
| 14 0 05Dec22 | 1 - Island - add 2 X Plain Posts - one to each end - 3" X 36" each. (Note: overall island countertop size increased to 123" X 39". Extra stone by builder) Note: | |
| 15 0 05Dec22 | 1 - Island - add false drawer front to sink cabinet Note: | |
| 16 0 05Dec22 | 1 - Island - Replace std. base cabinet with base MW cabinet c/w open shelf for MW + deep drwr below (std MW upper cabinet changes to regular 2 door upper) Note: | |



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Rose Carline Bellevue and Ricardo Patrick Dieudonne

TEL:

| LOT / PHASE 3-93 / 3 | STREET | HOUSE TYPE NEWINGTON ELEV M 4 BED | CLOSING DATE 27-Jun-23 |
|-------------------------|--|--------------------------------------|---------------------------|
| INV# | QTY | EXTRA / CHANGE | |
| 17 0 05Dec22 | 1 - Island: Add 4 dummy doors – 2 each side Note: | | |
| 18 0 05Dec22 | 1 - Island: Add Flush kick below dummy doors on 2 sides only Note: | | |
| 19 0 05Dec22 | 1 - Move fridge space approx. 12" and insert 24"d. pantry/broom cabinet - Line 3 (Note: fridge space= 37"w X 72"h) Note: | | |
| 20 0 05Dec22 | 1 - Note: Optional Accessible Ensuite - Line 2 Note: | | |
| 21 0 05Dec22 | 1 - Replace standard bank of 4 drwrs with 4 top drawers - 2 in kitchen & 2 in Butler's pantry Note: | | |
| 22 0 05Dec22 | 1 - Upgrade all drawers in kitchen &Butler's Pantry to soft close (X 12 drawers) Note: | | |
| 23 0 05Dec22 | 1 - Upgrade all hinges in kitchen & Butler's Pantry to soft close (X26 doors) Note: | | |
| 24 0 05Dec22 | 1 - Upgrade cabinetry in inlaw ensuite to line 3 Note: | | |
| 25 0 05Dec22 | 1 - Upgrade cabinetry in master ensuite to line 3 Note: | | |
| 26 0 05Dec22 | 1 - Upgrade kitchen cabinets to Line 3 Note: | | |

Ceramic

| | | | |
|--------------------|---|--|--|
| 27 0 05Dec22 | 1 - S/I - Glass package wall tile in lieu of standard in kitchen/butlers pantry - tile to continue up and behind chimney hood to top of crown moulding, NOT continued up and behind shelving in butlers pantry Note: | | |
| 28 0 05Dec22 | 1 - S/I - Level A 12x24 wall tile on fireplace bump out - from floor to ceiling (double height) and on return walls Note: | | |
| 29 0 05Dec22 | 1 - S/I - Level A floor tile (12x24) in lieu of standard in foyer - stacked vertical from front door Note: | | |
| 30 0 05Dec22 | 1 - S/I - Level A floor tile (12x24) in lieu of standard in Kitchen - stacked vertical from patio door Note: | | |
| 31 0 28Aug23 | 1 - S/I - Level 2 12x24 wall tile in lieu of standard in master ensuite shower - stacked vertical Note: | | |
| 32 0 28Aug23 | 1 - S/I - Level A 12x24 wall tile in lieu of standard in main bathroom tub walls - stacked vertical Note: | | |



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Rose Carline Bellevue and Ricardo Patrick Dieudonne

TEL:

| | | | |
|-------------------------|--------|--------------------------------------|---------------------------|
| LOT / PHASE 3-93 / 3 | STREET | HOUSE TYPE NEWINGTON ELEV M 4 BED | CLOSING DATE 27-Jun-23 |
| INV# | QTY | EXTRA / CHANGE | |

Doors and Windows

| | | |
|--------------------|---|--|
| 33 0 12Apr23 | 1 - Increase Size of Existing (2) Basement Windows from (2)37 x 24 to (2)55 x 30 Note: | |
|--------------------|---|--|

Electrical

| | | |
|--------------------|--|--|
| 34 0 17Oct22 | 1 - S/I - Gas BBQ line - location as per plan Note: | |
| 35 0 05Dec22 | 1 - Delete (2) standard light fixtures in master ensuite - S/I - (4) HALO slim 4" LED Potlights (on existing switch) - located as per plan Note: | |
| 36 0 05Dec22 | 1 - Delete (3) standard light fixtures in upper hall - S/I - (4) HALO slim 4" LED Potlights (on existing switch) - located as per plan Note: | |
| 37 0 05Dec22 | 1 - Delete standard under cabinet hoodfan Note: | |
| 38 0 05Dec22 | 1 - Home comes with (4) standard 4" HALO slim potlights in Kitchen - located as per plan Note: | |
| 39 0 05Dec22 | 1 - Home has (3) standard CAT6 Data outlets throughout - standard locations Note: | |
| 40 0 05Dec22 | 1 - S/I - (1) Additional capped light outlet - in ceiling, or on wall for future sconce (connected to seperate switch) - located above kitchen island as per plan Note: | |
| 41 0 05Dec22 | 1 - S/I - (1) Additional capped light outlet reinforced - in ceiling (connected to existing switch) - located in great room as per plan Note: | |
| 42 0 05Dec22 | 1 - S/I - (2) Black exterior soffit potlights 1st floor (connected to existing switch) - located as per plan Note: | |
| 43 0 05Dec22 | 1 - S/I - (2) HALO slim 4" LED Potlights (on existing switch) - located in office as per plan Note: | |
| 44 0 05Dec22 | 1 - S/I - (4) 4in LED puck lights on new switch - located as per kitchen plans Note: | |
| 45 0 05Dec22 | 1 - S/I - (4) HALO slim 4" LED potlights (connected to existing switch) - located in bonus room as per plan Note: | |
| 46 0 05Dec22 | 1 - S/I - (6) HALO slim 4" LED Potlights (on existing switch) - located in great room as per plan Note: | |
| 47 0 05Dec22 | 1 - S/I - Cyclone SCB31636SS 36" 300CFM chimney hood in lieu of standard Note: | |



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Rose Carline Bellevue and Ricardo Patrick Dieudonne

TEL:

| LOT / PHASE | STREET | HOUSE TYPE | CLOSING DATE |
|--------------------|--|------------------------|--------------|
| 3-93 / 3 | | NEWINGTON ELEV M 4 BED | 27-Jun-23 |
| INV# | QTY | EXTRA / CHANGE | |
| 48 0 05Dec22 | 1 - S/I - Non-straight consult at fireplace for future TV - located @ 75" a.f.f Note: | | |
| 49 0 05Dec22 | 1 - U/G standard switch to dimmer switch - dining room Note: | | |
| 50 0 05Dec22 | 1 - U/G standard switch to dimmer switch - great room Note: | | |
| 51 0 05Dec22 | 1 - Upgrade (1) standard light fixture to a Halo slim 4" potlight (on existing switch) - butlers pantry Note: | | |
| 52 0 05Dec22 | 1 - Upgrade (4) standard light fixtures to a HALO slim 4" potlight (connected to existing switch) - located in lower hall as per plan Note: | | |
| 53 0 11Jul23 | 1 - S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) - located in kitchen as per plan Note: | | |
| 54 0 17Aug23 | 1 - Existing Stove Plug Wiring to be relocated for Wall Oven, supply and install 50-60amp 3 #6 Wiring for induction Cooktop Note: | | |
| 55 0 17Aug23 | 1 - Relocate std 120v outlet for MW Note: | | |

Fireplace

| | | |
|--------------------|---|--|
| 56 0 17Oct22 | 1 - S/I - Napoleon BL46NTE ascent linear gas fireplace in lieu of standard Note: | |
|--------------------|---|--|

Granite

| | | |
|--------------------|--|--|
| 57 0 05Dec22 | 1 - S/I - Level A Silestone quartz in lieu of standard laminate w/ (1) standard rectangular undermount sink and NO 4" backsplash - Bedroom #4 Ensuite Note: | |
| 58 0 05Dec22 | 1 - S/I - Level A Silestone quartz in lieu of standard laminate w/ (1) standard rectangular undermount sink and NO 4" backsplash - Inlaw ensuite Note: | |
| 59 0 05Dec22 | 1 - S/I - Level A Silestone quartz in lieu of standard laminate w/ (1) standard rectangular undermount sink and NO 4" backsplash - Main bathroom Note: | |
| 60 0 05Dec22 | 1 - S/I - Level A Silestone quartz in lieu of standard laminate w/ (1) standard rectangular undermount sink and NO 4" backsplash - Powder room Note: | |
| 61 0 05Dec22 | 1 - S/I - Level A Silestone quartz in lieu of standard laminate w/ (2) standard rectangular undermount sink and NO 4" backsplash - Master ensuite Note: | |



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Rose Carline Bellevue and Ricardo Patrick Dieudonne

TEL:

| LOT / PHASE | STREET | HOUSE TYPE | CLOSING DATE |
|--------------------|---|------------------------|--------------|
| 3-93 / 3 | | NEWINGTON ELEV M 4 BED | 27-Jun-23 |
| INV# | QTY | EXTRA / CHANGE | |
| 62 0 05Dec22 | 1 - S/I - Level A Silestone quartz in lieu of standard quartz w/ (1) standard undermount sink and NO 4" backsplash - Kitchen and butlers pantry perimeter only Note: | | |
| 63 0 05Dec22 | 1 - S/I - Level D Silestone quartz in lieu of standard quartz w/ (1) standard undermount sink and NO 4" backsplash - Kitchen island only Note: | | |

Hardwood

| | | | |
|--------------------|---|--|--|
| 64 0 17Oct22 | 1 - S/I - Level A Twelve oaks pre finished engineered hardwood in lieu of standard flooring in great room, lower hall, dining room, office, in-law suite, upper hall/bonus room, master bedroom, bedroom #3 and bedroom #4 Note: | | |
| 65 0 21Dec22 | 1 - Level A hardwood included on main floor - excluding bedrooms - as per new spec NoteCredit for great room, dining room, lower hall and office applied | | |

Miscellaneous

| | | | |
|--------------------|--|--|--|
| 66 0 17Oct22 | 1 - Fireplace wall bump-in approx. 8"d x 5'w - double height ceilings Note: | | |
| 67 0 17Oct22 | 1 - Optional Upgrade - Basement plumbing rough-in 1-piece rough-in (future bar sink) NoteAs per B-1 | | |
| 68 0 17Oct22 | 1 - Optional Upgrade - Basement plumbing rough-in 3-piece rough-in (future sink, tub, toilet) NoteAs per B-1 | | |
| 69 0 17Oct22 | 1 - Optional Upgrade #3 - Second floor laundry with standard plan Laundry relocated from main floor Note: | | |
| 70 0 17Oct22 | 1 - Optional Upgrade #4 - Chef's Kitchen increases the size of the walk-in pantry, butlers pantry and kitchen NoteAs per B-1 | | |
| 71 0 17Oct22 | 1 - Optional Upgrade #5 - Accessible Ensuite (in-law suite) Ensuite configured for barrier free access NoteAs per B-1 | | |
| 72 0 17Oct22 | 1 - Optional Upgrade #6 - Covered deck (A) Increases breakfast nook patio slider to 8' wide, steps as per grade NoteAs per B-1 | | |
| 73 0 17Oct22 | 1 - S/I - (1) Additional exterior hose bib - located as per plan Note: | | |
| 74 0 17Oct22 | 1 - S/I - Finished garage walls with drywall (one coat) and insulation on non interior walls Note: | | |
| 75 0 05Dec22 | 1 - As per standard spec, this house is to receive ditra underlay where applicable Note: | | |



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Rose Carline Bellevue and Ricardo Patrick Dieudonne

TEL:

| | | | |
|-------------------------|--------|--------------------------------------|---------------------------|
| LOT / PHASE 3-93 / 3 | STREET | HOUSE TYPE NEWINGTON ELEV M 4 BED | CLOSING DATE 27-Jun-23 |
|-------------------------|--------|--------------------------------------|---------------------------|

| INV# | QTY | EXTRA / CHANGE |
|--------------------|--|----------------|
| 76 0 05Dec22 | 1 - Delete standard fireplace mantle Note: | |
| 77 0 05Dec22 | 1 - Delete standard mirror (1) in powder room Note: | |
| 78 0 05Dec22 | 1 - Delete standard mirrors (2) in master ensuite Note: | |
| 79 0 12Apr23 | 1 - Purchasers to recieve \$5000.00 Decor bonus as per B-1 item Note: | |

Paint

| | | |
|--------------------|--|--|
| 80 0 17Oct22 | 1 - S/I - Flat ceilings in lieu of standard - throughout NoteNew standard | |
|--------------------|--|--|

Plumbing

| | | |
|--------------------|---|--|
| 81 0 17Oct22 | 1 - S/I - 3x3 ceramic tile shower with Maax reveal pivot/swing shower door (matte black) in lieu of standard 3x3 acrylic shower stall - bedroom #4 ensuite Note: | |
| 82 0 17Oct22 | 1 - S/I - 3x4 ceramic tile shower with maax halo shwoer door (matte black) in lieu of standard 3x4 acrylic shower stall - in-law suite Note: | |
| 83 0 17Oct22 | 1 - U/G std 3x4 Shower to a 3x5 with tiled base, 2 Ceramic Walls and option 2 shower door Black Trim - master ensuite Note: | |
| 84 0 05Dec22 | 1 - S/I - Delta ashlyn monitor 14 series tub and shower trim (T14464-SS) Stainless - in lieu of standard in main bathroom Note: | |
| 85 0 05Dec22 | 1 - S/I - Delta trinsic monitor 14 series shower trim (T14259-CZ) champagne bronze in lieu of standard in bedroom #4 ensuite Note: | |
| 86 0 05Dec22 | 1 - S/I - Delta trinsic monitor 14 series shower trim (T14259-CZ) champagne bronze in lieu of standard in inaw ensuite Note: | |
| 87 0 17Aug23 | 1 - S/I - Fridge water line NoteAs per std spec | |
| 88 0 13Sep23 | 1 - Emerge angular modern 26inch shower column kit DF-CKIT28-SCZ with T14059-CZ in lieu of standard in master ensuite Note: | |

Railings

| | | |
|--------------------|---|--|
| 89 0 06Dec22 | 1 - S/I - Standard 3 1/2" oak newel post w/ alternating burnt penny metal spindles (1) TL-15RD-60 + (1) TL-102-1RD-60 in lieu of standard oak spindles Note: | |
|--------------------|---|--|

Stairs



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Rose Carline Bellevue and Ricardo Patrick Dieudonne TEL:

| | | | |
|-------------------------|--------|--------------------------------------|---------------------------|
| LOT / PHASE 3-93 / 3 | STREET | HOUSE TYPE NEWINGTON ELEV M 4 BED | CLOSING DATE 27-Jun-23 |
|-------------------------|--------|--------------------------------------|---------------------------|

| INV# | QTY | EXTRA / CHANGE |
|--------------------|--|----------------|
| 90 0 17Oct22 | 1 - Upgrade main staircase to Oak Note: | |

Trim

| | | |
|--------------------|--|--|
| 91 0 17Oct22 | 1 - Upgrade all closet doors to bypass in lieu of standard vinyl sliding doors (4), mudroom, foyer, bedroom #3 and bedroom #4 Note: | |
| 92 0 17Oct22 | 1 - Upgrade all doors on main floor to 8'h - includes closet doors Note: | |

| | | |
|--------------------------|---|--|
| 1A Offer Worksheet | Optional Upgrade #4 - Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note: | |
| 2A Offer Worksheet | Optional Upgrade #5-Accessible Ensuite (In-Law Suite) (Ensuite Configured for Barrier Free Access) Note: | |
| 3A Offer Worksheet | Optional Upgrade #6 - Covered Deck (A) (Increases Breakfast Nook Patio Slider to 8 Wide, Steps as per Grade) Note: | |
| 4A Offer Worksheet | Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) Note: | |
| 5A Offer Worksheet | Optional Upgrade - Basement Plumbing Rough-In (Subject to Site Conditions and Availability for your Chosen Model) 1-Piece Rough-In (Future Bar Sink) Note: | |
| 6A Offer Worksheet | Increase Size of Existing (2) Basement Windows from (2)37 x 24 to (2)55 x 30 Note: | |
| 7A Offer Worksheet | \$60,000 Decor Centre Bonus - Purchaser can choose up to \$60,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note: | |
| 8A Offer Worksheet | \$65,000 Decor Centre Bonus - Purchaser can choose up to \$65,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note: | |
| 9A 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: | |

This Document is Extremely Time Sensitive - Printed 13 Sep 23 at 16:10