



Updated - Upgraded toilets changed to Kiera model
-Stove and cooktop wiring
-Bed 4 ensuite - shower trim updated.

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASER: Nebahat Seker

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
58 / 3	332 Antler Court	NEWINGTON ELEV A 4 BED	26-Oct-22
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 27Oct22	1 - Accommodate for built-in cook top (add base cabinet) - NEED SPECS Note:	
2 0 27Oct22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) NEED SPECS Note:	
3 0 27Oct22	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 Note:	
4 0 27Oct22	1 - Add fase top drawer to cook top cabinet NoteCook top moved to create equal cabinets each side	
5 0 27Oct22	1 - Bdrm #4 ensuite - delete medicine cabinet - Line 3 Note:	
6 0 27Oct22	1 - Bdrm #4 ensuite- add 1 fase top drwr + 2 drwrs (as per sketch) - Line 3 Note:	
7 0 27Oct22	1 - Delete upper above range to accommodate Chimney Style hood fan (Hood fan upgrade by builder) Note:	
8 0 27Oct22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 2 Note:	
9 0 27Oct22	1 - Primary ensuite - Add 2 doors below make-up drawers - Std Note:	
10 0 27Oct22	1 - Upgrade - Bedroom 2 ensuite vanity - line 3 Note:	
11 0 27Oct22	1 - Upgrade - Bedroom 4 ensuite vanity - to line 3 Note:	
12 0 27Oct22	1 - Upgrade - Main Bath vanity - line 3 Note:	
13 0 27Oct22	1 - Upgrade Powder room to Line 3 Note:	

Carpet

14 0 27Oct22	1 - S/I - Level 1 - Carpet (includes level 1 underpad) - in Upper hall, master bedroom, bedroom 3, bedroom 4, bedroom 5 - in lieu of standard Note:	
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Ceramic

15 0 27Oct22	1 - S/I - Level A - 2.5 x 8 - Backsplash tile- staggered - Horizontal - Kitchen (opt. chef's kitchen) includes butler's pantry Note:	
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16 0 27Oct22	1 - S/I - Level A - 24x24 floor tile -stacked - foyer Note:	
17 0 27Oct22	1 - S/I - Level B - 24x24 - floor tile -stacked - Laundry/mudroom Note:	
18 0 27Oct22	1 - S/I - Level B - 24x24 - wall tile - stacked - (J+J) Main bathroom Note:	
19 0 27Oct22	1 - S/I - level B - 24x24 cermic floor tile - stacked - (J+J) main bathroom Note:	
20 0 27Oct22	1 - S/I - Level B - 24x24- cermic floor tile - stacked - Bedroom 2 Ensuite Note:	
21 0 27Oct22	1 - S/I - Level B - 24x24 cermic floor tile -stacked - Master ensuite Note:	
22 0 27Oct22	1 - S/I - level B - 24x24 cermic floor tiles - stacked - bed 4 ensuite Note:	
23 0 27Oct22	1 - S/I - Level B - 24x24- wall tile - stacked - Master ensuite Note:	
24 0 27Oct22	1 - S/I - Level B - 24x24-cermic floor tile - stacked- Powder room Note:	
25 0 27Oct22	1 - S/I - Level B -24x24 wall tile -stacked- Bed 2 ensuite Note:	

Doors and Windows

26 0 29Sep23	1 - Enlarge sliding patio door from 6'w to 8'w - in Chef's Kitchen Note:	
27 0 29Sep23	1 - S/I - 6ft wide sliding patio door with standard landing - in In-law suite - in lieu of standard window Note:	

Electrical

28 0 27Oct22	1 - S/I - (1) additional recessed standard electrical outlet - 60 inches A.F.F. - at fireplace - great room Note:	
29 0 27Oct22	1 - S/I - (1) Additional Reinforced capped light outlet -on a new dimmer switch - in Great room ceiling (2nd floor-open to below) Note:	
30 0 27Oct22	1 - S/I - (1) interior Potlight - on new dimmer switch - kicthen as per plan Note:	
31 0 27Oct22	1 - S/I - Cyclone SCB31636MB - Chimney hood fan - in Matte Black - 300CFM c/w 6in duct Note:	



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Fireplace

32 0 27Oct22	1 - Delete - Standard Mantle Note:	
33 0 29Sep23	1 - S/I - Napoleon BL46NTE (Black) Ascent linear gas fireplace - Great room Note:	

Granite

34 0 27Oct22	1 - S/I - Level A - Quartz countertop -Kitchen (opt. chef's kitchen) includes Butler's pantry Note:	
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Hardwood

35 0 27Oct22	1 - S/I - Level A - Hardwood - Great room , Dinning/Lower hall (opt. chef's kitchen), Office, Bedroom 2 (In-Law suite), Kitchen (opt. Chef's Kitchen) - in lieu of standard NoteCredit for cost difference as Level B was purchased at BEP	
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Heating and Air Conditioning

36 0 29Sep23	1 - S/I - Air conditioner - Goodman - 13 SEER R-410A (GSX 13) 3.0 Ton Note:	
37 0 29Sep23	1 - S/I - Gas bbq line - as per plan Note:	

Miscellaneous

38 0 05Jun23	1 - S/I - Bump-out Fireplace approx. 8 inches into Great Room and build box approx. 5 feet wide- from floor to ceiling Note:	
39 0 29Sep23	1 - 3 Piece Rough-in * Future tub, toilet and sink - Basement - As per B1 Note:	
40 0 29Sep23	1 - 9'h Second Floor Note:	
41 0 29Sep23	1 - Client is participating in referral program. Referred by Enas Selim Hysal, Fernbank crossing, Level 3 Terra Flats #332 - as per B1 Note:	
42 0 29Sep23	1 - Optional 5th Bedroom - As per B1 Note:	
43 0 29Sep23	1 - Optional Chef's Kitchen - as per B1 Note:	
44 0 29Sep23	1 - Purchaser acknowledges that no further foundation changes will be permitted after this point. - as per B1 Note:	
45 0 29Sep23	1 - Redesign fee - Swap location of shower and toilet - Primary Ensuite Note:	



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46 0 29Sep23	1 - Rotate - 3x5 master ensuite shower - 90 degrees counter clockwise to fit in alcove Note:	
47 0 03Oct23	1 - Existing stove plug wiring to be relocated for wall Oven, supply and install 50-60amp wiring for induction cooktop - kitchen Note:	

Plumbing

48 0 27Oct22	1 - S/I - Bristol B317 (Pearl Black) - silgranite single bowl undermount sink - Kitchen Note:	
49 0 27Oct22	1 - S/I - Delta Monitor 14 Series Contemporary square shower kit - Matte Black - DF-KIT23-PBSBL-WS - in lieu of standard - Master ensuite shower Note:	
50 0 27Oct22	1 - S/I - Delta Monitor 14 series shower trim - T14263-BL and Delta Universal shower valve # R10000-UNBX - bedroom 2 ensuite - in lieu of standard Note:	
51 0 27Oct22	1 - S/I - Fridge water line (comes with shut-off valve) - kitchen Note:	
52 0 29Sep23	1 - S/I - (5) upgraded toilets -Contrac Kiera 4710BNWU toilet - dual flush, elongated bowl - (1) Powder room, (1) Bed 2 ensuite, (1) Primary ensuite, (1) Bed 4 ensuite, (1) Jack and Jill washroom -in lieu of standard Note:	
53 0 29Sep23	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 - Bed 2 (in-law suite) ensuite Note:	
54 0 29Sep23	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 - Jack & Jill washroom Note:	
55 0 29Sep23	1 - S/I - Standard Maax Sax 6032-Freestanding tub - in master ensuite - in lieu of soaker tub with Deck Note:	
56 0 29Sep23	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (black handle and no hinges) in lieu of standard 3x4 shower stall - primary ensuite Note:	
57 0 03Oct23	1 - U/G Shower Faucet to Universal Showering 58474-BL with T14059-BL Black - Bedroom 4 ensuite Note:	

Railings

58 0 29Sep23	1 - Upgrade - 3-1/2" Oak Modern newel posts w/ cap in lieu of standard Oak Colonial Note:	
59 0 29Sep23	1 - Upgrade - Spindles to Metal square spindles (wrinkled black, all plain) in lieu of standard Oak Colonial Note:	

Stairs



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60 0 29Sep23	1 - Upgrade main staircase to Oak Note:	

Trim

61 0 27Oct22	1 - S/I - Flat ceilings in lieu of stipple Note:	
62 0 27Oct22	1 - Upgrade - Interior doors to Logan style - Note (11) doors are 8ft h. Note:	
63 0 29Sep23	1 - Relocate Walk-in Pantry door to Butler's Pantry side -as per plan Note:	
64 0 29Sep23	1 - S/I - (11) 8'h Interior Doors - (1) Office , (1) Powder room, (1) basement stairs, (1) Laundry/Mudroom, (1) Bed 2 In-Law suite, (1) Primary Bedroom, (2) Upper hall Linen closet, (1) Bedroom 3, (1) Bedroom 4, (1) bedroom 5 - in lieu of standard Note:	

1A Offer Worksheet	Optional 5th bedroom Note:	
2A Offer Worksheet	Optional 5th bedroom 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	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:	
6A 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:	
7A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
8A Offer Worksheet	Optional Chefs Kitchen Note:	
9A Offer Worksheet	Optional Chefs Kitchen Note:	
10A Offer Worksheet	Client is participant in referral program. Referred by, Enes Selim Hysal, Fernbank Crossing, Level 3 Terra Flats, #332. Note:	

This Document is Extremely Time Sensitive - Printed 17 Oct 23 at 11:09