



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Emile Abillama and Carla Karam TEL:

LOT / PHASE 345 / 2	STREET 622 Miikana Road	HOUSE TYPE KLONDIKE ELEV M	CLOSING DATE 17-Jan-23
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 01Nov22	1 - Income suite: Increase depth of uppers on range wall to 14"d. Note:	
2 0 01Nov22	1 - Income Suite: Upgrade to line 3 cabinets in ensuite Note:	
3 0 01Nov22	1 - Main house: 2 Hutch cabinet - add finished interiors - wood veneer - colour TBC Note:	
4 0 01Nov22	1 - Main house: Add 3 top drawers in lieu of std bank of drawers - one each side of range & one on island - Line 3 Note:	
5 0 01Nov22	1 - Main house: Add panel with cut-out to front of MW shelf to accommodate built-in Mw Trim Kit (NEED SPECS) Note:	
6 0 01Nov22	1 - Main house: Add plain panel to ceiling in matching colour & finish to upper cabinet doors Notemechanical to be locatd behind panel (in lieu of bulkhead) like model home	
7 0 01Nov22	1 - Main house: Coffee bar - delete base cabinet to accommodate 24" wine fridge - Line 3 Note:	
8 0 01Nov22	1 - Main house: Coffee Bar - Replace upper cabinets with 3 floating shelves - w/ truffle oak as colour Note:	
9 0 01Nov22	1 - Main house: Hutch cabinets - replace 8 doors with glass doors - Richelieu Ric-01 - 3/4" matte black metal frame with clear glass inserts.(4 @ 18"w X 18"h + 4 @ 18"w X Note:	
10 0 01Nov22	1 - Main house: Increase depth of 3 upper cabinets to 14"d. Note:	
11 0 01Nov22	1 - Main house: Increase depth of fridge upper to 24"d and add 2 side panels Note:	
12 0 01Nov22	1 - Main house: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note:	
13 0 01Nov22	1 - Main house: Island - Add pedestal support for raised eating bar/table - 18" X 18" X 36"h. (Table top with 4" apron by builder) Note:	
14 0 01Nov22	1 - Main house: Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
15 0 01Nov22	1 - Main house: Island - increase depth of island cabinetry to 34" - pull back panel & add 2 side panels (Note: counter remains at standard depth of 36") Note:	
16 0 01Nov22	1 - Main house: Replace 2 base cabinets with 2 sets pot/pan drwr - c/w one wide top drwr + 2 deep drawers each. Line 3 Note:	



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17 0 01Nov22	1 - Main house: Replace std. base cabinet with base MW cabinet (std MW upper cabinet changes to regular 2 door upper) - Line 3 Note:		
18 0 01Nov22	1 - Main house: Replace two upper cabinets with two Hutch cabinets (to counter) c/w 2 doors @ 42"h +2 doors @ 18"h. each Note:		
19 0 01Nov22	1 - Main house: Replace upper above range with custom hood for built-in fan insert: Plain box style - 39"w X 42"h X 21"h c/w removeable recessed bottom. Note:		
20 0 01Nov22	1 - Main house: Upgrade all drawers in kitchen to soft close (X 10 drwrs) Note:		
21 0 01Nov22	1 - Main house: Upgrade all hinges in kitchen to soft close (X 15 doors) Notedoes not apply to Hutch doors		
22 0 01Nov22	1 - Main house: Upgrade kitchen cabinets to Line 3 Note:		
23 0 01Nov22	1 - Main house: Upgrade to line 3 cabinets in main bathroom Note:		
24 0 01Nov22	1 - Re-design kitchen: Move fridge to standard desk location; move range & hood fan approx. 10" to create equal uppers each side; increase range space to accommodate 36" range;change upper angled corner cabinet to 90 degree blind orner; rotate island 90 d Note:		
25 0 18Aug23	1 - Income Unit: Add 2 floating shelves to end of uppers closest to eating area - 1.25"thick Note:		
26 0 18Aug23	1 - Income Unit: Add panel with cut-out to front of MW shelf for built-in MW Trim Kit - NEED SPECS Note:		
27 0 18Aug23	1 - Income Unit: Change sink base blind corner to regular sink base and re-locate blind corner to beside sink Note:		
28 0 18Aug23	1 - Income Unit: Delete upper above range + approx. 6" each side to accomodate 30" Chimney Style Hood Fan Note:		
29 0 18Aug23	1 - Income Unit: Increase depth of fridge upper to 30"d (Note: builder to modify depth of fridge space to suit depth of fridge - APPROX. 33"D.) Note:		
30 0 18Aug23	1 - Income Unit: Increase height of uppers to reach 87" (33"h uppers installed at 18"above counter) Notefiller to be installed to bulkhead. Size of bulkhead TBC at time of site measure		
31 0 18Aug23	1 - Income Unit: Replace standard base cabinet with 1 top drwr + 2 pot/pan drwrs - next to range Note:		
32 0 18Aug23	1 - Income Unit: Upgrade all drawers in kitchen to soft close (x 8 drwrs) Note:		



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INV#	QTY	EXTRA / CHANGE
33 0 18Aug23	1 - Income Unit: Upgrade all hinges in kitchen to soft close (11 doors) Note:	
34 0 13Mar24	1 - DELETE** Main House: Upgrade cabinet hardware on pot/pan drawers - as per plan (6 drawers) Note:	

Carpet

35 0 18Aug23	1 - Income Unit: Replace standard base cabinte woth base MW cabinet c/w deep drawer below (std MW upper cabinet changes to regular 2 door upper) Note:	
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Ceramic

36 0 01Nov22	1 - Income Suite: S/I - Glass package wall tile in lieu of standard in Kitchen Note:	
37 0 01Nov22	1 - Income suite: S/I - Level A 8x8 floor tile in ensuite - stacked Note:	
38 0 01Nov22	1 - Main house: Main Bath - accommodate for 2 sinks (bank of drawers moves to middle) Note:	
39 0 01Nov22	1 - Main house: S/I - Custom price 24x24 floor tile in Kitchen - stacked Note:	
40 0 01Nov22	1 - Main house: S/I - Level 1 8x8 floor tile in lieu of standard in powder room Note:	
41 0 01Nov22	1 - Main house: S/I - Level A 12x24 wall tile in lieu of standard in master ensuite - stacked vertical Note:	
42 0 01Nov22	1 - Main house: S/I - Level B 24x24 floor tile in master ensuite - stacked Note:	
43 0 01Nov22	1 - Main house: S/I - Standard 4x16 wall tile in staggered pattern in lieu of standard - main bathroom Note:	
44 0 19Apr23	1 - Income unit: Extend kitchen backsplash up and behind chimney hood wall Note:	
45 0 19Apr23	1 - Main House: S/I - Glass package 1x3 wall tile in herringbone pattern on mirror/vanity wall in master ensuite - from countertop to ceiling NoteStandard mirrors deleted - light fixtures to remain	
46 0 19Apr23	1 - Main House: S/I - Standard 4x16 wall tile on mirror/vanity wall in staggered pattern - from countertop to ceiling - main bathroom NoteStandard mirror was deleted - light fixture to remain	
47 0 10Jul23	1 - Main house: S/I Level A 8x8 floor tile in foyer and mudroom - (2) mixed colours, installed in checkerd pattern Note:	

Electrical



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48 0 01Nov22	1 - Income suite: Delete standard under cabinet hoodfan Note:		
49 0 01Nov22	1 - Income Suite: Relocate (2) standard CAT6 data outlets, (1) 75in a.f.f above fireplace in living room Noteincome suite has (2) standard CAT6 data outlets throughout		
50 0 01Nov22	1 - Income Suite: S/I - (1) 15 AMP recessed plug outlet above fireplace in living room @ 75in a.f.f Note:		
51 0 01Nov22	1 - Income Suite: S/I - (1) Capped light outlet connected to existing switch - located in loft as per plan Note:		
52 0 01Nov22	1 - Income suite: S/I - Cyclone SCB31630MB 300CFM 30" chimney hood in lieu of standard Note:		
53 0 01Nov22	1 - Main house: Delete standard under cabient hoodfan Note:		
54 0 01Nov22	1 - Main house: Reinforce existing light outlet for heavier fixture - dining room Note:		
55 0 01Nov22	1 - Main house: Reinforce existing light outlet for heavier fixture - Foyer Note:		
56 0 01Nov22	1 - Main house: Relocate (3) standard CAT6 data outelts, (1) 75in a.f.f in great room above fireplace, (1) 75in a.f.f in master bedroom above fireplace and add (1) additional CAT6 located as per plan NoteMain house has (4) CAT6 data outlets throughout		
57 0 01Nov22	1 - Main house: S/I - (1) 15 AMP recessed plug outlet above fireplace in great room @ 75in a.f.f Note:		
58 0 01Nov22	1 - Main house: S/I - (1) 15 AMP recessed plug outlet above fireplace in master bedroom @ 75in a.f.f Note:		
59 0 01Nov22	1 - Main house: S/I - (1) 15 AMP USB charger receptacle (on existing circuit) - located in island as per plan Note:		
60 0 08Nov23	1 - Main house: S/I - Gas stove line w/ 110 v outlet Note:		
61 0 08Nov23	1 - Main house: S/I Make-up Air System for Kitchen Hood Fan Above 300 CFM up to 600 CFM Note:		
62 0 08Nov23	1 - Main house: U/G Std Hood Fan to BX21534 Stainless Steel- 550 CFM c/w 6in Duct Note:		

Fireplace

63 0 15Jun22	1 - Main house: Delete standard colonial fireplace mantle Note:	
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INV#	QTY	EXTRA / CHANGE
64 0 15Jun22	1 - Main house: S/I - Napoleon BL46NTE Ascent linear gas fireplace in lieu of standard in great room Note:	
65 0 15Jun22	1 - Main house: S-I NEFB33H Electric fireplace in master ensuite - no tile surround or mantle included Note:	

Granite

66 0 15Jun22	1 - Income suite: S/I - Bistol Virtuo Granite Undermount- Single Bowl- B317 Pearl Black - in lieu of standard in kitchen Note:	
67 0 15Jun22	1 - Main house: S/I - Bistol Virtuo Granite Undermount- Single Bowl- B317 Pearl Black - in lieu of standard in kitchen Note:	
68 0 01Nov22	1 - Income suite: S/I - Level A silestone quartz in lieu of standard laminate in ensuite w/ (1) standard undermount sink, NO 4" backsplash Note:	
69 0 01Nov22	1 - Income suite: S/I - Level A silestone quartz in lieu of standard laminate in kitchen w/ (1) standard undermount sink and NO 4in backsplash Note:	
70 0 01Nov22	1 - Main house: S/I - Custom slab granite in lieu of standard in kitchen - on island + island extention only Note:	
71 0 01Nov22	1 - Main house: S/I - Custom slab quartz backsplash (2cm) in lieu of standard in kitchen NoteNOT extended up and behind chimney hood, only to bottom of chimey hood and NOT up wall in coffee bar	
72 0 01Nov22	1 - Main house: S/I - Custom slab quartz in lieu of standard in kitchen - on perimeter + coffee bar Note:	
73 0 01Nov22	1 - Main house: S/I - Level 2 Granite in lieu of standard in Master ensuite w/ (2) standard undermount sinks, NO 4" backsplash Note:	
74 0 01Nov22	1 - Main house: S/I - Level A Silestone quartz in lieu of standard laminate in main bathroom w/ (2) standard undermount sinks, NO 4" backsplash Note:	
75 0 01Nov22	1 - S/I - Custom granite - 4" skirt around kitchen island table (island w/ pedistal only) - as per kitchen drawings Note:	

Hardwood

76 0 15Jun22	1 - Main house: S/I - Level A prefinished engineered hardwood in lieu of standard carpet in den/office, main hall, dining room, living room, master bedroom, upper hall, bedroom #3, bedroom #4, bedroom #2 and loft Note:	
77 0 19Apr23	1 - Income suite: S/I - Torlys LVT in lieu of standard carpet in living room/hall, 2nd floor loft, kitchen and master bedroom Note:	

Miscellaneous



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78 0 15Jun22	1 - Add - 9ft ceilings in the main dwelling on second floor - includes income suite loft on second floor Note:As per B-1	
79 0 15Jun22	1 - Add - Optional Alternate master retreat Note:As per B-1	
80 0 15Jun22	1 - Custom kitchen appointment with spectrum kitchens Note:	
81 0 15Jun22	1 - Income suite: Delete (1) standard door to WIC in master bedroom Note:	
82 0 15Jun22	1 - Income suite: Delete all bathroom accessories (toilet paper holder and towel bar) in all bathrooms Note:	
83 0 15Jun22	1 - Income suite: Delete standard vanity mirrors in all bathrooms Note:	
84 0 15Jun22	1 - Main house: Delete (1) standard closets in mudroom as per plan Note:	
85 0 15Jun22	1 - Main house: Delete all bathroom accessories (toilet paper holder and towel bar) in all bathrooms Note:	
86 0 15Jun22	1 - Main house: Delete standard vanity mirrors in all bathrooms Note:	
87 0 15Jun22	1 - Remove wall between Main house garage and income suite garage Note:Subject to approval by engineers	
88 0 15Jun22	1 - S-I NEFB33H Electric fireplace in income suite living room partially bumped into room no tile or mantle included Note:	
89 0 01Nov22	1 - Income suite: Frame out back wall behind fridge to accommodate 33"d fridge space - refer to kitchen plans Note:	

Paint

90 0 15Jun22	1 - S/I - Flat ceilings in lieu of stipple throughout - Income suite Note:	
91 0 15Jun22	1 - S/I - Flat ceilings in lieu of stipple throughout - Main house Note:	
92 0 01Nov22	1 - Income Suite: S/I - (1) Paint colour throughout (EXCLUDES bathrooms) - Dulux Diamond Matt Note:	

Plumbing

93 0 15Jun22	1 - Incme suite: S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (matte black handle and hinges) in lieu of standard 3x4 shower stall - master ensuite Note:	
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94 0 15Jun22	1 - Main house: S/I - (1) Additional standard overmount vanity sink in main bathroom Note:		
95 0 15Jun22	1 - Main house: S/I - Maax incognito 57 56-59 x 56 3/4" sliding tub door for alcove installation with clear glass in matte black in main bathroom Note:		
96 0 15Jun22	1 - Main house: S/I -(1) Maax Ariosa 66x36 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite - White 106267-000-001 Note:		
97 0 15Jun22	1 - Main house: S/I- Reveal Sleek 71 56-59 x 71 ½ in. Pivot Shower Door for Alcove Installation with Clear glass in matte black - in lieu of standard in master ensuite Note:		
98 0 01Nov22	1 - Income suite: Delta monitor 14 series square shower kit in ensuite shower (DF-KIT23-PBSBL-WS) in lieu of standard Note:		
99 0 01Nov22	1 - Income suite: S/I - (1) Delta Trinsic single handle faucet in powder room (559LF-BLMPU) in lieu of standard Note:		
100 0 01Nov22	1 - Income suite: S/I - (2) Delta ashlyn single handle faucet in ensuite (564-BLMPU-WS) in lieu of standard Note:		
101 0 01Nov22	1 - Income suite: S/I - Delta 9159-BL-DST (matte black) Kitchen faucet in lieu of standard Note:		
102 0 01Nov22	1 - Income Suite: S/I - Delta ashlyn Monitor 14 Series Tub Trim Only (T14164-BL) in lieu of standard Note:		
103 0 01Nov22	1 - Income Suite: S/I - fridge water line Note:		
104 0 01Nov22	1 - Income suite: Upgrade alcove tub waste and overflow to match tub faucet (black) Note:		
105 0 01Nov22	1 - Main hosue: S/I - (1) Delta trinsic single handle pull down w/ touch2o technology (9159T-BL-DST) in lieu of standard in kitchen Note:		
106 0 01Nov22	1 - Main house: Delta tempassure 17T series round shower kit in master ensuite shower (DF-KIT26-THRBL-WS) in lieu of standard Note:		
107 0 01Nov22	1 - Main house: S/I - (2) Delta trinsic single handle bathroom faucets in main bathroom (559LF-CZMPU) in lieu of standard Note:		
108 0 01Nov22	1 - Main house: S/I - (2) Delta trinsic two handle widespread bathroom faucet in master ensuite (3559-BLMPU-DST) in lieu of standard Note:		
109 0 01Nov22	1 - Main house: S/I - Delta 9959-BL-DST (matte black) bar/prep sink faucet in kitchen Note:		



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110 0 01Nov22	1 - Main house: S/I - fridge water line Note:	
111 0 01Nov22	1 - Main house: Upgrade alcove tub waste and overflow to match tub faucet (champagne bronze) - main bathroom Note:	
112 0 01Nov22	1 - Main house: Upgrade to Delta trinsic (T2759-BL) black roman tub faucet in lieu of standard - master ensuite Note:	
113 0 01Nov22	1 - Main house: Upgrade tub waste and overflow to match tub faucet (black) - master ensuite freestanding tub Note:	
114 0 01Nov22	1 - S/I - Delta compel premium single setting slide bar hand shower (57085-CZ) champagne bronze in main bathroom Note:	
115 0 01Nov22	1 - S/I - Trinsic tempassure 17T series tub and shower trim (T17T459-CZH20) champagne bronze in lieu of standard in main bathroom Note:	

Railings

116 0 15Jun22	1 - Income suite: S/I - 3 1/2' oak newel post w/ cap and alternating spindles - (2) plain black metal (square) and (1) TL-106-1-40 in lieu of standard oak colonial Note:	
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Stairs

117 0 15Jun22	1 - Income suite: Upgrade staircase to oak Note:	
118 0 15Jun22	1 - Main house: S/I - 3 1/2' oak modern newel post w/ NO cap and plain black metal spindles (circular) in lieu of standard oak colonial Note:	
119 0 15Jun22	1 - Main house: Upgrade main staircase to oak w/ white risers Note:	
120 0 01Nov22	1 - Main house: Upgrade staircase to powder room to oak w/ white risers NoteIncluded in initial staircase price	

Trim

121 0 15Jun22	1 - Enlarge standard 6'w patio doors to 8'w Note:	
122 0 15Jun22	1 - Main house: S/I - (1) Taymor ashford exterior door handle set in lieu of standard in main entrance Note:	
123 0 15Jun22	1 - Main house: Upgrade all standard sliding vinyl closet doors to swing - Bedroom #3 and Bedroom #4 and upper hall linen closet Note:	



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124 0 01Nov22	1 - Income suite: S/I - Taymor Vega square (matte black) interior door handles in lieu of standard - throughout Note:	
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125 0 01Nov22	1 - Main house: S/I - Level 2 Lincoln interior doors throughout Note:	
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126 0 01Nov22	1 - Main house: S/I - Taymor Vega square (matte black) interior door handles in lieu of standard - throughout Note:	
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1A Offer Worksheet	Add - Optional Alternate Master Retreat Note:	
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2A Offer Worksheet	Add - 9-ft ceilings in the main dwelling on 2nd floor. Note:	
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