



REVISED 05APR2024  
PRIMARY ENSUITE WALL TILE ADDED  
SEE HIGHLIGHTED

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Clive Allen and Keniesha Lee-Allen TEL:

LOT / PHASE 63 / 3	STREET 352 Antler Court	HOUSE TYPE NEWINGTON ELEV D 4 BED	CLOSING DATE 24-Nov-22
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 21Sep23	1 - Accomodate for built-in cook top (add base cabinet) - Line 3 Note:	
2 0 21Sep23	1 - Accomodate for built-in wall oven & Microwave (replace standard upper and base cab with tall oven cabinet) -Line 3 Note:	
3 0 21Sep23	1 - Add (2) extra top drawers - (one each side of cooktop) - Line 3 Note:	
4 0 21Sep23	1 - Add (2) sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - one in Butler's pantry, one in kitchen below cooktop. Note: 2 pot/pan drwrs below cooktop MUST be upgraded to soft close due to width- line 3 Note:	
5 0 21Sep23	1 - Add (6) Glass doors to upper cabinets - 2 in Butlers pantry + 4 in Kitchen - Plain frame with clear glass insert (white interiors) Note:	
6 0 21Sep23	1 - Add crown moulding to top of upper cabinets - Opt 4 - Fill to ceiling with 1 inch moulding, furring panel & ceiling crown (12 inch total) Note:	
7 0 21Sep23	1 - Add light valance below upper cabinets - 2 inch high plain recessed - to accomodate under cabinet lighting (lights and electrical supplied by builder). Note:	
8 0 21Sep23	1 - Add Pull-out recycle center -Berenson QPAM 15228C - c/w 2 Bins with Lids - Island Note:	
9 0 21Sep23	1 - Add upper cabinets wall to wall - above washer/dryer space- 30 inch high x 15 inch depth - line 2 Note:	
10 0 21Sep23	1 - Butler's Pantry - Delete base cabinet to make 24inch w. space for Beverage fridge Note:	
11 0 21Sep23	1 - Delete Upper above range to accomodate Chimney style hood fan (hood fan upgraded by builder) - Line 3 Note:	
12 0 21Sep23	1 - Ensuite Vanity- add 2 doors below make-up area - Line 2 Note:	
13 0 21Sep23	1 - Increase depth of fridge upper to 24 inch depth and add side panel Note:	
14 0 21Sep23	1 - Increase height of uppers to reach 96 inches (42 inch high Uppers installed at 18 inches above counter) - Line 3 Note:	
15 0 21Sep23	1 - Island - Increase depth by 12 inches: Pull back panel 12 inches and add (2) side panels. NoteIsland top increased to 48 inch depth	
16 0 21Sep23	1 - Move fridge space approx. 12 inches and insert 24 inch d. tall broom/pantry cabinet - line 3 Note:	



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17 0 21Sep23	1 - Upgrade all drawers in kitchen to soft close (x 12 drawers) Note:	
18 0 21Sep23	1 - Upgrade Kitchen Cabinets - to Line 3 Note:	

Ceramic

19 0 21Sep23	1 - S/I - Level A - 12x24 - ceramic wall tile - stacked horizontal - Master ensuite shower Note:	
20 0 21Sep23	1 - S/I - Level A - 12x24 ceramic floor tile - Stacked Horizontal (to entry) - Bed 2 Ensuite Note:	
21 0 21Sep23	1 - S/I - Level A - 12x24 ceramic floor tile -Stacked Horizontal (to front entry) - Foyer Note:	
22 0 21Sep23	1 - S/I - Level A -12x24- Ceramic floor tile - Laundry room - Stacked horizontal to Garage - in lieu of standard Note:	
23 0 21Sep23	1 - S/I - Level A -12x24 ceramic floor tile - Staggered - horizontal to entry -Master ensuite - in lieu of standard Note:	
24 0 10Oct23	1 - S/I - Level C - 2.5 x 8 - backsplash tile - includes all the way up to ceiling at Chimney Hood fan- installed Horizontal 50/50 Brick pattern, includes butler's pantry. Note:	
25 0 16Oct23	1 - S/I - Standard - 8x10 ceramic wall tile - Vertical Staggered - Main Bathroom (Jack + Jill) Note:	
26 0 16Oct23	1 - S/I - Standard 4x8 - Ceramic Wall Tile - Horizontal Brick - Ensuite 2 Note:	
27 0 05Apr24	1 - Primary Ensuite: Wall tile - S/I Level A 12x24 tile stacked horizontal on wall behind freestanding tub, from floor to ceiling Note:	

Doors and Windows

28 0 01Dec22	1 - S/I - (1) Additional 56x30 window - in basement as per plan Note:	
29 0 01Dec22	1 - Upgrade exisiting basement window from (1) 48x24 to (1) 56x30 - as per B1 Note:	

Electrical

30 0 21Sep23	1 - Delete - (2) Standard ceiling light fixtures - in Kitchen Note:	
31 0 21Sep23	1 - Delete - light above tub - primary ensuite Note:	



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32 0 21Sep23	1 - Delete - Standard ceiling light fixture -above kitchen Island sink. Note:	
33 0 21Sep23	1 - Delete - Standard light fixture - Office Note:	
34 0 21Sep23	1 - S/I - (1) additional capped ceiling outlet - above staircase landing - same switch as Upper hall potlights - as per plan Note:	
35 0 21Sep23	1 - S/I - (1) additional capped light outlet - existing switch - above Tub - primary ensuite Note:	
36 0 21Sep23	1 - S/I - (1) Additional reinforced capped light outlet in ceiling - on new dimmer switch- Great room (open to above) - as per plan Note:	
37 0 21Sep23	1 - S/I - (1) additional standard outlet - great room as per plan Note:	
38 0 21Sep23	1 - S/I - (1) Slim LED Potlight - new dimmer switch - dinning room - as per plan Note:	
39 0 21Sep23	1 - S/I - (2) Additional CAT 6 data outlets - (1)Study, (1) Great room at fireplace - as per plan Note:	
40 0 21Sep23	1 - S/I - (2) Slim LED potlights - existing switch - Butler's pantry - as per plan Note:	
41 0 21Sep23	1 - S/I - (3) Capped light outlets -seperate Dimmer switch - above Island Note:	
42 0 21Sep23	1 - S/I - (4) 4inch Slim LED interior Potlights - exisiting switch - Upper hall - as per plan Note:	
43 0 21Sep23	1 - S/I - (6) Slim LED Potlights -on seperate dimmer switch -in Kitchen- as per plan Note:	
44 0 21Sep23	1 - S/I - (8) Halo slim 4in LED potlights - dimmer switch - in great room - as per plan Note:	
45 0 21Sep23	1 - S/I - Additional capped light outlet in ceiling - connected to exisitng switch - Office Note:	
46 0 21Sep23	1 - S/I - Additional standard outlet - recessed - for future wall mount T.V. - 78 inches A.F.F. - at fireplace - great room Note:	
47 0 21Sep23	1 - S/I - Cooktop wiring - kitchen NoteNEED SPECS	
48 0 21Sep23	1 - S/I - Exterior soffit plug w/ switch for holiday lights - as per plan Note:	



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49 0 21Sep23	1 - S/I - Non-straight Conduit - for future wall mount T.V. - 78 inches A.F.F. adjacent to recessed outlet above fireplace -conduit to end next to new outlet in great room. As per plan. Note:	
50 0 21Sep23	1 - S/I - Wall Oven Wiring NoteNEED SPECS	

Fireplace

51 0 01Dec22	1 - S/I - Napoleon BL46NTE Aascent Linear Gas Fireplace - in lieu of standard Note:	
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Granite

52 0 21Sep23	1 - S/I - Level A - Quartz (includes 4 inch backsplash and (2) standard undermount sinks) - Main Bath (Jack and Jill) in lieu of standard Note:	
53 0 21Sep23	1 - S/I - Level A - Quartz counter (includes 4 inch backsplash and (1) standard undermount sink) - Bed 4 ensuite - in lieu of standard Note:	
54 0 21Sep23	1 - S/I - Level A - Quartz counter (includes 4 inch backsplash and (1) standard undermount sink)- Bed 2 ensuite - in lieu of standard Note:	
55 0 21Sep23	1 - S/I - Level A - Quartz countertop (includes 4 inch backsplash and (2) standard undermount sinks) - Master Ensuite - in lieu of standard Note:	
56 0 21Sep23	1 - S/I - Level A - Quartz countertop (includes 4 inch backsplash and one standard undermount sink)- powder room Note:	
57 0 21Sep23	1 - S/I - Level A - Quartz countertop- Kitchen and butler's pantry - in lieu of standard Noteincludes additional island depth	

Hardwood

58 0 01Dec22	1 - S/I -Level A - Pre-finished engineered Hardwood - Great room, Dining/lower hall(opt. chef kitchen), Office, Bedroom 2/in-law, Kitchen (opt. chef kitchen) - in lieu of standard Note:	
59 0 10Oct23	1 - S/I - STD- Pre-engineered hardwood - Upper Hall (opt. 5 bed) , Primary bedroom, Bedroom 3, bedroom 4 (opt. 5 bed), bedroom 5. - in lieu of standard Note:	

Heating and Air Conditioning

60 0 01Dec22	1 - S/I - Gas stove line w/ 100v Outlet Note:	
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Miscellaneous

61 0 01Dec22	1 - 9 Foot foundation Pour height - as per B1 Note:	
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62 0 01Dec22	1 - Optional 5th bedroom - as per B1 Note:		
63 0 01Dec22	1 - Optional Chef's Kitchen - as per B1 Note:		
64 0 01Dec22	1 - Purchaser acknowledges that no further foundation changes will be permitted after this point - as per B1 Note:		
65 0 01Dec22	1 - S/I - 3 piece Rough-in - future tub, toilet and sink - basement - as per B1 Note:		
66 0 01Dec22	1 - S/I - Fireplace-wall Bump-in approx 18-19 inches deep - Approx. 5ft wide - floor to ceiling (to accomodate Napoleon BL46 Ascent linear fireplace and eliminate exterior wall bump out) - Great room Note:		
67 0 01Dec22	1 - S/I - Optional Covered deck , Breakfast area. (Increases Breakfast nook patio slider to 8ft wide, steps as per grade) Note:		
68 0 01Dec22	1 - S/I - Standard 6ft wide sliding patio door with standard landing - in lieu of standard rear window. - in-law suite Note:		
69 0 21Sep23	1 - S/I - Standard Freestanding tub - master ensuite - in lieu of standard drop-in tub and deck. Note:		
70 0 21Sep23	1 - Spectrum Kitchens Consultation Note:		
71 0 10Oct23	1 - Late Change fee for addition of hardwood - 2nd floor Note:		
72 0 10Oct23	1 - S/I - Cyclone SCB51636MB-Alito collection -chimney hood fan - 550 CFM- matte black, Kitchen - in lieu of standard NoteRFP 3024		
73 0 10Oct23	1 - S/I - Make-up Air System for Kitchen Hood fan Above 300CFM up to 600CFM Note:		

Paint

74 0 21Sep23	1 - S/I - Paint Colour- WOOD SMOKE- 40YY 41/054 (A1858) - Dulux Diamond Matt - throughout - in lieu of standard Note:	
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Plumbing

75 0 01Dec22	1 - 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 Note:	
76 0 01Dec22	1 - Upgrade - To Maax Exhibit 6032 Soaker tub - in lieu of standard tub - Main Bathroom Note:	



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77 0 21Sep23	1 - S/I - (3) Delta Trinsic # 559LF-CZMPU - single hole bathroom faucets - champagne bronze - in (1)Powder room, (2)Primary ensuite - in lieu of standard. Note:	
78 0 21Sep23	1 - S/I - (4) Delta Trinsic # 559LF-MPU - single hole bathroom faucets -Chrome - in (1)Bed 2 ensuite, (2)Jack & Jill, (1) Bed 4 ensuite - in lieu of standard. Note:	
79 0 21Sep23	1 - S/I - Bristol B315 - Pearl Black Virtuo granite double undermount low divide -kitchen sink - in lieu of standard Note:	
80 0 21Sep23	1 - S/I - Delta T14471-BL - 14 series shower trim - Matte black - Primary ensuite - in lieu of standard Note:	
81 0 21Sep23	1 - S/I - Fridge water line (Comes with shut-off valve) Note:	
82 0 21Sep23	1 - Upgrade - Kitchen Faucet to Delta Trinsic 9159-CZ-DST -Champagne Bronze - in lieu of standard Note:	

Railings

83 0 01Dec22	1 - S/I - 5" Oak boxed newel posts with Cap and inset - in lieu of standard Oak Colonial Note:	
84 0 01Dec22	1 - S/I - Oak Nosing under spindles Note:	
85 0 21Sep23	1 - Upgrade - Spindles to metal (black) - (1) Patterned TL-130-2-40 alternating with (2) plain metal (square) - main staircase - in lieu of standard Note:	

Stairs

86 0 01Dec22	1 - Upgrade Main staircase to Oak Note:	
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Trim

87 0 01Dec22	1 - Upgrade - closets to Mirrored sliders - in-law suite, bed 3, bed 4, bed 5 - in lieu of standard Note:	
88 0 01Dec22	1 - Upgrade -closet to pair of mirrored - in lieu of standard - Foyer Note:	
89 0 21Sep23	1 - S/I - Taymor Vega interior door handles - Matte Black w/ square rosets and matching black hinges - throughout - in lieu of standard Note(20) doors.	



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INV#	QTY	EXTRA / CHANGE	
1A Offer Worksheet	9 Foot Foundation Pour Height Note:		
2A Offer Worksheet	3 Piece Rough-in    *future tub, toilet and sink Note:		
3A Offer Worksheet	3 Piece Rough-in    *future tub, toilet and sink Note:		
4A Offer Worksheet	Optional 5th bedroom Note:		
5A Offer Worksheet	Optional 5th bedroom Note:		
6A Offer Worksheet	Optional Chefs Kitchen Note:		
7A 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:		
8A 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:		
9A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:		
10A Offer Worksheet	Upgrade existing basement window from (1) 48x24 to (1) 56x30 Note:		

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