



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Bianca Papai and Johnathan Callingham TEL:

LOT / PHASE 3-82 / 3	STREET	HOUSE TYPE NEWINGTON ELEV R 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 01Nov24	1 - Upgrade Kitchen cabinets to line 3 Note:	
2 0 01Nov24	1 - Kitchen: Increase height of uppers to reach 96inches (42inch h uppers installed at 18 inch above counter) Note:	
3 0 01Nov24	1 - Kitchen: Fill to ceiling - Panel to ceiling + 1inch moulding + Ceiling Crown - shaker style 3inch Note:	
4 0 01Nov24	1 - Kitchen: Add x2 sets pot/pan drwrs - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) left and right of stove Note:	
5 0 01Nov24	1 - Kitchen: Increase depth of fridge upper to 24inches d and add 1 side panel Note:	
6 0 01Nov24	1 - Kitchen: Replace std upper above cooktop with custom cabinet hood to accommodate built-in fan insert. Cabinet = 36in w X 21in d X 30in h c/w 4in h. straight valance below & 2 dbl thick side panels. Note:	
7 0 01Nov24	1 - Kitchen: Add shelf in cabinets to accommodate recessed puck lights by builder Note:	
8 0 01Nov24	1 - Kitchen: Delete standard microwave shelf and replace with regular 2 door upper cabinet Note:	
9 0 01Nov24	1 - Kitchen: Butlers Pantry - accommodate for bar sink Note:	
10 0 01Nov24	1 - Kitchen: Butlers Pantry - Delete base cabinets to accommodate 24inch Bev. Fridge Note:	
11 0 01Nov24	1 - Kitchen: Butlers Pantry - Add false drwr front to sink base cabinet Note:	
12 0 01Nov24	1 - Kitchen: Butlers Pantry - Replace middle upper cabinet with 2 floating shelves- 1.25inch thick Note:	
13 0 01Nov24	1 - Kitchen: Accommodate for 36inch stove, stove space moved approx 12inches Note:	
14 0 01Nov24	1 - Kitchen: Butlers Pantry- Add additional bank of drawers In Lieu Of Std Base Cabinet as per plan Note:	
15 0 01Nov24	1 - Kitchen: Island - pull back the panel 12inch and add 2 end panels (5/8in thick) Note:	
16 0 01Nov24	1 - Kitchen / Butler pantry - replace std hardware to Richelieu # BP873160CHBRZ (x 50) Note:	



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Ceramic

17 0 01Nov24	1 - Bedroom #4 ensuite: Floor tile - S/I Level A 12x24 tile stacked horizontal from door Note:	
18 0 01Nov24	1 - Bedroom #4 ensuite: Wall tile - S/I Level A 12x24 tile stacked horizontal Note:	
19 0 01Nov24	1 - Primary Ensuite: Wall tile - S/I Level A 12x24 tile - stacked horizontal on wall behind tub, wall to wall, floor to ceiling Note:	
20 0 01Nov24	1 - Kitchen: Backsplash - S/I Level A 2.5x10 tile in herringbone 45 pattern - installed to botom of custom hood and to ceiling behind shelves in butlers pantry Note:	
21 0 01Nov24	1 - Laundry Room: Floor tile - S/I Level A 12x12 tile - stacked Note:	
22 0 01Nov24	1 - Powder Room: Floor tile - S/I Level A 8x8 tile - stacked Note:	
23 0 01Nov24	1 - Jack & Jill: Floor tile - S/I Level A 12x12 tile - stacked Note:	
24 0 01Nov24	1 - Primary Ensuite: Floor tile - S/I Level A 12x24 tile - stacked vertical from entry door Note:	
25 0 01Nov24	1 - Jack & Jill: Wall tile - S/I Level C 2.5x8 tile - Brick horizontal Note:	
26 0 01Nov24	1 - Primary Ensuite: Shower wall tile - S/I Level A 12x24 tile - stacked horizontal Note:	

Doors and Windows

27 0 02Jul24	1 - Optional Upgrade - Additonal (1) 55x30 Basement Window (Locaton as per Foundaton Plan) Subject to Site Conditons and Availability for your Chosen Model Note:As per B-1	
28 0 02Jul24	1 - Optional Upgrade - Increase Size of Existing Basement Window (Subject to Site Conditons and Availability for your Chosen Model) From (2) 37 x 24 to (2) 55 x 30 Note:As per B-1	

Electrical

29 0 02Jul24	1 - Rear Exterior: S/I a Gas BBQ Line located as per plan Note:	
30 0 01Nov24	1 - Basement: S/I x1 Std Electrical Outlet as per plan Note:	



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31 0 01Nov24	1 - Great Room: S/I x1 Recessed Electrical Outlet above fireplace @ 7ft A.F.F as per plan Note:		
32 0 01Nov24	1 - Kitchen + Butlers Pantry: S/I x8 LED Puck Light on 2 New Switches as per plan Note:		
33 0 01Nov24	1 - Great Room: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires (On New Switch) as per plan Note:		
34 0 01Nov24	1 - Kitchen: S/I x2 additional LED Potlights (Connected to Existing Switch) as per plan Note:		
35 0 01Nov24	1 - Great Room: S/I x4 LED Potlights (Connected to New Switch) as per plan Note:		
36 0 01Nov24	1 - Rear Exterior: S/I x1 Additional WP outlet in covered deck as per plan Note:		
37 0 01Nov24	1 - Kitchen: S/I x2 Capped Light Outlets – in Ceiling above island (On New Switch) as per plan Note:		
38 0 01Nov24	1 - Main Hall: U/G x4 Std Light Fixtures to a Potlight (On Existing Switch) Note:		
39 0 01Nov24	1 - Kitchen: Relocate Std Electrical Outlet for microwave to Walk-in pantry (Has to be on wall without shelf) Note:		
40 0 01Nov24	1 - Kitchen: S/I a 1/2inch Gas Stove Line w/ 110 v outlet Note:		
41 0 01Nov24	1 - Kitchen: S/I Make-up Air System for Kitchen Hood Fan Above 300 CFM up to 600 CFM Note:		
42 0 01Nov24	1 - Kitchen: U/G Std Hood Fan to BX21534 Stainless Steel- 550 CFM c/w 6in Duct Note:		
43 0 01Nov24	1 - Butlers Pantry: S/I x1 Recessed dedicated outlet for future wine fridge as per plan Note:		
44 0 01Nov24	1 - Primary Bedroom: Ensure x2 std Electrical outlets are located as per plan Note:		
45 0 01Nov24	1 - Install x3 std CAT6 as per plan Note:		
46 0 01Nov24	1 - Kitchen: S/I x1 Additional std electrical outlet on island as per plan Note:		

Fireplace



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47 0 02Jul24	1 - Great Room: Raise Std Fireplace Box 12in Above Finished Floor Note:		
48 0 02Jul24	1 - Great Room: S/I Fireplace Blower to Std Fireplace Only Note:		

Granite

49 0 01Nov24	1 - Kitchen + Butlers Pantry: S/I Level E Hanstone quartz (includes island extention) Note:		
50 0 01Nov24	1 - Powder Room: S/I Level A Silestone Quartz in lieu of std laminate (includes 4" backsplash) Note:		
51 0 01Nov24	1 - Jack & Jill: S/I Level C Hanstone Quartz in lieu of std laminate (includes 4" backsplash) Note:		
52 0 01Nov24	1 - Primary Ensuite: S/I Level A Silestone Quartz in lieu of std laminate (includes 4" backsplash) Note:		
53 0 01Nov24	1 - Primary Ensuite: U/G quartz on half wall cap, shower curb and niche surrounds to match vanity Countertops, Level A Silestone quartz Note:		
54 0 01Nov24	1 - Bedroom #2 Ensuite: S/I Level A Silestone Quartz in lieu of std laminate (includes 4inch backsplash) Note:		
55 0 01Nov24	1 - Bedroom #4 ensuite: S/I Level A Silestone Quartz in lieu of std laminate (includes 4inch backsplash) Note:		

Hardwood

56 0 01Nov24	1 - S/I Twelve Oaks Standard level hardwood in Kitchen, Office, Main hall, Dining room, Great room, upper hall and bedroom #2 Note:		
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Heating and Air Conditioning

57 0 02Jul24	1 - S/I Humidifier GENERAL AIRE 1099 Note:		
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Miscellaneous

58 0 02Jul24	1 - Bedroom #4 Ensuite: U/G Std Shower Door to Custom Option 5 Shower Glass Door Chrome Trim with Return Wall on Half Wall with quartz Ledge. Base remains acrylic Note:		
59 0 02Jul24	1 - Primary Ensuite: U/G Std Shower to 3x5, U/G Door to Custom Option 5 Shower Glass Door Chrome Trim with Return Wall on Half Wall with quartz Ledge and ceramic tiled base Note:		
60 0 02Jul24	1 - Primary Ensuite: S/I (1) 12x12 shower niche (cannot be on an exterior wall, see detail sheet for install) Note:		



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61 0 02Jul24	1 - Great Room: Bump Std Fireplace into the Room Approx 10inches. Bump to be 5ft 6inches Wide and goes to approx 18ft ceiling Note:		
62 0 02Jul24	1 - S/I Curved arch opening from dining room to butlers pantry and butlers pantry to kitchen Note:		
63 0 02Jul24	1 - Optional Upgrade #1 - Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom Note:		
64 0 02Jul24	1 - Garage: Fininshed with insulation and 1 coat of drywall Note:		
65 0 02Jul24	1 - Optional Upgrade #3 - Second Floor Laundry Version 2 (Laundry Relocated from Main Floor) Note:		
66 0 02Jul24	1 - Optional upgrade - Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butler's Pantry and Kitchen) Note:		
67 0 02Jul24	1 - Kitchen/Butlers Pantry: Relocate standard pantry door to Butlers pantry Note:		
68 0 02Jul24	1 - Basement: Relocate water heater towards front of house as per plan Note:		
69 0 02Jul24	1 - Optional Upgrade #6 - Covered Deck (A) Note:As per B-1		

Plumbing

70 0 02Jul24	1 - Kitchen/Butlers pantry: S/I Rough in Bar Sink (Must Select Sink and Faucet from Builder Will Not Just Leave As Rough In) as per plan NoteSink and faucet priced seperately in colours appointment		
71 0 02Jul24	1 - Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1		
72 0 02Jul24	1 - Optional Upgrade - Basement Plumbing Rough-In (Subject to Site Conditions and Availability for your Chosen Model) 1-Piece Rough-In (Future Bar Sink) Note:		
73 0 01Nov24	1 - Butlers Pantry: Add Bristol B1614 Bar Sink to Rough In Note:		
74 0 01Nov24	1 - Butlers Pantry: Add Faucet to Bar Rough In Trinsic 9959-CZ-DST (Champagne Bronze) Note:		
75 0 01Nov24	1 - U/G Kitchen Faucet to Trinsic 9159-CZ-DST (Champagne Bronze) Note:		



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76 0 01Nov24	1 - Powder Room: U/G to Delta Trinsic 559HA-CZ-DST Champagne Bronze Basin Faucet Note:		
77 0 01Nov24	1 - Jack & Jill: U/G to Delta Trinsic 559HA-DST Chrome Basin Faucet x2 Note:		
78 0 01Nov24	1 - Bedroom #4 Ensuite: U/G to Delta Trinsic 559HA-DST Chrome Basin Faucet Note:		
79 0 01Nov24	1 - Bedroom #4 Ensuite: U/G to Delta Trinsic T14259 Chrome Shower Faucet Note:		
80 0 01Nov24	1 - Bedroom #2 Ensuite: U/G to Delta Trinsic 559HA-DST Chrome Basin Faucet Note:		
81 0 01Nov24	1 - Primary Ensuite: U/G Shower Faucet to 55085 with 50560-PR & R10000 & T11859 & T14259 (chrome) Note:		
82 0 01Nov24	1 - Primary Ensuite: U/G to Delta Trinsic 559HA-DST Chrome Basin Faucet x2 Note:		
83 0 01Nov24	1 - Primary Ensuite: U/G to Delta Trinsic T4759 Chrome Roman Tub Faucet/Handheld Note:		
84 0 01Nov24	1 - U/G Std Kitchen Sink to a Single Undermount Granite B342 White Note:		

Railings

85 0 02Jul24	1 - U/G to Metal spindles (black, all plain, TL-12-40) in lieu of standard Oak Modern Note:		
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Stairs

86 0 02Jul24	1 - U/G Main staircase to Oak Note:		
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Trim

87 0 01Nov24	1 - Front Door: U/G Std exterior door grip to Taymor Ashford in Matte black x1 Note:		
88 0 01Nov24	1 - Primary Bedroom: Delete std door to WIC, no door trim to be installed Note:		



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1A Offer Worksheet	Optional Upgrade #6 -Covered Deck (A) Note:					
2A Offer Worksheet	Optional Upgrade - Additional (1) 55x30 Basement Window (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model Note:					
3A Offer Worksheet	Optional Upgrade - Increase Size of Existing Basement Window (Subject to Site Conditions and Availability for your Chosen Model) From (2) 37 x 24 to (2) 55 x 30 Note:					
4A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditions and Availability for your Chosen Model) Note:					
5A Offer Worksheet	\$50,000 Decor Centre Bonus - Purchaser can choose up to \$50,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:					
6A 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:					

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