



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Jeffery James Hurley and Monica Hurley TEL:

LOT / PHASE 3-86 / 3	STREET	HOUSE TYPE NEWINGTON ELEV C 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 02Dec24	1 - Kitchen + Butlers Pantry: Increase height of uppers to reach 96in (42in h uppers installed at 18in above counter) Note:	
2 0 02Dec24	1 - Kitchen: Delete upper above range to accommodate 36inch Chimney Style hood fan + 2inches space each side Note:	
3 0 02Dec24	1 - Kitchen: Accommodate for Built-in Wall oven & MW Note:	
4 0 02Dec24	1 - Kitchen: Accommodate 36inch built-in cook top, Add false drawers and 2 deep drawers below Note:	
5 0 02Dec24	1 - Butlers Pantry: Add x2 top drawers above base door Note:	
6 0 02Dec24	1 - Butlers Pantry: Delete base cabinet to accommodate 24in Bev. Fridge Note:	
7 0 02Dec24	1 - Kitchen: Replace Microwave shelf with double door cabinet Note:	
8 0 02Dec24	1 - Kitchen: Center stove on wall Note:	
9 0 02Dec24	1 - NOTE: Kitchen and Butlers Pantry, adding bulkhead to ceiling approx 11inches deep Note:	
10 0 02Dec24	1 - Kitchen: Increase Depth of fridge upper to 24inches deep and add 2 side panels Note:	
11 0 02Dec24	1 - Jack & Jill: Delete standard bank of drawers and center sink in vanity Note:	
12 0 02Dec24	1 - Primary Ensuite: Add second bank of drawers Note:	

Ceramic

13 0 02Dec24	1 - Kitchen: Backsplash - S/I Std 4x16 tile in staggered horizontal pattern, installed as per sketch Note:	
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Doors and Windows

14 0 14Aug24	1 - Basement: Upgrade Existing Basement window from 36x24 to 55x30 as per plan NoteCost included in finished basement price	
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Electrical

15 0 14Aug24	1 - S/I a 30amp generator panel c/w 30amp inlet receptacle and a 25ft cord for the generator connection. Does not include generator (for circuits: furnace, Fridge, 4 x lighting, Microwave) NoteLocated in the mechanical room	
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16 0 14Aug24	1 - Kitchen Pantry: S/I (1) Std Electrical outlet @ std height as per plan Note:		
17 0 14Aug24	1 - Rear Covered porch: S/I (1) 240v, 50amp outlet for future hot tub, as per plan Note:		
18 0 02Dec24	1 - Front Exterior: S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Note:		
19 0 02Dec24	1 - Basement Unfinished storage space: S/I x2 Std Electrical outlet as per plan Note:		
20 0 02Dec24	1 - Great Room: S/I x1 Std Electrical outlet above fireplace at 75in A.F.F as per plan Note:		
21 0 02Dec24	1 - Primary Bedroom: Ensure x4 Std Electrical outlets are installed as per plan, S/I x1 Additional Electrical outlet at 65in A.F.F Note:		
22 0 02Dec24	1 - Great Room open to below: S/I x4 Potlights (On New Switch) as per plan Note:		
23 0 02Dec24	1 - Kitchen: S/I x3 Capped Light Outlets – in Ceiling above island (On New Switch) as per plan Note:		
24 0 02Dec24	1 - Relocate x2 Std lights from upper hall x1 to Great Room and x1 to above staircase as per plan. Both lights to be on seperate switches, light in Great Room to be on Dimmer. Both to be reinforced for future heavier fixture Note:		
25 0 02Dec24	1 - Kitchen Butlers Pantry: S/I x1 Dedicated outlet for future wine fridge as per plan Note:		
26 0 02Dec24	1 - Dining Room: U/G Std switch to Dimmer Note:		
27 0 02Dec24	1 - Kitchen: U/G Std Hood Fan to SCB32236 Stainless Steel - 300 CFM c/w 6in Duct Note:		
28 0 02Dec24	1 - Kitchen: Existing Stove Plug Wiring to be relocated for MW/Wall Oven (requires 40amp), supply and install 50amp 240V, 3 #6 Wiring for induction Cooktop Note:		

Fireplace

29 0 14Aug24	1 - Great Room: S/I Fireplace Blower to Std Fireplace Only Note:	
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Hardwood

30 0 02Dec24	1 - Kitchen: U/G Flooring to hardwood (std level) Note:	
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Heating and Air Conditioning

31 0 14Aug24	1 - S/I Humidifier GENERAL AIRE 1099 Note:	
32 0 14Aug24	1 - S/I Air Conditioner GSXN3 13.4 SEER2 3.0 TON AC Note:	
33 0 14Aug24	1 - Rear exterior: S/I a Gas BBQ Line as per plan Note:	

Miscellaneous

34 0 14Aug24	1 - Great Room: Bump Std Fireplace into the Room Approx 16inches. Bump to be 5ft 6inches Wide and goes to approx 18ft ceiling Note:	
35 0 14Aug24	1 - Garage: S/I Conduit for future EV charger as per plan Note:	
36 0 14Aug24	1 - Add Finished basement with bedroom, Rec Room, 3 piece bathroom and unfinished storage space. All std finishes Note:	
37 0 14Aug24	1 - Jack & Jill: Delete Std Tub and S/I a Cermic tiled shower with 3x4 Acrylic Base with Maxx Halo Shower Door with Chrome Trim Note:	
38 0 14Aug24	1 - Bedroom #2 Ensuite: Delete Std Tub and S/I a Ceramic tiled shower with 3x4 Acrylic Base with Maxx Halo Shower Door with Chrome Trim Note:	
39 0 14Aug24	1 - Primary Ensuite: S/I (1) 12x12 shower niche as per sketch Note:	
40 0 14Aug24	1 - Primary Ensuite Redesign, Reframe and create L shape vanity, S-I mirror over full vanity - electrical outlet to be installed horizontal just above vanity. as per plan - 2nd floor Laundry room shelves are extended due to re-design of ensuite Note:	
41 0 14Aug24	1 - Second Floor Redesign: Add 5th bedroom and Jack & Jill bathroom as per plan (custom design) Note:	
42 0 14Aug24	1 - Main floor Laundry room: Accommodate for stacked laundry - facing garage as per plan Note:	
43 0 14Aug24	1 - Butlers Pantry/Kitchen: Relocate pantry door to Butlers pantry Note:	
44 0 14Aug24	1 - Bedroom #4 Ensuite: U/G std acrylic shower to a ceramic tiled shower with 3x3 acrylic base (std shower doors remain) Note:	
45 0 14Aug24	1 - Rear exterior: Shift stairs from optional deck A to the far right as per plan Note:	



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46 0 02Dec24	1 - Kitchen + Butlers Pantry: S/I Bulkhead above upper cabinets, from cabinet to ceiling approx 11inches deep Note:	
47 0 02Dec24	1 - Rear Exterior: Relocate x1 Std hose bib as per plan Note:	

Paint

48 0 02Dec24	1 - Upgrade Paint Colour Throughout – Dulux Diamond Matt (European White - 30YY 67/084) Note:Includes finished basement	
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Plumbing

49 0 02Dec24	1 - Kitchen: U/G Std Kitchen Sink to a Double Undermount Granite B300 Slate Grey Note:	
50 0 02Dec24	1 - Primary Ensuite: U/G to Delta Classic T4705 Chrome Roman Tub Trim w/ Handshower in lieu of Standard Note:	

1A Offer Worksheet	Optional Upgrade #3 - Second Floor Laundry Version 2 (Standard Laundry to also remain on Main Floor) Note:	
2A Offer Worksheet	Optional Upgrade #4 -Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:	
3A Offer Worksheet	Optional Upgrade #6 -Covered Deck (A) Note:	
4A Offer Worksheet	Optional Upgrade #7 -Covered Deck (B) Note:	
5A 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:	
6A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditions. Not available for all lots) Note:	
7A 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:	
8A 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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