

Welcome to Deerfield Village 2

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on September 2, 2020

You now have ten (10) days from September 6, 2020 to obtain your Lawyer's & Financing approvals.

On or before September 16, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your Colour selections and all remaining upgrades must be completed by September 30, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

Deerfield Village 2 Sales Office
613-421-8142

Lot P89 – Beaudry

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<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Jeanne Beaudry
STREET	1029 C Boulevard Wilfrid-Lavigne
CITY, PROVINCE	Gatineau, Quebec
POSTAL CODE	J9J 0A9
HOME PHONE	N/A
WORK PHONE	613-746-4621 ext. 4515
CELL PHONE (1)	613-266-4743
CELL PHONE (2)	
BUILDER'S REF # DWELLING	P89
CIVIC	606 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	P89
MODEL #	160-2
MODEL NAME	Stanley 2
DWELLING (MODEL# & name & std/rev)	160-2 Stanley 2 Rev.
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER	
Purchaser Offer INVESTMENT	
CLOSING DAY	19
CLOSING MONTH, YEAR	August, 2021
CLOSING DATE (MM/ DD/,YY)	August 19, 2021
DEPOSIT 1)	\$1,000.00
DEPOSIT 2)	\$7,000.00
DEPOSIT 3)	\$7,000.00
SALES REPRESENTATIVE	Nicole Trudel
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Louis Guertin
STREET	217-2451 St-Joseph Blvd.
CITY, PROVINCE	Orleans, Ontario
POSTAL CODE	K1C 1E9
PHONE	(613) 830-7204
<u>SCHEDULE T</u>	
PURCHASER 1	Jeanne Beaudry
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1029 C Boulevard Wilfrid-Lavigne, Gatineau, J9J 0A9
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	713 Montreal Rd, Ottawa, K1K 0T2
WORK PHONE	613-746-4621 ext. 4515
OCCUPATION	MRI Technologist
ID TYPE	Permis de conduire
ID NUMBER	B3605-180879-07
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	Jeanne_beaudry@hotmail.com
EMAIL ADDRESS (2)	
DATE: August 11, 2020	

SUMMARY OF PRICING

DATE:

PROJECT: Deerfield Village 2

Reg'd Plan #: 4M-1290

Name(s): Jeanne Beaudry

Name(s):

LOT NO: P89

MODEL: 160-2 Stanley 2 Rev.

BASE PRICE DWELLING: \$469,900.00 ✓

LOT PREMIUM: ✓

END LOT PREMIUM: ✓

NET TOTAL COST OF UPGRADES: ~~\$30,994.08~~ ^{\$36,112.23}

CREDITS:

SUBTOTAL: ~~\$30,994.08~~ ^{\$36,112.23}

TOTAL: ~~\$500,894.08~~ ^{\$526,012.23}

PURCHASER OFFER: \$500,894.08

DIFFERENCE:

Kitchen Appliances Package Bonus	
Kitchen Granite Level 1 not including Breakfast Bar Bonus	

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:

HST Formula 4

~~\$469,037.37~~ ^{\$469,037.37} \$464,508.04

COMMENTS:

*EXPECTED DATE OF CLOSING:

August 19, 2021

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

Internal B1A

Deerfield 2 - Phase 2

PURCHASER: Jeanne Beaudry

Printed: 23-Aug-20 7:53 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P89	2	160 THE STANLEY 2	19-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 90185 21459	1	ENSUITE BATH - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00	Each
2 90182 21460	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00	Each
*3 90184 21461	1	KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each
*4 90183 21462	1	KITCHEN - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00	Each
5 90181 21463	1	BASEMENT - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins	\$ 0.00	Each
*6 90831 22310	1	- STANDARD - AC UNIT 16 SEER 1.5 TON Note: Location to be determined by Head Office	\$ 0.00	Each
*7 90568 22312	1	KITCHEN - BONUS - APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER. Note:	\$ 0.00	Each
*8 89690 22313	1	KITCHEN - BONUS - GRANITE KITCHEN COUNTERTOPS - LEVEL 1 WITH ENTRY LEVEL DOUBLE BOWL UNDERMOUNT SINK AND SINGLE LEVER FAUCET FROM BUILDERS STANDARD SELECTIONS Note: BASED ON STANDARD LAYOUT. DOES NOT INCLUDE ADDITIONAL SINKS OR EXTENSIONS	\$ 0.00	Each
*9 89584 22567	1	KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD FINISHES Note: As per Schedule H	*\$ 749.00	Each
10 116501 22568	1	KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN OPTION #1 C/W FLUSH BREAKFAST BAR (WHEN GRANITE LEVEL 1 IS CHOSEN AS A BONUS IN STD KITCHEN LAYOUT) Note: AS PER SCHEDULE 'H'.	\$ 1,639.00	Each
11 90835 22325	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP Note: IN KITCHEN LAYOUT #1, AS PER SCHEDULE 'H'.	\$ 166.00	Each
12 103643 22326	1	KITCHEN - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD Note: AS PER SKETCH.	\$ 692.00	Each

Vendor Initials: Purchaser Initials:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,102-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Jeanne Beaudry		Printed: 22-Aug-20 7:53 pm	
LOT NUMBER P89	PHASE 2	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 19-Aug-21
ITEM	QTY	EXTRA / CHANGE	PRICE
13 1101	1	ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	\$ 750.00
22329	Note:	BUILDER'S STANDARD SERIES CABINETS, IN STANDARD ENSUITE, TO BE INSTALLED CLOSEST TO SIDE OF TOILET, AS PER SCHEDULE 'H'. <i>21024</i>	Each <i>21024</i>
14 88115	1	ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN BUILDERS STANDARD, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK	\$ 359.00
22330	Note:	IN STANDARD ENSUITE, AS PER SCHEDULE 'H'. <i>21024</i>	Each <i>21024</i>
15 104336	1	GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	\$ 794.00
22331	Note:	Not available through retail outlets/professionally installed to MNF Specs, AS PER SCHEDULE 'H'. <i>21024</i>	Each <i>21024</i>
16 88300	1	GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	\$ 82.00
22332	Note:	AS PER SCHEDULE 'H'. <i>21024</i>	Each <i>21024</i>
*17 111199	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	*\$ 616.00
22334	Note:	Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department	Each <i>21024</i>
*18 108	*1	FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER / POWDER ROOM - BRONZE	*\$ 620.00
22340	Note:	AS PER SCHEDULE 'H'. <i>21024</i>	Each <i>21024</i>
19 88106	1	FOYER - DOOR - INTERIOR - SLIDING DOOR - MIRRORRED FRAMELESS - 72 INCH TO 83 INCH X 80 1/2 INCH - 2 PANELS - PRICE PER CLOSET IN LIEU OF STANDARD SLIDERS	\$ 565.00
22574	Note:	*** FOYER CLOSET ***, AS PER SCHEDULE 'H'. <i>21024</i>	Each <i>21024</i>
*20 88294	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 915.30
22343	Note:	QUOTE #OR4165 REV.02 DATED 08/06/2020 <i>08/06/2020</i>	Each
*21 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 2,944.78
22344	Note:	QUOTE #SS3477 REV.02 DATED 08/07/2020 <i>08/07/2020</i>	Each <i>21024</i>
22 100740	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	\$ 1,555.00
22345	Note:	TO BE INSTALLED IN GREAT ROOM, DINING ROOM AND UPPER HALLWAY, AS PER SCHEDULE 'H'. <i>21024</i>	Each <i>21024</i>
23 88290	1	- FLAT CEILING IN WHOLE HOUSE	\$ 1,985.00
22348	Note:	Includes Family Room in Basement	Each <i>21024</i>
24 88288	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 961.00
22349	Note:		Each <i>21024</i>

Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Jeanne Beaudry		Printed: 22-Aug-20 7:53 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P89	2	160 THE STANLEY 2	19-Aug-21
ITEM	QTY	EXTRA / CHANGE	PRICE
25 90958 22351	1	GREAT ROOM - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS Note: AS PER SCHEDULE 'H'. ✓	\$ 1,266.00 Each ✓
*26 89580 22659	1	BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BATHROOM WITH APPROX. 5FT X 3FT CERAMIC WALLED SHOWER, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA. Note: AS PER SCHEDULE 'H'. ✓	*\$ 12,046.00 Each Q1081-E (012 083) \$62
27 88115 22671	1	MAIN BATHROOM - EXTEND VANITY AND MIRROR ABOVE IN BUILDERS STANDARD, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK Note: AS PER SCHEDULE 'H'. ✓	\$ 359.00 Each ✓
28 1101 22672	1	MAIN BATHROOM - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS) Note: IN BUILDER'S SERIES CABINETS, IN MAIN BATHROOM, TO BE INSTALLED TOWARDS SIDE OF TOILET, TOILET MAY HAVE TO BE RELOCATED SLIGHTLY TO ACCOMMODATE, AS PER SCHEDULE 'H'. ✓ \$ Sink & Set	\$ 750.00 Each ✓
*29 104289 22673	1	KITCHEN - UPPER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DEDICATED OUTLET (STD SERIES CABINETRY) Note: TO BE INSTALLED BETWEEN FRIDGE AND PANTRY, AS PER SCHEDULE 'H'. ✓	*\$ 624.00 Each
30 100751 22674	1	KITCHEN - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - KITCHEN Note: TO BE INSTALLED IN KITCHEN, AS PER SCHEDULE 'H'. ✓	\$ 556.00 Each
*31 111407 22675	1	FOYER - DELETE ENTRANCE BENCH Note: AS PER SCHEDULE 'H'. ✓	*\$ 0.00 Each ✓
32 22676	1	KITCHEN - KITCHEN PANTRY DOOR TO OPEN TOWARDS FRIDGE, AS PER SCHEDULE 'H'. ✓ Note:	\$ 0.00 Each

33. HWD-OAK STAIR-MAIN

\$5169

Sub Total	\$30,994.08
HST	\$0.00
Total	\$30,994.08

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____