



Valecraft
Homes Ltd.

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 30, 2020

You now have ten (10) days from October 2, 2020 to obtain your Lawyer's & Financing approvals.

On or before October 13, 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 October 27, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

Deerfield Village 2 Sales Office
613-421-8142

Lot P92 – Imasuen

K:\SALES\WORD WP\SALESFORMS\ALL SITES\CONGRATS LETTER_DV2 Dec3-18.doc

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Etin Imasuen
STREET	58 Earlsdale Ave.
CITY, PROVINCE	Toronto, Ontario
POSTAL CODE	M6C 1L3
HOME PHONE	N/A
WORK PHONE	(416) 391-3232
CELL PHONE (1)	(647) 700-6620
CELL PHONE (2)	
BUILDER'S REF # DWELLING	P92
CIVIC	600 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	P92
MODEL #	170
MODEL NAME	Bassett
DWELLING (MODEL# & name & std/rev)	170 Bassett Std. <i>Pew.</i>
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER	
Purchaser Offer INVESTMENT	
CLOSING DAY	10
CLOSING MONTH, YEAR	August, 2021
CLOSING DATE (MM/ DD/YY)	August 10, 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	Simeon Oyelade
STREET	1280 Finch Ave West, Suite 615
CITY, PROVINCE	Toronto, ON
POSTAL CODE	M3J 3K6
PHONE	1-416-398-4833
<u>SCHEDULE T</u>	
PURCHASER 1	Etin Imasuen
HOME ADDRESS (STREET, CITY, POSTAL CODE)	58 Earlsdale Ave., Toronto, Ont., M6C 1L3
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	895 Don Mills Rd., Toronto, Ont., M3C 1W3
WORK PHONE	1-416-391-3232
OCCUPATION	Sales Representative
ID TYPE	Driver's Licence
ID NUMBER	I5716-24206-70216
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	Toronto
EMAIL ADDRESS (1)	haliburtonmortgage@yahoo.ca
EMAIL ADDRESS (2)	
DATE: August 11, 2020	

DATE:

DIFFERENCE: _____

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Etin Imasuen

Printed: 29-Sep-20 2:23 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P92	2	170 THE BASSETT	10-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 90178 21216		*1 - GREAT ROOM - CERAMIC TILE - DELETE FIREPLACE HEARTH DELETED STD - Note:	\$ 0.00	Each
*2 90180 21217		1 - GREAT ROOM - DELETE STANDARD MDF PAINTED WHITE TYPE 1 MODERN MANTLE FROM FIREPLACE. Note: Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Install	\$ 0.00	Each ✓
3 90185 21219		1 - MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00	Each ✓
4 90182 21220		1 - - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00	Each ✓
*5 90184 21221		1 - - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each ✓
*6 90183 21222		1 - - 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 ✓
7 90181 21223		1 - BASEMENT BATHROOM - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H ✓ Note: Does Not Include Electrical Rough-Ins See Item #46	\$ 0.00	Each ✓
8 21230		1 - ENSUITE BATH - ENLARGE THE SMALL EXISTING SIDE WINDOW FROM APPROX. 24" W X 48" H TO APPROX. 48" W X 48" H LOCATED IN THE 4 PCE LUXURY ENSUITE, OVER TUB, AS PER SCHEDULE 'H'. ✓ Note: Includes Design Fees	\$ 1,119.00	Each Q1097-2 #14
9 21239		1 - FOYER - HALF WALL LOCATED IN FOYER TO REMAIN, AS PER SCHEDULE 'H'. ✓ Note:	✓	Each
*10 89930 21241		1 - - STAIRS - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS, PER STAIRCASE Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained. STAIRCASE FROM AIN FLOOR TO SECOND LEVEL, AS PER SCHEDULE 'H'. ✓	*\$ 5,043.00	Each Q1097-4 #27
*11 89894 21242		1 - - STAIRS - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS, PER STAIRCASE Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained. STAIRCASE FROM MAIN FLOOR TO BASEMENT, AS PER SCHEDULE 'H'. ✓	*\$ 3,950.00	Each Q1097-4 #28

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Etin Imasuen

Printed: 29-Sep-20 2:23 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
P92		2	170 THE BASSETT	10-Aug-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
12 100871	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	\$ 1,443.00	Each
21243	Note:	AS PER SCHEDULE 'H'.		
13 100904	1	- MASTER BEDROOM - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - MASTER BEDROOM / WIC OPT ENSUITE	\$ 3,696.00	Each
21244	Note:	AS PER SCHEDULE 'H'.		
14 100948	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - LOFT	\$ 1,989.00	Each
21245	Note:	AS PER SCHEDULE 'H'.		
15 100926	1	- BEDROOM 3 - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - BEDROOM #3	\$ 2,006.00	Each
21247	Note:	AS PER SCHEDULE 'H'.		
16 100915	1	- BEDROOM 2 - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - BEDROOM #2	\$ 2,018.00	Each
21248	Note:	AS PER SCHEDULE 'H'.		
17	1	- GREAT ROOM - BUMP STANDARD GAS FIREPLACE HALF-WAY INTO GREAT ROOM ALL THE WAY TO THE CEILING AND DELETE WINDOW ABOVE, AS PER SCHEDULE 'H'.	\$ 1,356.00	Each
21249	Note:	Includes Design Fees		
18	1	- GREAT ROOM - UPGRADE BUILDER'S GAS FIREPLACE TO NAPOLEON ASCENT LINEAR BL36NTRE-1 CLASSIC 4 SIDED SURROUND PORCELAIN REFLECTIVE RADIANT PANEL, W TOPAZ GLASS EMBER. RAISE FIREPLACE APPROX. 24" H ABOVE GROUND, DELETE SURROUND TILE.	\$ 2,930.00	Each
21250	Note:	AS PER SCHEDULE 'H'.		
19	1	- GREAT ROOM - REINFORCE WALLS (FACADE AND RETURNS) FOR FLOOR TILES TO BE INSTALLED FROM FLOOR TO CEILING, AS PER SCHEDULE 'H'.	\$ 611.00	Each
21251	Note:			
20	1	- GREAT ROOM - SUPPLY AND INSTALL CERATEC VISUALS GAIA WHITE 23.4 X 23.4 (SATCKED INSTALLATION) ON FIREPLACE BUMP OUT IN GREAT ROOM, INCLUDING RETURNS. SUPPLY AND INSTALL SCHLUTER TRIMS ON CORNERS. AE FINISH (SATIN ANODIZED ALUMINIUM), AS PER SCHEDULE 'H'.	\$ 6,611.00	Each
21252	Note:			
*21 88294	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 2,814.83	Each
21253	Note:	QUOTE DATED OR4104 DATED JULY 27, 2020		
*22 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 2,499.56	Each
21254	Note:	QUOTE SS3424 DATED JULY 27, 2020		
23 88179	1	- GREAT ROOM - FIREPLACE - FIREPLACE FAN KIT	\$ 356.00	Each
21261	Note:			

Vendor Initials:

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Etin Imasuen		Printed: 29-Sep-20 2:23 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P92	2	170 THE BASSETT	10-Aug-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*24 104336		*2 - GARAGE - GARAGE DOOR OPENER - Lift Master Elite Series 8355W Wifi Garage Door Opener. Includes 1 remote control, 1 sensor kit, belt drive	*\$ 2,152.00
21264		Note: Not available through retail outlets/professionally installed to MNF Specs, QUANTITY (2), AS PER SCHEDULE 'H'.	Catalogue new lower, so OK
*25 88293		1 - GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	*\$ 150.00
21266		Note:	As per catalogue
26 88288		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 961.00
21317		Note:	✓
*27 111199		1 - - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	*\$ 616.00
22714		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	As per Frank
28		1 - - Clarification regarding standard floor covering only leading to the first basement Landing, in front of the Powder Room, to be hardwood in lieu of carpet.As per Schedule 'H'.	N/C
22812		Note:	✓
*29 90831		1 - - STANDARD - AC UNIT 16 SEER 1.5 TON	\$ 0.00
23204		Note: Location to be determined by Head Office	✓
*30 90569		1 - - BONUS - APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER.	\$ 0.00
23505		Note:	✓
31 111		1 - FOYER - TILE - FLOOR - UPGRADE - SILVER - - FOYER / POWDER ROOM - SILVER	\$ 775.00
23509		Note: To be installed side to side of the home, as per sketch.	Floor tile \$ Sel. H ✓
32 111		1 - KITCHEN - TILE - FLOOR - UPGRADE - SILVER - - KITCHEN / DINETTE STD - SILVER	\$ 1,145.00
23510		Note: TO BE INSTALLED FRONT TO BACK OF THE HOME, AS PER SKETCH.	floor tile. \$ Sel. H. ✓
*33 89994		1 - - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS	\$ 0.00
23551		Note: As per Schedule H	✓
34		1 - - UPGRADE TO STAINED OAK MODERN 3.5 POST ROUTED AND CONTEMPORARY HANDRAIL PLUS BLACK METAL BRACKETS AND SQUARE BLACK METAL SPINDLES IN ALL STANDARD AREAS, LOFT AND SECOND FLOOR HALLWAY, AS PER SCHEDULE 'H'.	\$ 4,075.00
23552		Note: See Item #36, 37	Q1097-8 \$63 ✓
35 88469		1 - - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 255.00
23553		Note:	✓

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Etin Imasuen

Printed: 29-Sep-20 2:23 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
P92		2	170 THE BASSETT	10-Aug-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
36	1	- SUPPLY AND INSTALL BUILDER'S STANDARD COLONIAL RAILING WITH BULL NOSING, COLONIAL HANDRAIL AND HALF POSTS IN LOFT. NO ADDITIONAL CLOSET AND NO SIDE WALL DOOR, CREATING AN OPEN CONCEPT, AS PER SCHEDULE 'H'. Note: See schedule H 234	\$ 1,802.00	Each
23554				
*37	1	- UPPER HALL - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY Note: AS PER SCHEDULE 'H'. See schedule H 234	*\$ 1,311.00	Each See schedule H 234
90948				
23555				
38	1	- KITCHEN - KITCHEN - SUPPLY AND INSTALL (QUANTITY OF 3) PENDANTS OVER KITCHEN ISLAND TO MATTEO PARTICLES COLLECTION #C58201AGOP, AS PER SCHEDULE 'H'. Note:	\$ 969.00	Each See schedule H 234
23556				
*39	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 2 CABINETS - BUILDERS STANDARD COUNTERTOP AND BACKSPLASH Note: As per Schedule H	*\$ 11,694.00	Each See schedule H 234
111646				
23557				
*40	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes	*\$ 458.00	Each See schedule H 234
100027				
23559				
41	1	- DELETE ALL TOWEL BARS, TISSUE HOLDERS AND SOAP DISHES, THROUGHOUT THE HOUSE. Note:	\$ 0.00	Each
23560				
42	1	- KITCHEN - KITCHEN - CABINETS - UPC9-2A LEVEL 2 CABINETS - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42" HIGH UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO STANDARD BULKHEAD. Note: See schedule H 234	\$ 1,431.00	Each See schedule H 234
23561				
43	1	- KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 2 SERIES CABINETS) Note: TO BE LOCATED IN KITCHEN ISLAND CLOSEST TO PATIO DOORS. See schedule H 234	\$ 727.00	Each
116498				
23562				
44	1	- FLAT CEILING IN WHOLE HOUSE Note: Includes Family Room in Basement	\$ 1,985.00	Each
88290				
24201				
45	1	- SUPPLY AND INSTALL CHANDELIER IN DINING ROOM TO MATTEO PARTICLES COLLECTION #C58208AGOP IN LIEU OF BUILDER'S STANDARD, AS PER SCHEDULE 'H'. Note:	\$ 1,379.00	Each See schedule H 234
24202				
*46	1	- BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA. Note: As per Schedule H See schedule H 234	*\$ 10,107.00	Each See schedule H 234
89827				
24203				
*47	1	- BONUS - DECOR CENTER CREDIT OF \$5,000.00 Note: Has been applied in full. See schedule H 234	\$ 0.00	Each
88585				
24204				

Vendor Initials: Purchaser Initials:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,097-4

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Deerfield 2 - Phase 2

PURCHASER: Etin Imasuen

Printed: 29-Sep-20 2:23 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P92	2	170 THE BASSETT	10-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
------	-----	----------------	-------	--------------

Sub Total	\$80,434.39
HST	\$0.00
Total	\$80,434.39

Payment Summary

<u>Paid By</u>	<u>Amount</u>
Total Payment: _____	

PURCHASER: _____

29-Sep-20

DATE

Etin Imasuen

VENDOR: 

PER: Valecraft Homes Limited

DATE: _____

CONSTRUCTION SCHEDULING APPROVAL

PER:	_____
DATE:	_____