

JOSE MENENDEZ

SIGNATURE

229

DATE 2021-02-15
Y Y Y Y M M D D

Valecraft Homes Limited

\$ 22,000

PAY TO THE
ORDER OF

TWENTY TWO THOUSAND

/100 DOLLARS

Security features
included.
Details on back.



ROYAL BANK OF CANADA
CONVENT GLEN SHOPPING CENTRE BRANCH
6505 JEANNE D'ARC BLVD.
ORLEANS, ON K1C 2R1

MEMO

DEPOSIT FOR UPGRADES

RL 261.

⑈ 229⑈ ⑆00886⑆003⑆510⑆040⑆9⑈

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 31 DAY OF August, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 261
LOT: 261 BLOCK :
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 732 Parade Dr.
PURCHASERS: Maria Menendez and Jose Ricardo Menendez

VENDORS: VALECRAFT HOMES LIMITED
DATE OF ACCEPTANCE: September 10, 2020

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.


DELETE: PURCHASE PRICE: \$818,475.00
BALANCE AT CLOSING: \$768,475.00
LESS H.S.T. AMOUNT: \$745,553.10
SCHEDULE "G" DATED: October 4, 2020
TARION SCHEDULE "B" DATED: October 4, 2020

INSERT: 680 dated: November 15, 2020 in the amount of: \$42,991.79
NEW PURCHASE PRICE: \$861,466.79
ADDITIONAL DEPOSIT DATED FEB. 15, 2021 OF: \$22,000.00
NEW BALANCE AT CLOSING: \$789,466.79
NEW LESS H.S.T. AMOUNT: \$783,598.93
SCHEDULE "G" DATED: November 15, 2020
TARION SCHEDULE "B" DATED: November 15, 2020

Dated at Ottawa this 15 day of November, 2020

In the presence of:

WITNESS 

WITNESS 

DocuSigned by: 
PURCHASER

DocuSigned by: 
PURCHASER

Dated at Ottawa this 2nd day of December, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER:  REV: September 17, 2020

SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (**the GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.


 Purchaser


 Purchaser


 Vendor

6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.

7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of .. *\$783,598.93* **\$782,669.27** . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.



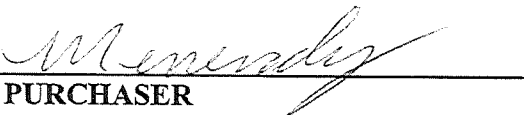
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 15 day of November, 2020



PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER


PER:


DATE:

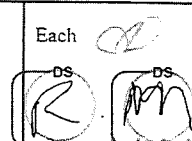
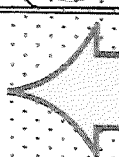
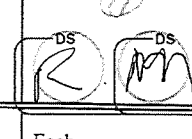
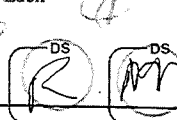
PROJECT: RATHWELL LANDING **LOT:** 261



NON STANDARD EXTRAS (680)
Rathwell Landing - Phase 2

PURCHASERS: Jose Ricardo Menendez and Maria Menendez

Printed: 22-Nov-20 11:13 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
261		2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	16-Sep-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
35 219 25007	24	- INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL - - EXTRA DOOR - PER DOOR - . Note:	\$ 840.00	
36 210 25009	26	- INTERIOR DOOR - HARDWARE - MODERN HALIFAX LEVER - - EXTRA DOOR - PER DOOR - . Note: ***COLOUR 514 IRON BLACK***	\$ 2,340.00	
*37 28551 24975	1	- TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED Note: Stain colour to be specified	*\$ 354.00	Each
*38 95547 24976	1	- RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES Note: including wrinkled black metal brackets if applicable	*\$ 4,298.00	Each
39 111287 26049	1	- KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 400 CFM - 30IN CONTEMPORARY STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS 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	\$ 486.00	Each
40 24978	1	- KITCHEN - HARDWARE - UPGRADE TO POI-R7040-160-ABN - OPTIONAL KITCHEN LAYOUT #1 C/W APPROX 3FT ADDED TO ISLAND Note:	\$ 630.00	Each
41 117094 26050	1	- KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN OPT #1 LAYOUT C/W EXTENDED ISLAND AND OPT FLUSH BREAKFAST BAR Note:	\$ 6,735.00	Each
*42 1101 24980	1	- ENSUITE BATH - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS) Note: MASTER ENSUITE BATHROOM ^{approx} CENTERED BETWEEN TWO SINKS <i>as per plan</i>	*\$ 749.00	Each 
*43 117092 24981	1	- KITCHEN - CABINETRY - UPC9-2B - LEVEL 1 CABINETRY - OPT 1 LAYOUT - INCLUDES UPGRADE TO 42IN UPpers WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style	*\$ 2,417.00	Each 
*44 28245 24982	1	- KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: <i>kitchen</i> As per Sketch. Below cooktop: <i>Top drawer will be false to accommodate appliance</i>	*\$ 625.00	Each 
*45 116516 24983	1	- KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W GABLE - LEVEL 1 SERIES CABINETRY Note:	*\$ 623.00	Each
46 26390	1	- KITCHEN - DELETE ITEM #46 RECYCLE BIN <i>(RE: 3-1/4" Stained Hardwood in kitchen...)</i> Note: <i>See Item 50</i>	\$ 0.00 <i>- \$639.00</i>	Each 

Vendor Initials: Purchaser Initials: *R.M. W. 14*

PREPARED BY: Samar Merhi
LOCKED BY:
PE 1.207-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

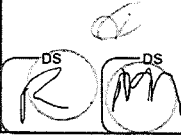

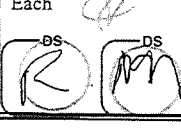
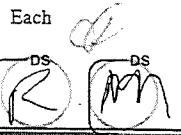
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



NON STANDARD EXTRAS (680)
Rathwell Landing - Phase 2

PURCHASERS: Jose Ricardo Menendez and Maria Menendez

Printed: 22-Nov-20 11:13 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
261		2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	16-Sep-21	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
47 182		1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - EMERALD -- KITCHEN - EMERALD		\$ 793.00	Each
25028		Note: ***INCLUDING AREA BEHIND CHIMNEY HOOD FAN***			
48		1 - GREAT ROOM - DELETE CERAMIC FIREPLACE SURROUND AND PROVIDE FOR DRYWALL FINISH		\$ 75.00	Each
24990		Note:			
49 28848		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR		\$ 150.00 \$ 225.00	
24991		Note:			
*50 78216		1 - KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN / DINETTE (OPT KITCHEN #1 LAYOUT)		* \$ 2,889.00	Each
25031		Note:			
*51 56186		1 - - KITCHEN SINK - FRANKE TECHNA TCX110-29 SINGLE BOWL STAINLESS STEEL UNDERMOUNT SINK		* \$ 1,060.00	Each
24994		Note: Only available with Solid Surface Countertops			
*52 28767		1 - - KITCHEN FAUCET - DELTA ESSA 9113 - BL - DST MATTE BLACK SINGLE HANDLE PULL-DOWN		* \$ 424.00	Each
24995		Note:			
*53 28808		2 - ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD LOFT VESSEL SINK 0552 - 001		* \$ 712.00	
24996		Note:			
*54 28808		1 - MAIN BATHROOM - BATHROOM SINK - AMERICAN STANDARD LOFT VESSEL SINK 0552 - 001		* \$ 356.00	Each
25046		Note: Single hole faucet Required			
*55 28808		1 - BEDROOM 2 - BATHROOM SINK - AMERICAN STANDARD LOFT VESSEL SINK 0552 - 001		* \$ 356.00	Each
25047		Note: ***BEDROOM #2 ENSUITE BATH*** Single hole faucet Required			
*56 28678		1 - ENSUITE BATH - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE		*\$ 373.00 \$ 374.6	Each 
25051		Note:			
*57 28678		1 - MAIN BATHROOM - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE		* \$ 373.00	Each 
25052		Note: In Jack and Jill Bathroom			
*58 28678		1 - BEDROOM 2 - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE		* \$ 373.00	Each
25053		Note: ***BEDROOM #2 ENSUITE BATHROOM***			

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Samar Merhi
LOCKED BY:
PE 1,207-2
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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Jose Ricardo Menendez and Maria Menendez

Printed: 2-Dec-20 10:05 am


LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
261		2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	16-Sep-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
59		1 - - CLARIFICATION TO SCHEDULE H-1: Walkout Deck Size is approx. 9' x 7'-3" as per walkout sketch	\$ 0.00	Each
27359		Note:		
*60		1 - <i>ENSUITE BATH</i> - BATHROOMS - DELTA VERO ROMAN TUB FAUCET ONLY T2753 R2707	*\$ 424.00	Each
28669				
24999		Note: MASTER ENSUITE BATH.		
61		1 - - AC ROUGH IN LINE SET, DISCONNECT & ELECTRICAL WIRING	\$ 643.00	Each
103731				
27360		Note:		
*62		1 - <i>BEDROOM 2</i> - BATHROOMS - DELTA VERO SHOWER & TUB FAUCET T17453 R10000 - UNBX	*\$ 526.00	Each
28672				
25044		Note: ***BEDROOM #2 ENSUITE***		
63		1 - <i>FOYER</i> - TILE - FLOOR - UPGRADE - BRONZE - - FOYER (1) - BRONZE	\$ 217.00	Each
50				
25019		Note: Rectangular Front-to-Back as per Floor Tile Sketch and plan		
64		1 - <i>POWDER ROOM</i> - TILE - FLOOR - UPGRADE - BRONZE - - POWDER ROOM (3) - BRONZE	\$ 148.00	Each
50				
25020		Note: Rectangular Front-to-Back as per Floor Tile Sketch and plan		
65		1 - <i>MUDROOM</i> - TILE - FLOOR - UPGRADE - BRONZE - - MUD / LAUNDRY ROOM (6) - BRONZE	\$ 405.00	Each
50				
25021		Note: Rectangular Front-to-Back as per Floor Tile Sketch and plan		
66		1 - <i>MAIN BATHROOM</i> - TILE - FLOOR - UPGRADE - BRONZE - - MAIN BATHROOM (18) - BRONZE	\$ 270.00	Each
50				
25022		Note: In Jack and Jill Bathroom, Rectangular Side-to-Side as per Floor Tile Sketch and plan		
67		1 - <i>BEDROOM 2</i> - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATHROOM 3 - BRONZE	\$ 127.00	Each
50				
25023		Note: In BEDROOM #2 ENSUITE BATHROOM, Rectangular Side-to-Side as per Floor Tile Sketch and plan		
*68		*1 - <i>MAIN BATHROOM</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE	*\$ 390.00	Each
142		- - MAIN BATHROOM (18) - BRONZE		
25024		Note: In Jack and Jill Bathroom, Horizontally Stacked as per Wall Tile Sketch		
69		1 - <i>BEDROOM 2</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL TILE - BRONZE - BEDROOM #2 ENSUITE	\$ 390.00	Each
25048		Note: Horizontally Stacked as per Wall Tile Sketch		
*70		*1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM OPTIONAL - SILVER	*\$ 840.00	Each
53				
25026		Note: Rectangular Side-to-Side as per Floor Tile Sketch and plan		




PREPARED BY: Samar Merhi

LOCKED BY:

PE 1,207-3

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Vendor Initials: 

Purchaser Initials:   

CONSTRUCTION SCHEDULING APPROVAL

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DATE: _____


NON STANDARD EXTRAS (680)


Rathwell Landing - Phase 2

PURCHASERS: Jose Ricardo Menendez and Maria Menendez

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LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
261		2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	16-Sep-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
71		1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL TILE - SILVER SERIES - FOR TUB & SHOWER SURROUND - NOTE GLASS PANEL BETWEEN TUB AND SHOWER	\$ 808.00	Each
25049		Note: Horizontally Stacked as per Wall Tile Sketch		
72		1 - - CARPET - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	\$ 140.00	Each
25032		Note: As per plan		
73		1 - - CARPET - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1	\$ 1,227.00	Each
25033		Note: As per plan		
*74		*1 - - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	*\$ 80.00	Each
25034		Note: As per plan		
*75		*1 - - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1	*\$ 702.00	Each
25035		Note: As per plan		
76		1 - - DOOR - HARDWARE - ASHFIELD EXTERIOR GRIPSET - IRON BLACK	\$ 137.00	Each
26345		Note:		
77		1 - <i>KITCHEN/DINETTE</i> - DELETE ITEM # 30 GRANITE LEVEL 1	-\$6,015.00	Each
26391		Note: See item 41 for Quartz Upgrade		
78		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 630.00	Each
26418		Note:		
*79		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 2,123.27	Each
26498		Note: Estimate #: OR4653 Rev.03 dated 11/23/2020		
*80		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 10,513.52	Each
26499		Note: Estimate No #: SS3768 Rev.05 Dated 11/23/2020		
81		1 - - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	\$ 84.00	Each
26728		Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.		
82		1 - - CARPET - 2 COLORS OF CARPET	\$ 342.00	Each
27361		Note:		

Vendor Initials: 

Purchaser Initials: 

REPAIRED BY: Samar Merhi

LOCKED BY:

E 1,207-4

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Jose Ricardo Menendez and Maria Menendez

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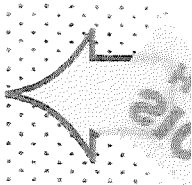
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
261	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	16-Sep-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$42,991.79
HST	\$0.00
Total	\$42,991.79

Payment Summary

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



PURCHASER:

DocuSigned by:

Jose Ricardo Menendez

DATE

15-Nov
02-Dec-20

PURCHASER:

DocuSigned by:

Maria Menendez

DATE

15-Nov
02-Dec-20

VENDOR:

PER: Valecraft Homes Limited

DATE:

December 2, 2020

REPAIRED BY: Samar Merhi
LOCKED BY:
E 1.207-5
voiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:	
DATE:	

SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. \$225.00 + HST= \$254.25

PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #6 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated November 15, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 32 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 15 day of November, 2020.



Purchaser

Valecraft Homes Limited



Purchaser



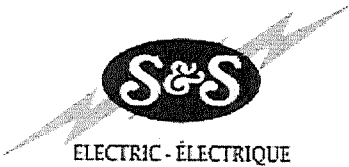
Per:

December 2, 2020

Date:

Lot #: 261 - Plan 4M-1589

Project: **Rathwell Landing**



Tel: (613) 748-0432
Fax: (613) 748-0355

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: SS3768 Rev.05

Customer Copy

Customer:

Maria & Jose Ricardo Menendez

Home: 613-884-9565
Cell: 613-883-5583
Email: sleepexpert@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: RL261
09/16/2021

Salesperson: Jason Thompson
Date: 11/23/2020

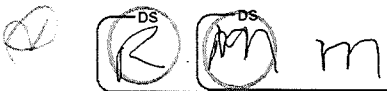
Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	94.00 \$	94.00 \$
Master Bedroom	1.00	Add 15 AMP plug approx 60 inches from floor beside conduit	C	94.00 \$	94.00 \$
Garage	1.00	Add 15 Amp separate circuit plug for central vacuum	D	227.00 \$	227.00 \$
Front Out	1.00	Add Holiday soffit plug with switch	E	258.00 \$	258.00 \$
Kitchen	1.00	Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	F	103.00 \$	103.00 \$
Kitchen	1.00	Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	G	770.00 \$	770.00 \$
Great Room	1.00	Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	H	1,068.00 \$	1,068.00 \$
Kitchen	1.00	Upgrade to USB plug (standard)	I	\$	0.00 \$
Various Locations	2.00	Add 1 LED Halo potlight (AFR4-0930-WH) on added switch in ensuites (2) and main baths	K	258.00 \$	516.00 \$
Front Out	1.00	Delete standard fixtures and replace with potlights (2 on porch). Also add 4 potlights to the upper soffit - on same switch (8 in total)	L	1,205.00 \$	1,205.00 \$
Electrical Room	1.00	Add whole home surgebreaker plus protection (SCH-SDSB80111C)	M	454.00 \$	454.00 \$
Living Room	1.00	Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	N	770.00 \$	770.00 \$
Dinette	1.00	Delete standard fixture and add 4 LED Halo potlights (AFR4-0930-WH) on existing switch	O	659.00 \$	659.00 \$
2nd Floor Ceiling	3.00	Delete standard fixtures and add 3 LED Halo potlights (AFR4-0930-WH) on existing switch	P	141.00 \$	423.00 \$

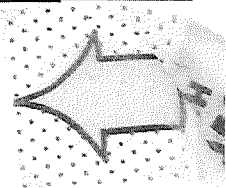
www.sandselectric.ca

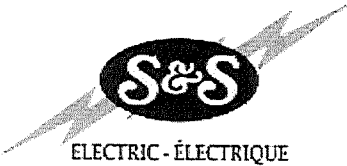
Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3

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Tel: (613) 748-0432
Fax: (613) 748-0355


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www.ssbolton.com

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Hall	4.00	Delete standard fixtures and add 3 LED Halo potlights (AFR4-0930-WH) on existing switch	Q	141.00 \$	564.00 \$
Foyer	1.00	Delete standard fixture and add 1 LED Halo potlight (AFR4-0930-WH) on existing switch	R	141.00 \$	141.00 \$
Office	1.00	Delete standard fixture and add 4 LED Halo potlights (AFR4-0930-WH) on existing switch	S	659.00 \$	659.00 \$
Rec Room	1.00	Delete standard fixture and add 10 LED Halo potlights (AFR4-0930-WH) on existing switch	T	1,205.00 \$	1,205.00 \$
Rec Room	1.00	Add 15 AMP plug approx 60 inches from floor beside conduit	B	94.00 \$	94.00 \$

*** Total price does not include any applicable taxes.

Notes:

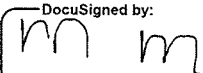
"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

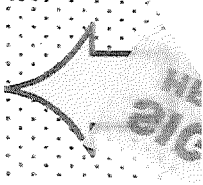
 Customer Total: 9,304.00 \$
m + HST = \$10,513.52

DocuSigned by:

34E0DC339A44429 Customer Signature

Date

DocuSigned by:

22F20445791F469...





Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

Estimate No#: OR4653 Rev.03

Customer Copy

Customer:

Maria & Jose Ricardo Menendez

Home: 613-884-9565
Cell: 613-883-5583
Email: sleepexpert@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
200amp included
Lot: RL261
Closing Date: 09/16/2021

Salesperson: Jason Thompson (OR)
Date: 11/23/2020

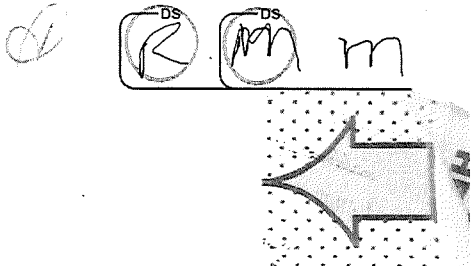
Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Rec Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #4	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Office	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	0.00 \$
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	0.00 \$
Great Room	1.00	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place		235.00 \$	235.00 \$
Rec Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		133.00 \$	133.00 \$
Garage	1.00	Vacuum Extension Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		199.00 \$	199.00 \$

www.orbitalti.com

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

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Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

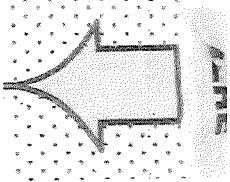
Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Garage	1.00	Vacuum System w/ Acessories (VAC-KITCV600AW) Vacuum System w/ Acessories (VAC-KITCV600AW) - Location as shown on floor plan - Includes Ethos central vacuum cannister (CANA-VAC ES-625) and accessories kit (LS Performance Pack)		1,022.00 \$	1,022.00 \$
Kitchen	1.00	Vacuum Pan White (VAC-DI500WH) Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		157.00 \$	157.00 \$
Master Bedroom	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		133.00 \$	133.00 \$

*** Total price does not include any applicable taxes.

Customer Total: 1,879.00 \$
m7 HST = \$2,123.27

Customer Signature

Date



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THE CLOTHES

MODEL 1086

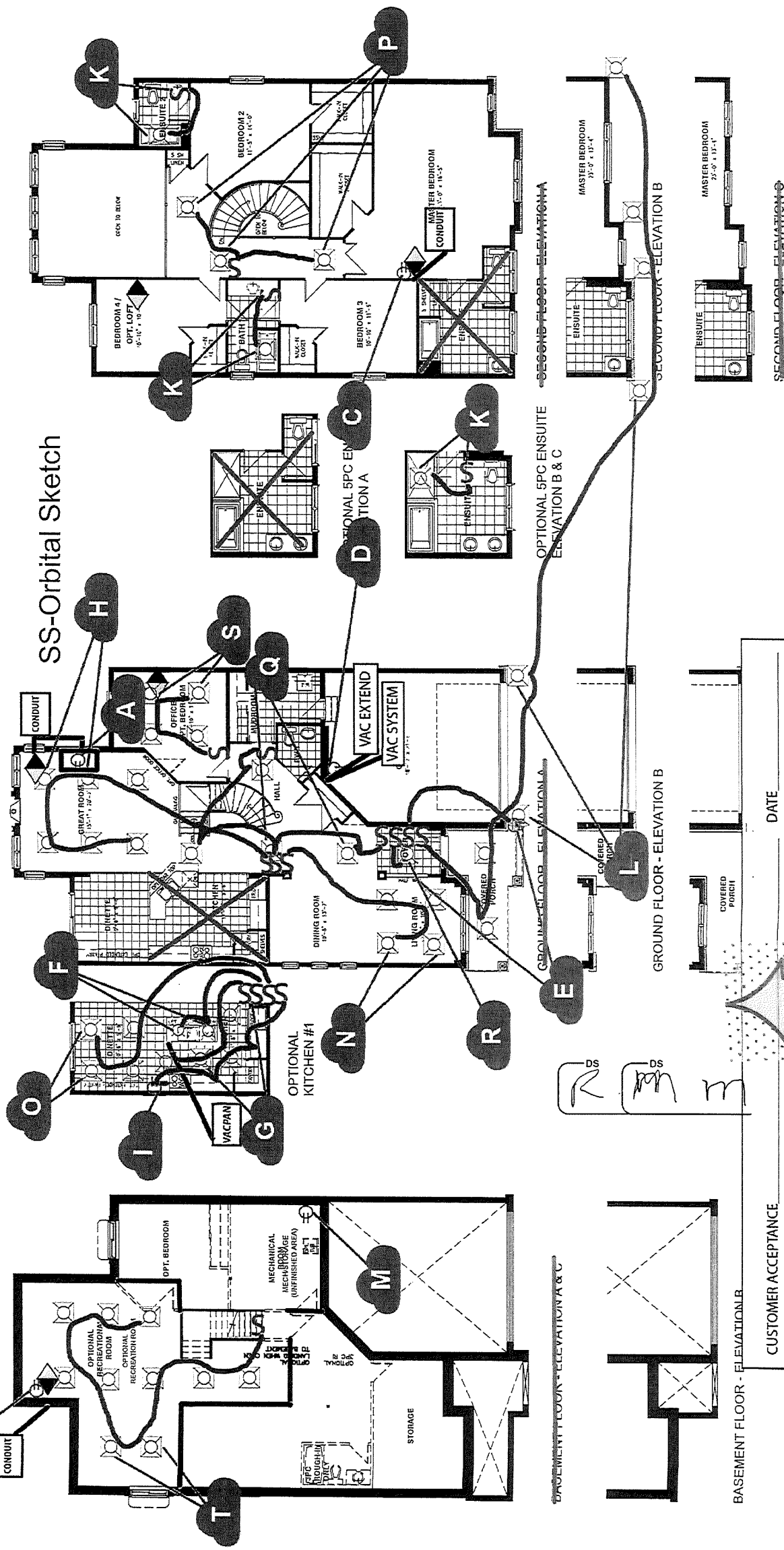
3205 SQ. FT.

Site: Rathwell Landing

Purchaser: Maria Menendez

Plan No.: 4M - 1589

Lot. 261

Date: October 5, 2020

All dimensions are approximate. Exterior illustrations are artist conceptions and may not be as shown. Changes and specifications are subject to change without notice. Actual floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading. E. & O.E. 07/03/2020-1

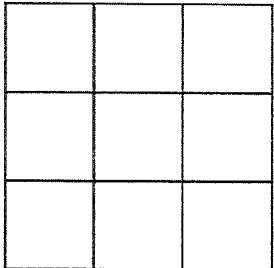


Valecraft
Homes Ltd.

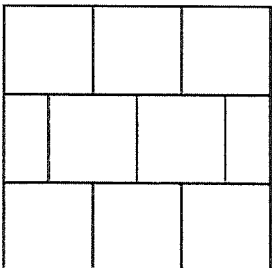
Tile Installation Options

FLOOR TILE

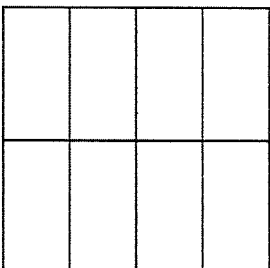
Standard square



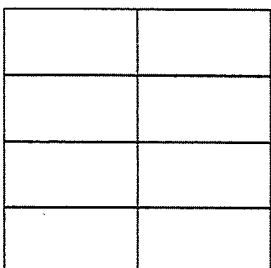
Square brick



Rectangular
front to back of the house



Rectangular
side to side of the house



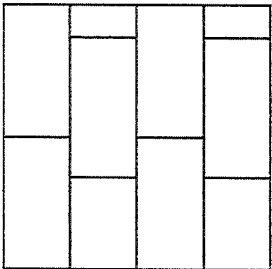
- Foyer
- Powder Room
- Mud Room
- ~~Bedroom #2~~ En Suite

- Jack n Jill Bathroom
- En Suite Washroom

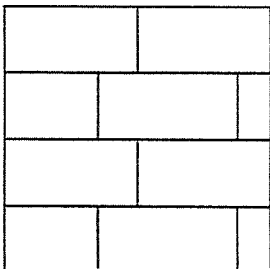
*- Bedroom 2
Ensuite*



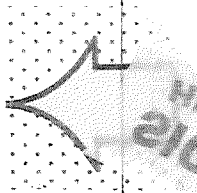
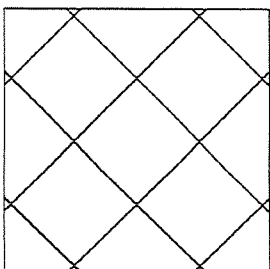
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Rathwell Landing

Purchaser: Maria Menendez

Plan #: 4M-1589

Purchaser: Jose Ricardo Menendez

Lot: 261

Date: November 15, 2020

Model: 1086 Steel

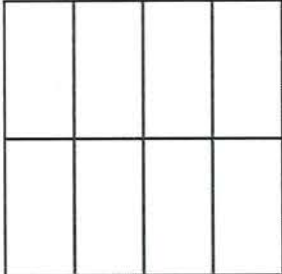
Upgrade #: 4, 63, 64, 65, 66, 67, 70



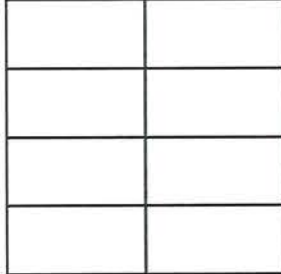
Tile Installation Options

WALL TILE

Vertical stacked

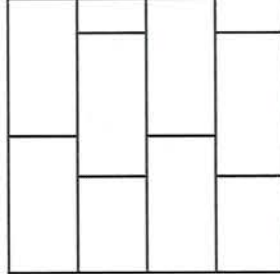


Horizontal stacked

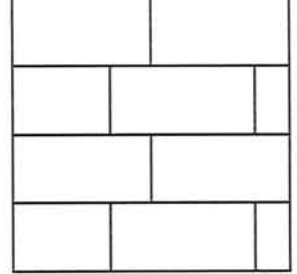


- _____
- _____
- _____
- _____
- _____
- Jack n Jill Bathroom
 - Bedroom #2 En suite
 - En suite tub deck
 - En Suite tub back splash
 - En Suite shower wall
 - Kitchen Back Splash- 1 x 3 mini brick

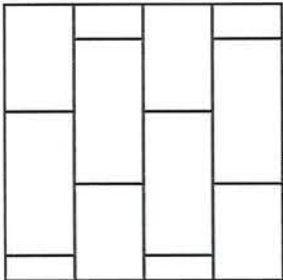
Vertical 1/3 offset brick



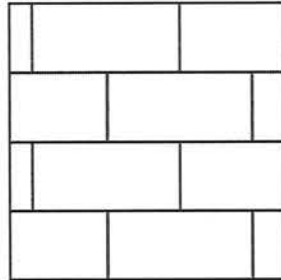
Horizontal 1/3 offset brick



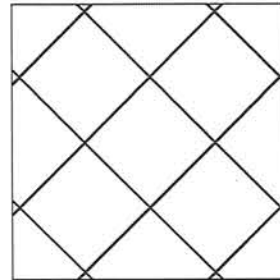
Vertical brick



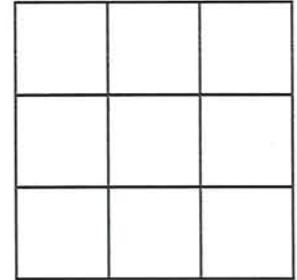
Horizontal brick



45 degree



Standard square





Project: Rathwell Landing

Plan #: 4M-1589

Lot: 261

Model: 1086 Steel

Purchaser: Maria Menendez

Purchaser: Jose Ricardo Menendez

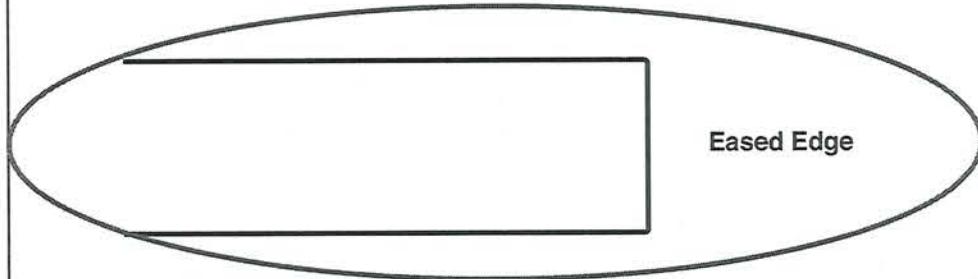
Date: November 15, 2020

Upgrade #: 14, 47, 68, 69, 71



Valecraft
Homes Ltd.

Standard Edge Profiles for Granite & Quartz



Eased Edge

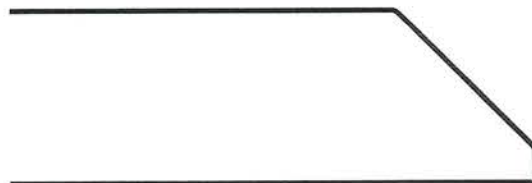
- Kitchen



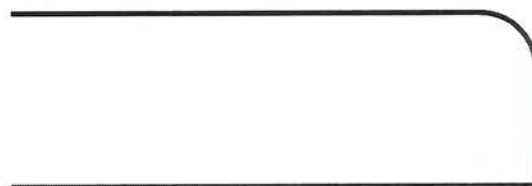
1/4 Bevel



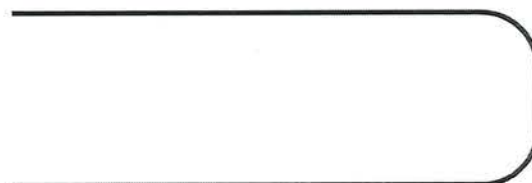
1/2 Bevel



3/4 Bevel



Pencil Top Only
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: Rathwell Landing

Purchaser: Maria Menendez

Plan #: 4M-1589

Purchaser: Jose Ricardo Menendez

Lot: 261

Date: November 15, 2020

Model: 1086 Steel

Upgrade #: 41

OPTIONAL KITCHEN CABINET CROWN MOULDING,
FILLER & **UPGRADE** BULKHEAD DETAILS

UPC9-1C Upgrade #: _____

Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to upgraded bulkhead.

26" x 10" H

40" CABINETS

UPGRADED BULKHEAD

UPC9-2B Upgrade #: 43

Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.

26" x 10" H

42" CABINETS

UPGRADED BULKHEAD

UPC9-3A Upgrade #: _____

Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to upgraded bulkhead.

26" x 10" H

40" CABINETS

UPGRADED BULKHEAD

Site: Rathwell Landing

Purchaser: Maria Menendez

Plan No: 4M-1589

Lot: 261

Purchaser: Jose Ricardo Menendez

Date: November 15, 2020

08/19/2020



BUILDER: VALECRAFT

PROJECT:

REDESIGN NUMBER:

MODEL: 1086 STEEL STND

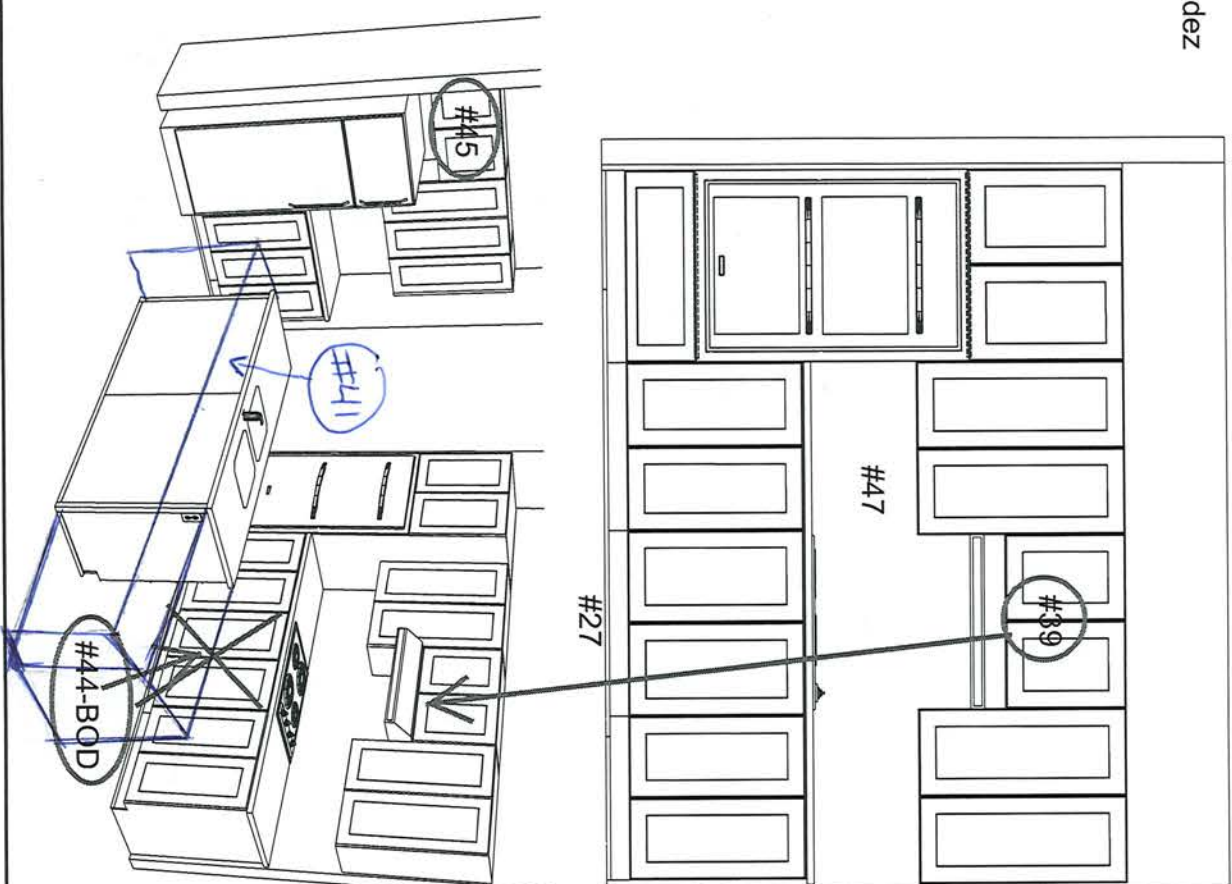
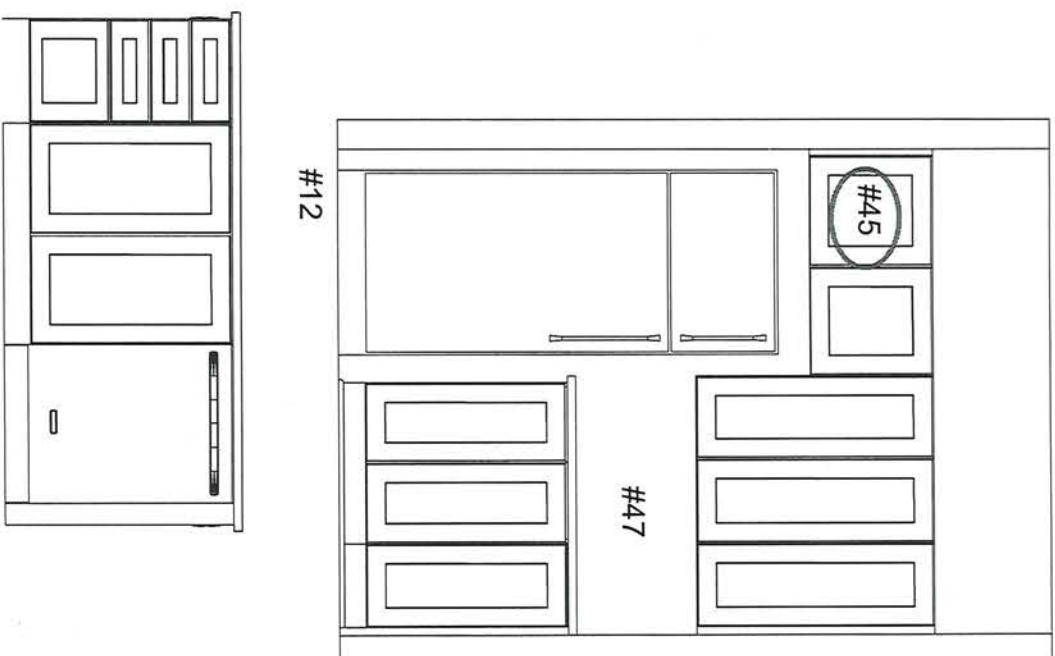
DONE BY:

DATE: 25/05/20

LOT: 261

PLEASE APPROVE
KITCHEN OPT. 1

Maria Menendez
Jose Ricardo Menendez













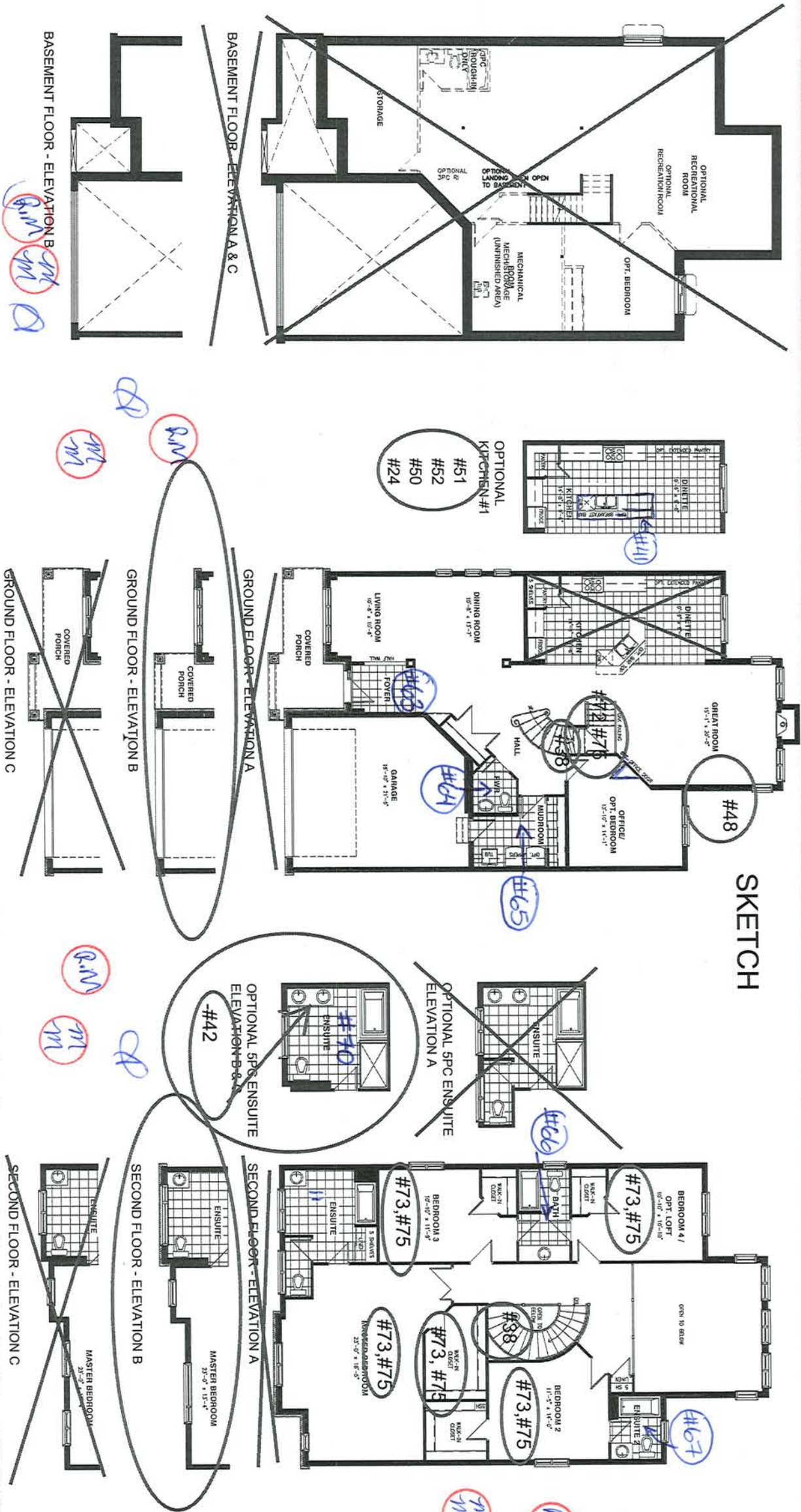


THE STEEL

MODEL 1086
3205 SQ. FT.

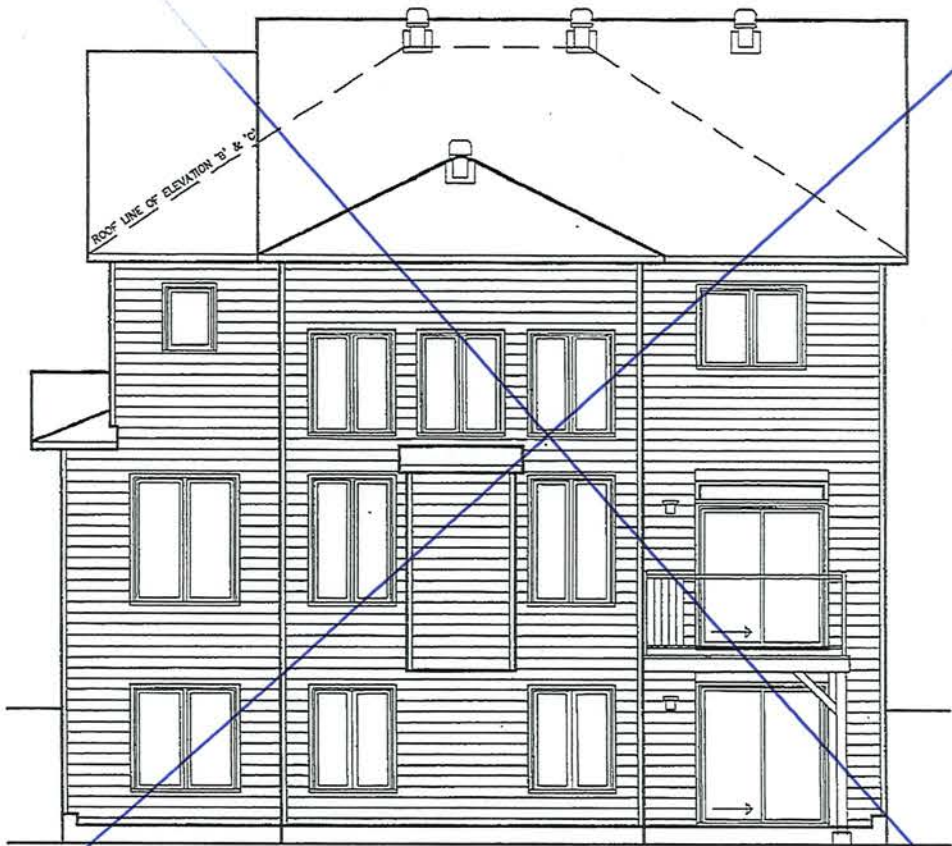
Site:	Rathwell Landing	Purchaser:	Maria Menendez
Plan No.:	4M-1589		
Lot:	261	Purchaser:	Jose Ricardo Menendez
Date:	November 15, 2020		

SKETCH



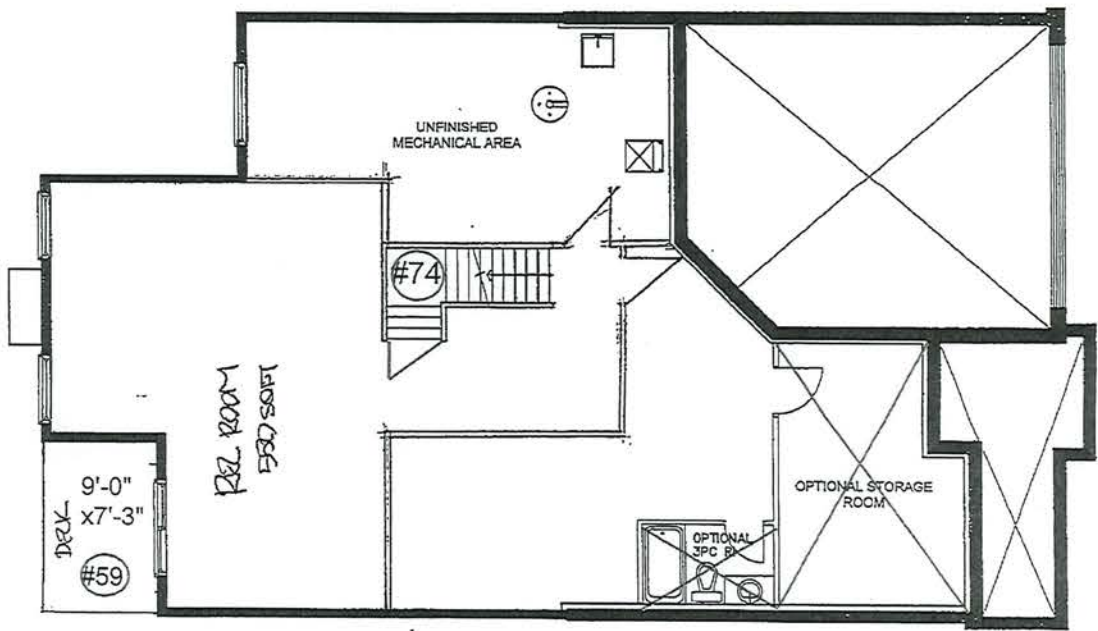
All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading. E & OE: 07/03/2020-1

The Steel
Model 1086 - 3205 sq.ft
Walk Out Basement



REAR ELEVATION c/w WALK OUT BASEMENT

*See Elevation (Rear)
from BIA sketches*



BASEMENT FLOOR PLAN c/w WALK OUT

Rathwell Landing
Plan 4M-1589
Lot: 264
Purchaser: Maria Menendez
Purchaser: Jose Ricardo Menendez

DS DS
(K) (M) (M)


Valecraft



Homes Ltd.

REV.6

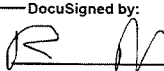
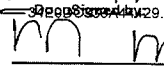
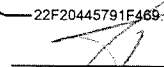

All dimensions are approximate
Exterior illustrations are artist concepts only and may not be as shown.
E & OE, plans, materials and specifications are subject to change without notice.
Actual useable floor space may vary from the stated floor area.
NOTE ** : Furnace/HWT locations may vary from plan
* : Side windows if stilt permits
MODEL (1086)

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
	Lot No:	261	Civic Address:	732 Parade Drive		
	Purchaser(s):	Maria Menendez			Model Name/#:	1086 Steel
	Purchaser(s):	Jose Ricardo Menendez			Closing Date:	Sept 16-2021

INTERIOR FINISHES		
DESCRIPTION		
TRIM STYLE		STD/UPG #
	Standard	STD
DOOR STYLE	Craftsman III -Smooth 3 Panel	#13-#35
INTERIOR HARDWARE	Halifax Square 514 (Iron Black) Levers	13, 36
EXTERIOR HARDWARE	Ashfield Exterior Gripset - Iron Black	#76
INTERIOR LIGHTING PACKAGE	Roma Collection + As per Electrical Quote + Puck Lights with False Bottom on Upper cabinetry in kitchen	#24,79,80
BATHROOM ACCESSORIES	Standard	14
FIREPLACE MANTLE	Modern Type 1 Red Oak Stained - SB 214	#37

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Contemporary	SB 214	#28,38
BRACKET (if applicable)	Metal	N/A	Wrinkled Black	#38
SPINDLES	Metal	Square	Wrinkled Black	#28, 38
POSTS	Red Oak	3-1/2" Modern Routed	SB 214	#28, 38
NOSINGS	Red Oak	N/A	SB 214	28
HARDWOOD STAIRCASE <small>(WHERE APPLICABLE)</small>	Red Oak	N/A	SB 214	#19

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Opening to fit 37.5 " Wide fridge	#81	Sleeve For Future Waterline + Water Line	#12
COOKTOP	purchaser to supply specs		GASLINE TO COOKTOP	#27
DISHWASHER	Standard	STD	/	/
MICROWAVE / WALL OVEN	purchaser to supply specs		/	
CHIMNEY HOODFAN	Standard		Whirlpool Chimney Hood Stainless Steel 30" wide 400CFM	#39
WASHING MACHINE/DRYER	Standard	/	/	/

DocuSigned by:

Purchaser's Signature(s) :

Purchaser's Signature(s) :

Approved By :


Date: Nov.15, 2020

Date: Nov.15, 2020

Date: December 2, 2020

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
\\SALES\Sales Legal Docs\Site - Rathwell\Singles Phase 2\RL 261 WO -menendez\HO COPY - RL 261 I



SINGLES AND TOWNS COLOUR CHART					
Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
Lot No:	261	Civic Address:	732 Parade Drive		
Purchaser(s):	Maria Menendez			Model Name/#:	1086 Steel
Purchaser(s):	Jose Ricardo Menendez			Closing Date:	Sept 16-2021

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 simply white	STD	/	/
FOYER	Low Luster OC-27 Balboa Mist	UPG #78	/	/
POWDER ROOM	Semi Gloss OC-27 Balboa Mist	UPG #78	/	/
MAIN FLOOR HALLWAY	Low Luster OC-27 Balboa Mist	UPG #78	/	/
DINING ROOM	Low Luster OC-27 Balboa Mist	UPG #78	/	/
LIVING ROOM	Low Luster OC-27 Balboa Mist	UPG #78	/	/
GREAT ROOM	Low Luster OC-27 Balboa Mist	UPG #78	/	/
OFFICE	Low Luster OC-27 Balboa Mist	UPG #78	/	/
BEDROOM #2 BATH	Semi Gloss OC-27 Balboa Mist	UPG #78	/	/
KITCHEN/DINETTE/ BREAKFAST	Semi Gloss OC-27 Balboa Mist	UPG #78	/	/
MUDROOM	Low Luster OC-27 Balboa Mist	UPG #78	/	/
2nd FLOOR HALLWAY	Low Luster OC-27 Balboa Mist	UPG #78	/	/
JACK & JILL BATH	Semi Gloss OC-27 Balboa Mist	UPG #78	/	/
BEDROOM #2	Low Luster OC-27 Balboa Mist	UPG #78	/	/
BEDROOM #3	Low Luster OC-27 Balboa Mist	UPG #78	/	/
BEDROOM #4	Low Luster OC-27 Balboa Mist	UPG #78	/	/
MASTER BEDROOM	Low Luster OC-27 Balboa Mist	UPG #78	/	/
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-27 Balboa Mist	UPG #78	/	/
MASTER BEDROOM ENSUITE	Semi Gloss OC-27 Balboa Mist	UPG #78	/	/
BASEMENT RECREATION ROOM	Low Luster OC-27 Balboa Mist	UPG #78	/	/
BASEMENT BATHROOM	/	/	/	/

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Purchaser's Signature(s):

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Purchaser's Signature(s):

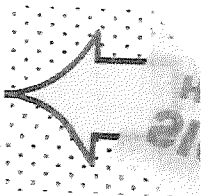
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SINGLES AND TOWNS COLOUR CHART					
Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
Lot No:	261	Civic Address:	732 Parade Drive		
Purchaser(s):	Maria Menendez			Model Name/#:	1086 Steel
Purchaser(s):	Jose Ricardo Menendez			Closing Date:	Sept 16-2021

CERAMIC & GROUT SELECTIONS (1)					
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Shnier Casaroma Tika 12"x24" Bianco TB000335 (Rectangular Front to Back Install)	903 Birch	Bronze + UPG Grout	#49, #63
POWDER ROOM	FLOOR	Shnier Casaroma Tika 12"x24" Bianco TB000335 (Rectangular Front to Back Install)	903 Birch	Bronze + UPG Grout	#49, #64
	WALL	/	/	/	
	INSERT OR BORDER	/			
MUDROOM	FLOOR	Shnier Casaroma Tika 12"x24" Bianco TB000335 (Rectangular Front to Back Install)	903 Birch	Bronze + UPG Grout	#49, #65
	WALL	/	/	/	/
	INSERT OR BORDER	/			
LAUNDRY ROOM	FLOOR	/	/	/	/
	WALL	/			
	INSERT OR BORDER	/	/	/	/
KITCHEN	FLOOR	See hardwood	/	/	50
	BACKSPLASH	Euro Pasha Soho 1"x3" White Glossy Mini Brick 51-060 (Horizontal Mosaic Install)	910 Bright White	Emerald + UPG Grout	#9, 39, 47, 49
	INSERT OR BORDER	/			
BREAKFAST AREA/DINETTE	FLOOR	See hardwood	/	/	50
FIREPLACE	HEARTH	Delete and continue hardwood	/	/	STD
	SURROUND	Delete and continue drywall	/	/	48
ADDITIONAL FIREPLACE	HEARTH	/	/	/	/
	SURROUND	/	/	/	/

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SINGLES AND TOWNS COLOUR CHART					
Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
Lot No:	261	Civic Address:	732 Parade Drive		
Purchaser(s):	Maria Menendez			Model Name/#:	1086 Steel
Purchaser(s):	Jose Ricardo Menendez			Closing Date:	Sept 16-2021

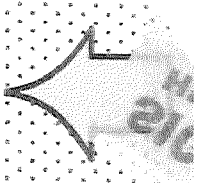
CERAMIC & GROUT SELECTIONS (2)					
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
JACK & JILL BATHROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular Side to Side Install)	908 Dove Gray	Bronze + UPG Grout	#66, #49
	WALL	Shnier Casaroma Cemento Cassero 12"x24" Bianco 7252060 (Install Horizontal Stacked)	908 Dove Gray	Bronze Floor on wall + UPG grout	#68, #49
	INSERT OR BORDER	/			
BEDROOM #2 ENSUITE BATHROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular Front to back Install)	908 Dove Gray	Bronze + UPG Grout	#67, #49
	WALL	Shnier Casaroma Cemento Cassero 12"x24" Bianco 7252060 (Install Horizontal Stacked)	908 Dove Gray	Bronze Floor on wall + UPG grout	#69, #49
	INSERT OR BORDER	/			
5PC ENSUITE BATHROOM	FLOOR	Ceratec Glamour Stone 11.6" x 23.6" Calacatta Matt (Rectangular Side To Side Install)	910 Bright White	Silver + UPG Grout	#14, #70, #49
	TUB DECK	Ceratec Glamour Stone 11.6" x 23.6" Calacatta Matt (Horizontal Stacked Install)	910 Bright White	Silver Floor on Wall + UPG Grout	14, #71, #49
	TUB BACKSPLASH	Ceratec Glamour Stone 11.6" x 23.6" Calacatta Matt (Horizontal Stacked Install)	910 Bright White	Silver Floor on Wall + UPG Grout	14, #71, #49
	INSERT OR BORDER	/	/	/	/
	SHOWER WALL	Ceratec Glamour Stone 11.6" x 23.6" Calacatta Matt (Horizontal Stacked Install)	910 Bright White	Silver Floor on Wall + UPG Grout	10, 14, #71, #49
BASEMENT/OTHER BATHROOM	FLOOR	/	/	/	/
	WALL	/	/	/	/
	INSERT OR BORDER	/			


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 Valecraft Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
	Lot No:	261	Civic Address:	732 Parade Drive		
	Purchaser(s):	Maria Menendez			Model Name/#:	1086 Steel
	Purchaser(s):	Jose Ricardo Menendez			Closing Date:	Sept 16-2021
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Cape Cod Birch Graphite Rustic			L1	#8, #9, #43, #44, #45 34,81
	HARDWARE CODE	POI-R7040-160-ABN	TYPE	Handles	UPG	#40 8,44
	COUNTERTOP	Desert Silver	COUNTERTOP EDGE PROFILE	Eased Edge	Quartz Level 2	#41 8,9
JACK & JILL BATHROOM	STYLE AND COLOUR	Shaker 90 AV-M2056			STD	STD
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	4886-38	COUNTERTOP EDGE PROFILE	Standard	STD	STD
MASTER ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K63			STD	#10, #14, #42
	HARDWARE CODE	81092-142	TYPE	Handles	STD	14,42
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	14,42
POWDER ROOM	STYLE AND COLOUR	Pedestal			/	STD
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BASEMENT BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BEDROOM #2 ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K61			STD	STD
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD

Purchaser's Signature(s) :

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Menendez

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	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
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	Purchaser(s):	Maria Menendez			Model Name/#:	1086 Steel
	Purchaser(s):	Jose Ricardo Menendez			Closing Date:	Sept 16-2021
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Designer Collection Estate Series White Oak Celtik Engineered Hardwood Character Grade Ultra-Matte 6-1/4" wide (Front to back of house Install)			UPG	#28	
DINING ROOM	Lauzon Designer Collection Estate Series White Oak Celtik Engineered Hardwood Character Grade Ultra-Matte 6-1/4" wide (Front to back of house Install)			UPG	#28	
LIVING ROOM	Lauzon Designer Collection Estate Series White Oak Celtik Engineered Hardwood Character Grade Ultra-Matte 6-1/4" wide (Front to back of house Install)			UPG	#28	
OFFICE	Lauzon Designer Collection Estate Series White Oak Celtik Engineered Hardwood Character Grade Ultra-Matte 6-1/4" wide (Front to back of house Install)			UPG	#28	
GREAT ROOM	Lauzon Designer Collection Estate Series White Oak Celtik Engineered Hardwood Character Grade Ultra-Matte 6-1/4" wide (Front to back of house Install)			UPG	#28	
DEN	/			/	/	
REAR HALLWAY	/			/	/	
KITCHEN	Lauzon Designer Collection Estate Series White Oak Celtik Engineered Hardwood Character Grade Ultra-Matte 6-1/4" wide (Front to back of house Install)			UPG	#50	
BREAKFAST AREA/DINETTE	Lauzon Designer Collection Estate Series White Oak Celtik Engineered Hardwood Character Grade Ultra-Matte 6-1/4" wide (Front to back of house Install)			UPG	#50	
MAIN STAIRS TO BEDROOMS	Oak stained to match SB 214			UPG	#19	
UPPER HALLWAY	Lauzon Designer Collection Estate Series White Oak Celtik Engineered Hardwood Character Grade Ultra-Matte 6-1/4" wide (Front to back of house Install)			UPG	#28	
BEDROOM # 2	Peerless D4948 Salt Lake City 11069 Pearl Harbour Sand + Upgraded Underpad			L1 Carpet + L1 Underpad	#73, #75	
BEDROOM # 3	Peerless D4948 Salt Lake City 11069 Pearl Harbour Sand + Upgraded Underpad			L1 Carpet + L1 Underpad	#73, #75	
BEDROOM # 4	Peerless D4948 Salt Lake City 11069 Pearl Harbour Sand + Upgraded Underpad			L1 Carpet + L1 Underpad	#73, #75	
MASTER BEDROOM	Peerless D4948 Salt Lake City 11069 Pearl Harbour Sand + Upgraded Underpad			L1 Carpet + L1 Underpad	#73, #75	
MASTER BEDROOM WALK-IN CLOSET	Peerless D4948 Salt Lake City 11069 Pearl Harbour Sand + Upgraded Underpad			L1 Carpet + L1 Underpad	#73, #75	
STAIRS TO BASEMENT	Peerless D4948 Salt Lake City 11069 Pearl Harbour Sand + Upgraded Underpad			L1 Carpet + L1 Underpad	#72, #74	
FINISHED BASEMENT	Coronet Spartacus A4531 Coronet 16787 Mystic Beige + Standard Underpad			std	82	

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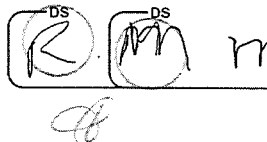
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PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Franke Techna Stainless Steel Single Bowl Undermount TCX110-29	Stainless Steel	#51
	FAUCET	Delta Essa Single-Handle Pull-Down Kitchen Faucet 9113-BL-DST	Matte Black	#52
JACK & JILL BATHROOM	SINK	American Standard Loft Vessel Above Counter Sink 0552.001.020	White	#54
	VANITY FAUCET	Delta Vero Single Handle (1 Hole) 553LF	Chrome	#57
	WATER CLOSET	Standard	White	STD
	TUB/SHOWER	Standard	White	STD
	TUB/SHOWER FAUCET	Standard	Chrome	STD
MASTER BEDROOM ENSUITE BATHROOM	SINKS	American Standard Loft Vessel Above Counter Sink 0552.001.020	White	14, 53
	VANITY FAUCETS	Delta Vero Single Handle (1 Hole) 553LF	Chrome	14, 56
	WATER CLOSET	Standard	White	STD
	TUB	Standard	White	14
	TUB FAUCET	Delta Vero Roman Tub Trim T2753 R2707	Chrome	14, 60
	SHOWER	Custom Glass Enclosure with Glass Panel Between shower and sunken tub to sit on tub deck with custom glass pivot door	White / Clear / Chrome	14
	SHOWER FAUCET	Standard	Chrome	14
BEDROOM #2 BATHROOM	SINK	American Standard Loft Vessel Above Counter Sink 0552.001.020	White	#55
	VANITY FAUCET	Delta Vero Single Handle (1 Hole) 553LF	Chrome	#58
	WATER CLOSET	Standard	White	STD
	TUB / SHOWER	Standard	White	STD
	TUB / SHOWER FAUCET	Delta Vero Monitor 17 Series Tub / Shower Trim T17453 - R10000-UNBX	Chrome	#62
POWDER ROOM	PEDESTAL	Standard	White	STD
	SINK FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD

NOTE: All fixtures are white as standard

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