

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 28 DAY OF October, 20 20

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: 6
LOT: 6 BLOCK: 50M-348 PLACE ST THOMAS 5
CIVIC ADDRESS: 936 Lucerne Drive
PURCHASERS: Georgia Gabriel-John & Bernard Mark John

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: November 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: \$545,193.24
BALANCE AT CLOSING: \$520,193.24
LESS H.S.T. AMOUNT: \$503,710.83
SCHEDULE "G" DATED: December 2, 2020
TARION SCHEDULE "B" DATED: December 2, 2020

INSERT: 680 dated: December 13, 2020 in the amount of: \$1,616.00
NEW PURCHASE PRICE: \$546,809.24
NEW BALANCE AT CLOSING: \$521,809.24
NEW LESS H.S.T. AMOUNT: \$505,140.92
SCHEDULE "G" DATED: December 13, 2020
TARION SCHEDULE "B" DATED: December 13, 2020
SCHEDULE "W4" DATED: December 13, 2020

Dated at Ottawa ON this 13 day of December, 2020

In the presence of:

WITNESS

PURCHASER

WITNESS

PURCHASER

Dated at OTTAWA this 17th day of December, 2020

VALECRAFT HOMES (2019) LIMITED

Per:

Name: Fern Newhook

Title: Vice-President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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 \$505,140.92. 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.

Dated at Ottawa, ON this 13 day of December, 2020

X [Signature]
PURCHASER

VALECRAFT HOMES (2019) LIMITED

X [Signature]
PURCHASER

PER: [Signature]

DATE: Dec 17/20

PROJECT: PLACE ST THOMAS 5 LOT: 6

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 5

PURCHASERS: Georgia Gabriel-John and Bernard Mark John

Printed: 13-Dec-20 12:01 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
6		5	1010 THE FERRIS ELEV A	2-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*29 111277		1 - <i>KITCHEN</i> - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	*\$ 616.00	Each
27516		Note: - Kitchen as per Sketch dated December 13, 2020 - 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		
30 704		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00	
27517		Note:		
31 165		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 215.00	Each
27518		Note: - Includes area behind chimney hoodfan - Kitchen as per Sketch dated December 13, 2020		
*32 162		*1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - KITCHEN - .	*\$ 150.00	Each
27519		Note: - Kitchen as per Sketch dated December 13, 2020 - Includes area behind chimney hoodfan		
33 28041		1 - <i>KITCHEN</i> - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK	\$ 143.00	Each
27520		Note: - Kitchen as per Sketch dated December 13, 2020 - Only available with Solid Surface Countertops		
34 635		1 - <i>KITCHEN</i> - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	\$ 342.00	Each
27521		Note: - Kitchen as per Sketch dated December 13, 2020		

Sub Total	\$1,616.00
HST	\$0.00
Total	\$1,616.00

Payment Summary

Paid By	Amount
Total Payment:	

PURCHASER:

Georgia Gabriel-John

13-Dec-20

DATE

PURCHASER:

Bernard Mark John

13-Dec-20

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE: Dec 17/20

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,287-1

InvoiceSQL.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 #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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 #22 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 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.
8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated December 13, 2020.

Signed at Ottawa, ON, this 13 day of December, 2020.

X [Signature]
Purchaser

Valecraft Homes (2019) Limited

X [Signature]
Purchaser

Per: [Signature]

Date: Dec 17/20

Lot #: 6 - Phase 5

Project: **Place St. Thomas 5**

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: <u>Georgia Gabriel-John</u>	Lot no: <u>6</u> Plan #: <u>50M-348</u>
Purchaser's name: <u>Bernard Mark John</u>	Project: <u>PLACE ST THOMAS 5</u>
Home Phone: <u>613-836-1065</u>	Model: <u>1010 "A" Ferris Standard</u>
Work Phone: <u>343-572-1417</u>	Closing Date: <u>November 2, 2021</u>
E-Mail (1): <u>ggjohn@icloud.com</u>	E-Mail (2): <u>bmjohn75@yahoo.com</u>

Valecraft Homes (2019) Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

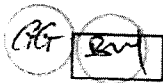
Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes (2019) Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Georgia Gabriel-John & Bernard Mark John
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.



☒ We accept this opportunity



☐ We decline this opportunity

Project: PLACE ST THOMAS 5 LOT NO: 6

Purchaser [Signature] Date: December 13, 2020

Purchaser [Signature] Date: December 13, 2020

[Signature] Date: December 17, 2020
Valecraft Homes (2019) Limited

Appointment date given: _____ Spoke with/left message: _____

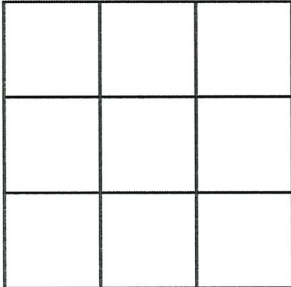
Time scheduled: _____ Date & Time: _____



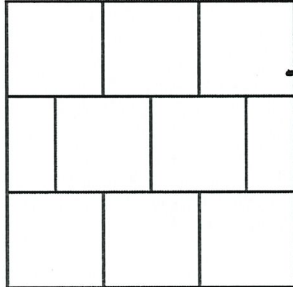
Tile Installation Options

FLOOR TILE

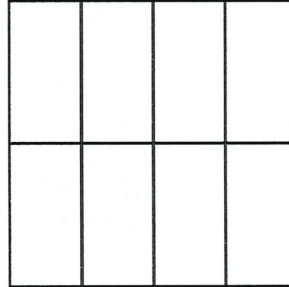
Standard square



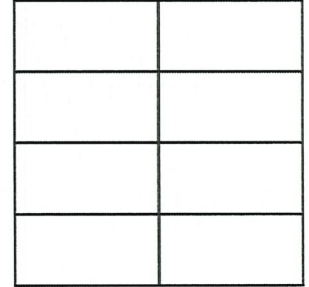
Square brick



Rectangular
front to back of the house



Rectangular
side to side of the house



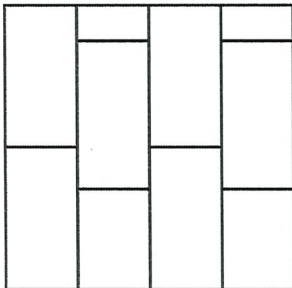
Foyer, Powder Room,
Laundry Room,
Kitchen, Dining Room,
Main Bathroom, Ensuite
Bathroom & Basement
Bathroom

GLG

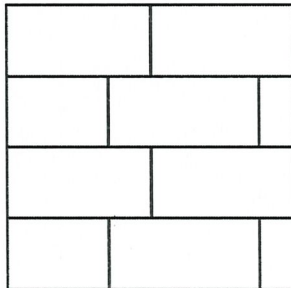
Bul

Blue signature

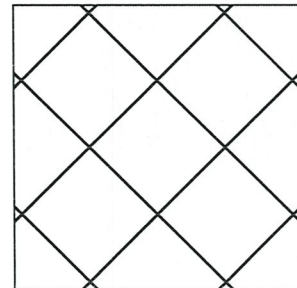
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 5

Plan #: 50M-348

Lot: #6 - Phase 5

Model: Ferris #1010 "A" Std

Purchaser: Georgia Gabriel-John

Purchaser: Bernard Mark John

Date: December 13, 2020

Upgrade #: Standard

GLG

Bul

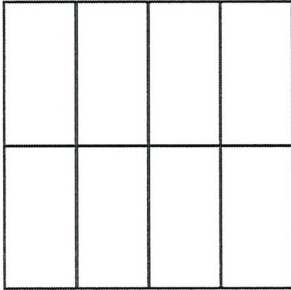
Blue signature



Tile Installation Options

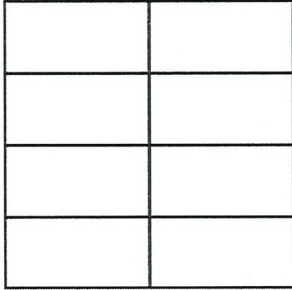
WALL TILE

Vertical stacked

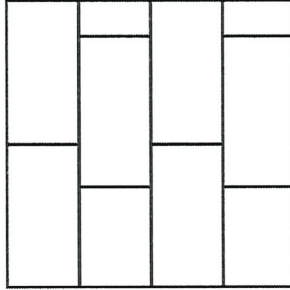


Main Bathroom,
Ensuite Bathroom Tub
& Walk-In Shower,
Basement Bathroom

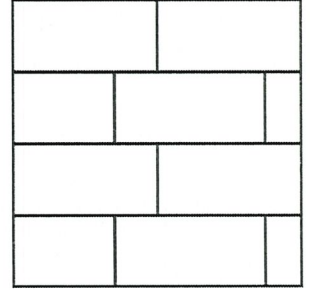
Horizontal stacked



Vertical 1/3 offset brick



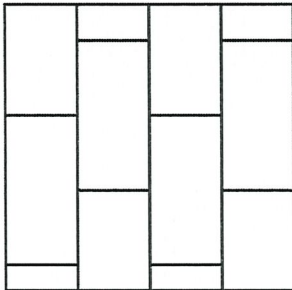
Horizontal 1/3 offset brick



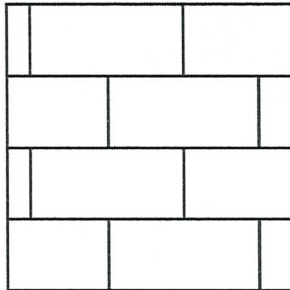
GG

Bu

Vertical brick



Horizontal brick



Kitchen Backsplash

GG

Bu

Project: Place St. Thomas 5

Plan #: 50M-348

Lot: #6 - Phase 5

Model: Ferris #1010 "A" Std

Purchaser: Georgia Gabriel-John

Purchaser: Bernard Mark John

Date: December 13, 2020

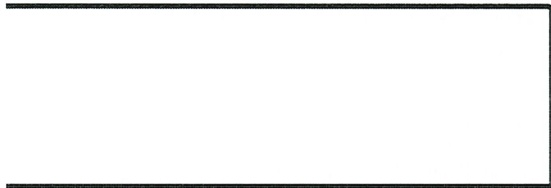
Upgrade #: 31, 32, 29, 28

GG

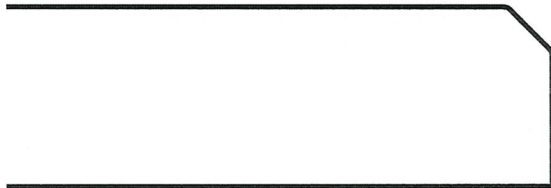
Bu



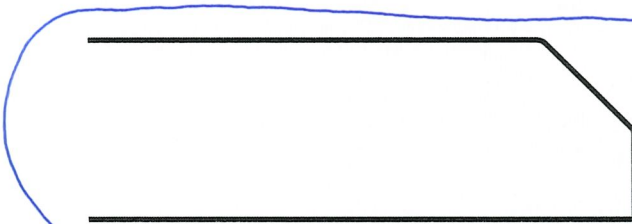
Standard Edge Profiles for Granite & Quartz



Eased Edge



1/4 Bevel

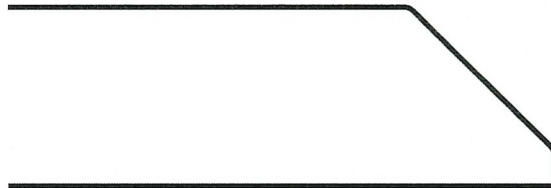


1/2 Bevel

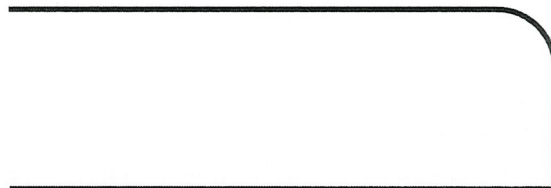
Kitchen - #19

GG

Buy



3/4 Bevel



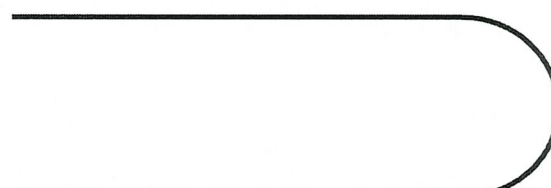
Pencil Top Only
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: Place St. Thomas 5

Purchaser: Georgia Gabriel-John

Plan #: 50M-348

Purchaser: Bernard Mark John

Lot: #6 - Phase 5

Date: December 13, 2020

Model: Ferris #1010 "A" Std

Upgrade #: #19

GG

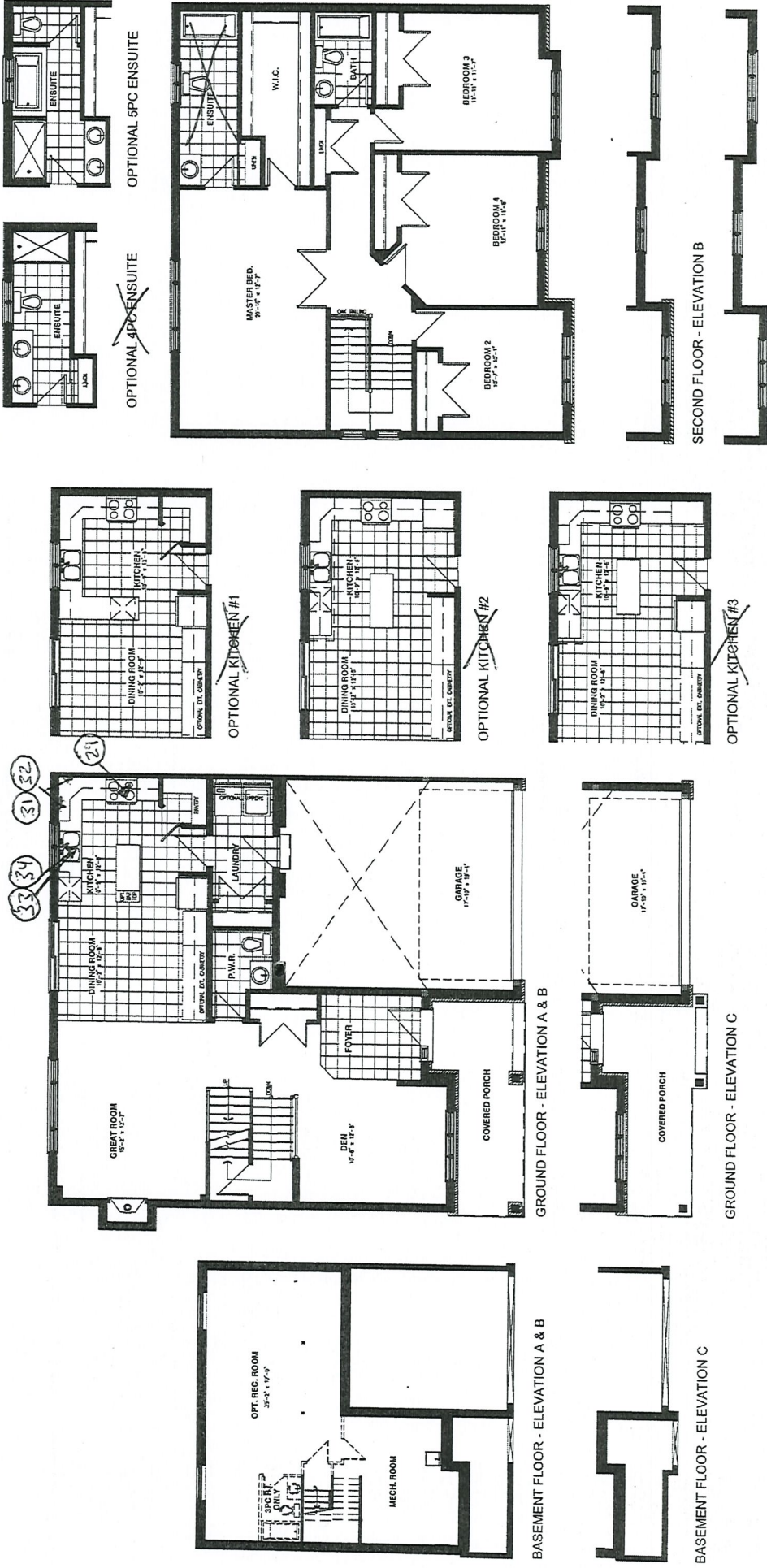
Buy



THE FERRIS


MODEL 1010
2237 SQ. FT.

Site: Place St. Thomas 5 Purchaser: Georgia Gabriel-John
Plan No.: 50M-348
Lot: 6 - Phase 5 Purchaser: Bernard Mark John
Date: December 13, 2020



All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OF, 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. & O.E. 07/10, 2019

	SINGLES AND TOWNS COLOUR CHART				
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep: A. Bowman
	Lot No:	6 - Phase 5	Civic Address:	936 Lucerne Drive, Embrun ON K0A 1W0	
	Purchaser(s):	Georgia Gabriel-John			Model Name/#: Ferris #1010 "A" Std
	Purchaser(s):	Bernard Mark John			Closing Date: 2-Nov-21


INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE	Standard	STD
DOOR STYLE	Standard	STD
INTERIOR HARDWARE	Standard	STD
INTERIOR LIGHTING PACKAGE	Roma Collection - Standard Package	STD 24, 25
BATHROOM ACCESSORIES	Standard	STD
FIREPLACE MANTLE	Standard	STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 204	STD, 8
BRACKET	Red Oak	Colonial	SB 204	STD, 8
SPINDLES	Red Oak	Colonial	SB 204	STD, 8
POSTS	Red Oak	Colonial	SB 204	STD, 8
NOSINGS	Red Oak	N/A	SB 204	STD, 8
HARDWOOD STAIRCASE (WHERE APPLICABLE)	Red Oak	N/A	SB 204	7


APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Approx. 37" wide by 71" high	15, 18	Sleeve for future water line	2
RANGE	Standard Opening	STD	/	/
DISHWASHER	Standard Opening	STD	/	/
CHIMNEY HOODFAN	Standard Chimney Hoodfan Opening	29	Whirlpool 300 CFM, 30IN Stainless Steel	29
WASHING MACHINE/DRYER	Standard Opening	STD	/	/

Purchaser's Signature(s) :



Date:
13-Dec-20

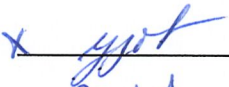
Purchaser's Signature(s) :



Date:
13-Dec-20

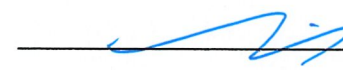
Approved By :



Date:
Dec 17/20

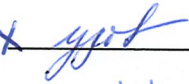
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	6 - Phase 5	Civic Address:	936 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Georgia Gabriel-John			Model Name/#:	Ferris #1010 "A" Std
	Purchaser(s):	Bernard Mark John			Closing Date:	2-Nov-21
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	P100 Birch Natural			STD	STD, 15, 16, 17, 18,
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	Bianco Sardo	COUNTERTOP EDGE PROFILE	1/2 bevel	Granite Level 1	19
MAIN BATHROOM	STYLE AND COLOUR	P100 Oak Nutmeg			STD	STD
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	STD
	COUNTERTOP	7708-58	COUNTERTOP EDGE PROFILE	Standard	STD Laminate	STD
5PC ENSUITE BATHROOM	STYLE AND COLOUR	P100 Oak Nutmeg			STD	STD, 28, 13, 14
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	STD, 28
	COUNTERTOP	7708-58	COUNTERTOP EDGE PROFILE	Standard	STD Laminate	STD, 28
POWDER ROOM	STYLE AND COLOUR	P100 Oak Chestnut			STD	STD
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	STD
	COUNTERTOP	RK7002-T	COUNTERTOP EDGE PROFILE	Standard	STD Laminate	STD
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	Shaker 90 AV-M2056			STD	STD, 5
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	STD, 5
	COUNTERTOP	7708-58	COUNTERTOP EDGE PROFILE	Standard	STD Laminate	STD, 5
OTHER	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

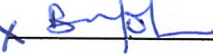
Purchaser's Signature(s) :

Date: 13-Dec-20

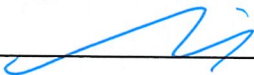
Purchaser's Signature(s) :

Date: 13-Dec-20

Approved By :

Date: Dec 17/20

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	6 - Phase 5	Civic Address:	936 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Georgia Gabriel-John			Model Name/#:	Ferris #1010 "A" Std
	Purchaser(s):	Bernard Mark John			Closing Date:	2-Nov-21
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss OC-117 simply white		STD			
FOYER	Ultra Spec Low Luster OC-30 Gray Mist		STD			
POWDER ROOM	Ultra Spec 500 Semi Gloss OC-30 Gray Mist		STD			
MAIN FLOOR HALLWAY	Ultra Spec Low Luster OC-30 Gray Mist		STD			
DINING ROOM	Ultra Spec Low Luster OC-30 Gray Mist		STD	/		/
FLEX ROOM	/		/	/		/
GREAT ROOM	Ultra Spec Low Luster OC-30 Gray Mist		STD			
FAMILY ROOM	/		/	/		/
DEN	Ultra Spec Low Luster OC-30 Gray Mist		STD			
KITCHEN	Ultra Spec 500 Semi Gloss OC-30 Gray Mist		STD			
LAUNDRY/MUDROOM	Ultra Spec Low Luster OC-30 Gray Mist		STD			
2nd FLOOR HALLWAY	Ultra Spec Low Luster OC-30 Gray Mist		STD			
MAIN BATH	Ultra Spec 500 Semi Gloss OC-30 Gray Mist		STD			
BEDROOM #2	Ultra Spec Low Luster OC-30 Gray Mist		STD			
BEDROOM #3	Ultra Spec Low Luster OC-30 Gray Mist		STD			
BEDROOM #4	Ultra Spec Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM	Ultra Spec Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM WALK-IN CLOSET	Ultra Spec Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM ENSUITE	Ultra Spec 500 Semi Gloss OC-30 Gray Mist		STD			
FINISHED BASEMENT RECREATION ROOM	Ultra Spec Low Luster OC-30 Gray Mist		STD, 4			
BASEMENT BATHROOM	Ultra Spec 500 Semi Gloss OC-30 Gray Mist		STD, 5			

Purchaser's Signature(s) : 

Purchaser's Signature(s) : 


Approved By : 

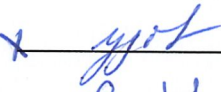
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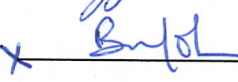
Date: 13-Dec-20


Date: Dec 17/20

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
https://valecraft-my.sharepoint.com/personal/placesthomas_valecraft_onmicrosoft_com/Documents/D

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	6 - Phase 5	Civic Address:	936 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Georgia Gabriel-John			Model Name/#:	Ferris #1010 "A" Std
	Purchaser(s):	Bernard Mark John			Closing Date:	2-Nov-21
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Ceratec Pietra Moda Bien 13"x13" Silver (Standard Square Install)	949 Silverado	STD + UPG Grout	STD, 30	
POWDER ROOM	FLOOR	Ceratec Pietra Moda Bien 13"x13" Silver (Standard Square Install)	949 Silverado	STD + UPG Grout	STD, 30	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
MUDROOM	FLOOR	/	/	/	/	
	WALL	/				
	INSERT OR BORDER	/				
LAUNDRY ROOM	FLOOR	Ceratec Pietra Moda Bien 13"x13" Silver (Standard Square Install)	949 Silverado	STD + UPG Grout	STD, 30	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
KITCHEN	FLOOR	Ceratec Pietra Moda Bien 13"x13" Silver (Standard Square Install)	949 Silverado	STD + UPG Grout	STD, 30	
	BACKSPLASH	Ceratec Feng Shui Subway 3.9"x7.9" White Beveled (Horizontal 1/2 brick install)	931 Standard White	Bronze + UPG Install + STD Grout	29, 31, 32, STD	
	INSERT OR BORDER	/				
DINING ROOM	FLOOR	Ceratec Pietra Moda Bien 13"x13" Silver (Standard Square Install)	949 Silverado	STD + UPG Grout	STD, 30	
FIREPLACE	HEARTH	DELETE	/	/	22	
	SURROUND	Olympia Regal 12"x12" Polished Dark Grey NY.RG.DGR.1212.PL (Standard Square Install)	927 Light Pewter	STD + UPG Grout	STD, 30	
ADDITIONAL FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	/	/	/	/	

Purchaser's Signature(s) :



Purchaser's Signature(s) :


Approved By :


Date: 13-Dec-20

Date: 13-Dec-20

Date: Dec 17/20

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	6 - Phase 5	Civic Address:	936 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Georgia Gabriel-John			Model Name/#:	Ferris #1010 "A" Std
	Purchaser(s):	Bernard Mark John			Closing Date:	2-Nov-21
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Centura Vitra Linen Series 13"x13" Beige K939585 (Standard Square Install)		949 Silverado	STD + UPG Grout	STD, 30
	WALL	Centura Vitra Linen Series 8"x10" Beige K937581 (Vertical Stacked Install)		949 Silverado	STD + UPG Grout	STD, 30
	INSERT OR BORDER	/				
ENSUITE BATHROOM	FLOOR	/		/	/	/
	WALL	/		/	/	/
	INSERT OR BORDER	/				
5PC ENSUITE BATHROOM	FLOOR	Centura Vitra Linen Series 13"x13" Beige K939585 (Standard Square Install)		949 Silverado	STD + UPG Grout	STD, 30, 28
	TUB DECK	Centura Vitra Linen Series 8"x10" Beige K937581 (Vertical Stacked Install)		949 Silverado	STD + UPG Grout	STD, 30, 28
	TUB BACKSPLASH	Centura Vitra Linen Series 8"x10" Beige K937581 (Vertical Stacked Install)		949 Silverado	STD + UPG Grout	STD, 30, 28
	INSERT OR BORDER	/				
	WALK-IN SHOWER	Centura Vitra Linen Series 8"x10" Beige K937581 (Vertical Stacked Install)		949 Silverado	STD + UPG Grout	STD, 30, 28
BASEMENT BATHROOM	FLOOR	Euro Pasha Malena 13"x13" pas mal ivo Ivory 46-168 (Standard Square Install)		949 Silverado	STD + UPG Grout	STD, 30, 5
	WALL	Euro Pasha Malena 8"x10" pas mal ivo 810 Ivory Wall Tile 52-191 (Vertical Stacked Install)		949 Silverado	STD + UPG Grout	STD, 30, 5
	INSERT OR BORDER	/				

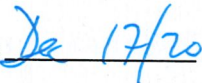
Purchaser's Signature(s) : X 


Date: 13-Dec-20

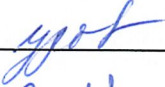
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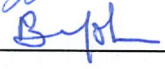
Date: 13-Dec-20


Approved By : 

Date:  17/20

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	6 - Phase 5	Civic Address:	936 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Georgia Gabriel-John			Model Name/#:	Ferris #1010 "A" Std
Purchaser(s):	Bernard Mark John			Closing Date:	2-Nov-21	
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Engineered Hardwood Café Au Lait Essential Collection Red Oak Essential Matte Expert 3-1/8"			UPG	8	
DINING ROOM	/			/	/	
FLEX ROOM	/			/	/	
FAMILY ROOM	/			/	/	
GREAT ROOM	Lauzon Engineered Hardwood Café Au Lait Essential Collection Red Oak Essential Matte Expert 3-1/8"			UPG	8	
DEN/HOME OFFICE	Lauzon Engineered Hardwood Café Au Lait Essential Collection Red Oak Essential Matte Expert 3-1/8"			UPG	8	
REAR HALLWAY	/			/	/	
KITCHEN	/			/	/	
BREAKFAST AREA/DINETTE	/			/	/	
MAIN STAIRS TO BEDROOMS	Red Oak stained to match SB 204			UPG	7	
UPPER HALLWAY	Lauzon Engineered Hardwood Café Au Lait Essential Collection Red Oak Essential Matte Expert 3-1/8"			UPG	8	
BEDROOM # 2	Coronet A4531 Spartacus 16787 Mystic Beige + Standard Underpad			STD + STD	STD, STD	
BEDROOM # 3	Lauzon Engineered Hardwood Café Au Lait Essential Collection Red Oak Essential Matte Expert 3-1/8"			UPG	10	
BEDROOM # 4	Coronet A4531 Spartacus 16787 Mystic Beige + Standard Underpad			STD + STD	STD, STD	
MASTER BEDROOM	Lauzon Engineered Hardwood Café Au Lait Essential Collection Red Oak Essential Matte Expert 3-1/8"			UPG	9	
MASTER BEDROOM WALK-IN CLOSET	Lauzon Engineered Hardwood Café Au Lait Essential Collection Red Oak Essential Matte Expert 3-1/8"			UPG	9	
PARTIAL STAIRS TO BASEMENT (INCLUDING LANDING)	Coronet A4531 Spartacus 16787 Mystic Beige + Standard Underpad			STD + STD	STD, STD 4	
BASEMENT STAIRS (PREVIOUSLY UNFINISHED PORTION)	Coronet A4531 Spartacus 16787 Mystic Beige + Standard Underpad			STD + STD	STD, STD, 4	
FINISHED BASEMENT RECREATION ROOM	Coronet A4531 Spartacus 16787 Mystic Beige + Standard Underpad			STD + STD	STD, STD, 4	

Purchaser's Signature(s) :



Purchaser's Signature(s) :


Approved By :


Date: 13-Dec-20

Date: 13-Dec-20

Date: Dec 17/20

		SINGLES AND TOWNS COLOUR CHART					
		Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
		Lot No:	6 - Phase 5	Civic Address:	936 Lucerne Drive, Embrun ON K0A 1W0		
		Purchaser(s):	Georgia Gabriel-John			Model Name/#:	Ferris #1010 "A" Std
		Purchaser(s):	Bernard Mark John			Closing Date:	2-Nov-21
PLUMBING FIXTURES							
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#	
KITCHEN	SINK	Reginox Double Bowl Undermount Kitchen Sink ND1831UA/9			Stainless Steel	33	
	FAUCET	986 LE-AR Delta Marley Single Hole Pull-Down Kitchen Faucet			Arctic Stainless	34	
MAIN BATHROOM	SINK	GG BY Standard			White	STD	
	VANITY FAUCET	Standard			Chrome	STD	
	WATER CLOSET	Standard			White	STD	
	TUB/SHOWER	Standard			White	STD	
	TUB/SHOWER FAUCET	Standard			Chrome	STD	
5PC ENSUITE BATHROOM	SINKS	Standard			White	STD, 28	
	VANITY FAUCETS	Standard			Chrome	STD, 28	
	WATER CLOSET	Standard			White	STD, 28	
	SHOWER	Standard			Acrylic, Glass, Tile	STD, 28	
	SHOWER FAUCET	Standard			Chrome	STD, 28	
	TUB	Standard			White	STD, 28	
	TUB FAUCET	Standard			Chrome	STD, 28	
POWDER ROOM	SINK	Standard			White	STD	
	VANITY FAUCET	Standard			Chrome	STD	
	WATER CLOSET	Standard			White	STD	
BASEMENT BATHROOM	SINK	Standard			White	STD, 5	
	VANITY FAUCET	Standard			Chrome	STD, 5	
	WATER CLOSET	Standard			White	STD, 5	
	TUB/SHOWER	Standard			White	STD, 5	
	TUB/SHOWER FAUCET	Standard			Chrome	STD, 5	

NOTE: All fixtures are white as standard

Purchaser's Signature(s) : X [Signature]

Date: 13-Dec-20

Purchaser's Signature(s) : X [Signature]

Date: 13-Dec-20

Approved By : [Signature]

Date: Dec 17/20