

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 18 DAY OF October , 2020 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 292  
LOT: 292 BLOCK :  
4M-1589 RATHWELL LANDING  
CIVIC ADDRESS: 171 Hickstead Way

PURCHASERS: Tishan T. Clarke and Yang Rebecca Liu

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: October 21, 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: \$648,400.00  
BALANCE AT CLOSING: \$598,400.00  
LESS H.S.T. AMOUNT: \$595,044.25  
SCHEDULE "G" DATED: October 18, 2020  
TARION SCHEDULE "B" DATED: October 18, 2020

INSERT: 680 dated: November 23, 2020 in the amount of: \$9,517.91  
NEW PURCHASE PRICE: \$657,917.91  
NEW BALANCE AT CLOSING: \$607,917.91  
NEW LESS H.S.T. AMOUNT: \$603,467.18  
SCHEDULE "G" DATED: November 23, 2020  
TARION SCHEDULE "B" DATED: November 23, 2020

Dated at Ottawa this 23rd day of November , 2020

In the presence of:

WITNESS

DocuSigned by:  
Tishan T. Clarke  
PURCHASER

WITNESS

DocuSigned by:  
Yang Rebecca Liu  
PURCHASER

Dated at Ottawa this 17th day of December , 2020




VALECRAFT HOMES LIMITED (VENDOR)

PER:   
REV: September 3, 2020



NON STANDARD EXTRAS (680)  
Rathwell Landing - Phase 2

PURCHASERS: Tishan T. Clarke and Yang Rebecca Liu  
Printed: 23-Nov-20 11:15 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
292		2	1030 THE NASH ELEV A	25-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
8 188  26042	1 - - TILE - WALL - BACKSPLASH - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN - .  Note:		\$ 75.00	Each
9 29144  26043	1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE  Note:		\$ 630.00	Each
10 94451  26051	1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES  Note:		\$ 1,865.00	Each
11  26058	1 - <del>GREAT ROOM - DELETE STD FIREPLACE MANTLE AND TILE SURROUND AND PROVIDE FOR PAINTED DRYWALL</del> Note: See item 31		<del>\$ 75.00</del> N/C	Each   DS  DS
12  26059	1 - GREAT ROOM - REPLACE 2 SIDED FIREPLACE WITH 3 SIDED FIREPLACE  Note:		\$ 325.00	Each
13  26060	1 - GREAT ROOM - PROVIDE FOR DRYWALL WALL TO CEILING AT FIREPLACE  Note:		\$ 325.00	Each
14 29015  26061	1 - - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH  Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.		\$ 84.00	Each
15 90818  26062	1 - - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - ALL LEVELS OF CABINETRY  Note:		\$ 181.00	Each
16  26064	1 - KITCHEN - MOVE ISLAND APPROX 1FT CLOSER TO RANGE WALL  Note:		\$ 75.00	Each
17  26067	1 - KITCHEN - CABINETRY - UPGRADE - 2 TONE - KITCHEN  Note:		\$ 285.00	Each
18 28848  26071	1 - - CERAMIC TILE - GROUT COLOR PER COLOUR  Note:		\$ 75.00	Each
19  26074	1 - - Upgrade to Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4" in Standard Areas.  Note:		\$ 5,823.00	Each

Vendor Initials: Purchaser Initials:

PREPARED BY: Samar Merhi  
LOCKED BY:  
PE 1,236-1  
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Tishan T. Clarke and Yang Rebecca Liu

Printed: 17-Dec-20 1:29 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
292		2	1030 THE NASH ELEV A	25-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
20		1 - <i>ENSUITE BATH</i> - WINDOW - RELOCATE TO ABOVE TOILET - STD ENSUITE LAYOUT	\$ 75.00	Each
26076		Note: As per Plan		
21		1 - <i>KITCHEN/DINETTE</i> - ENLARGE STD 6FT DOUBLE SLIDING PATIO DOOR TO A 8FT DOUBLE SLIDING PATIO DOOR C/W TRANSON ABOVE	\$ 1,673.00	Each
26077		Note: As per Plan		
*22 87523		1 - - BONUS - DECOR CENTER CREDIT OF \$10, 000.00	*-\$10,000.00	Each
26832		Note: Decor Center Bonus has been applied in full		
23		1 - - Remaining Loyalty Bonus of \$1,657.00	-\$1,657.00	Each
26833		Note: Loyalty Bonus has been applied in full		
24 111606		1 - <i>KITCHEN</i> - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 1 CABINETRY AND BUILDERS STANDARD BACKSPLASH	\$ 1,979.00	Each
26836		Note: As per Kitchen and Plan Sketches		
25		1 - <i>KITCHEN</i> - CABINETRY - UPC9-2B - LEVEL 1 CABINETRY - OPTIONAL LAYOUT 1 - INCLUDES UPGRADE TO 42" UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADE BULKHEAD - APPROX 26" DEEP x 10" HIGH AS PER UPC SKETCH	\$ 1,814.00	Each
26838		Note:		
26		1 - <i>KITCHEN</i> - TILE -WALL BACKSPLASH -UPGRADE -DIAMOND- KITCHEN -	\$ 870.00	Each
26879		Note: See item 8 for tile installation, as per Kitchen, Wall Tile and Plan Sketches		
*27 28389		7 - - DOOR - INTERIOR - UPGRADE - 96 INCH HIGH DOOR - PRICE PER DOOR	*\$ 1,687.00	
26880		Note: ON THE GROUND FLOOR ONLY		
28		1 - - Upgrade to a light-based paint colour on doors and trim throughout	\$ 840.00	Each
27625		Note:		
*29 29143		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 246.34	Each
27626		Note: OR4902 Rev.03 December 16, 2020		
*30 29142		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 2,247.57	Each
27627		Note: SS3922 Rev.06 December 16, 2020		
*31 29153		1 - - DELETE STANDARD MDF PAINTED WHITE TYPE 1 MODERN MANTLE FROM FIREPLACE.	\$ 0.00	Each
27624		Note: Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace causing Potential Damage ToElectronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Install of Fireplace Fan		

REPAIRED BY: Samar Merhi

LOCKED BY:

TE 1,236-2

voiceSQL.rpt 16May20

Vendor Initials:

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Tishan T. Clarke and Yang Rebecca Liu

Printed: 17-Dec-20 1:29 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
292	2	1030 THE NASH ELEV A	25-Nov-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$9,517.91
HST	\$0.00
Total	\$9,517.91

Payment Summary

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

PURCHASER:

DocuSigned by:

Tishan T. Clarke

Tishan T. Clarke

DocuSigned by:

Yang Rebecca Liu

Yang Rebecca Liu

23-Nov-17-Dec-20

DATE

23-Nov-17-Dec-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

December 17 2020

PREPARED BY: Samar Merhi

LOCKED BY:

FE 1,236-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

**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 \$603,467.18 ~~\$600,583.19~~. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

DS  
TTC

DS  
URL

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 23 day of November, 2020

  
PURCHASER

VALECRAFT HOMES LIMITED


  
PURCHASER

PER: 

DATE: December 17, 2020


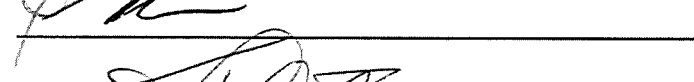
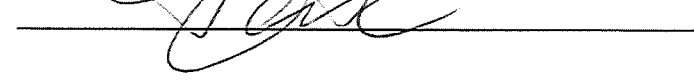
PROJECT: RATHWELL LANDING LOT: 292




	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
	Lot No:	292	Civic Address:	171 Hickstead Way		
	Purchaser(s):	Tishan T. Clarke			Model Name/#:	The Nash / 1030
	Purchaser(s):	Yang Rebecca Liu			Closing Date:	November 25-2021
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE	STD 4 1/8" Nivaga Baseboard and 2 3/4" Nivaga Casing					6
DOOR STYLE	Cambridge Smooth Face 96" High Doors on Ground Floor					#27
INTERIOR HARDWARE	STD Satin Chrome					STD
INTERIOR LIGHTING PACKAGE	Roma Collection See Electrical Quote					30
BATHROOM ACCESSORIES	STD INFINITY Collection					STD
FIREPLACE MANTLE	Delete					#11 31

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	#10 19
BRACKET (If applicable)	Metal	N/A	Wrinkled Black	#10
SPINDLES	Metal	Square	Wrinkled Black	#10
POSTS	Red Oak	3-1/2" Modern Routed	SB 200	#10 19
NOSINGS	Red Oak	N/A	SB 200	#19
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A




APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE (Standard Minimum Opening is 33" x 70.75")	Approx. 37" wide opening	#14	Sleeve for Future Waterline Rough-In	STD
RANGE	Standard Opening	STD		/
DISHWASHER	Standard Opening	STD	/	/
MICROWAVE/HOODFAN	Standard Opening	STD	Standard	STD
WASHING MACHINE/DRYER	Standard Opening	/	/	/

Purchaser's Signature(s):  
  
Purchaser's Signature(s):  
  
Approved By:  


Date: Nov.23, 2020  
  
Date: Nov.23, 2020  
  
Date: December 17, 2020

 <b>Valecraft</b> Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
	Lot No:	292	Civic Address:	171 Hickstead Way		
	Purchaser(s):	Tishan T. Clarke			Model Name/#:	The Nash / 1030
	Purchaser(s):	Yang Rebecca Liu			Closing Date:	November 25-2021

CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Shaker SPC Uppers: TF-180 & Lowers Including Island: TF-179 A			L1 Cabinetry + UPG 2 Colours	#14, #15, #16, #17, #24, #25, #26
	HARDWARE CODE	5923-91	TYPE	Knobs	STD	24
	COUNTERTOP	P395-VL	COUNTERTOP EDGE PROFILE	Standard	STD	24
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K61			STD	STD
	HARDWARE CODE	7814-900	TYPE	Handles	STD	STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD
MASTER ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K63			STD	STD
	HARDWARE CODE	7814-900	TYPE	Handles	STD	STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD
POWDER ROOM	STYLE AND COLOUR	Shaker 90 AV-K63			STD	STD
	HARDWARE CODE	5923-900	TYPE	Knobs	STD	STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD
BASEMENT BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) :		Date: Nov.23, 2020
Purchaser's Signature(s) :		Date: Nov.23, 2020
Approved By :		Date: December 17, 2021





SINGLES AND TOWNS COLOUR CHART					
Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
Lot No:	292	Civic Address:	171 Hickstead Way		
Purchaser(s):	Tishan T. Clarke			Model Name/#:	The Nash / 1030
Purchaser(s):	Yang Rebecca Liu			Closing Date:	November 25-2021

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-65 Chantilly Lace	UPG #9 28	/	
FOYER	Low Luster OC-65 Chantilly Lace	UPG #9	/	
POWDER ROOM	Semi Gloss OC-65 Chantilly Lace	UPG #9	/	
MAIN FLOOR HALLWAY	Low Luster OC-65 Chantilly Lace	UPG #9	/	
DINING ROOM	Low Luster OC-65 Chantilly Lace	UPG #9	/	
STUDY	Low Luster OC-65 Chantilly Lace	UPG #9	/	
GREAT ROOM	Low Luster OC-65 Chantilly Lace	UPG #9	/	
FAMILY ROOM	/	/	/	/
DEN	/	/	/	/
KITCHEN/DINETTE/ BREAKFAST	Semi Gloss OC-65 Chantilly Lace	UPG #9	/	
LAUNDRY/MUDROOM	Low Luster OC-65 Chantilly Lace	UPG #9	/	
2nd FLOOR HALLWAY	Low Luster OC-65 Chantilly Lace	UPG #9	/	
MAIN BATH	Semi Gloss OC-65 Chantilly Lace	UPG #9	/	
BEDROOM #2	Low Luster OC-65 Chantilly Lace	UPG #9	/	
BEDROOM #3	Low Luster OC-65 Chantilly Lace	UPG #9	/	
BEDROOM #4	Low Luster OC-65 Chantilly Lace	UPG #9	/	
MASTER BEDROOM	Low Luster OC-65 Chantilly Lace	UPG #9	/	
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-65 Chantilly Lace	UPG #9	/	
MASTER BEDROOM ENSUITE	Semi Gloss OC-65 Chantilly Lace	UPG #9	/	
FINISHED BASEMENT RECREATION ROOM	/	/	/	/
BASEMENT BATHROOM	/	/		

Purchaser's Signature(s) : 


Purchaser's Signature(s) : 

Approved By : 

Date: 23-Nov-20


Date: 23-Nov-20

Date: December 13, 2020

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
	Lot No:	292	Civic Address:	171 Hickstead Way		
	Purchaser(s):	Tishan T. Clarke			Model Name/#:	The Nash / 1030
	Purchaser(s):	Yang Rebecca Liu			Closing Date:	November 25-2021
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Euro Pasha Regency 13"x13" Mica pas reg mic 63-507 (Standard Square Install)	934 DeLorean Gray	STD + STD grout	STD	
POWDER ROOM	FLOOR	Euro Pasha Regency 13"x13" Mica pas reg mic 63-507 (Standard Square Install)	934 DeLorean Gray	STD + STD grout	STD	
	WALL	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	
MUDROOM	FLOOR	Euro Pasha Regency 13"x13" Mica pas reg mic 63-507 (Standard Square Install)	934 DeLorean Gray	STD + STD grout	STD	
	WALL	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	
LAUNDRY ROOM	FLOOR	Euro Pasha Regency 13"x13" Mica pas reg mic 63-507 (Standard Square Install)	934 DeLorean Gray	STD + STD grout	STD	
	WALL	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	
KITCHEN / DINETTE PANTRY	FLOOR	Centura Vitra Linen Series 13" x 13", Cream, K939574 (Standard Square Install)	909 Sterling	UPG	STD + STD grout	
	BACKSPLASH	Euro Bliss Element 3"x12" Ice Glass Tile 38-000 (Horizontal 1/3 staggered install)	931 Standard White	Diamond + UPG Install + STD Grout	#8	
	INSERT OR BORDER	/	/	/	/	
KITCHEN PANTRY	FLOOR	Euro Pasha Regency 13"x13" Mica pas reg mic 63-507 (Standard Square Install)	934 DeLorean Gray	STD + STD grout	DS TTC	
FIREPLACE	HEARTH	/	/	/	DS URL	
	SURROUND	Delete and continue drywall	/	/	#3, #14, #15	
ADDITIONAL FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	/	/	/	/	

Purchaser's Signature(s) : 

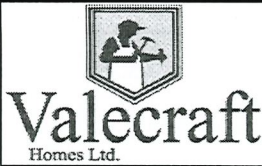
Date: 23-Nov-20

Purchaser's Signature(s) : 

Date: 23-Nov-20

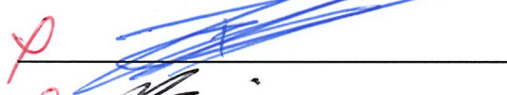
Approved By : 


Date: December 17, 2020

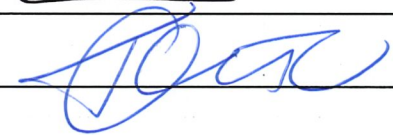


SINGLES AND TOWNS COLOUR CHART					
Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
Lot No:	292	Civic Address:	171 Hickstead Way		
Purchaser(s):	Tishan T. Clarke			Model Name/#:	The Nash / 1030
Purchaser(s):	Yang Rebecca Liu			Closing Date:	November 25-2021

CERAMIC & GROUT SELECTIONS (2)					
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Euro Pasha Regency 13"x13" Carbon pas reg car 63-508 (Standard Square Install)	934 DeLorean Gray	STD + STD grout	STD
	WALL	Centura Vitra Linen Series 8"x10" Cream K933344 (Horizontal Stacked Install)	909 Sterling	STD + UPG grout	#2018
	INSERT OR BORDER	/			
ENSUITE BATHROOM	FLOOR	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)	909 Sterling	STD + UPG grout	#2018
	WALL	Centura Vitra Linen Series 8"x10" Cream K933344 (Horizontal Stacked Install)	909 Sterling	STD + UPG grout	#2018
	INSERT OR BORDER	/			
5PC ENSUITE BATHROOM	FLOOR	/	/	/	/
	TUB DECK	/	/	/	/
	TUB BACKSPLASH	/	/	/	/
	INSERT OR BORDER	/	/	/	/
	SHOWER WALL	/	/	/	/
BASEMENT/OTHER BATHROOM	FLOOR	/	/	/	/
	WALL	/	/	/	/
	INSERT OR BORDER	/	/	/	/

Purchaser's Signature(s) : 

Purchaser's Signature(s) : 


Approved By : 

Date: 23-Nov-20

Date: 23-Nov-20

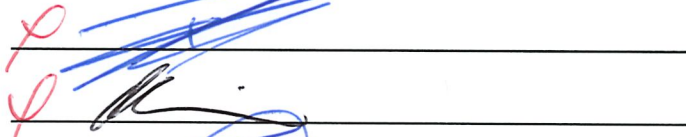
Date: December 17, 2020




 <b>Valecraft</b> Homes Ltd.	<b>SINGLES AND TOWNS COLOUR CHART</b>					
	Community:	<b>Rathwell Landing</b>	Reg'd Plan #:	<b>4M-1589</b>	Sales Rep:	<b>Victoria Hum</b>
	Lot No:	<b>292</b>	Civic Address:	<b>171 Hickstead Way</b>		
	Purchaser(s):	<b>Tishan T. Clarke</b>			Model Name/#:	<b>The Nash / 1030</b>
	Purchaser(s):	<b>Yang Rebecca Liu</b>			Closing Date:	<b>November 25-2021</b>

FLOORING SELECTIONS			
ROOM	CARPET/UNDERPAD OR HARDWOOD	LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"	UPG	#219
FLEX ROOM	/	/	/
STUDY	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad	STD	STD
FAMILY ROOM	/	/	/
GREAT ROOM	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"	UPG	#219
DINING ROOM	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"	UPG	#219
REAR HALLWAY	/	/	/
KITCHEN	CERAMICS	STD	STD
BREAKFAST AREA/DINETTE	CERAMICS	STD	STD
MAIN STAIRS TO BEDROOMS	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad	STD Carpet) + STD Underpad	STD
UPPER HALLWAY	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"	UPG	#219
BEDROOM # 2	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad	STD Carpet) + STD Underpad	STD
BEDROOM # 3	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad	STD Carpet) + STD Underpad	STD
BEDROOM # 4	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad	STD Carpet) + STD Underpad	STD
MASTER BEDROOM	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad	STD Carpet) + STD Underpad	STD
MASTER BEDROOM WALK-IN CLOSET	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad	STD Carpet) + STD Underpad	STD
STAIRS TO BASEMENT	/	/	/
FINISHED BASEMENT RECREATION ROOM	/	/	/


Purchaser's Signature(s) :



Purchaser's Signature(s) :




Approved By :



Date: Nov.23, 2020

Date: Nov.23, 2020

Date: December 17, 2020

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
	Lot No:	292	Civic Address:	171 Hickstead Way		
	Purchaser(s):	Tishan T. Clarke			Model Name/#:	The Nash / 1030
	Purchaser(s):	Yang Rebecca Liu			Closing Date:	November 25-2021

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Standard	Stainless Steel	STD
	FAUCET	Standard	Chrome	STD
MAIN BATHROOM	SINK	Standard	White	STD
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	TUB/SHOWER	Standard	White	STD
	TUB/SHOWER FAUCET	Standard	Chrome	STD
MASTER BEDROOM ENSUITE BATHROOM	SINK	Standard	White	STD
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	TUB/SHOWER	Standard	White	STD
	TUB/SHOWER FAUCET	Standard	Chrome	STD
	BATHTUB	/	/	/
	BATHTUB FAUCET	/	/	/
POWDER ROOM	SINK	Standard	White	STD
	SINK FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
BASEMENT BATHROOM	SINK	/	/	/
	VANITY FAUCET	/	/	/
	WATER CLOSET	/	/	/
	TUB/SHOWER	/	/	/
	TUB/SHOWER FAUCET	/	/	/

NOTE: All fixtures are white as standard

Purchaser's Signature(s) :


Purchaser's Signature(s) :


Approved By :


Date: Nov.23, 2020

Date: Nov.23, 2020

Date: December 17, 2020



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www.ssbolton.com

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










Estimate No#: OR4902 Rev.03

Customer Copy

Customer:

Tishan T. Clarke & Yang Rebecca Liu  
Home: 343-202-3901  
Cell: 613-462-6876  
Email: ttcdc6902@outlook.com; rliu87@gmail.com

Builder: VALECRAFT HOMES LTD.  
Project: Rathwell Landing Singles Ph 2 -  
Lot: 200amp included  
Closing Date: RL292  
11/25/2021  
Salesperson: Jason Thompson (OR)  
Date: 12/16/2020

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
Bedroom #2	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 #3	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
Study	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	2.00	Single Speaker Pre-Wire (16/2 AWG) Single Speaker Pre-Wire (16/2 AWG) - Location as shown on floor plan - Recommended for wire runs of 50 feet or less to speakers with an impedance of 8 ohms		\$109.00	\$218.00
Great Room	1.00	Master Jack - Speaker wiring unterminated Master Jack - Location as shown on floor plan - Speaker wiring unterminated		\$	\$0.00

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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\*\*\* Total price includes all applicable taxes

Customer Subtotal:	\$218.00
HST:	\$28.34
Total:	\$246.34

DocuSigned by:  
Tishan T. Clarke  
96E42AC4536A4... Customer Signature 1

November 23, 2020  
Date

DocuSigned by:  
Yang Rebecca Liu  
F8211D346B3248F... Customer Signature 2

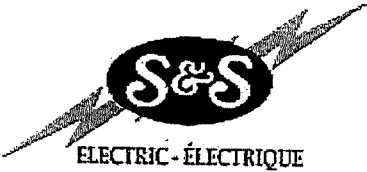
Handwritten initials, possibly 'SL' or 'RL', in a cursive script.

www.orbitalti.com

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

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Fax: (613) 748-0355

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Estimate No#: SS3922 Rev.06

Customer Copy

Customer:

Tishan T. Clarke & Yang Rebecca Liu  
Home: 343-202-3901  
Cell: 613-462-6876  
Email: ttdc6902@outlook.com; rliu87@gmail.com

Builder: VALECRAFT HOMES LTD.  
Project: Rathwell Landing Singles Ph 2 -  
Lot: 200amp included  
Closing Date: RL292  
11/25/2021  
Salesperson: Jason Thompson  
Date: 12/16/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Kitchen	1.00	Relocate standard fixture and leave as keyless fixture in kitchen, dining room, bedroom #2, bedroom #3, master bedroom, ensuite bath and study	E	\$	\$0.00
Great Room	1.00	4" LED slim Pot Light White (AFR4-0930-WH) Add 1 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$327.00	\$327.00
Great Room	1.00	Single Pole Switch Single Pole Switch	G	\$90.00	\$90.00
Soffit	1.00	6 * 4" LED slim Soffit Pot Light Black (AFR4-0930-BK) Add 6 soffit potlights on added switch	R	\$1,482.00	\$1,482.00
Soffit	1.00	Single Pole Switch Single Pole Switch	R	\$90.00	\$90.00
Kitchen	1.00	20 Amp USB Charger Receptacle 20 Amp USB Charger Receptacle (standard)	H	\$	\$0.00

Customer Subtotal:	\$1,989.00
HST:	\$258.57
Total:	\$2,247.57

\*\*\* Total price includes all 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."

www.sandselectric.ca

DocuSigned by:  
Tishan T. Clarke  
96E42AC4536A40  
Customer Signature

November 23, 2020  
Date

DocuSigned by:  
Yang Rebecca Liu  
F8211D346B3278F  
Customer Signature 2

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

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THE NASH

MODEL 1030

2671 SQ. FT.

Site: Rathwell Landing

Purchaser: Tishan T. Clarke

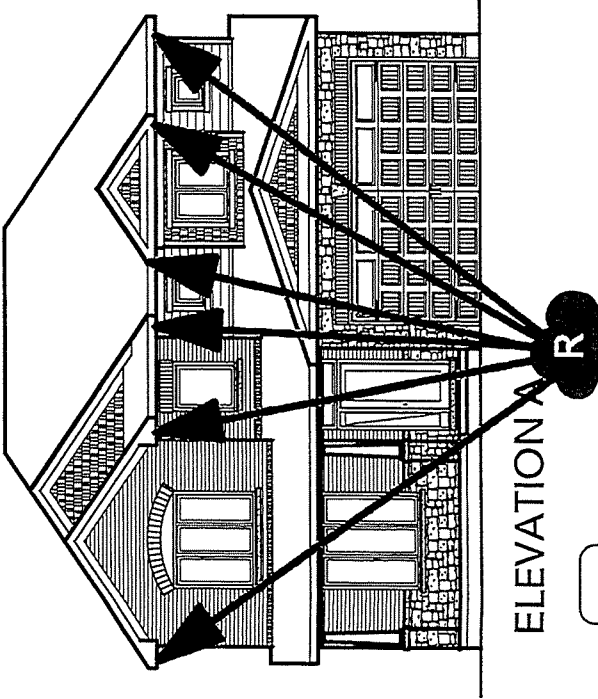
Plan No.: 4M-1589

Lot: 292

Purchaser: Yang Rebecca Liu

Date: December 16, 2020

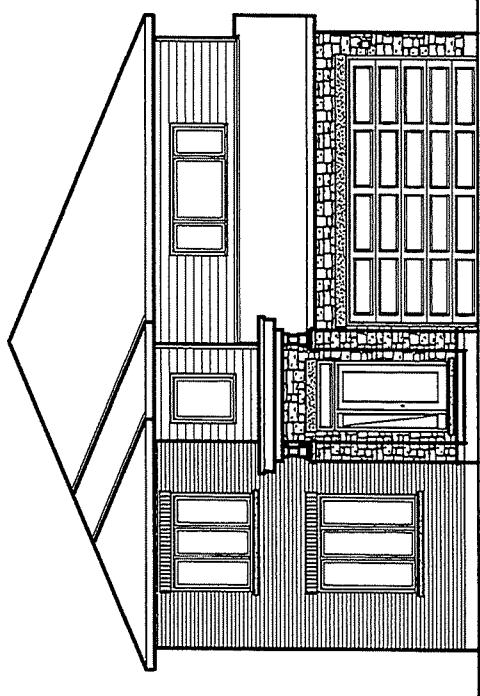
SS-Orbital Sketch



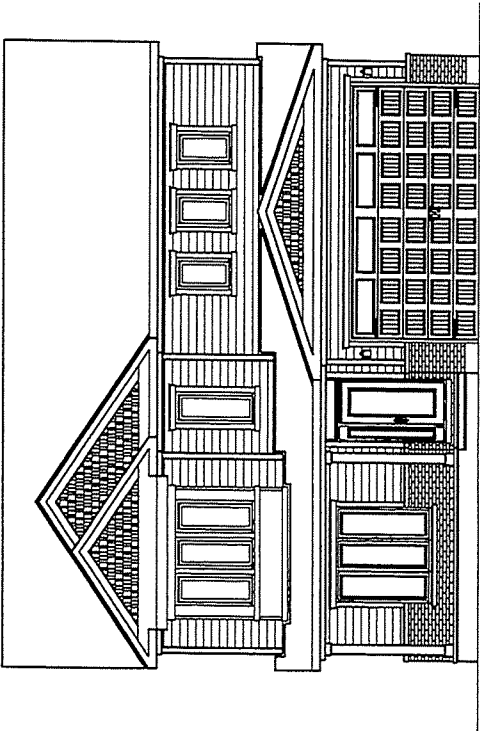
ELEVATION A

DS  
TTC

DS  
YRL



ELEVATION B



ELEVATION C



Valecraft.com

\*Rendering is an artist concept only. Not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. E. & O.E. 03/10/2020



THE NASH

MODEL 1030

SS-Orbital Sketch

2671 SQ. FT.

Site: Rathwell Landing

Purchaser: Tishan T. Clarke

Plan No.: 4M-1589

Lot: 292

Purchaser: Yang Rebecca Liu

Date: December 16, 2020

