

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 26th DAY OF January , 2021 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : S23  
LOT: S23 BLOCK :  
4M-1290 DEERFIELD VILLAGE 2  
CIVIC ADDRESS: 725-C Dearborn Private  
PURCHASERS: Stephanie Asenso

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: January 26th, 2021

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: \$353,133.00  
BALANCE AT CLOSING: \$338,133.00  
LESS H.S.T. AMOUNT: \$335,677.76  
SCHEDULE "G" DATED: January 26th, 2021  
TARION SCHEDULE "B" DATED: January 26th, 2021

INSERT: 680 dated: March 8, 2021 in the amount of: \$10,474.81  
NEW PURCHASE PRICE: \$363,607.81  
NEW BALANCE AT CLOSING: \$348,607.81  
NEW LESS H.S.T. AMOUNT: \$345,634.80  
SCHEDULE "G" DATED: March 8, 2021  
TARION SCHEDULE "B" DATED: March 8, 2021

Dated at Montreal this 8th day of March , 2021

In the presence of:

WITNESS

DocuSigned by:  
Stephanie Asenso  
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 9th March , 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: Vicina Oliver  
REV: September 3, 2020  
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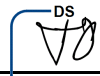
**SCHEDULE "G"**

**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.

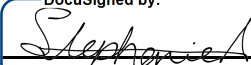
  
Purchaser

\_\_\_\_\_  
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 **\$345,634.80** . 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.

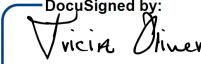
Signed at Montreal this 8th day of March , 2021

DocuSigned by:  


PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

DocuSigned by:  


PER:

March 9, 2021  
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: S23



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: Stephanie Asenso			Printed: 8-Mar-21 3:09 pm
LOT NUMBER S23 Level: 2	PHASE Condo	HOUSE TYPE 5206	CLOSING DATE 17-Feb-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*22 88294	1 -	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$1,823.82
31357	Note:	QUOTE #OR5362 REV.01 DATED 01/22/2021	Each
*23 88287	1 -	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$3,641.99
31358	Note:	QUOTE #SS4252 REV.04 DATED 01/22/2021	Each
24 31360	1 -	MAIN BATHROOM - DELETE ITEM #10 IN B1A'S RE: GRANITE LEVEL 1 COUNTERTOP IN MAIN BATHROOM	-\$620.00
25 31361	1 -	ENSUITE BATH - DELETE ITEM #11 IN B1A'S RE: GRANITE LEVEL 1 COUNTERTOP IN ENSUITE BATHROOM	-\$620.00
26 31362	1 -	MAIN BATHROOM - DELETE ITEM #18 IN B1A'S RE:DELTA ARZO SINGLE LEVER LAVATORY FAUCET 586LF-MPU CHROME	-\$304.00
27 111266	1 -	- RANGE 30IN - LEVEL 1 - CERAN SELF CLEAN SLIDE IN - STAINLESS IN LIEU OF BONUS STAINLESS	\$330.00
31365	Note:		Each
28 111255	1 -	- REFRIDGERATOR - ESTAR - LEVEL 2 - 33" BOTTOM MOUNT FREEZER 1 DOOR - STAINLESS STEEL IN LIEU OF BONUS STAINLESS STEEL	\$900.00
31366	Note:		Each
*29 119608	1 -	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM	* \$683.00
31367	Note:	EASED EDGE DETAIL , AS PER EDGE DETAIL PROFILE SKETCH, AS PER FLOOR PLAN SKETCH. SEE ITEMS #15 & #21 FOR SINK AND FAUCET.	Each
*30 119607	1 -	MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM	* \$683.00
31368	Note:	PENCIL TOP AND BOTTOM EDGE DETAIL , AS PER EDGE DETAIL PROFILE SKETCH, AS PER FLOOR PLAN SKETCH. SEE ITEMS #14 & #39 FOR SINK AND FAUCET.	Each
31 108	1 -	FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER - BRONZE	\$137.00
31370	Note:	RECTANGULAR FRONT TO BACK INSTALL, AS PER FLOOR TILE INSTALLATION SKETCH, AS PER FLOOR PLAN SKETCH.	Each
32 88508	2 -	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$150.00
31371	Note:		
33 137	1 -	MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - MAIN BATHROOM - BRONZE	\$492.00
31372	Note:	HORIZONTAL STACKED INSTALL, AS PER WALL TILE INSTALLATION SKETCH.	Each

PREPARED BY: Nicole Trudel  
LOCKED BY:  
PE 1,464-1

Vendor Initials: 

DS  
VJ

Purchaser Initials: 

DS  
SA

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: Stephanie Asenso			Printed: 8-Mar-21 3:09 pm
LOT NUMBER S23 Level: 2	PHASE Condo	HOUSE TYPE 5206	CLOSING DATE 17-Feb-22
ITEM	QTY	EXTRA / CHANGE	PRICE
34 137		1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - ENSUITE BATHROOM - BRONZE	\$565.00
31373	Note:	VERTICAL STACKED INSTALL, AS PER WALL TILE INSTALLATION SKETCH.	Each
35 119306		1 - - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	\$1,522.00
31374	Note:	TO BE INSTALLED IN LIVING ROOM, DINING ROOM AND BEDROOM HALLWAY, AS PER FLOOR PLAN SKETCH.	Each
*36 107		*1 - - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOM #2 - LEVEL 1	* \$88.00
31375	Note:	AS PER FLOOR PLAN SKETCH.	Each
*37 107		*1 - <i>MASTER BEDROOM</i> - UNDERPAD - UPGRADE - LEVEL 1 - - MASTER BEDROOM - LEVEL 1	* \$214.00
31376	Note:	AS PER FLOOR PLAN SKETCH.	Each
38 88272		1 - <i>ENSUITE BATH</i> - BATHROOMS - DELTA VERO SHOWER FAUCET T17253	\$504.00
31377	Note:	MONITOR 17 SERIES SHOWER TRIM TO BE INSTALLED IN ENSUITE SHOWER	Each
*39 88217		1 - <i>MAIN BATHROOM</i> - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	* \$285.00
31378	Note:	SEE ITEM #30	Each
40 31379		1 - - CLARIFICATION RE: ITEMS #6 & #8 IN B1A'S , KITCHEN AND ENSUITE BATHROOM FLOOR TILES TO BE INSTALLED RECTANGULAR FRONT TO BACK OF THE HOUSE, AS PER FLOOR TILE INSTALL SKETCH.	\$0.00
41 31380		1 - <i>MAIN BATHROOM</i> - CLARIFICATION TO ITEM #7 IN B1A'S MAIN BATHROOM FLOOR TILES TO BE INSTALLED RECTANGULAR SIDE TO SIDE OF THE HOUSE, AS PER FLOOR TILE INSTALL SKETCH.	\$0.00
42 31382		1 - <i>KITCHEN</i> - CLARIFICATION RE:ITEM # 9 KITCHEN BACKSPLASH TO BE INSTALLED HORIZONTAL STACKED, AS PER WALL TILE INSTALL SKETCH.	\$0.00
	Note:		Each

Sub Total	\$10,474.81
HST	\$0.00
Total	\$10,474.81

PREPARED BY: Nicole Trudel  
LOCKED BY:  
PE 1,464-2

Vendor Initials: 

DS  
VJ

Purchaser Initials: 

DS  
SA

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)				
Deerfield 2 - Phase Condo				
PURCHASER: Stephanie Asenso			Printed: 8-Mar-21 3:09 pm	
LOT NUMBER S23 Level: 2		PHASE Condo	HOUSE TYPE 5206	CLOSING DATE 17-Feb-22
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE

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

PURCHASER: 

DocuSigned by:

08-Mar-21

DATE

VENDOR: 

DocuSigned by:

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PER: Valecraft Homes Limited

DATE: March 9, 2021

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



**Condominium Form  
(Tentative Occupancy 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 #17 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 #8(g) of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #8(a) 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 #8(b) of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
- 5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated **March 8, 2021**.

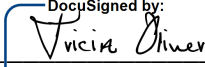
- 6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 48 of the Agreement of Purchase & Sale.

**Signed at** Montreal, **this** 8th **day of** March, **20**21.

DocuSigned by:  
  
Purchaser

**Valecraft Homes Limited**

**Purchaser**

DocuSigned by:  
  
**Per:** B66AFC94F0B9401...

March 9, 2021

**Date:**

**Lot #:** S23

**Project:** **Deerfield Village 2**



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

## Estimate No#: OR5362 Rev.01

Customer Copy

### Customer:

Stephanie Asenso  
Home: 514-862-1892  
Email: stefasenso@gmail.com

Builder: VALECRAFT HOMES LTD.  
Project: Deerfield Village Condos  
Lot: DV2 S23  
Closing Date: February 17, 2022

Salesperson: Jason Thompson (OR)  
Date: 01/22/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Bedroom #2	1.00	<b>(4) Port Plate - (1) Phone CAT5e &amp; (2) Data CAT5e &amp; (1) Cable RG6 Outlets</b> (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Living Room	1.00	<b>(4) Port Plate - (1) Phone CAT5e &amp; (2) Data CAT5e &amp; (1) Cable RG6 Outlets</b> (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	<b>(4) Port Plate - (1) Phone CAT5e &amp; (2) Data CAT5e &amp; (1) Cable RG6 Outlets</b> (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Living Room	1.00	<b>Direct 2" Conduit w/ Wall Plates</b> 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		\$162.00	\$162.00
Master Bedroom	1.00	<b>Direct 2" Conduit w/ Wall Plates</b> 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		\$162.00	\$162.00
Living Room	2.00	<b>(1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT)</b> (1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) - Location as shown on floor plan - Includes ceiling bracket and wiring - Does not include A/V receiver		\$455.00	\$910.00
Living Room	1.00	<b>Master Jack - Speaker wiring unterminated</b> Master Jack - Location as shown on floor plan - Speaker wiring unterminated		\$	\$0.00
Living Room	1.00	<b>32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T)</b> 32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) - Location as shown on floor plan - Includes installation of wall bracket		\$190.00	\$190.00
Master Bedroom	1.00	<b>32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T)</b> 32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) - Location as shown on floor plan - Includes installation of wall bracket		\$190.00	\$190.00

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

Customer Subtotal:	<b>\$1,614.00</b>
HST:	<b>\$209.82</b>
<b>Total:</b>	<b>\$1,823.82</b>

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3





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

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

## Estimate No#: SS4252 Rev.04

Customer Copy

### Customer:

Stephanie Asenso  
Home: 514-862-1892  
Email: stefasenso@gmail.com

Builder: VALECRAFT HOMES LTD.  
Project: Deerfield Village Condos  
Lot: DV2 S23  
Closing Date: February 17, 2022

Salesperson: Jason Thompson  
Date: 01/22/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Living Room	1.00	<b>15 Amp Standard Plug</b> Add 15 AMP plug approx 60 inches from floor beside conduit	A	\$120.00	\$120.00
Master Bedroom	1.00	<b>15 Amp Standard Plug</b> Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$120.00	\$120.00
Living Room	1.00	<b>6 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> 6 * 4" LED slim Pot Light White (AFR4C-0930-WH)	E	\$1,397.00	\$1,397.00
Living Room	2.00	<b>Single Pole Switch</b> Switch for living room potlights	E	\$105.00	\$210.00
Kitchen	1.00	<b>20 Amp USB Charger Receptacle</b> 20 Amp USB Charger Receptacle (standard)	H	\$	\$0.00
Various Locations	3.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer in Kitchen (2) and living room	I	\$110.00	\$330.00
Kitchen	1.00	Relocate standard fixture and leave as keyless fixture for future pendant lighting	J	\$	\$0.00
Kitchen	1.00	<b>4 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> 4 * 4" LED slim Pot Light White (AFR4C-0930-WH)	K	\$941.00	\$941.00
Kitchen	1.00	<b>Single Pole Switch</b> Switch for kitchen potlights	K	\$105.00	\$105.00

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

Customer Subtotal:	<b>\$3,223.00</b>
HST:	<b>\$418.99</b>
<b>Total:</b>	<b>\$3,641.99</b>

### 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."

DS  
VJ

DS  
SA

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3



Valecraft  
Homes Ltd.

SECOND FLOOR

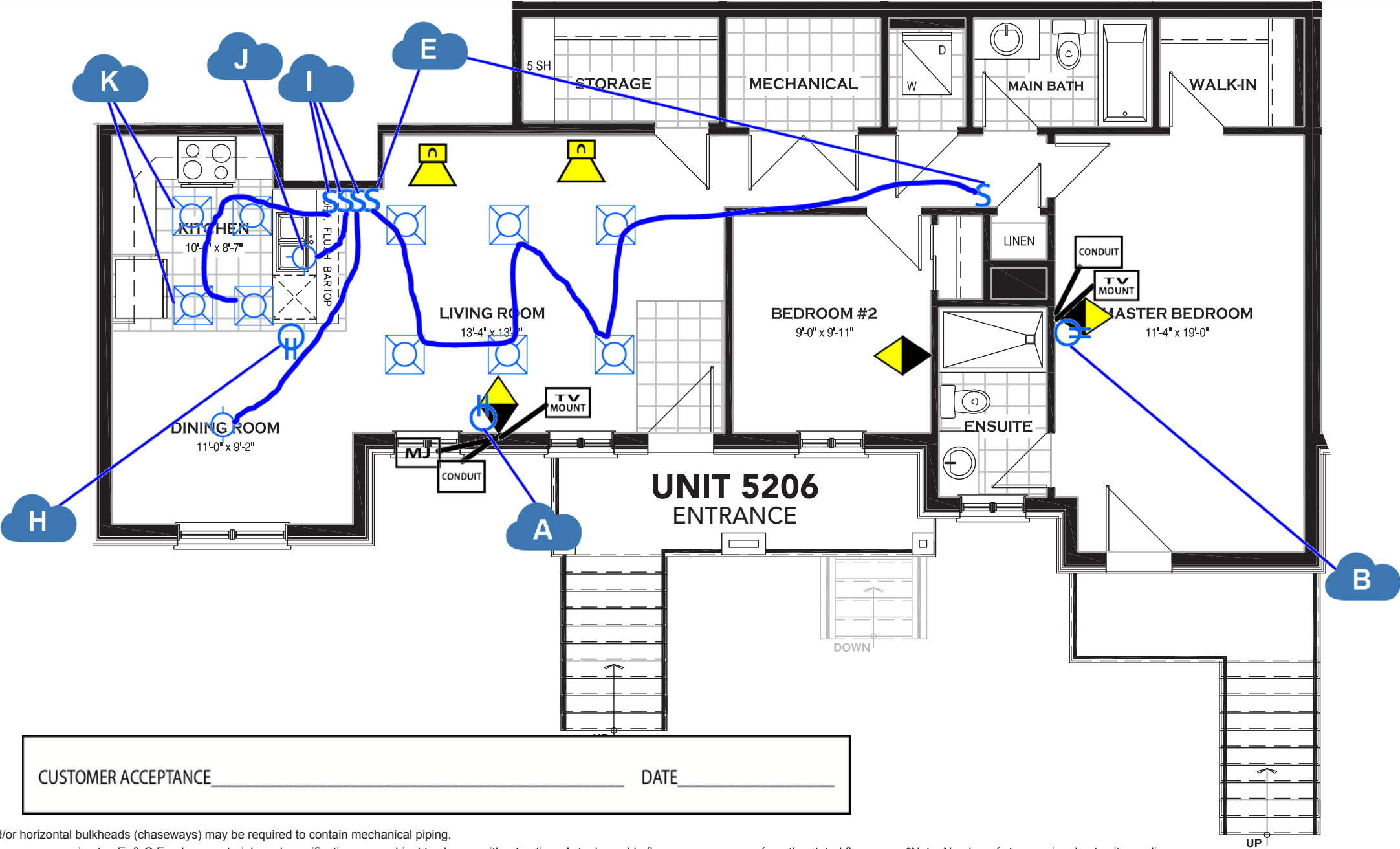
MODEL 5206  
1145 SQ.FT

Site: Deerfield Village 2 Purchaser: Stephanie Asenso

Plan No.: 4M-1290

Unit: S23 Purchaser: \_\_\_\_\_

Date: March 8, 2021



DS  
SA

SS-Orbital Sketch

CUSTOMER ACCEPTANCE \_\_\_\_\_

DATE \_\_\_\_\_

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.  
All dimensions are approximate. E. & O.E., 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.



Valecraft  
Homes Ltd.

Standard Edge Profiles for Granite & Quartz



Eased Edge

Ensuite Bathroom



1/4 Bevel



1/2 Bevel



3/4 Bevel



Pencil Top Only  
with Square Bottom



Pencil Top and Bottom

Kitchen  
Main Bathroom



1/2 Bullnose



Full Bullnose

DS  
[Signature]

DS  
SA

Project: DV2

Purchaser: Stephanie Asenso

Plan #: 4M-1290

Purchaser:

Lot: S23

Date: March 8, 2021

Model: 5206

Upgrade #: 12, 29, 30

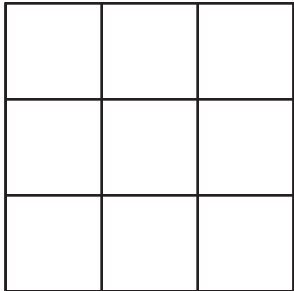


Valecraft  
Homes Ltd.

Tile Installation Options

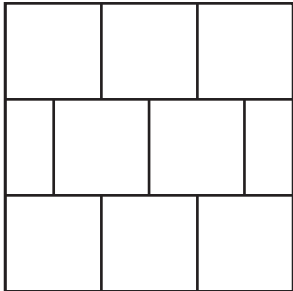
FLOOR TILE

Standard square

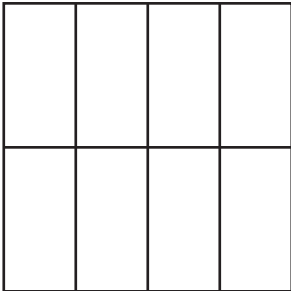


Storage Room  
Mechanical Room  
Laundry Room

Square brick

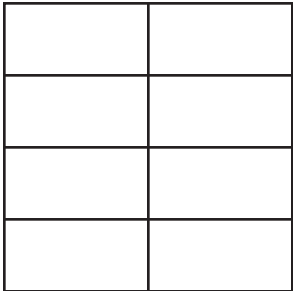


Rectangular  
front to back of the house



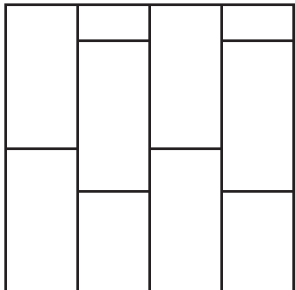
Foyer  
Kitchen  
Ensuite Bathroom

Rectangular  
side to side of the house

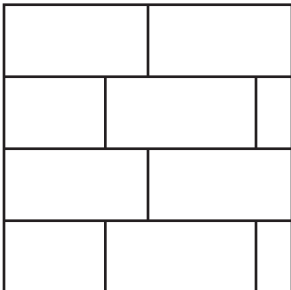


Main Bathroom

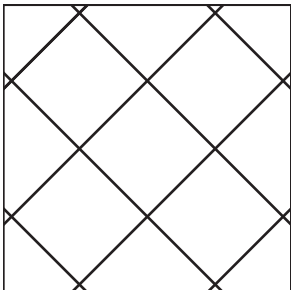
Rectangular 1/3 staggered  
front to back of the house



Rectangular 1/3 staggered  
side to side of the house



45 degree



DS  
VJ

DS  
SA

Project: DV2

Plan #: 4M-1290

Lot: S23

Model: 5206

Purchaser: Stephanie Asenso

Purchaser:

Date: March 8, 2021

Upgrade #: 6, 7, 8, 31, 40, 41

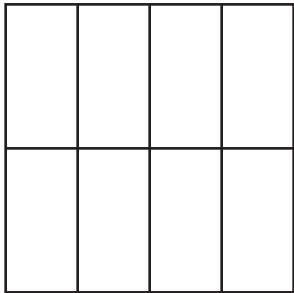


Valecraft  
Homes Ltd.

Tile Installation Options

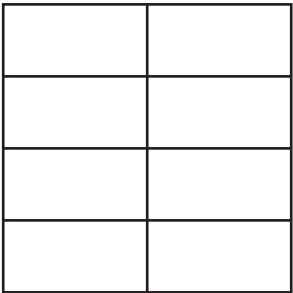
WALL TILE

Vertical stacked



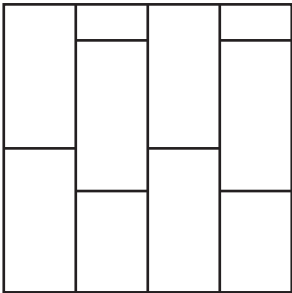
Ensuite Bathroom

Horizontal stacked

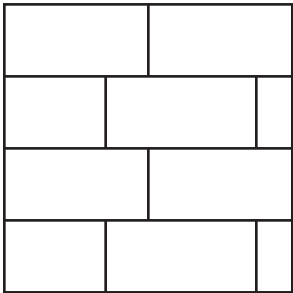


Kitchen Backsplash  
Main Bathroom

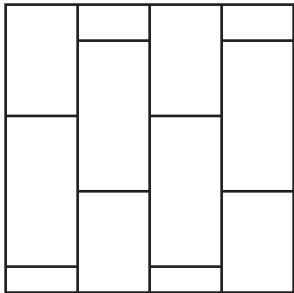
Vertical 1/3 offset brick



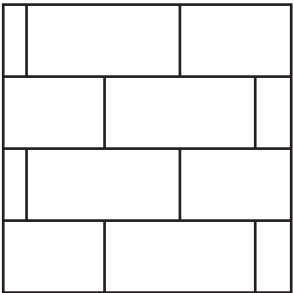
Horizontal 1/3 offset brick



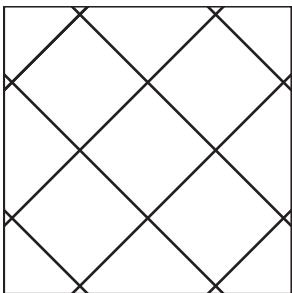
Vertical brick



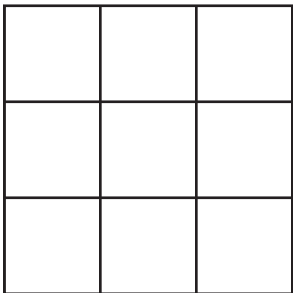
Horizontal brick



45 degree



Standard square



DS  
VJ

DS  
SA

Project: DV2

Plan #: 4M-1290

Lot: S23

Model: 5206

Purchaser: Stephanie Asenso

Purchaser:

Date: March 8, 2021

Upgrade #: 6, 7, 8, 31, 40, 41



SECOND FLOOR

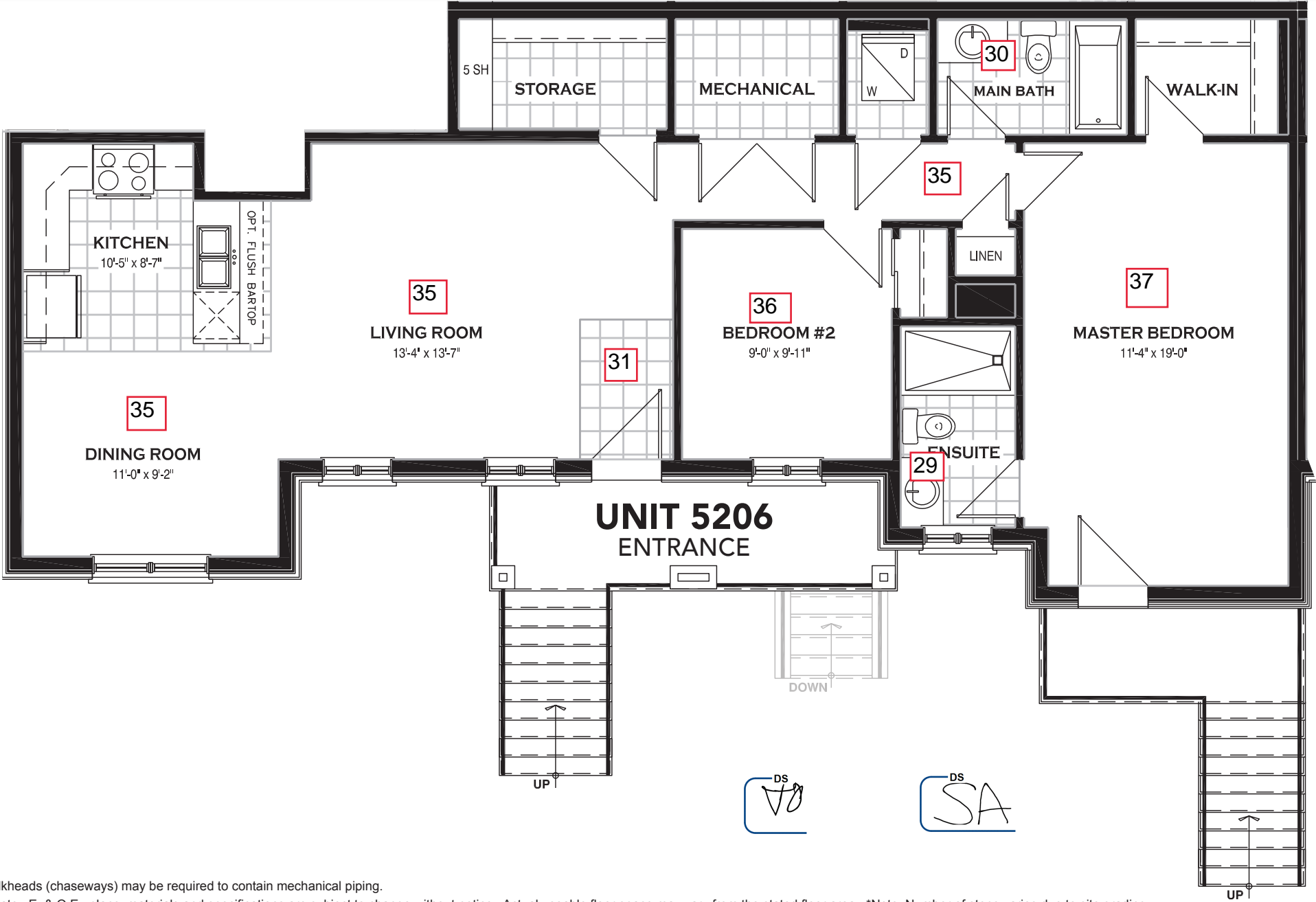
MODEL 5206  
1145 SQ.FT

Site: Deerfield Village 2Purchaser: Stephanie Asenso

Plan No.: 4M-1290


Unit: S23Purchaser:

Date: March 8, 2021



SS-Orbital Sketch

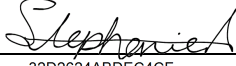
Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.  
All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. \*Note: Number of steps varies due to site grading.

	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S23	Civic Address:	725-C Dearborn Private		
	Purchaser(s):	Stephanie Asenso			Model Name/#:	5206
	Purchaser(s):				Closing Date:	Feb 17-2022
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE	Standard Nivaga Baseboards and Casings					STD
DOOR STYLE	Standard Cambridge Style Passage Doors					STD
INTERIOR HARDWARE	Standard Satin Chrome					STD
INTERIOR LIGHTING PACKAGE	Roma Lighting Package					23
BATHROOM ACCESSORIES	Standard Infinity Series in Chrome					STD

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 Simply White	STD	N/A	N/A
FOYER	Low Lustre OC-52 Gray Owl	UPG 13	N/A	N/A
STORAGE ROOM	Low Lustre OC-52 Gray Owl	UPG 13	N/A	N/A
LAUNDRY ROOM	Low Lustre OC-52 Gray Owl	UPG 13	N/A	N/A
STAIRWAY	N/A	N/A	N/A	N/A
LIVING ROOM / DINING ROOM	Low Lustre OC-52 Gray Owl	UPG 13	N/A	N/A
KITCHEN	Semi Gloss OC-52 Gray Owl	UPG 13	N/A	N/A
MECHANICAL ROOM	Low Lustre OC-52 Gray Owl	UPG 13	N/A	N/A
BEDROOM HALLWAY	Low Lustre OC-52 Gray Owl	UPG 13	N/A	N/A
MASTER BEDROOM	Low Lustre OC-52 Gray Owl	UPG 13	N/A	N/A
BEDROOM #2	Low Lustre OC-52 Gray Owl	UPG 13	N/A	N/A
ENSUITE BATHROOM	Semi Gloss OC-52 Gray Owl	UPG 13	N/A	N/A
MAIN BATHROOM	Semi Gloss OC-52 Gray Owl	UPG 13	N/A	N/A
NOTES:				

Purchaser's Signature(s) :

DocuSigned by:

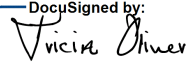


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Date: March 8, 2021

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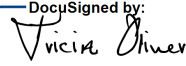


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Date:


Approved By :

DocuSigned by:



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Date: March 9, 2021

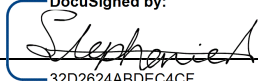
	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S23	Civic Address:	725-C Dearborn Private		
	Purchaser(s):	Stephanie Asenso			Model Name/#:	5206
	Purchaser(s):				Closing Date:	Feb 17-2022

CABINETRY					
ROOM	SELECTION			LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i PM-V392WT			STD
	HARDWARE CODE	81092-142	TYPE	Pulls	STD
	COUNTERTOP	Bianco Sardo (Slab Viewing required)	COUNTERTOP EDGE PROFILE	Pencil Top & Bottom	L1 Granite
MAIN BATHROOM	STYLE AND COLOUR	Lastra Winter Fun TA-M2004			STD
	HARDWARE CODE	81092-142	TYPE	Pulls	STD
	COUNTERTOP	Marengo	COUNTERTOP EDGE PROFILE	Pencil Top & Bottom	Level 1 Quartz
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra Winter Fun TA-M2004			STD
	HARDWARE CODE	81092-142	TYPE	Pulls	STD
	COUNTERTOP	Grey Expo	COUNTERTOP EDGE PROFILE	Eased Edge	Level 1 Quartz
POWDER ROOM	STYLE AND COLOUR	N/A			N/A
	HARDWARE CODE	N/A	N/A	N/A	N/A
	COUNTERTOP	N/A	N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Standard Opening	STD	Level 2 Whirlpool Stainless Steel Top Refrigerator Door + bottom drawer freezer	2, 28
RANGE	Standard	STD	Level 1 Whirlpool Stainless Steel 30" Slide-In Range	2, 27
DISHWASHER	Standard	STD	Basic Stainless Steel	2
MICROWAVE / HOODFAN	Standard	STD	Basic Stainless Steel	2
WASHING MACHINE/DRYER	Standard	STD	Basic White Stackable Front Load Washer and Dryer	2

Purchaser's Signature(s) :

DocuSigned by:



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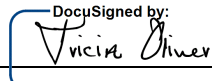
Date: March 8, 2021

Purchaser's Signature(s) :

Date: \_\_\_\_\_

Approved By :


DocuSigned by:



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Date: March 9, 2021



	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S23	Civic Address:	725-C Dearborn Private		
	Purchaser(s):	Stephanie Asenso			Model Name/#:	5206
	Purchaser(s):				Closing Date:	Feb 17-2022
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Ceratec Authentik Rhapsody 11.8"x23.6" Grey (Rectangular Front to Back Install)	949 Silverado	Bronze Floor Tile + UPG Grout	31, 32	
STORAGE ROOM	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	949 Silverado	STD Floor Tile + UPG Grout	32	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
MECHANICAL ROOM	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	949 Silverado	STD Floor Tile + UPG Grout	32	
LAUNDRY ROOM	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	949 Silverado	STD Floor Tile + UPG Grout	32	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Ceratec Authentik Rhapsody 11.8"x23.6" Grey (Rectangular Front to Back Install)	949 Silverado	Bronze Floor Tile + UPG Grout	6, 32, 40	
	BACKSPLASH	Olympia C.D.C. 2"x16" Bright Tender Grey QT.CD.TGR.0216.BR (Horizontal stacked install)	949 Silverado	Bronze Wall Tile + UPG Grout	9, 32, 42	
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	N/A	N/A	N/A	N/A	
MAIN BATHROOM	FLOOR	Ceratec Authentik Rhapsody 11.8"x23.6" Dark Grey (Rectangular Side to Side Install)	927 Light Pewter	Bronze Floor Tile + UPG Grout	7, 32, 41	
	WALL	Ceratec Authentik Rhapsody 11.8"x23.6" Dark Grey (Horizontal Stacked Install)	927 Light Pewter	Bronze Floor on wall + UPG Grout	32, 33	
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Shnier Casaroma Tika 12"x24" Fume(GRY) TB000336 (Rectangular Front to Back Install)	927 Light Pewter	Bronze Floor Tile+ UPG Grout	8, 32, 40	
	WALL	Shnier Casaroma Tika 12"x24" Fume(GRY) TB000336 (Vertical Stacked Install)	927 Light Pewter	Bronze Floor on wall + UPG Grout	32, 34	
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :

DocuSigned by:



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Date:

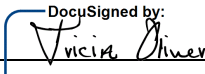
March 8, 2021

Purchaser's Signature(s) :

Date:

Approved By :


DocuSigned by:



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Date:

March 9, 2021

 <b>Valecraft</b> Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S23	Civic Address:	725-C Dearborn Private		
	Purchaser(s):	Stephanie Asenso			Model Name/#:	5206
	Purchaser(s):				Closing Date:	Feb 17-2022
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	N/A				N/A	N/A
KITCHEN	N/A				N/A	N/A
DINING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1//8" wide				UPG	35
LIVING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1//8" wide				UPG	35
OTHER	N/A				N/A	N/A
BEDROOM HALLWAY	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1//8" wide				UPG	35
MASTER BEDROOM	Coronet A4531 Spartacus 89418 Black Ice + Upgrade Underpad				STD Carpet + L1 Underpad	37
BEDROOM # 2	Coronet A4531 Spartacus 89418 Black Ice + Upgrade Underpad				STD Carpet + L1 Underpad	36
STAIRS FROM FOYER	N/A				N/A	N/A

Purchaser's Signature(s) :

DocuSigned by:



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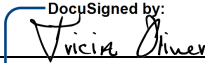
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Purchaser's Signature(s) :

Date:


Approved By :

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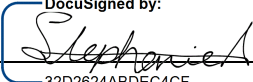
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	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S23	Civic Address:	725-C Dearborn Private		
	Purchaser(s):	Stephanie Asenso			Model Name/#:	5206
	Purchaser(s):				Closing Date:	Feb 17-2022
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Blanco Horizon U2 Undermount Silgranit Double Bowl 8" deep Kitchen Sink		Metallic Gray	16	
	FAUCET	Delta Marley 986LF-AR Single Handle pull down (1 hole)		Arctic Stainless	17	
ENSUITE BATHROOM	SINK	American Standard Studio Carre Undermount 0426-000		White	15	
	VANITY FAUCET	Delta Trinsic Single Handle High-Arc 559HA-DST		Chrome	21	
	WATER CLOSET	Standard		White	STD	
	SHOWER	Standard		White/ Chrome / Clear Glass	STD	
	SHOWER FAUCET	Delta Vero Monitor 17 Series Shower Trim T17253		Chrome	38	
MAIN BATHROOM	SINK	American Standard Studio Carre Undermount 0426-000		White	14	
	VANITY FAUCET	Delta Trinsic Single Handle High-Arc 559HA-DST		Chrome	39	
	WATER CLOSET	Standard		White	STD	
	TUB/SHOWER	Standard		White	STD	
	TUB/SHOWER FAUCET	Standard		Chrome	STD	
POWDER ROOM	PEDESTAL	N/A		N/A	N/A	
	SINK FAUCET	N/A		N/A	N/A	
	WATER CLOSET	N/A		N/A	N/A	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

DocuSigned by:



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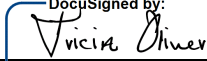
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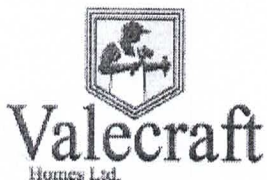
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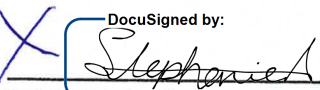
# CONFIRMATION OF FILE COMPLETION

PROJECT: DV2PURCHASER #1: Stephanie AsensoLOT: 523

PURCHASER #2: \_\_\_\_\_

MODEL: 5206FIRM UP DATE: February 24<sup>th</sup>, 2021CLOSING DATE: February 17<sup>th</sup>, 2022

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTI MEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

DocuSigned by:  
  
 PURCHASER'S SIGNATURE

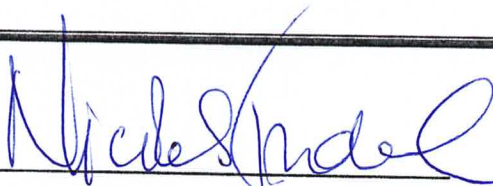
March 8, 2021

DATE

PURCHASER'S SIGNATURE

DATE

## ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: January 26, 2021 INTERIOR COLOURS: March 3<sup>rd</sup>, 2021FIRM UP: February 24, 2021 EXTERIOR COLOURS (if applicable): N/ABANK LETTER: February 24, 2021 ORBITAL/S&S/KITCHENCRAFT (if applicable): March 3<sup>rd</sup>, 2021SOLICITOR INFO: January 26, 2021 680 & AMENDMENT: March 3<sup>rd</sup>, 2021ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: March 3<sup>rd</sup>, 2021


Sales Consultant's Signature

March 3<sup>rd</sup>, 2021

Date

Sales Assistant's Signature

Date

Approved by: \_\_\_\_\_

Date