



Welcome to Place St. Thomas

Dear Julie Levielle and Phillipe Pamerleau,

RE: Place St. Thomas Phase 6 Lot 23

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **April 1, 2021**.

You now have five (5) business days from **April 1, 2021** to obtain your Lawyer's & Financing approvals.

On or before **April 9, 2021** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multimedia locations & all upgrades up to drywall stage must be completed by **April 23, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **May 7, 2021** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-370-0288.

Sincerely,

A handwritten signature in black ink, appearing to read "R. B. Leclerc", written over a light blue horizontal line.

Valecraft 2019 Homes Sales Department

| <u>PURCHASERS ADDRESS:</u> | |
|---|--|
| PURCHASERS NAME(S) | Philippe Pamerleau & Julie Leveille ✓ |
| STREET | 6117 Buttonfield Place ✓ |
| CITY, PROVINCE | Orleans, ON ✓ |
| POSTAL CODE | K1W 1C2 ✓ |
| HOME PHONE | 613-608-5575 ✓ |
| WORK PHONE | 343-550-0769 |
| Cell Phone Purchaser (1) | 613-608-5575 |
| Cell Phone Purchaser (2) | 613-277-0765 |
| CIVIC | 788 Namur Street ✓ |
| AGREEMENT BLOCK# | |
| PLAN | 50M-352 ✓ |
| HCRA Licence Number | 47491 |
| LOT (BUILDER'S LOT/UNIT) | 23 ✓ |
| MODEL # | 826 ✓ |
| ELEVATION | B ✓ |
| MODEL NAME | Bradley 3Bed ✓ |
| ORIENTATION | Standard ✓ |
| DWELLING (MODEL#, ELEV, OPT) | 826 B Bradley 3Bed Standard ✓ |
| PHASE | 6 ✓ |
| PROJECT | PLACE ST THOMAS 6 ✓ |
| SCHEDULES | B1-A, C-1, H, O |
| PURCHASER OFFER | \$652,937.00 |
| Purchaser Offer INVESTMENT | |
| CLOSING DAY | 29 ✓ |
| CLOSING MONTH, YEAR | March, 2022 ✓ |
| CLOSING DATE (MONTH DAY, YEAR) | March 29, 2022 ✓ |
| DEPOSIT 1) | 1,000 ✓ |
| DEPOSIT 2) | 10,000 |
| DEPOSIT 3) | 14,000 |
| SALES REPRESENTATIVE | Adam Bowman |
| <u>SOLICITORS INFO</u> | |
| SOLICITOR NAME | |
| STREET | |
| CITY, PROVINCE | |
| POSTAL CODE | |
| PHONE | |
| <u>SCHEDULE T</u> | |
| PURCHASER 1 | Philippe Pamerleau ✓ |
| HOME ADDRESS (STREET, CITY, POSTAL CODE) | 6117 Buttonfield Pl., Orleans ON K1W 1C2 ✓ |
| HOME PHONE | 613-608-5575 |
| WORK ADDRESS (STREET, CITY, POSTAL CODE) | 101 Colonel By Dr., Ottawa ON K1A 0K2 |
| WORK PHONE | 343-550-0769 |
| OCCUPATION | Senior Tech Officer - DND |
| ID TYPE | Driver's Licence ✓ |
| ID NUMBER | P0350-62609-00324 ✓ |
| BIRTH DATE | March 24, 1990 ✓ |
| PURCHASER 2 | Julie Leveille ✓ |
| HOME ADDRESS (STREET, CITY, POSTAL CODE) | 6117 Buttonfield Pl., Orleans ON K1W 1C2 ✓ |
| HOME PHONE | 613-277-0765 |
| WORK ADDRESS (STREET, CITY, POSTAL CODE) | 415 Smyth Rd., Ottawa ON K1H 8M8 |
| WORK PHONE | 613-738-3289 |
| OCCUPATION | Accounts Payable - CHEO Foundation ✓ |
| ID TYPE | Driver's Licence ✓ |
| ID NUMBER | L2917-42038-96108 ✓ |
| BIRTH DATE | November 8, 1989 ✓ |
| PART OF LOT(S)(singles) | 23 |
| PLACE SIGNED | Orleans, ON |
| SIGNING DAY | 15 |
| SIGNING MONTH | March |
| SIGNING YEAR | 2021 |
| SIGNING DATE (MONTH DAY, YEAR) | March 15, 2021 |
| EMAIL ADDRESS (1) | ppamerle@gmail.com |
| EMAIL ADDRESS (2) | julieleveille08@hotmail.com |

GST/HST New Housing Rebate Application for Houses Purchased from a Builder

Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). **Do not use** this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*, or Form GST524, *GST/HST New Residential Rental Property Rebate Application*.

Note

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at canada.ca/gst-hst-netfile or by using the "File a return" online service in My Business Account at canada.ca/my-cra-business-account. The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at canada.ca/taxes-representatives. If you choose to file your application online, **do not send** us this form.

For more information, including instructions, required documentation for rebate application Types 2, 3, and 5, and the definition of a house, see "General information" on page 4 of this form. Your claim may be delayed or denied if this form is not completed in full, the rebate calculation is not correct, or the required documentation is not submitted with your application.

| | | | | | | | | | |
|---|--|--|---|--|--|--|--|-----------------------------------|--|
| Section A – Claimant information | | | | | | | | | |
| Claimant's legal name (one name only, even if the house is purchased by several individuals) Last name, first name, and initial(s) Pamerleau, Philippe | | | | | | Business number (if applicable) R T | | | |
| If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space. | | | | | | | | | |
| Last name, first name, and initial(s) of other purchaser Leveille, Julie | | | | | | Last name, first name, and initial(s) of other purchaser | | | |
| Address of the house you purchased (Unit No. – Street No. Street name, RR) 788 Namur Street | | | | | | | | | |
| City Embrun | | | | | | Province or territory Ontario | | Postal code K 0 A 1 W 0 | |
| Home telephone number 613-608-5575 | | | Daytime telephone number 613-277-0765 | | Extension | | Language preference <input checked="" type="checkbox"/> English <input type="checkbox"/> French | | |
| Mailing address of claimant <input checked="" type="checkbox"/> As above or Unit No – Street No Street name, PO Box, RR | | | | | | | | | |
| City Embrun | | | Province/Territory/State ON | | | Postal/ZIP code 7E6 1W6 | | Country Canada | |
| Section B – House information | | | | | | | | | |
| Did you purchase the house for use as your, or your relation's, primary place of residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | | Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): Year Month Day | | | | |
| If you purchased this house as a rental property, you do not qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, <i>GST/HST New Residential Rental Property Rebate Application</i> . | | | | | | | | | |
| Date ownership of the house or the share in the co-op was transferred to you: Year Month Day | | | | | Date possession of the house was transferred to you: Year Month Day | | | | |
| Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number. | | | | | | | | | |
| Lot No: 23 | | | Plan No: 50M-352 | | | Other: Embrun, ON | | | |
| If a mobile home, state: Manufacturer: Model: Serial number: | | | | | | | | | |

| | | | | | | | | | | |
|-----------------------|--|--|--|--|--|----|--|--|--|--|
| FOR INTERNAL USE ONLY | | | | | | | | | | |
| IC | | | | | | NC | | | | |

Section C – Housing and application Type

Type of housing (tick one box)

- ☒ House (including condominium unit)
- ☐ Mobile home (including modular home)
- ☐ Floating home
- ☐ Bed and breakfast
- ☐ Duplex

Application Type (tick one box). See Guide RC4028, *GST/HST New Housing Rebate*, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

- 1A

☒

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.
- 1B

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

- 2

☐

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
- 3

☐

When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
- 5

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

| | | | | | |
|---|-----------------|---------|---|-----------|--|
| Builder's or co-op's legal name | | | Business number (if applicable) | | |
| Valecraft Homes (2019) Limited | | | 7 2 1 0 1 0 7 1 8 R T 0 0 0 1 | | |
| Address (Unit No. – Street No. Street name, PO Box, RR) | | | City | | |
| 210-1455 Youville Dr. | | | Orleans | | |
| Province/Territory/State | Postal/ZIP code | Country | Telephone number | Extension | |
| Ontario | K1C 6Z7 | Canada | 613-837-1104 | | |

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house? ☐ Yes ☐ No

If **yes**, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

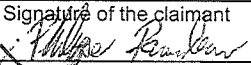
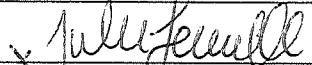
For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

| | | | | | | | |
|------|------|-------|-----|----|------|-------|-----|
| From | Year | Month | Day | to | Year | Month | Day |
| | | | | | | | |

| | | | | |
|---|--------------|------|-------|-----|
| Signature of builder or authorized official | Name (print) | Year | Month | Day |
| | | | | |

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.

| | | | | |
|---|-------------------------------------|------|-------|-----|
| Signature of the claimant | Name (print) | Year | Month | Day |
|  | Philippe Pamerleau & Julie Leveille | 2 | 0 | 2 |
|  | | 1 | 0 | 3 |
| | | 1 | 5 | |

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are **not** entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you **do not complete** Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations **do not apply** and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

Note
If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

| | | |
|---|-------------|---|
| GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.) | <div></div> | A |
| Enter the purchase price of the house (do not include GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.) | <div></div> | B |
| GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS). | <div></div> | C |
| Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule. | <div></div> | D |
| Total rebate amount including any provincial rebate (line C plus line D). | <div></div> | E |

Part II – Rebate calculation for Application Type 1B or 5

| | | |
|--|-------------|---|
| Total purchase price for the house (do not include amounts for the lease of the land or the option to purchase the land). | <div></div> | F |
| Fair market value of the house (including the land and the building) when possession was transferred to you. | <div></div> | G |
| GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS). | <div></div> | H |
| Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule. | <div></div> | I |
| Total rebate amount including any provincial rebate (line H plus line I). | <div></div> | J |

Part III – Rebate calculation for Application Type 3

| | | |
|--|-------------|---|
| Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.) | <div></div> | K |
| GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS). | <div></div> | L |
| Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule. | <div></div> | M |
| Total rebate amount including any provincial rebate (line L plus line M). | <div></div> | N |

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below or attach a blank cheque with the information encoded on it and "VOID" written across the front.

| | | |
|----------------------------|--------------------|----------------|
| Branch number | Institution number | Account number |
| <div></div> | <div></div> | <div></div> |
| Name of the account holder | | |

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at canada.ca/cra-info-source, Personal Information Bank CRA PPU 241.

General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

Do not use this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use *Form GST524, GST/HST New Residential Rental Property Rebate Application*.

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

Note

If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

Note

You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

Do not send us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

Note

If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

| If you are: | Send your form to: |
|---|---|
| <ul style="list-style-type: none">• an individual, and the property is located in one of the areas indicated below; OR• a builder located in one of the areas indicated below, and you have filed your GST/HST return online. Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie. | Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1 |
| <ul style="list-style-type: none">• an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR• a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online. | Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2 |
| <ul style="list-style-type: none">• a builder who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.) | The tax centre indicated on your return. |

Note

If you are a builder and choose to file your application online, do **not** send us this form.

Definition

House – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

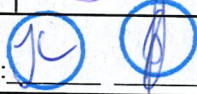
For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to canada.ca/gst-hst, or call **1-800-959-5525**.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.

| | | | |
|---|----------------------------|-----------------------------|-----------------------------|
| SUMMARY OF PRICING - VH2019 | | DATE: | |
| PROJECT: | PLACE ST THOMAS 6 | LOT NO: | 23 |
| Reg'd Plan #: | 50M-352 | MODEL: | 826 B Bradley 3Bed Standard |
| Name(s): | Philippe Pamerleau | | |
| Name(s): | Julie Leveille | | |
| | | BASE PRICE: | \$534,900.00 |
| | | ELEVATION: | \$5,500.00 |
| | | LOT PREMIUM: | \$15,000.00 |
| | | END LOT PREMIUM: | |
| | | NET TOTAL COST OF UPGRADES: | \$107,537.00 |
| | | CREDITS: | -\$10,000.00 |
| | | SUBTOTAL: | \$118,037.00 |
| | | TOTAL: | \$652,937.00 |
| | | PURCHASER OFFER: | \$652,937.00 |
| | | DIFFERENCE: | |
| | | | |
| Décor bonus of \$10,000.00 applied in full to the purchase price. | | | -\$10,000.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| PURCHASER OFFER HST BREAKDOWN | | | |
| | OFFER PRICE EXCLUDING HST: | HST Formula 4 | \$599,059.29 |
| COMMENTS: | | | |
| | | | |
| | | | |
| *EXPECTED DATE OF CLOSING: | | March 29, 2022 | |
| 1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901 | | | |

| Internal B1A | | | |
|---|-------|--|------------------------|
| Place St. Thomas - Phase 6 | | | |
| PURCHASERS: Philippe Pamerleau and Julie Leveille | | Printed: 15-Mar-21 1:01 pm | |
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| 23 | 6 | 826 825 THE BRADLEY 3 BED ELEV B | 29-Mar-22 |
| ITEM | QTY | EXTRA / CHANGE | PRICE |
| *1 87529 | 1 | - BONUS - DECOR CENTER CREDIT OF \$10, 000.00 | \$ 0.00 |
| 31741 | Note: | Decor bonus of \$10,000.00 has been applied in full to the purchase price. | Each |
| *2 90161 | 1 | - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE | \$ 0.00 |
| 31742 | Note: | Excluding Corner Cabinetry Where Applicable | Each |
| *3 90162 | 1 | - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE | \$ 0.00 |
| 31743 | Note: | | Each |
| 4 | 1 | - FOYER - INCREASE WIDTH OF FRONT DOOR FROM 34" TO 36". SIDE LITE ADJUSTED TO ACCOMODATE LARGER DOOR. | \$ 225.00 |
| 31783 | Note: | - Foyer as per Schedule H. <i>dated (Add to SCH#)</i> | Each <i>1375-6 #43</i> |
| 5 | 1 | - KITCHEN - KITCHEN - OPTIONAL KITCHEN # 3 - LEVEL 2 CABINETRY | \$ 7,163.00 |
| 31744 | Note: | Kitchen as per Schedule H <i>See Item 13 for Appliance model specifications. 1375-7 #54.</i> | Each |
| 6 | 1 | - KITCHEN - KITCHEN - EXTEND KITCHEN ISLAND TO APPROXIMATELY 12 FEET - LEVEL 2 CABINETRY | \$ 2,457.00 |
| 31745 | Note: | - Kitchen island as per Schedule H. - Kitchen Island Extended from approximately 7 feet in length to approximately 12 feet in length. - Level 2 Cabinetry <i>See Item 10</i> | Each <i>1375-8 #58</i> |
| *7 27714 | 1 | - KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY - OPT. 1 AS PER PLAN - LEVEL 2 | *\$ 10,780.00 |
| 31746 | Note: | - Dinette as per Schedule H. - Does Not Include Backsplash, Bulkhead Extension or Potlights. <i>See Item #11+16</i> | Each <i>1375-9 #68</i> |
| 8 117486 | 1 | - KITCHEN - CABINETRY - UPC9-1C - LEVEL 2 CABINETRY - OPTIONAL KITCHEN 3. INCLUDES 40IN UPPERS, FILLER DETAIL TO UPGRADED BULKHEAD AND LIGHT VALANCE | \$ 1,811.00 |
| 31747 | Note: | - Kitchen as per UPC sketch. <i>dated</i> - Bulkhead is approx. 26 in D x 10 in H. Upper Cabinetry to be raised 2 in to avoid setbacks, as per sketch. Does not include additional lighting or switches. Purchaser Acknowledges that Upper Kitchen cabinetry upgraded wood doors will have center style | Each |
| 9 117492 | 1 | - KITCHEN/DINETTE - CABINETRY - UPC9-1C - LEVEL 2 CABINETRY - EXTENDED PANTRY. INCLUDES 40IN UPPERS, FILLER DETAIL TO UPGRADED BULKHEAD AND LIGHT VALANCE | \$ 725.00 |
| 31748 | Note: | - Dinette as per UPC sketch <i>dated</i> - Bulkhead is approx. 26 in D x 10 in H. Upper Cabinetry to be raised 2 in to avoid setbacks, as per sketch. Does not include additional lighting or switches. Purchaser Acknowledges that Upper Kitchen cabinetry upgraded wood doors will have center style | Each |
| *10 105986 | 1 | - KITCHEN/DINETTE - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPT #3 C/W FLUSH BREAKFAST BAR | *\$ 7,638.00 |
| 31749 | Note: | - Kitchen as per Schedule H. <i>Edge detail to be determined on colour sheets. See Item #6</i> - Optional Kitchen # 3 including 12 foot extended island with flush breakfast bar. <i>1375-8 #60</i> | Each |
| 11 | 1 | - KITCHEN/DINETTE - DINETTE - SUPPLY & INSTALL QUARTZ LEVEL 1 COUNTERTOP IN DESK AREA OF EXTENDED OPTIONAL PANTRY IN DINETTE. | \$ 1,257.00 |
| 31750 | Note: | - Optional Pantry #1 Extended Desk Area in Dinette as per Schedule H. <i>Edge detail to be determined on colour sheets. See Item 7</i> - Level 1 Quartz Countertop. <i>1375-1 #5</i> | Each |

Vendor Initials: _____ Purchaser Initials: 

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,478-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Place St. Thomas - Phase 6

PURCHASERS: Philippe Pamerleau and Julie Leveille

Printed: 15-Mar-21 1:01 pm

| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
|------------|-------|--|--------------|
| 23 | 6 | 826 825 THE BRADLEY 3 BED ELEV B | 29-Mar-22 |

| ITEM | QTY | EXTRA / CHANGE | PRICE | INTERNAL USE |
|------------------------|-----|--|--------------|------------------------------|
| 12 31751 | | 1 - KITCHEN/DINETTE - SUPPLY & INSTALL 8 UNDER CABINET PUCK LIGHTS WITH FALSE BOTTOM ON UPPER KITCHEN CABINETRY - OPTIONAL KITCHEN LAYOUT #3 + DESK AREA IN EXTENDED PANTRY C/W SEPERATE SWITCH Note: Kitchen & Dinette as per Schedule H and Kitchen Sketch. <i>dated March 15-21 See Item 5+7</i> | \$ 2,444.00 | Each ✓ <i>1375-2 #8 ✓</i> |
| *13 120147 31752 | | 1 - - WALL OVENS & COOKTOPS - KITCHEN AID 27" COMBINATION WALL OVEN WITH EVEN HEAT TRUE CONVECTION (LOWER) Note: Includes installation prior to closing. Does not include modifications to cabinetry or electrical changes <i>See Item 5 See Kitchen sketch dated Q13-75-2 #12</i> | *\$ 4,988.00 | Each ✓ |
| *14 101 31753 | | 1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: Kitchen as per Schedule H. <i>Location to be determined on 680/floor plan sketch. (to follow) 1375-3 #16</i> | *\$ 717.00 | Each ✓ |
| *15 109 31754 | | 1 - KITCHEN - LOWER CABINETS - WASTE BASKET (15 LITRES) Note: Kitchen as per Schedule H. <i>Location to be determined on 680/sched floor plan sketch dated... (to follow) 1375-3 #17</i> | *\$ 364.00 | Each ✓ |
| 16 31756 | | 4 - KITCHEN/DINETTE - KITCHEN - UPPER CABINETS - FROSTED GLASS UPPER CABINET SINGLE DOOR (1 LITE) Note: - Installed in upper cabinetry above desk area in extended optional pantry. <i>See Item 7</i> - Dinette as per Schedule H and Kitchen sketch. <i>Pantry sketch dated....</i> | \$ 1,400.00 | ✓ <i>Q1375-3 #20</i> |
| 17 31757 | | 1 - GREAT ROOM - FIREPLACE - SUPPLY & INSTALL QUOTE LEVEL TILE ON FIREPLACE WALL - FULL WIDTH BETWEEN REAR GREAT ROOM WINDOWS - FLOOR TO CEILING (2 STOREY APPLICATION) - BRICK PATTERN INSTALLATION Note: - Great Room as per Schedule H. <i>dated</i> - Ceratec Sichenia 4.3 X 17.7 Pave Wall Dolmen - #1124 | \$ 8,425.00 | Each ✓ <i>1375-3 #22</i> |
| 18 31758 | | 1 - MAIN BATHROOM - RELOCATE TOILET BENEATH WINDOW. EXTEND VANITY APPROX. 3 FEET (STANDARD LEVEL CABINETRY & COUNTERTOP) ENLARGE MIRROR AND LIGHT FIXTURE AND CENTRE SINK IN ENLARGED VANITY Note: - Main Bathroom as per Schedule H. <i>dated</i> | \$ 1,311.00 | Each ✓ <i>1375-3 #23</i> |
| *19 1101 31759 | | 1 - MAIN BATHROOM - VANITY - BANK OF DRAWERS (4 DRAWERS) Note: Main Bathroom as per Schedule H. <i>To be located approx. centered between double sinks in extended vanity as per sketch dated.</i> | *\$ 860.00 | Each ✓ <i>1375-4 #24</i> |
| *20 81030 31760 | | 1 - MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM Note: - Extended Vanity in Main Bathroom as per Schedule H. <i>See Item 18 for extended vanity. To be located approx. centered between double sinks. See Item 18</i> | *\$ 1,340.00 | Each ✓ <i>1375-4 #25</i> |
| *21 12676 31761 | | 1 - ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES Note: 5 Piece Ensuite Bathroom As per Schedule H <i>dated</i> | *\$ 5,184.00 | Each ✓ <i>1375-4 #28</i> |
| *22 589 31762 | | 1 - ENSUITE BATH - BATHROOMS - TUB - MAAX OPTIK TUB - 229516 - (229516) Note: - Ensuite Bathroom as per Schedule H. <i>See Item 21. dated</i> | *\$ 2,790.00 | Each ✓ <i>1375-4 #29</i> |
| *23 81026 31763 | | 1 - ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC Note: - 5 Piece Ensuite Bathroom as per Schedule H. <i>See Item 21</i> | *\$ 1,341.00 | Each ✓ <i>1375-4 #30</i> |

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,478-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Philippe Pamerleau and Julie Leveille

Printed: 15-Mar-21 1:01 pm

| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
|------------|-------|-------------------------------------|--------------|
| 23 | 6 | 826 825 THE BRADLEY 3 BED ELEV B | 29-Mar-22 |

| ITEM | QTY | EXTRA / CHANGE | PRICE | INTERNAL USE |
|------------------------|-----|--|--------------|----------------------------------|
| *24 1101 31764 | 1 | ENSUITE BATH - VANITY - BANK OF DRAWERS (4 DRAWERS) To be located approx. centered between double sinks Note: - 5 Piece Ensuite Bathroom as per Schedule H. See Item 21 | *\$ 860.00 | Each ✓ Q13754 #24 |
| *25 115615 31765 | 1 | BASEMENT - BASEMENT STAIRCASE - OPEN FINISHED STAIRCASE TO BASEMENT - INCLUDES BUILDER'S STANDARD RAILING ON THE FIRST FLOOR (GREAT ROOM), COMPLETE WITH NOSING AND SELF SUPPORTING STRINGER ON MAIN UPPER STAIRCASE. Note: Basement Staircase as per Schedule H. Supporting See Item 26 ✓ | *\$ 4,767.00 | Each ✓ 1375-5-38 |
| *26 12756 31766 | 1 | BASEMENT - STAIRS - BASEMENT - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING Note: - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained. - Basement Staircase as per Schedule H. Finished to landing at the bottom of staircase approx 3x3 w/ doors to the bottom? See Item 25, 28. | *\$ 4,900.00 | Each ✓ relocated 1375-5-39 |
| *27 102292 31767 | 1 | STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING Note: - Upper Staircase as per Schedule H. See Item 29. | *\$ 5,212.00 | Each ✓ dated 1375-6-40 |
| 28 71863 31768 | 1 | BASEMENT - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - LANDING TO BASEMENT (11) Note: Basement Staircase Landing as per Schedule H. See Item 25/26 | \$ 75.00 | Each ✓ Approved |
| 29 71862 31769 | 1 | HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - LANDING TO 2ND FLOOR (12) Note: Upper Staircase Landing as per Schedule H. | \$ 76.00 | Each ✓ Approved |
| *30 71867 31775 | 1 | HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - STANDARD AREAS Note: - 4 1/8" Stained Oak - Wire Brushed - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway as per Schedule H. dated | *\$ 4,788.00 | Each ✓ 1375-9-69 |
| *31 71865 31776 | 1 | STUDY - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - STUDY (10B) Note: Study/Den as per Schedule H. dated | *\$ 3,495.00 | Each ✓ 1375-9-73 |
| *32 71864 31777 | 1 | MASTER BEDROOM - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - MASTER BEDROOM (13) Note: Master Bedroom as per Schedule H. dated | *\$ 7,145.00 | Each ✓ 1375-10-70 |
| *33 71857 31778 | 1 | BEDROOM 2 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - BEDROOM 2 (14) Note: Bedroom #2 as per Schedule H. dated | *\$ 3,122.00 | Each ✓ 1375-10-71 |
| *34 71858 31779 | 1 | BEDROOM 3 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - BEDROOM 3 (15) Note: Bedroom #3 as per Schedule H. dated | *\$ 4,212.00 | Each ✓ 1375-10-72 |
| 35 31780 | 1 | KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - SILVER - KITCHEN & DINETTE Note: AS per Schedule # dated - Silver Level Floor Tile in Kitchen & Dinette as per Schedule H. | \$ 1,650.00 | Each ✓ 1375-74 |

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY: _____

PE 1,478-3

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|----------------------------------|-------|
| CONSTRUCTION SCHEDULING APPROVAL | |
| PER: | _____ |
| DATE: | _____ |

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|---|------------|--|----------------------------|
| Internal B1A | | | |
| Place St. Thomas - Phase 6 | | | |
| PURCHASERS: Philippe Pamerleau and Julie Leveille | | | Printed: 15-Mar-21 1:01 pm |
| LOT NUMBER 23 | PHASE 6 | HOUSE TYPE 826 THE BRADLEY 3 BED ELEV B | CLOSING DATE 29-Mar-22 |

| ITEM | QTY | EXTRA / CHANGE | PRICE | INTERNAL USE |
|-------|-------|--|-------------|-----------------|
| 36 | | 1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER -- ENSUITE BATHROOM OPTIONAL - SILVER | \$ 785.00 | Each ✓ |
| 31781 | Note: | 5 Piece Ensuite Bathroom with Stand Alone Tub as per Schedule H. dated. See Item # 21 | | Q1375-10 #75 |
| 37 | | 1 - GREAT ROOM - SUPPLY & INSTALL CEILING FAN - MONTE CARLO MAVERICK 60" AGE PEWTER | \$ 3,230.00 | Each ✓ |
| 31782 | Note: | to Location to be clarified on S+S Quote in 680 - Approximately centered in Great Room (To Be Confirmed with S&S/Orbital) as per Schedule H. - Includes re-inforced electrical outlet for ceiling fan | | Q1375-6 #47 |

| | |
|-----------|--------------|
| Sub Total | \$107,537.00 |
| HST | \$0.00 |
| Total | \$107,537.00 |

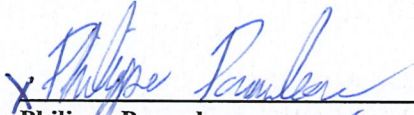
Should not
be in here
if added.

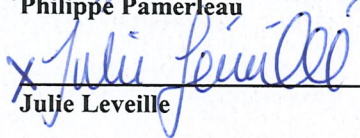
Don't want to
say Clarification on following
688?

I think it's OK as is.
"as per Schedule H." 687

Payment Summary

| Paid By | Amount |
|----------------|--------|
| Total Payment: | |

PURCHASER:  15-Mar-21
Philippe Pamerleau DATE

PURCHASER:  15-Mar-21
Julie Leveille DATE

VENDOR: _____
PER: Valecraft Homes (2019) Limited

DATE: _____

| | |
|----------------------------------|-------|
| CONSTRUCTION SCHEDULING APPROVAL | |
| PER: | _____ |
| DATE: | _____ |

Lisa Ballard

To: purchaserinfo@tarion.com
Cc: Tricia Oliver
Subject: Place St. Thomas - Valecraft - Deals
Attachments: 20210325073127541.pdf; 20210325073116447.pdf; 20210325073105770.pdf

Hello,

Please find the attached information sheets for the following lots;

- PST PH6 LOT 21
- PST PH6 LOT 22
- PST PH6 LOT 23

HCRA # 47491

Please let me know if you require any other additional information.

Thank you!

Lisa Ballard



1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7
Tel (613) 837-1104 x 223 | Fax (613) 837-5901
[website](#)



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