

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: Shea Village		LOT NO: PH1 A02			
Reg'd Plan #: 4M-1740		MODEL: The Huntley 120 Rev			
Name(s): Joseph Weng					
Name(s): Hong Weng					
		BASE PRICE:		\$699,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$61,286.00	
		CREDITS:			
		SUBTOTAL:		\$61,286.00	
		TOTAL:		\$761,186.00	
		PURCHASER OFFER:		\$675,000.00	
		DIFFERENCE:		-\$86,186.00	
Promotional price listed at \$699,900.00 (Absorbe by Valecraft \$61,286.00 of Structural & Decorative Upgrades)					
Frank accepts offer of \$675,000.00					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$618,584.07	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				March 20th, 2025	
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Joseph Weng and Hong Weng
STREET	710 Margaret Way
CITY, PROVINCE	Kingston, ON.
POSTAL CODE	K7K 0B9
HOME PHONE	N/A
WORK PHONE	N/A
Cell Phone Purchaser (1)	416-836-6648
Cell Phone Purchaser (2)	416-455-1955
CIVIC	1128 Cope Dr., Stittsville, ON., K2S 3C3
AGREEMENT BLOCK#	A
PLAN	4M-1740
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	PH1 A02
MODEL #	120 The Huntley
ELEVATION	
MODEL NAME	The Huntley
ORIENTATION	Reverse
DWELLING (MODEL#, ELEV, OPT)	The Huntley 120 Reverse
PHASE	
PROJECT	Shea Village
SCHEDULES	B1-A, C-1, H, O, B, W-2
PURCHASER OFFER	\$675,000.00
CLOSING DAY	20th
CLOSING MONTH, YEAR	March, 2025
CLOSING DATE (MONTH DAY, YEAR)	March 20th, 2025
DEPOSIT 1)	10,000
DEPOSIT 2)	20,000
DEPOSIT 3)	20,000
SALES REPRESENTATIVE	Nicole Trudel
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Guertin and Poirier
STREET	203-16 Av. Beechwood
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1L 8L9
PHONE	613-744-4488
<u>SCHEDULE T</u>	
PURCHASER 1	Joseph Weng
HOME ADDRESS (STREET, CITY, POSTAL CODE)	710 Margaret Way, Kingston, ON., K7K 0B9
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	N/A
WORK PHONE	N/A
OCCUPATION	Student at Algonquin College
ID TYPE	Driver's Licence
ID NUMBER	W2531-41009-40509
BIRTH DATE	May 9, 1994
PURCHASER 2	Hong Weng
HOME ADDRESS (STREET, CITY, POSTAL CODE)	710 Margaret Way, Kingston, ON., K7K 0B9
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	340 Terry Fox Dr., UN 200, Kanata, ON., K2K 3A2
WORK PHONE	C. 416-455-1955
OCCUPATION	Syntronic Embedded Software Developer
ID TYPE	Driver's Licence
ID NUMBER	W2531-33706-65110
BIRTH DATE	January 10, 1966
PART OF LOT(S)(singles)	
PLACE SIGNED	
Ottawa	
SIGNING DAY	
11th	
SIGNING MONTH	
January	
SIGNING YEAR	
2025	
SIGNING DATE (MONTH DAY, YEAR)	
January 11th, 2025	
EMAIL ADDRESS (1)	
joseph.weng.1805@gmail.com	
EMAIL ADDRESS (2)	
wenghong66@yahoo.com	
DATE: August 26, 2024	
<u>FOR VALECRAFT SIGNING AUTHORITY:</u>	
SIGNING DAY	
SIGNING MONTH	
SIGNING YEAR	
SIGNING DATE (MONTH DAY, YEAR)	
NAME:	
Frank Nieuwkoop	
TITLE:	
Owner	



MS HONG WENG  
416-455-1955

001

DATE 2 0 2 4 - 1 2 - 1 4  
Y Y Y Y M M D D

Pay to the  
order of

VALECRAFT HOMES (2019) LIMITED

\$ 10,000.00

Ten Thousand

100 Dollars

SECURITY FEATURES  
INCLUDED  
DETAILS ON BACK

TD CANADA TRUST  
2900 STEELES AVE E UNIT 35  
THORNHILL, ON L3T 4X1

Memo

reservation for 1128 Cope Drive, Ottawa, ON K2S



⑈00⑈ ⑆03⑆52⑈00⑆⑆ 7906⑈6328⑆23⑈

wenghong

Project: Shea Village  
Plan No: 4M-1740  
Lot No: PH1 A02  
Model: 120 The Huntley Reverse  
Date: January 11th, 2025

Purchaser: Joseph Weng  
Purchaser: Hong Weng





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
Joseph Weng	Joseph Weng & Hong Weng	2	0	2
		5	0	1
			1	1

JW

HW



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.)		A
Enter the purchase price of the house ( <b>do not include</b> 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.)		B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).		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.		D
Total rebate amount including any provincial rebate (line C plus line D).		E

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

Total purchase price for the house ( <b>do not include</b> amounts for the lease of the land or the option to purchase the land).		F
Fair market value of the house (including the land and the building) when possession was transferred to you.		G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).		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.		I
Total rebate amount including any provincial rebate (line H plus line I).		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.)		K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).		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.		M
Total rebate amount including any provincial rebate (line L plus line M).		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](https://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"><li>• an <b>individual</b>, and the property is located in one of the areas indicated below; OR</li><li>• a <b>builder</b> located in one of the areas indicated below, and you have filed your GST/HST return online.</li></ul> <b>Areas:</b> 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"><li>• an <b>individual</b>, and the property is located anywhere in Canada, other than the areas mentioned above; OR</li><li>• a <b>builder</b> located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.</li></ul>	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none"><li>• a <b>builder</b> 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.)</li></ul>	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

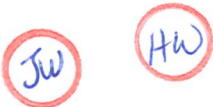
**House** – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence 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](https://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](https://canada.ca/gst-hst-pub).



<div>PROCEDURE FOR ACCEPTANCE</div> <div>SITE: Shea Village</div>									
LOT: PH1 A02		MODEL: The Huntley 120 Reverse							
CIVIC ADDRESS: 1128 Cope Dr., Stittsville, ON., K2S 3C3		PLAN NO: 4M-1740							
SALES REP: Nicole Trudel		Co-Broke: NO							
DATE OF OFFER: January 11th, 2025									
CLOSING DATE: March 20th, 2025		Refferal/ Loyalty: NO							
		INVESTMENT: NO							
PRICE: \$675,000.00									
PRICE( Investment):		NOTES:							
Deposit: (1): \$10,000									
(2): \$20,000									
(3): \$20,000									
TOTAL: \$50,000									

Purchaser(s) (1): Joseph Weng		(2): Hong Weng	
Address: 710 Margaret Way			
City: Kingston, ON.		Postal Code: K7K 0B9	
Home Tel.	(1): N/A	(2):	N/A
Bus. Tel.	(1): N/A	(2):	C. 416-455-1955
Cell Tel.	(1): 416-836-6648	(2):	416-455-1955
Email.	(1): joseph.weng.1805@gmail.com		
	(2): wenghong66@yahoo.com		

COMPLETED FORMS & LETTERS (DATES)

Invitation To Walkthrough:			
Exterior Colours:		Orbital/	Quote:
Interior Colours:	Cabinets:	S&S:	Sketch:
	Flooring:		
	Paint:		
	Grout:	Lawyer Info:	
Commencement of Construction:		Financing Letter:	
FILE COMPLETION:			

AGREEMENT OF PURCHASE & SALE\*

ORIGINALS TO:	PURCHASER:	FILE:
COPIES TO:	LAWYERS:	SALES OFFICE:
Purchasing:	Construction:	ROXANNE:
(B, B1-A, D, H, 680'S, COLOURS, SKETCH,O/S&S)		(B, B1-A, D, H, 680'S, ( B1-A WITH PRICES & 680'S) COLOURS, SKETCH,O/S&S)

Electronic Copies sent to construction:		APS & Firm up			
680/ date change		680/ date change		680/ date change	

CHRISTINE: (1ST P, SIGN P, B1-A, Chq. M, GST, C/B, S of P, AMEND'S, 680'S)

\*OFFICE USE ONLY

REV: September 16, 2029

K:\SALES\EXCEL\ALL SITES APS&SCHEDULES\APS PST VH2019 LTD.XLS



## Shea Village

---

**From:** Shea Village  
**Sent:** November 2, 2024 5:13 PM  
**To:** Frank Nieuwkoop; Diane Brunet  
**Cc:** Shea Village  
**Subject:** Hot prospect :) will buy A02 March Closing

Hi Frank and Diane,

*they replied by phone*

Thank you for your super quick response! They were looking for Patten Homes but could not find it! LOL! They said they were going around in circle. When they came in our sales center, I showed them 5 townhomes. After 2 cups of green tea each, in less than 3 hours, they decided and will go ahead with The Huntley A02 for \$675,000.00 March closing. 😊

Thanks,

Nicole Trudel  
New Home Sales Consultant  
Consultante de Ventes



**Valecraft**  
Homes (2019) Limited

1126 Cope Drive, Stittsville, ON K2S 1B6  
Tel (613) 435-8141 |  
[sheavillage@valecraft.com](mailto:sheavillage@valecraft.com)

Open Saturdays and Sundays 12 – 5:00pm  
Open Mondays – Tuesdays & Wednesdays 12 -7:00pm  
Open Thursdays 10:00am to 5:00pm  
Closed Fridays



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**From:** Shea Village  
**Sent:** November 2, 2024 2:54 PM  
**To:** Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>; Diane Brunet <[dbrunet@valecraft.com](mailto:dbrunet@valecraft.com)>  
**Subject:** Hot prospect

Hi Frank and Diane,

I've got a prospect right now sitting in the kitchen having a green tea while waiting for your answer on this request. She was looking for Patten Homes looking to buy a stacked townhome, but instead I walked her through our townhomes and she became very interested. She has no agent and wants to know if you would consider her offer on one of these:

\$661,000.00 on B08 The Stanley- priced at \$674,900.00.

\$700,000.00 on A05 The end unit Thomas priced at \$724,900.00  
\$675,000.00 on A02 The Huntley priced at \$699,900.00

She is interested in making a deal on one of these mentioned above.

Thanks,

**Nicole Trudel**  
New Home Sales Consultant  
Consultante de Ventes



**Valecraft**  
Homes (2019) Limited

1126 Cope Drive, Stittsville, ON K2S 1B6  
Tel (613) 435-8141 |  
[sheavillage@valecraft.com](mailto:sheavillage@valecraft.com)

**Open Saturdays and Sundays 12 – 5:00pm**  
**Open Mondays – Tuesdays & Wednesdays 12 -7:00pm**  
**Open Thursdays 10:00am to 5:00pm**  
**Closed Fridays**



Internal B1A			
Shea Village - Phase 1			
PURCHASERS: Joseph Weng and Hong Weng			Printed: 15-Jan-25 2:05 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A02	1	120 THE HUNTLEY	20-Mar-25
ITEM	QTY	EXTRA / CHANGE	PRICE
1		1 - <i>ENSUITE BATH</i> - OPTIONAL 4PC ENSUITE WITH SOAKER TUB AND APPROX 5'X3' SHOWER W/ SLIDING SHOWER DOOR IN BUILDER'S STANDARD SELECTIONS.	\$ 9,262.00
41900		Note: As per Schedule H dated July 17th, 2023.	Each
2		1 - <i>BASEMENT</i> - BASEMENT FAMILY ROOM- FIREPLACE- OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT FAMILY ROOM WITH SURROUND FROM BUILDERS STANDARDS, AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE.	\$ 5,103.00
41902		Note: As per Schedule H dated July 17th, 2023. See item #6	Each
*3 121160		*1 - <i>BASEMENT</i> - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	*\$ 416.00
41903		Note: As per Schedule H dated July 17th, 2023. See item #5	Each
4		1 - <i>GREAT ROOM</i> - RAILING-OAK MODERN POSTS, COLONIAL HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL ON STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS.	\$ 1,847.00
41904		Note: As per Schedule H dated July 17th, 2023. See item # 8	Each
5		1 - <i>UPPER HALL</i> - RAILING - OAK MODERN POSTS, COLONIAL HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY.	\$ 2,429.00
41905		Note: As per Schedule H dated July 17th, 2023. See item #7	Each
6		1 - <i>KITCHEN</i> - KITCHEN CABINETRY ADD UPC9-2A-BUILDERS STANDARD CABINETRY- STANDARD LAYOUT. INCLUDES UPGRADE TO 42" HIGH UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD.	\$ 524.00
41906		Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC sketch dated July 17th, 2023	Each
7		1 - - STAIRS- UPPER- NATURAL OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS.	\$ 8,052.00
41909		Note: As per Schedule H dated July 17th, 2023. The purchaser acknowledges and accepts that 3 1/8" wide Engineered hardwood flooring will be installed on the landing (where applicable) and must ensure product stability proper humidity levels are to be maintained. Colour to be provided at time of colour selections.	Each

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 2,014-1

InvoiceSQL.rpt 01sept21

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL

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

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



Internal B1A			
Shea Village - Phase 1			
PURCHASERS: Joseph Weng and Hong Weng			Printed: 15-Jan-25 2:05 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A02	1	120 THE HUNTLEY	20-Mar-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
------	-----	----------------	-------	--------------

Sub Total	\$27,633.00
HST	\$0.00
Total	\$27,633.00

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

PURCHASER:

\_\_\_\_\_

Joseph Weng

15-Jan-25

DATE

PURCHASER:

\_\_\_\_\_

Hong Weng

15-Jan-25

DATE

VENDOR:

\_\_\_\_\_

PER: Valecraft Homes (2019) Limited

DATE:

\_\_\_\_\_

PREPARED BY:

Nicole Trudel

LOCKED BY:

Lisa Ballard

PE 2,014-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A

Shea Village - Phase 1

PURCHASERS: Joseph Weng and Hong Weng

Printed: 15-Jan-25 2:05 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A02	1	120 THE HUNTLEY	20-Mar-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*8 121357	1	- - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 214.70	Each
42399		Note: As per Quote OR8164 REV.01 & sketch dated October 17, 2023.		
*9 121356	1	- - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 5,136.98	Each
42400		Note: As per quote SS6549 Rev. 01 & Sketch dated October 17, 2023.		

Sub Total	\$5,351.68
HST	\$0.00
Total	\$5,351.68

Payment Summary

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

PURCHASER:

\_\_\_\_\_

Joseph Weng

15-Jan-25

DATE

VENDOR:

\_\_\_\_\_

PER: Valecraft Homes (2019) Limited

PURCHASER:

\_\_\_\_\_

Hong Weng

15-Jan-25

DATE

DATE:

\_\_\_\_\_

PREPARED BY: Lisa Ballard  
LOCKED BY: Lisa Ballard  
PE 2,036-1  
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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

Internal B1A			
Shea Village - Phase 1			
PURCHASERS: Joseph Weng and Hong Weng			Printed: 15-Jan-25 2:05 pm
LOT NUMBER A02	PHASE 1	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 20-Mar-25
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
10	1 - UPPER STAIRCASE - DELETE ITEM #7 (RE: STAIRS- UPPER- NATURAL OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREAD)		-\$7,445.00 Each
42545	Note:		
*11	1 - UPPER STAIRCASE - STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS		*\$ 7,445.00 Each
150224			
42543	Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained. -Installed with Stain 402 as per Colour chart dated January 15, 2024		
			Sub Total \$0.00
			HST \$0.00
			Total \$0.00

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

PURCHASER:	_____	15-Jan-25	VENDOR: _____
	Joseph Weng	DATE	PER: Valecraft Homes (2019) Limited
PURCHASER:	_____	15-Jan-25	DATE: _____
	Hong Weng	DATE	

PREPARED BY: Lisa Ballard  
LOCKED BY: Lisa Ballard  
PE 2,046-1  
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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Internal B1A			
Shea Village - Phase 1			
PURCHASERS: Joseph Weng and Hong Weng		Printed: 15-Jan-25 2:06 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A02	1	120 THE HUNTLEY	20-Mar-25
ITEM	QTY	EXTRA / CHANGE	PRICE
12		1 - <i>KITCHEN</i> - DELETE ITEM 6 ( RE: UPC9-2A BUILDER STANDARD CABINETY- STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN HIGH UPPERS WITH FILLER DETAIL IN UPPER CABINETY TO STANDARD BULKHEAD)	-\$524.00
43584		Note:	Each
13		1 - <i>KITCHEN</i> - UPGRADE TO LEVEL 1 CABINETY IN STANDARD KITCHEN C/W FLUSH BREAKFAST BAR	\$ 3,839.00
43621		Note: -As per Kitchen Sketch dated July 23, 2024 -See item #18 & #19 (Pots and Pans Drawers)	Each
*14		1 - <i>KITCHEN</i> - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 1,503.00
150065			Each
43620		Note: -As per Schedule H & Kitchen Sketch dated July 23, 2024 -As per Edge detail profile sketch dated July 23, 2024	
*15		1 - <i>KITCHEN</i> - 2FT DEEP FRIDGE UPPER - LEVEL 1 SERIES	*\$ 211.00
143900			Each
43585		Note: -As per Kitchen Sketch dated July 23, 2024 -See item #17 (UPC9-2A)	
*16		1 - <i>KITCHEN</i> - NON-STANDARD REFRIGERATOR SIZE	*\$ 98.00
143935			Each
43586		Note: -See Interior Colour Sheets for fridge opening dimensions -As per Kitchen Sketch dated July 23, 2024	
*17		1 - <i>KITCHEN</i> - CABINETY - UPC9-2A - STANDARD LAYOUT - LEVEL 1 CABINETY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETY TO STANDARD BULKHEAD - APPROX. 26INDEEP X 10INH	*\$ 767.00
150017			Each
43587		Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinety upgraded wood doors will have center style. -As per UPC Sketch & Kitchen Sketch dated July 23, 2024 -See item #15 (24" deep fridge upper cabinets)	
*18		1 - <i>KITCHEN</i> - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 790.00
143963			Each
43588		Note: Series 1 cabinets- As per Kitchen Sketch dated July 23, 2024 - to be located in between corner pantry and stove. -To be maximum lenght of 36in	

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL

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

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,102-1

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Internal B1A Shea Village - Phase 1				
PURCHASERS: Joseph Weng and Hong Weng			Printed: 15-Jan-25 2:06 pm	
LOT NUMBER A02		PHASE 1	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 20-Mar-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*19 143963	1	KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 790.00	Each
43589	Note:	Series 1 cabinetry- As per Kitchen Sketch dated July 23, 2024 - To be located in between the stove and the dining room - To be maximum lenght of 36in		
20 268	1	LOWER STAIRCASE - CARPET - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	\$ 157.00	Each
43590	Note:	-As per Schedule H dated July 23, 2024		
21 268	1	FAMILY ROOM - CARPET - UPGRADE - LEVEL 1 - - FAMILY ROOM - LEVEL 1	\$ 560.00	Each
43591	Note:	-As per Schedule H dated July 23, 2024		
22 268	1	BEDROOM 2 - CARPET - UPGRADE - LEVEL 1 - - BEDROOM 2 - LEVEL 1	\$ 235.00	Each
43592	Note:	-As per Schedule H dated July 23, 2024		
23 268	1	BEDROOM 3 - CARPET - UPGRADE - LEVEL 1 - - BEDROOM 3 - LEVEL 1	\$ 258.00	Each
43593	Note:	-As per Schedule H dated July 23, 2024		
24 268	1	MASTER BEDROOM - CARPET - UPGRADE - LEVEL 1 - - MASTER BEDROOM / WIC OPT ENSUITE - LEVEL 1	\$ 358.00	Each
43594	Note:	-As per Schedule H dated July 23, 2024		
25 272	1	LOWER STAIRCASE - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	\$ 90.00	Each
43595	Note:	-As per Schedule H dated July 23, 2024		
26 272	1	FAMILY ROOM - UNDERPAD - UPGRADE - LEVEL 1 - - FAMILY ROOM - LEVEL 1	\$ 320.00	Each
43596	Note:	-As per Schedule H dated July 23, 2024		

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PE 2,102-2

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CONSTRUCTION SCHEDULING APPROVAL

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

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

Internal B1A Shea Village - Phase 1				
PURCHASERS: Joseph Weng and Hong Weng			Printed: 15-Jan-25 2:06 pm	
LOT NUMBER A02		PHASE 1	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 20-Mar-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
27 272  43597	1 - <i>BEDROOM 2</i> - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOM 2 - LEVEL 1  Note: -As per Schedule H dated July 23, 2024		\$ 135.00	Each
28 272  43598	1 - <i>BEDROOM 3</i> - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOM 3 - LEVEL 1  Note: -As per Schedule H dated July 23, 2024		\$ 147.00	Each
29 272  43599	1 - <i>MASTER BEDROOM</i> - UNDERPAD - UPGRADE - LEVEL 1 - - MASTER BEDROOM / WIC OPT ENSUITE - LEVEL 1  Note: -As per Schedule H dated July 23, 2024		\$ 205.00	Each
*30 150151  43600	1 - <i>STD AREAS</i> - HARDWOOD - OAK - 3 1/8 STAINED - STD AREAS  Note: -As per Schedule H dated July 23, 2024		*\$ 2,585.00	Each
*31 150147  43603	1 - <i>KITCHEN</i> - HARDWOOD - OAK - 3 1/8 STAINED - KITCHEN  Note: -As per Schedule H dated July 23, 2024		*\$ 392.00	Each
32 259  43601	1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - KITCHEN - BRONZE  Note: - standard kitchen layout -As per wall tile installation Sketch dated July 23, 2024		\$ 129.00	Each
33 281  43602	1 - <i>FOYER / POWDER ROOM</i> - TILE - FLOOR - UPGRADE - GOLD - - FOYER / POWDER ROOM - GOLD  Note: - front to back rectangular installation as per floor tile installation Sketch dated July 23, 2024		\$ 2,083.00	Each
*34 121358  43604	1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE  Note: -Does not include doors and trim		*\$ 1,065.00	Each

PREPARED BY: Valerie Gendron  
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PE 2,102-3  
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Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Internal B1A Shea Village - Phase 1			
PURCHASERS: Joseph Weng and Hong Weng			Printed: 15-Jan-25 2:06 pm
LOT NUMBER A02	PHASE 1	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 20-Mar-25
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
*35 144185  43605	2 - <i>ENSUITE BATH</i> - VANITY BANK OF DRAWERS (3 DRAWERS) 9-9-9  Note: - To be located on either side of the sink cabinet.		*\$ 1,700.00
36   43922	1 - - ITEM DELETED  Note:		Each
37   43607	8 - <i>ENSUITE BATH</i> - UPGRADE TO LEVEL 1 CABINETRY HARDWARE - PRICE PER HANDLE  Note: - include the 2 set of BOD ( 10-10-10)		\$ 88.00
38   43608	2 - <i>MAIN BATHROOM</i> - UPGRADE TO LEVEL 1 CABINETRY HARDWARE - PRICE PER HANDLE  Note:		\$ 22.00
39   43609	21 - <i>KITCHEN</i> - UPGRADE TO LEVEL 1 CABINETRY HARDWARE - PRICE PER HANDLE  Note: - ON ALL DOORS AND DRAWERS , INCLUDING POTS/PANS DRAWERS		\$ 231.00
40   43610	0 - <i>KITCHEN</i> - ITEM DELETED  Note:		\$ 0.00
*41 143896  43611	*1 - <i>KITCHEN</i> - STAINLESS 1.7 C/F MICROWAVE WITH HOOD  Note: -As per Schedule H & Kitchen Sketch dated July 23, 2024		*\$ 75.00 Each
42   43612	1 - - UPGRADE TO ASTRAL COLLECTION IN CHROME IN ALL BATHROOMS  Note:		\$ 258.00 Each

Vendor Initials: \_\_\_\_\_

Purchaser Initials: \_\_\_\_\_

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,102-4

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CONSTRUCTION SCHEDULING APPROVAL

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

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

Internal B1A Shea Village - Phase 1					
PURCHASERS: Joseph Weng and Hong Weng			Printed: 15-Jan-25 2:06 pm		
LOT NUMBER A02		PHASE 1	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 20-Mar-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
43	1	- UPGRADE VANITY LIGHT FIXTURE TO VEGA MINOR 24IN VL18224-BG BRUSHED GOLD IN ALL 3 BATHROOMS - PRICE PER LIGHT		\$ 1,670.00	Each
43613	Note:	- for powder room (1) , main bathroom (1) and ensuite bathroom (1). -As per Light Fixture Sketch Dated July 23, 2024			
44	1	- KITCHEN - UPGRADE KEYLESS FIXTURE OVER ISLAND TO VERONA CLEAR OUTER GLASS WITH DIFFUSED INNER GLASS PD41304-BN - PRICE PER FIXTURE		\$ 837.00	Each
43616	Note:	- 2 pendant lights over kitchen island. -As per Light Fixture Sketch Dated July 23, 2024			
45	21	- UPGRADE TO HALIFAX SQUARE LEVER IN SATIN NICKEL THROUGHOUT		\$ 2,247.00	
43617	Note:	-Including Kitchen Pantry Door. -Man door to garage to have deadbolt, all bathrroms and owner's ensuite to have privacy lock. -See item #54 (upgrade to San Clemente gripset).			
46	19	- UPGRADE TO MADISON INTERIOR SMOOTH DOORS THROUGHOUT		\$ 1,216.00	
43618	Note:	-Including kitchen pantry door			
47	1	- UPGRADE TO TRIM PACKAGE 1 THROUGHOUT		\$ 831.00	Each
43619	Note:				
48	1	- BASEMENT - DELETE FIREPLACE SURROUND TILE AND FIREPLACE HEARTH		\$ 125.00	Each
43622	Note:	-As per Schedule H dated July 23, 2024. See item #2 (Upgrade to basement fireplace)			
*49 144123	1	- KITCHEN - KITCHEN - FAUCET - DELTA TRINSIC 9159-AR-DST ARTIC STAINLESS SINGLE HANDLE PULL-DOWN		*\$ 786.00	Each
43623	Note:				
*50 144042	3	- BATH - DELTA TRINSIC LAVATORY FAUCET SINGLE HANDLE HIGH - ARC 559HA - DST CHROME		*\$ 1,068.00	
43624	Note:	- POWDER ROOM (1), MAIN BATHROOM (1), ENSUITE BATHROOM (1)			

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,102-5

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Vendor Initials:\_\_\_\_\_

Purchaser Initials:\_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A Shea Village - Phase 1			
PURCHASERS: Joseph Weng and Hong Weng		Printed: 15-Jan-25 2:06 pm	
LOT NUMBER A02	PHASE 1	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 20-Mar-25
ITEM	QTY EXTRA / CHANGE	PRICE	INTERNAL USE
*51 144048  43625	1 - <i>ENSUITE BATH</i> - BATH - DELTA TRINSIC ROMAN TUB FAUCET T2759 CHROME  Note:	*\$ 416.00	Each
*52 144056  43626	1 - <i>ENSUITE BATH</i> - BATH - DELTA TRINSIC SHOWER FAUCET T14259 WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME  Note:	*\$ 192.00	Each
*53 144064  43627	1 - <i>MAIN BATHROOM</i> - BATH - DELTA TRINSIC TUB/SHOWER FAUCET T14459 WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME  Note:	*\$ 192.00	Each
54   43760	1 - - UPGRADE TO SAN CLEMENTE GRIPSET IN MATTE BLACK  Note: - exterior front door -As per sketch dated July 23, 2024. -See item #45 (Halifax square Levers)	\$ 154.00	Each
		Sub Total	\$28,301.00
		HST	\$0.00
		Total	\$28,301.00

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

PREPARED BY: Valerie Gendron  
LOCKED BY: Lisa Ballard  
PE 2,102-6  
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Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Internal B1A			
Shea Village - Phase 1			
PURCHASERS: Joseph Weng and Hong Weng			Printed: 15-Jan-25 2:06 pm
LOT NUMBER A02	PHASE 1	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 20-Mar-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER:	<div></div>	<div>15-Jan-25</div> <div>DATE</div>	VENDOR:	<div></div>	<div>PER: Valecraft Homes (2019) Limited</div>
	Joseph Weng				
PURCHASER:	<div></div>	<div>15-Jan-25</div> <div>DATE</div>	DATE:	<div></div>	
	Hong Weng				

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,102-7

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CONSTRUCTION SCHEDULING APPROVAL

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