

Invoice

Sugarwood - Phase 1

PURCHASERS: IMOHIMI AHONKHAI and CHINEDUM OKWUCHI UDEAGBALA-AHONKHAI

Printed: 27-Oct-22 2:52 pm

LOT NUMBE	ER PHASI	E HOUSE TYPE	CLOSING DATE
136 Block	86 1	Sturgeon Lake(2006)Elev A End 4Bed 2.5Bath	
eriginal (see a see a			

and and			
1	1 - As Indicated - As per Schedule "PE": Central air conditioner (BUILDERS STANDARD LINE)		Each
76320	Note:		
2	1 - Kitchen - As per Schedule "PE": Quartz Kitchen countertops with undermount sink (as per plan-builders standard line)		Each
76321	Note:		
3	1 - As Indicated - To supply and install the standard T.V Rough-in, in the Great Room and Master Bedroom see sketch #1 and #2		Each
76322	Note:		,
4	1 - As Indicated - To supply and install the standard PHONE (CAT 5) Rough-in, in the Great Room, Master Bedroom and Bedroom #2 see sketch #1 and #2		Each
76323	Note:		
5	1 - As Indicated - To supply and install the electrical required for the optional electrical fireplace in the great room see sketch #1 and colour chart for details		Each
76324	Note:		
6	1 - As Indicated - To supply and install the optional fireplace in the greatroom see colour chart for details	\$ 3,500.00	Each
76325	Note:	3	
7	1 - As Indicated - To supply and install 3 1/2" Elements Oak Natural to the landing of the staircase in lieu of the standard carpet see colour chart for details	\$ 450.00	Each
76326	Note:	*	
8	1 - As Indicated - To supply and install CAPPED GAS LINE (Rough-in only) at rear of home for future BBQ Location. Location to be finalized at vendors sole discretion	\$ 1,750.00	Each
76327	Note:		

Total	\$6,441.00
HST	\$741.00
Sub Total	\$5,700.00



TAX#:1

PREPARED BY: Samantha Castelli LOCKED BY: Samantha Castelli

V.a

PE 5,955-1 InvoiceSQL.rpt 02Feb22 Vendor Initials:

Purchaser Initials:

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CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: (00 31 22

		Invoice		
	Su	garwood - Phase 1		
PURCHASERS: IMOHIMI AHOI	NKHAI and CHINEDUM O	KWUCHI UDEAGBALA-AHONKHAI	Printed: 27	-Oct-22 2:52 pm
LOT NUMBER 136 Block 86	PHASE 1	HOUSE TYPE Sturgeon Lake(2006)Elev A End 4Bec	l 2.5Bath	CLOSING DATE

This is your direction to install the above extras in accordance with the following terms and conditions:

- 1. In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
- The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of the Vendor.
- Purchaser(s) and the builder acknowledge and agree that this "Purchaser's Extra" form shall form part of the agreement of purchase and sale entered into between them. All other terms and conditions of the agreement of purchase and sale shall remain in full force and effect.'
- 6. In the event that the agreement of purchase and sale and/or any schedules or amendments thereto or any third-party agreement(s) entered into by the purchaser in connection with the agreement of purchase and sale that includes promotional items, upgrade incentives, cash back incentives, stipulated monetary credits against the purchase price and/or décor credits (the "Inducements") and such Inducements are stipulated as being specific to the purchaser and/or are stipulated as having no cash value and/or as non-transferrable, then in such instance where there is an assignment:
 - 1) to the extent that the Inducements have not been utilized by the purchaser, then such Inducements shall be terminated and null and void; or
 - 2) if the purchaser has utilized such Inducements for the purchase of upgrades or Extras or has used them in any manner, then the assignee shall reimburse the Vendor on the Closing Date with the stipulated value of such Inducements (the "Cash Value"). In such event Schedule B, Part I of the Addendum to the agreement of purchase and sale shall be deemed to be amended to include the Cash Value of the applicable Inducements.

Payment Sumn	nary	
Paid By Visa Total Payment:	<u>Amount</u> <u>Date</u> \$6,441.00 27-Oct-22 ✓	
PURCHASER:	IMOHIMI AHONKHAI 27-Oct-22 IMOHIMI AHONKHAI DATE	VENDOR: PER: Lindsay 2017 Developments In
URCHASER:	Chinedum Okwuchi Udeagbala-Alboyfelga-22 CHINEBUMOKWUCHI DATE UDEAGBALA-AHONKHAI	DATE: Oct 31 w

PREPARED BY: Samantha Castelli LOCKED BY: Samantha Castelli

PE 5,955-2 InvoiceSQL.rpt 02Feb22 Vendor Initials: Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

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PER:

BRECAS MANAGEMENT
105B WINGES RD
WOODBRIDGE ON

Purchase

Oct 27,2022 VISA TID: I4021979 Sequence: 001 396

14:52:48 ********** Entry: Chip (C)

Auth#: 07478F

Response: 01-027

Batch: 001

Amount

\$ 6 441.00

Total \$ 6 441.00 🗸

A0000000031010 VISA CREDIT TVR 8080008000 TSI 6800

Approved VERIFIED BY PIN

Merchant copy

Lindsay PH. 1 Lot 136

3 1 -10- 2022

		Invoice		
	Sı	ugarwood - Phase 1		
PURCHASERS: IMOHIMI AHON	KHAI and CHINEDUM	OKWUCHI UDEAGBALA-AHONKHAI	Printed: 27-6	Oct-22 2:52 pm
LOT NUMBER 136 Block 86	PHASE 1	HOUSE TYPE Sturgeon Lake(2006)Elev A End 4Bed 2.5Ba	ath	CLOSING DATE

PURCHASER ACKNOWLEDGEMENT

KINGSMEN DÉCOR CENTRE

Purchaser's order for upgrades MUST ACCOMPANY ALL UPGRADED SELECTIONS OR THESE UPGRADES WILL NOT BE DONE.

Every effort will be made to ensure that colours and materials selected are as close as possible to sample. However, due to vanances in manufacturing and scheduling, we do not guarantee identical colour matching.

MARBLE: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace and thresholds will not be identical to the samples. We will make every attempt to come as close to the samples as possible but cannot be responsible for results, which differ from the samples.

STAINS: Due to the many variables that can affect the outcome of a stain colour on wood, staircases and pickets and rails will not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results, which differ from the samples. Note: The stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, pickets and rails. The Purchaser is responsible for choosing the stain on these areas to their satisfaction.

HARDWOOD FLOORING: The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normally appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. The vendor agrees to install any hardwood flooring ordered by the purchaser in a good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping and shrinkage of hardwood flooring. The Purchaser acknowledges that they must maintain adequate humidity/moisture level within the home to help prevent potential problems with hardwood. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of wood floors.

APPLIANCES: All Fridge Openings to be 36" total width. Please advise décor Centre at time of colour appointment if custom sizing of cabinets is required for built-in appliances. The Purchaser is responsible for all costs & fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

KITCHEN CABINETS: The kitchen you purchase will undoubtedly contain slight colour variations. The degree of these variations is virtually impossible to determine before the kitchen is installed in its intended location. The amount of and type of lighting will also affect various highlights in the finish. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of a wood kitchen.

CERAMIC TILES: The purchaser is advised that shade variables may exist in some tiles. The sample tiles in the Design Centre may not be an exact match to the tiles installed in your home. Note: there may be variations of height on any flooring transition changes.

NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE STRUCTURAL APPOINTMENT

NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE COLOUR CHART

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TAX#:1

PREPARED BY: Samantha Castelli LOCKED BY: Samantha Castelli

PE 5,955-3 InvoiceSQL.rpt 02Feb22 CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Lindsay	141	Cot	131
		00,	. /

KINGSILEN

INTERIOR COLOUR SCHEME

elephone Res. / Bus:	(647) 802-9894 /	Projec	ct: Lindsay 2017 Deve	elopments Inc.
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itchen Island	#3 Charleston 3DL Orchid		41 Ice Snow	12881 Handle
aundry Room	/	19		/
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	Cooktop / Rangetop ○ Yes No	Built in Wall Oven	Slide-i	n Range
. Flooring	Calantian			MEC :
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Printed 10/27/2022 14:51:43

elephone Res. / Bus: (647) 802-8894 / Project: Lindsay 2017 Developments Inc. Procor Advisor: Samantha Castelli Model and Elevation: Sturgeon Lake(2006) Elev A End 48et A: recorning - Continued	elephone Res. / Bus	IMOHIMI AHONKHA	AI & CHINEDUM OKW	/UCHI (Property: 1	36 Block 86 of Plan	-
Upgrade Underpad Type Standard Standard Standard Standard Standard Comment Plumbing Fixtures / Faucets Kitchen Standard Standard Standard Standard Standard Standard Other Room Standard Other Room Standard Other Room Standard St						
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Carpet on Stairs Comment Plumbing Fixtures / Faucets Standard Second Ensulte Powder Room Standard Other Room Standard S	Upgrade Underpad	p. sec				
Comment Plumbing Fixtures / Faucets Fauce	Carnet on Stairs				* ****	
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	EN UP INC.	INTERIOR COLO	OK SCHEME	
urchasers: elephone Res. / Bus: ecor Advisor:	IMOHIMI AHONKHAI & CHINI (647) 802-9894 / Samantha Castelli	Pr	oject: Lindsay 2017	of Plan - ' Developments Inc. ke(2006)Elev A End 4Bed
Trim Carpentry				
Door Hardware Stan	idard Handle			Interior Doors
	ndard			2 Panel Arch Top
Comment	1011 101 10 10 10 10 10 10 10 10 10 10 1			2 Panel Square Top
				O 6 Panel Ds
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	: ::		Initial	for Door Style
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		an andara Sanara (Sanas		
Plaster Mouldings ar Foyer	nd Medallions	Kitchen/Breakfa	aet	
Main Hall		Den/Library	151	
Living Room		Lower Landing		
Dining Room				
Family Room Comment			U. 21 11 23 <u></u>	
	REÇU/RECEIV	Smooth Ce	ilings () First Floor	
Wall Paint		Sinource		incl. Second Floor Hall
	3 1 -10- 2022	•	O	mon occorra i loci i lan
	3 1 -10- 2022		First and	Second Floor
	3 1 -10- 2022		Throughou	ut
	3 1 -10- 2022		Throughout Not Applic	ut able
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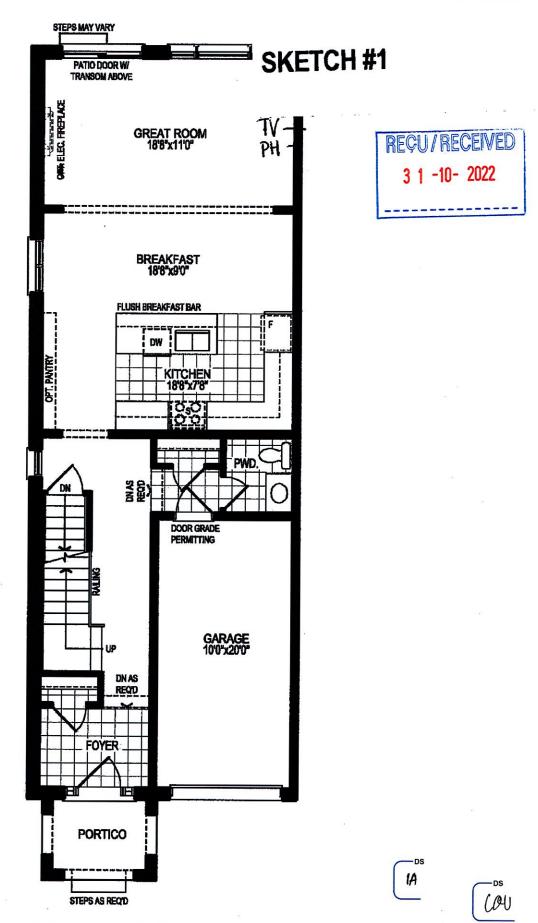
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SCHEDULE "B-1"
Floor Plan

Lindsay PH.1 Lot 136

Townhouse No. 136 Block 86
Phase 1

Model: Sturgeon Lake(2006)Elev A End 4Bed 2.5Bath End - Standard



GROUND FLOOR PLAN, ELEY. 'A'

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

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SCHEDULE "B-1" Floor Plan

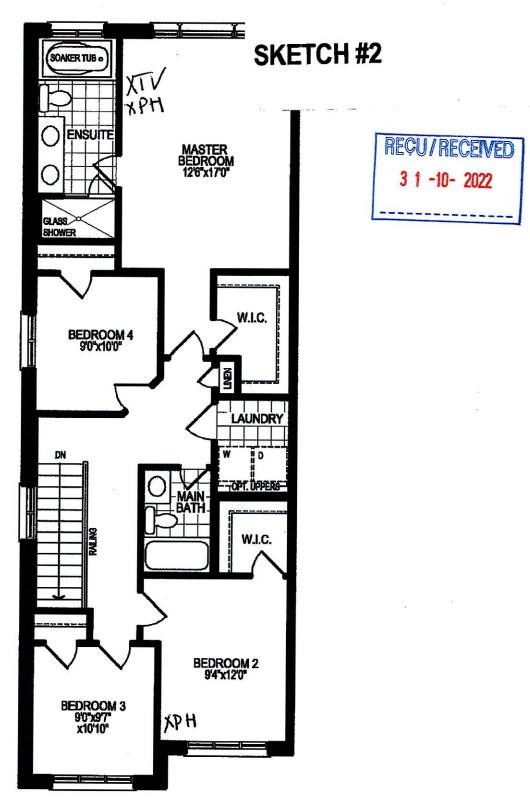
Lindsuy PH. 1 Lot 136

Townhouse No. 136 Block 86

Phase 1

Model: Sturgeon Lake(2006)Elev A End 4Bed 2.5Bath

End - Standard



SECOND FLOOR PLAN, ELEV. 'A'

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

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SCHEDULE "B-1" Floor Plan

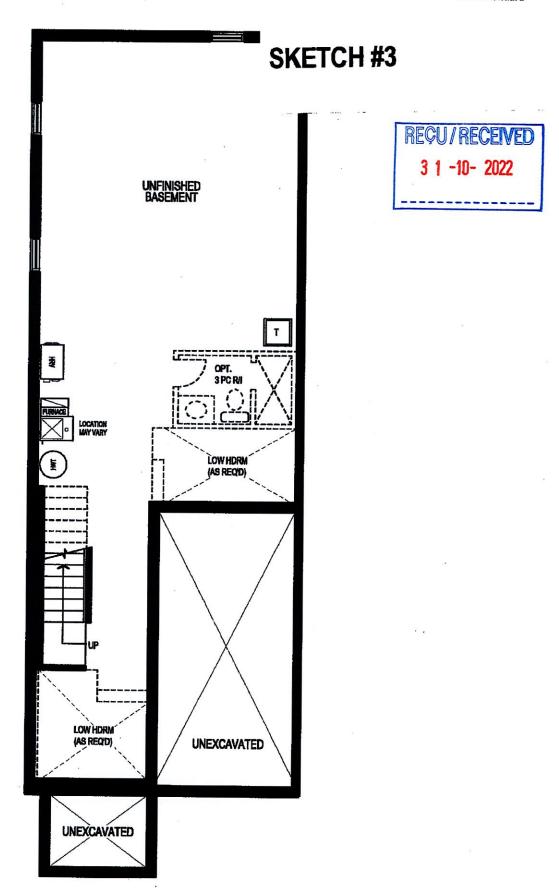
Lindsay PH.1 Lot 136

Townhouse No. 136 Block 86

Phase 1

Model: Sturgeon Lake(2006)Elev A End 4Bed 2.5Bath

End - Standard



BASEMENT FLOOR PLAN, ELEV. 'A'

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

