

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

Purchaser: Sandra Latty  
Purchaser: Courtney Latty  
Vendor: 2588824 Ontario Inc. c.o.b. Phoenix Homes  
Lot #: 223 Phase: 2 Plan No.:  
Street: 309 Spreadwing Way  
in the : City of Ottawa  
Date of Offer:  
Original  
Closing Date:

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 of Purchase and Sale remain as stated therein and time is to be of the essence:

DELETE

INSERT

Purchase price to be increased by \$8,028.65 NET as per invoice PE #9,625-2  
Purchase price to be adjusted on closing

INSERT

Witness

DocuSigned by:  
Sandra Latty  
48F1A2DFB072498...

Witness

DocuSigned by:  
Courtney Latty  
48F1A2DFB072498...

Accepted at Ottawa this 5/18/2023 | 4:54 PM, EDT day of May 2023  
2588824 Ontario Inc. c.o.b. Phoenix Homes

DocuSigned by:  
Lisa Filter  
A7F82DF4B520488...  
Per: Authorized Signing Officer

DC Legal Site Sales Const. Purchaser

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that each party has signed at least one counterpart. The reproduction of signatures and initials by way of facsimile or electronic submission, including DocuSign, shall be treated as though such reproductions were executed originals.


The Purchasers acknowledge and agree to receive an electronic copy of the Amendment to their Agreement of Purchase and Sale and further, understands that an executed original copy of the Amendment will not be provided.

Dated at Ottawa this Thursday May 18, 2023


\_\_\_\_\_  
Witness

DocuSigned by:  
  
\_\_\_\_\_  
Sandra Latty

\_\_\_\_\_  
Witness

DocuSigned by:  
  
\_\_\_\_\_  
Courtney Latty

Accepted at Ottawa this 5/18/2023 | 4:54 PM, EDT day of May 2023  
2588824 Ontario Inc. c.o.b. Phoenix Homes

DocuSigned by:  
  
Per: \_\_\_\_\_  
Authorized Signing Officer

DC	Legal	Site Sales	Const.	Purchaser
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



DCR/PHOENIX GROUP OF COMPANIES

PURCHASER'S EXTRAS			
Pathways at Findlay Creek			
PURCHASERS: Sandra Latty and Courtney Latty			TEL: RES.: 613-265-9535

LOT NUMBER	PHASE	HOUSE TYPE	
223	2	ANNAPOLIS ELEV A 4 BEDROOM	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Granite

1 159129	1 - S/I - Level B Silstone quartz in lieu of standard laminate in bedroom #2 ensuite (includes 4" backsplash and (1) standard undermount sink) Note:	\$ 1,080.00	Each (1/138/1080)
2 159127	1 - S/I - Level B Silstone quartz in lieu of standard laminate in ensuite #2 (includes 4" backsplash and (1) standard undermount sink) Note:	\$ 1,715.00	Each (1/130/1715)
3 159126	1 - S/I - Level B Silstone quartz in lieu of standard laminate in Main Bathroom (jack & jill) (includes 4" backsplash and (2) standard undermount sink) Note:	\$ 1,965.00	Each (1/147/1965)
4 159128	1 - S/I - Level B Silstone quartz in lieu of standard laminate in master ensuite (includes 4" backsplash and (2) standard undermount sinks) Note:	\$ 2,345.00	Each (1/135/2345)

PREPARED BY: Kayleigh Chipman  
PE 9625 - 1

Initials:

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DocuSigned by:

Initials:

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Initials:

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DocuSigned by:

CONSTRUCTION SCHEDULING APPROVAL

PER: 

A7F82DF4B620488...

DATE: 5/18/2023 | 4:54 PM EDT



DCR/PHOENIX GROUP OF COMPANIES

PURCHASER'S EXTRAS			
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PURCHASERS: Sandra Latty and Courtney Latty			TEL: RES.: 613-265-9535

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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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\$7,105.00	Sub Total
\$923.65	HST
\$8,028.65	Total

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.
2.

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.
3.

It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
4.

Extras or changes will not be processed unless signed by the Vendor.
5.

These extras may not be amended without the written consent of 2588824 Ontario Inc.
6.

The purchaser(s) and the builder acknowledge and agree that this "Purchaser's Extra" form shall not be deemed to be part of the agreement of purchase and sale entered into between them, nor an addendum thereto.
7.

Prices are estimates only and guaranteed for a period of 5 days only.
8.

No post dated cheques will be accepted.
9.

No Estimates or orders will be accepted once construction has commenced.
10.

Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (A \$50.00 minimum charge and a maximum \$250.00 charge will apply.)
11.

No estimates will be considered official orders until resubmitted on a signed Purchaser Extras Form, accompanied by payment in full.

PE 9,625-2

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Amendment	\$8,028.65
<u>Total Payment:</u>	<u>\$8,028.65</u>

PURCHASER:

DocuSigned by:

Sandra Latty

48F1A2DFB072498...

Sandra Latty

18-May-23

DATE

VENDOR:

DocuSigned by:

Lisa Filter

A7F82DF4B520488...

PER: 2588824 Ontario Inc.

PURCHASER:

DocuSigned by:

Courtney Latty

48F1A2DFB072498...

Courtney Latty

18-May-23

DATE

PREPARED BY: Kayleigh Chipman  
PE 9625 - 2

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<div><div>DocuSigned by:</div><div>Lisa Filter</div><div>A7F82DF4B520488...</div></div>
DATE:	5/18/2023   4:54 PM EDT

Purchasers:

Sandra Latty & Courtney Latty

Project:

Pathways at Findlay Creek - 2

Telephone Res. / Bus:

(613) 265-9535 /

Lot:

223 - 309 Spreadwing Way

Decor Advisor:

Kayleigh Chipman

Model and Elevation:

ANNAPOLIS ELEV A 4 BEDROOM

Layout Changes: ☐ Yes ☐ No

Sketch Attached: ☐ Yes ☐ No

1. Cabinetry

	Style and Colour	Counter	Hardware		
Kitchen / Breakfast	SEE BELOW	D - ET. DOR	DOORS: HU60 DRWRS: KU60		
Laundry Room	N/A	4981-39 - LAMINATE			
Powder Room	N/A				
Main Bathroom	LN 3 - SOHO - CLOUD WHITE - 1 PC CNC MDF	LVL B QUARTZ - LUSO	DOORS: HU60 DRWRS: KU60		
Ensuite Bathroom	LN 3 - SOHO - CLOUD WHITE - 1 PC CNC MDF	LVL B QUARTZ - LUSO	DOORS: HU60 DRWRS: KU60		
Ensuite #2	LN 3 - SOHO - CLOUD WHITE - 1 PC CNC MDF	LVL B QUARTZ - LUSO	DOORS: HU60 DRWRS: KU60		
M-floor Bath	LN 3 - SOHO - CLOUD WHITE - 1 PC CNC MDF	LVL B QUARTZ - LUSO	DOORS: HU60 DRWRS: KU60		
Cabinet Valence	<input checked="" type="radio"/> Yes <input type="radio"/> No	Hood Fan CHIMNEY	Valence Electrical <input checked="" type="radio"/> Yes <input type="radio"/> No		
Appliances	Built in Cooktop <input type="radio"/> Yes <input checked="" type="radio"/> No	Built in Oven <input type="radio"/> Yes <input checked="" type="radio"/> No	Slide in Stove <input type="radio"/> Yes <input checked="" type="radio"/> No	Gas Stove <input type="radio"/> Yes <input checked="" type="radio"/> No	Micro-Hood <input type="radio"/> Yes <input checked="" type="radio"/> No
Fridge Standard	<input type="radio"/> Yes <input checked="" type="radio"/> No	Opening Standard	<input type="radio"/> Yes <input checked="" type="radio"/> No	36" X 70"	
Comment	PERIMETER: LN 3 - SOHO - CLOUD WHITE - 1 PC CNC MDF ISLAND: LN 4 - SOHO - SYMPHONY BLUE - MDF				

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2. Flooring

	Selection
Foyer	CENTURA - CALACATTA - 13X13 - BORGHINI (GROUT: COBBLESTONE) - STACKED
Main Hall	WESTBORO - CARPET - MORNING LIGHT
Kitchen / Breakfast	CENTURA - CALACATTA - 13X13 - BORGHINI (GROUT: COBBLESTONE) - STACKED
Laundry Room	EURO - PASHA MALENA - 13X13 - IVORY (GROUT: IVORY) - STACKED
Powder Room	N/A
Main Bathroom	EURO - PASHA MALENA - 13X13 - IVORY (GROUT: IVORY) - STACKED
Master Ensuite Bathroom	CENTURA - LINEN - 12X12 - BEIGE (GROUT: IVORY) - STACKED
Finished Basement	UNFINISHED
Other Room - Specify	*SOLARIUM* CENTURA - CALACATTA - 13X13 - BORGHINI (GROUT: COBBLESTONE) - STACKED
Living Room	WESTBORO - CARPET - MORNING LIGHT
Dining Room	WESTBORO - CARPET - MORNING LIGHT
Family Room	WESTBORO - CARPET - MORNING LIGHT
Den / Library / Study	N/A
Basement Stairs	WESTBORO - CARPET - MORNING LIGHT
Stairs	OAK
Upper Hall	WESTBORO - CARPET - MORNING LIGHT
Master Bedroom	WESTBORO - CARPET - MORNING LIGHT
Bedroom #2	WESTBORO - CARPET - MORNING LIGHT
Bedroom #3	WESTBORO - CARPET - MORNING LIGHT
Bedroom #4	WESTBORO - CARPET - MORNING LIGHT
Bedroom #5	WESTBORO - CARPET - MORNING LIGHT
Ensuite #2	EURO - PASHA MALENA - 13X13 - IVORY (GROUT: IVORY) - STACKED
Upgrade Underpad	Type: STANDARD (4LB) Area: THROUGHOUT
Comment	Main floor bathroom: CENTURA - CALACATTA - 13X13 - BORGHINI (GROUT: COBBLESTONE) - STACKED Mudroom: CENTURA - CALACATTA - 13X13 - BORGHINI (GROUT: COBBLESTONE) - STACKED Main floor bedroom: WESTBORO - CARPET - MORNING LIGHT



DCR/PHOENIX GROUP OF COMPANIES

INTERIOR COLOUR SCHEME

**Purchasers:**

Sandra Latty & Courtney Latty

**Telephone Res. / Bus:**

(613) 265-9535 /

**Decor Advisor:**

Kayleigh Chipman

**Project:**

Pathways at Findlay Creek - 2

**Lot:**

223 - 309 Spreadwing Way

**Model and Elevation:**

ANNAPOLIS ELEV A 4 BEDROOM

3. Railings and Spindles

**Railing Package**

STANDARD OAK COLONIAL

**Railing Colour**

SEE BELOW

**Wood Stairs**

☐ No

☒ Oak

☐ Maple

**Spindle Colour**

SEE BELOW

**Tread Colour**

**Comment**

TWELVE OAKS MAPLE COAL ON RED OAK

4. Plumbing Fixtures

**Main Bathroom**

WHITE

**Other Room - Specify**

**Powder Room**

**Master Ensuite Bathroom**

WHITE

**Other Washroom**

5. Wall Tile

**Selection**

**Main Bathroom**

EURO - PASHA MALENA - 8X10 - IVORY (IVORY) - STACKED VERTICAL

**Listello**

**Master Ensuite**

**Tub Deck**

**Tub Walls**

**Tub Listello**

**Shower Walls**

CERATEC - ESSENTIALS - 4X16 - AVARIO GLOSSY (GROUT: BISCUIT) - STACKED HORIZONTAL

**Shower Floor**

**Shower Listello**

**Ensuite #2 / Other**

EURO - PASHA MALENA - 8X10 - IVORY (IVORY) - STACKED VERTICAL

**Listello**

**Kitchen Backsplash**

CERATEC - ESSENTIALS - 4X16 - AVARIO GLOSSY (GROUT: LIGHT ALMOND) - STACKED HORIZONTAL

**Comment**

KITCHEN BACKSPLASH TO CONTINUE UP AND BEHIND CHIMNEY HOOD

Main floor ensuite: CERATEC - ESSENTIALS - 4X16 - AVARIO GLOSSY (GROUT: BISCUIT) - STACKED HORIZONTAL



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**Project:** Pathways at Findlay Creek - 2  
**Lot:** 223 - 309 Spreadwing Way  
**Model and Elevation:** ANNAPOLIS ELEV A 4 BEDROOM

6. Fireplace

Living Room

Purchased As Per Plan N/A  
☐ ☐ ☐

**Fireplace Type**  
**Mantle Type**  
**Colour / Stain**  
**Surround**  
**Hearth**  
**Insert**  
**Comment**

TWELVE OAKS MAPLE COAL ON RED OAK

Family Room

Purchased As Per Plan N/A Purchased As Per Plan N/A  
☐ ☒ ☐ ☐ ☐ ☐

STANDARD GAS  
STANDARD  
SEE BELOW

7. Trim Carpentry

**Interior Doors** STANDARD  
**Interior Trim** STANDARD  
**Comment**

**Door Handles** STANDARD

8. Paint  
STANDARD

9. Additional Comments

10. Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted
- 4) The Purchaser acknowledges reading and accepting the "Phoenix Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is not final until signed by the Vendor. This form is final and approved by:

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

Design Consultant:\_\_\_\_\_ Date: \_\_\_\_\_