



Valecraft
Homes Ltd.

Exceeding
Expectations
Since 1982

Welcome to Rathwell Landing

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on August 17, 2020.

You now have five (5) business days from August 18, 2020 to obtain your Lawyer's & Financing approvals.

On or before, August 25, 2020 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 Multi Media locations & all upgrades up to drywall stage must be completed by August 25, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by September 8, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 294 – Bradley & Sterling

K:\SALES\WORD WP\SALESFORMS\ALL SITES\CONGRATS LETTER_RL.doc

July 30, 2018

1455 Youville Drive, Suite 210, Orleans, ON K1C 6Z7 Tel: (613) 837-1104 Fax: (613) 837-5901 *Valecraft.com*

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Tara Patricia Fern Bradley and Justin Sterling
STREET	5460 Fernbank Rd.
CITY, PROVINCE	Stittsville, ON.
POSTAL CODE	K2S 1B6
HOME PHONE	613.266.4612
WORK PHONE	613.266.4612
Cell Phone Purchaser (1)	613.266.4612
Cell Phone Purchaser (2)	613.608.2328
CIVIC	167 Hickstead Way
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	294
MODEL #	1020
MODEL NAME	Morgan
DWELLING (MODEL#, ELEV, OPT)	1020 Morgan "C"Rev"
ELEVATION	"C"
ORIENTATION	Reverse
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER Formula 123	#REF!
PURCHASER OFFER base+up=Formula 4	#REF!
PURCHASER OFFER base=Formula 4	\$552,966.00
Purchaser Offer INVESTMENT Form 123	#REF!
Purchaser Offer INVESTMENT Base+up =Form 4	#REF!
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	17
CLOSING MONTH, YEAR	August, 2021
CLOSING DATE (MONTH DAY, YEAR)	August 17, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Tara Patricia Fern Bradley
HOME ADDRESS (STREET, CITY, POSTAL CODE)	5460 Fernbank Rd., Stittsville, K2S 1B6
HOME PHONE	613.266.4612
WORK ADDRESS (STREET, CITY, POSTAL CODE)	5460 Fernbank Rd., Stittsville, K2S 1B6
WORK PHONE	613.266.4612
OCCUPATION	Medical Sales
ID TYPE	Drivers Licence
ID NUMBER	B7139-732,78-75728
PURCHASER 2	Justin Sterling
HOME ADDRESS (STREET, CITY, POSTAL CODE)	5460 Fernbank Rd., Stittsville, K2S 1B6
HOME PHONE	613.608.2328
WORK ADDRESS (STREET, CITY, POSTAL CODE)	4868 Cambrian Road, Richmond, K0A 2Z0
WORK PHONE	613.608.2328
OCCUPATION	Gas Technician
ID TYPE	Passport
ID NUMBER	HD307814
PART OF LOT(S)(singles)	294
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	t.pf.bradley@hotmail.com
EMAIL ADDRESS (2)	
DATE: January 14, 2020	

SUMMARY OF PRICING

Owner if base over max

DATE:

PROJECT: Rathwell Landing
 Reg'd Plan #: 4M-1589
 Name(s): Tara Patricia Fern Bradley
 Name(s): Justin Sterling

LOT NO: 294
 MODEL: 1020 Morgan "C"Rev"

BASE PRICE: \$539,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$25,084.00 \$23,066.00

CREDITS: -\$10,000.00

SUBTOTAL: \$15,084.00 \$13,066.00

BASE PRICE ABOVE MAX+ SUBTOTAL: \$554,984.00 \$552,966.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$554,984.00 \$552,966.00

PURCHASER OFFER: \$554,984.00 \$552,966.00

DIFFERENCE:

Optional hauling Required due to site conditions. Opp. waived by Frank

\$463.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 4	\$512,375.22	\$510,589.38
OFFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$554,984.00	\$552,966.00
ADDITIONAL HST DUE ON CLOSING:				

COMMENTS:

*EXPECTED DATE OF CLOSING:

August 17, 2021

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

Owner if base over max

Emma Cooper

From: Victor Hoang
Sent: Thursday, August 13, 2020 7:54 AM
To: Emma Cooper
Subject: FW: LOT 294 - CUSTOM BROCHURE PLAN
Attachments: Lot 294 - 1020 'C' - Double Sunken.pdf

Victor Hoang
Architectural Technologist



1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7
Tel: 613-837-1104 Ext. 229
Fax: 613-837-5901

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From: Victor Hoang
Sent: July 10, 2020 10:55 AM
To: Rathwell Landing <rathwelllanding@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>; Noemie Larochelle-Cote <ncote@valecraft.com>
Subject: RE: LOT 294 - CUSTOM BROCHURE PLAN

Hello Rathwell,

After working on the plans, the house will require a double sunken foyer due to grading issues.

Thanks,

Victor Hoang
Architectural Technologist



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Orleans, On K1C 6Z7
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From: Victor Hoang
Sent: July 8, 2020 3:15 PM
To: Rathwell Landing <rathwelllanding@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>
Subject: LOT 294 - CUSTOM BROCHURE PLAN

Hi Victoria,

As per our conversation earlier today I've revised the 1020 'C' brochure to include a sunken option.
As the plans are currently we will have to price in the optional laundry layout.
The sunken option will also require an additional post between the mechanical area and storage.
Let me know if you have any questions.

Thanks,

Victor Hoang
Architectural Technologist



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Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Tara Patricia Fern Bradley and Justin Sterling			Printed: 10-Aug-20 3:13 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
294	2	1020 THE MORGAN ELEV C	Aug 17-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
18957	Note:	Has been applied in full. Bonus of \$10,000.00 has been applied to the purchase price	Each
*2 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00
18958	Note:		Each
3 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00
18959	Note:		Each
4 99508	1	- STANDARD - HARDWOOD 3 1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00
18960	Note:	3 1/8 INCH Delete Fireplace Hearth	Each
*5 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
18961	Note:		Each
*6 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETS THROUGHOUT HOUSE	\$ 0.00
18962	Note:	Excluding Corner Cabinetry Where Applicable	Each
7 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00
18963	Note:	Does Not Include Electrical Rough-Ins	Each
8	1	- ENSUITE BATH - UPGRADE TO OPTIONAL 5 PC ENSUITE	\$ 5,726.00
18969	Note:	AS per Schedule H *** NOTE OPT WINDOW NOT INCLUDED IN PRICE AS ARCHITECTURE NEEDS TO CONFIRM IT CAN BE DONE, PLEASE SEND THEM EMAIL ***	Each
9	1	- KITCHEN - UPGRADE TO OPTIONAL KITCHEN #1 WITH STANDARD CABINETS	\$ 125.00
18971	Note:	AS per Schedule H. See #18	Each
10	1	- KITCHEN/DINETTE - UPGRADE TO OPTIONAL FLUSH BREAKFAST BAR WITH STANDARD COUNTER TOPS	\$ 745.00
18974	Note:	As per Sch. H.	Each
11	1	- KITCHEN/DINETTE - UPGRADE TO OPTIONAL EXTENDED PANTRY IN THE KITCHEN OPTION #1 WITH STANDARD CABINETS	\$ 4,354.00
18976	Note:	LEVEL 2 Includes relocated dedicated plug at counter level, Builders Standard backsplash & countertop As per Sketch #20	Each
*12 33139	*1	- CEILING - CATHEDRAL CEILING IN GREAT ROOM AS PER SCHEDULE H.	* \$ 637.00
19948	Note:		Each

Internal B1A
Rathwell Landing - Phase 2

PURCHASERS: Tara Patricia Fern Bradley and Justin Sterling

Printed: 10-Aug-20 3:13 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
294	2	1020 THE MORGAN ELEV C	Aug 17-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*13 99639 21594	*1 -	GARAGE DOOR - UPGRADE TO 16 x 8 OLYMPUS 500 INSULATED BLACK DOOR WITH THERMAL INSERTS AND WEATHERSTRIPPING Note: <i>Mid American / Regal</i>	\$ 1,754.00	Each ✓✓
14 78560 21595	1 -	HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE OAK STAINED - STANDARD AREAS Note: <i>AS Per Schedule H ✓</i>	\$ 3,180.00	Each ✓✓
15 77866 21596	1 -	HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN (4) Note: <i>As per Sch. H</i>	\$ 929.00	Each ✓
*16 48 21597	*1 -	UNDERPAD - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2 Note: <i>As per Sch. H</i>	* \$ 150.00	Each ✓✓
17 94194 21598	1 -	RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES Note:	\$ 1,946.00	Each ✓✓
*18 111657 22287	1 -	KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 2 CABINETRY AND BUILDERS STANDARD BACKSPLASH Note: <i>As per Schedule H</i>	* \$ 3,520.00	Each ✓✓

19	STANDARD - DELETE FIREPLACE HEARTH	N/C	Sub Total	\$25,084 \$23,066.00
19	optional laundry/mudroom as per Schedule H. (Due to Site Conditions)	N/C	HST	\$0.00
20	Hardwood - 6 1/4" Estate Stained - Dinette	\$461	Total	\$23,066.00
	<i>As per Sch. H</i>			

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

Tara Patricia Fern Bradley
10-Aug-20
DATE

VENDOR:

PER: Valecraft Homes Limited

PURCHASER:

Justin Sterling
10-Aug-20
DATE

DATE:

PREPARED BY: Anne Brose

LOCKED BY:

PE 956-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: