

Welcome to Deerfield Village 2

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on August 31, 2020

You now have ten (10) days from September 1, 2020 to obtain your Lawyer's & Financing approvals.

On or before September 11, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your Colour selections and all remaining upgrades must be completed by September 25, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

Deerfield Village 2 Sales Office
613-421-8142

Lot O84 – McPhee

K:\SALES\WORD WP\SALESFORMS\ALL SITES\CONGRATS LETTER_DV2 Dec3-18.doc

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Eric Steven McPhee
STREET	411 MacKay Street Unit 405
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1M 2K5
HOME PHONE	N/A
WORK PHONE	613-993-9197
CELL PHONE (1)	613-808-2884
CELL PHONE (2)	N/A
BUILDER'S REF # DWELLING	O84
CIVIC	618 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	O84
MODEL #	130
MODEL NAME	Lewis
DWELLING (MODEL# & name & std/rev)	130 Lewis Std.
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER	\$508,876.45
Purchaser Offer INVESTMENT	
CLOSING DAY 15th	
CLOSING MONTH, YEAR July, 2021	
CLOSING DATE (MM/ DD/,YY) July 15, 2021	
DEPOSIT 1)	\$1,000.00
DEPOSIT 2)	\$7,995.00
DEPOSIT 3)	\$7,995.00
SALES REPRESENTATIVE	Nicole Trudel
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Eric Steven McPhee
HOME ADDRESS (STREET, CITY, POSTAL CODE)	411 MacKay Street Unit 405, Ott. Ont., K1M 2K5
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1200 Vanier Parkway, Ott. Ont., K1A 0R2
WORK PHONE	613-993-9197
OCCUPATION	IT Manager
ID TYPE	Passport
ID NUMBER	AD258462
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
PLACE SIGNED Ottawa	
EMAIL ADDRESS (1) eric.mcphee@ssc-spc.gc.ca	
EMAIL ADDRESS (2)	
DATE: August 7, 2020	

SUMMARY OF PRICING

DATE:

PROJECT: Deerfield Village 2

Reg'd Plan #: 4M-1290

Name(s): Eric Steven McPhee

Name(s):

LOT NO: O84

MODEL: 130 Lewis Std.

BASE PRICE DWELLING: \$464,900.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: ~~\$43,976.45~~ \$43,969.67

CREDITS:

SUBTOTAL: ~~\$43,976.45~~ \$43,969.67

TOTAL: ~~\$508,876.45~~ \$508,869.67

PURCHASER OFFER: ~~\$508,876.45~~ \$508,869.67

DIFFERENCE:

4 Pce Luxury Ensuite BONUS	
Granite Level 1 in Standard Kitchen layout with no breakfast bar BONUS	

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	<u>\$471,572.08 \$471,566.08</u>
--	----------------------------	--	---------------	---

COMMENTS:

*EXPECTED DATE OF CLOSING:

July 15, 2021

Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Eric Steven McPhee		Printed: 18-Aug-20 6:27 pm	
LOT NUMBER O84	PHASE 2	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 15-Jul-21
ITEM	QTY EXTRA / CHANGE	PRICE	INTERNAL USE
*1 89073 20778	1 - <i>ENSUITE BATH</i> - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS Note: As per Schedule H. <i>See #12</i>	\$ 0.00	Each ✓✓
*2 89203 20779	1 - <i>KITCHEN</i> - BONUS - GRANITE KITCHEN COUNTERTOPS - LEVEL 1 WITH ENTRY LEVEL DOUBLE BOWL UNDERMOUNT SINK AND SINGLE LEVER FAUCET FROM BUILDERS STANDARD SELECTIONS Note: BASED ON STANDARD LAYOUT. DOES NOT INCLUDE ADDITIONAL SINKS OR EXTENSIONS.	\$ 0.00	Each ✓✓
3 90185 20783	1 - <i>MASTER BEDROOM</i> - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00	Each ✓
4 90182 20784	1 - - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00	Each ✓
*5 90184 20785	1 - - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each ✓
*6 90183 20786	1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00	Each ✓
7 90181 20787	1 - <i>BASEMENT BATHROOM</i> - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H ✓✓ Note: Does Not Include Electrical Rough-Ins	\$ 0.00	Each ✓
8 21372	1 - - STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: Main level to second level, As per Schedule 'H'. The Purchaser(s) acknowledge and accept that 4 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained. ✓✓	\$ 5,170.00	Each ✓✓ Q1092-2 #11
9 91949 20821	1 - - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES Note: IN ALL STANDARD AREAS ✓	\$ 1,910.00	Each ✓✓ Q1092-2 #13
*10 91627 20820	1 - <i>UPPER HALL</i> - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY Note: BEVELLED POSTS, AS PER SCHEDULE 'H'. ✓✓	*\$ 3,143.00	Each ✓✓ Q1092-2 #14
*11 91639 20822	1 - <i>GREAT ROOM</i> - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE METAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS Note: BEVELLED POSTS, AS PER SCHEDULE 'H'. ✓✓	*\$ 1,950.00	Each ✓✓ Q1092-2 #15
12 21487	1 - <i>ENSUITE BATH</i> - ENSUITE - 4PC ENSUITE WITH 2 SINKS AND SHOWER IN LIEU OF TUB IN BUILDERS STANDARD SELECTIONS *** IN LIEU OF 4PC ENSUITE BONUS *** Note: AS PER SCHEDULE 'H'. ✓✓	\$ 1,527.00	Each ✓✓ Q1092-3 #17

Internal B1A

Deerfield 2 - Phase 2

PURCHASER: Eric Steven McPhee

Printed: 18-Aug-20 6:27 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O84	2	130 THE LEWIS	15-Jul-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 89116 20794	1	KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1 Note: Standard Layout ✓	\$ 1,687.00	Each ✓ Q1092-3 #22
14 103652 20795	1	KITCHEN - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD Note: AS PER SKETCH ✓✓	\$ 1,591.00	Each ✓ Q1092-3 #22
15 90835 20796	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP Note: IN LEVEL 1 SERIES CABINETRY, AS PER SCHEDULE 'H'. ✓✓	\$ 166.00	Each ✓ ✓
16 104297 20806	1	KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 1 SERIES CABINETS) Note: TO BE LOCATED BETWEEN PANTRY AND FRIDGE, AS PER SCHEDULE 'H'. ✓✓	\$ 681.00	Each ✓ ✓
17 87999 20807	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: LEVEL 1 SERIES CABINETRY TO BE INSTALLED BETWEEN PANTRY AND RANGE, AS PER SCHEDULE 'H'. ✓✓	\$ 625.00	Each ✓ Q1092-4 #27
18 1101 20845	1	ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS) Note: TO BE INSTALLED BETWEEN TWO SINKS, IN OPTIONAL 4 PCE ENSUITE COMPLETE WITH TWO SINKS, BUILDER'S STANDARD SERIES CABINETS, AS PER SCHEDULE 'H'. ✓✓	\$ 750.00	Each ✓ ✓
19 88101 20798	1	MAIN BATHROOM - CABINETRY - ADD RECESSED MEDICINE CABINET BUILDERS STANDARD Note: AS PER SCHEDULE 'H'. ✓✓	\$ 273.00	Each ✓ ✓
20 88441 20841	1	ENSUITE BATH - BATHROOMS - ZITTA NICHE 12X12 STAINLESS STEEL Note: TO BE INSTALLED IN 4 PCE LUXURY ENSUITE COMPLETE WITH 2 SINKS, AS PER SCHEDULE 'H'. ✓ <i>a long wall of shower approx 48" from floor</i>	\$ 399.00	Each ✓ ✓
21 88508 20808	1	- CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 75.00	Each ✓ ✓
*22 108 20809	*1	FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER / POWDER ROOM - BRONZE Note: AS PER SCHEDULE 'H'. ✓✓	*\$ 704.00	Each ✓ Q1092-7 #50
23 115 20810	1	FOYER - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - FOYER / POWDER ROOM - . Note: AS PER SKETCH. <i>to be completed w/ colours</i>	\$ 328.00	Each ✓ Q1092-7 #51
24 127 20824	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE Note: STANDARD KITCHEN LAYOUT	\$ 55.00	Each ✓ Q1092-7 #52

Vendor Initials: _____ Purchaser Initials: 

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,092-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Eric Steven McPhee

Printed: 18-Aug-20 6:27 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
O84		2	130 THE LEWIS	15-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
25		1 - KITCHEN - BRONZE LEVEL BACKSPLASH INSTALLED ALL THE WAY TO THE CEILING BEHIND CHIMNEY STYLE HOOD FAN <i>See #49 for Chimney hoodfan w/ gld files.</i>	\$ 46.00	Each
20867		Note: *** PRICE ONLY FOR ADDITIONAL UPGRADED TILE DUE TO CHIMNEY HOOD FAN ***. IN STANDARD KITCHEN LAYOUT.		<i>✓ Q 1092-7 #53</i>
*26		1 - - HARDWOOD - OAK - LAUZON - 4 1/8" AUTHENTIK - STANDARD AREAS	*\$ 2,957.00	Each
100505		Note: TO BE INSTALLED IN GREAT ROOM, DINING ROOM AND UPPER HALLWAY, AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-7 #54</i>
27		1 - BASEMENT - CARPET - UPGRADE - LEVEL 3 - - BASEMENT STAIRCASE - LEVEL 3	\$ 283.00	Each
104		Note: AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-7 #56</i>
20814				
28		1 - MASTER BEDROOM - CARPET - UPGRADE - LEVEL 3 - - MASTER BEDROOM / WIC - LEVEL 3	\$ 534.00	Each
104		Note: AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-8 #57</i>
20815				
29		1 - BASEMENT - CARPET - UPGRADE - LEVEL 3 - - FAMILY ROOM - LEVEL 3	\$ 753.00	Each
104		Note: AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-8 #58</i>
20816				
30		1 - BEDROOM 3 - CARPET - UPGRADE - LEVEL 3 - - BEDROOM 3 - LEVEL 3	\$ 314.00	Each
104		Note: AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-8 #59</i>
20817				
31		1 - BEDROOM 2 - CARPET - UPGRADE - LEVEL 3 - - BEDROOM 2 - LEVEL 3	\$ 298.00	Each
104		Note: AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-8 #60</i>
20818				
*32		*1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	*\$ 92.00	Each
107		Note: AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-8 #62</i>
20826				
*33		*1 - MASTER BEDROOM - UNDERPAD - UPGRADE - LEVEL 1 - - MASTER BEDROOM / WIC OPT ENSUITE - LEVEL 1	*\$ 173.00	Each
107		Note: AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-8 #64</i>
20829				
*34		*1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - FAMILY ROOM - LEVEL 1	*\$ 245.00	Each
107		Note: AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-9 #66</i>
20830				
*35		*1 - BEDROOM 3 - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOM 3 - LEVEL 1	*\$ 102.00	Each
107		Note: AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-9 #67</i>
20831				
*36		*1 - BEDROOM 2 - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOM 2 - LEVEL 1	*\$ 97.00	Each
107		Note: AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓ Q 1092-9 #68</i>
20832				

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,092-3

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Eric Steven McPhee		Printed: 18-Aug-20 6:27 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O84	2	130 THE LEWIS	15-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE
37 111408	1	FOYER - DOOR - INTERIOR - DOUBLE SWING DOORS - FOYER - IN LIEU OF CLOSET SLIDERS	\$ 450.00
21488	Note:	As per Schedule H	Each
38 89236	1	ENSUITE BATH - COUNTERTOP - GRANITE - LEVEL 1 - ENSUITE BATHROOM - OPT 4PC - 2 SINKS	\$ 1,177.00
20852	Note:	AS PER SCHEDULE 'H'	Each
39 89298	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN	\$ 4,159.00
20857	Note:	***COMPLETE WITH FLUSH BREAKFAST BAR, IN STANDARD KITCHEN WHEN GRANITE LEVEL 1 COUNTERTOP BONUS IS CHOSEN*** / AS PER SCHEDULE 'H'	Each
40 88288	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 961.00
20789	Note:		Each
41 88290	1	- FLAT CEILING IN WHOLE HOUSE	\$ 1,985.00
20788	Note:	Includes Family Room in Basement	Each
42	1	GREAT ROOM - REINFORCE WALL (EXTRA BLOCKING) APPROX. 4' X 4' TO ACCEPT FUTURE LARGE WALL MOUNTED FLAT SCREEN T.V.	\$ 650.00
20865	Note:	AS PER SCHEDULE 'H'	Each
*43 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 3,523.34
22354	Note:	QUOTE #SS3422 REV. 01 DATED 07/28/2020	Each
*44 88294	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 1,974.11
22360	Note:	QUOTE #OR4102 REV. 01 DATED 07/27/2020	Each
*45 108	*1	KITCHEN - TILE - FLOOR - UPGRADE - BRONZE - - KITCHEN STD - BRONZE	*\$ 356.00
22356	Note:	AS PER SCHEDULE 'H'	Each
46 115	1	KITCHEN - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN STD - .	\$ 238.00
22357	Note:	AS PER SKETCH	Each
47 104512	1	ENSUITE BATH - BATHROOMS - SHOWER DOOR - HALO 5 FOOT CHROME/CLEAR SINGLE SLIDING DOOR W/ FIXED PANEL IN LIEU OF KAMELEON GLASS DOOR	\$ 933.00
22604	Note:	TO BE INSTALLED IN 4 PCE LUXURY ENSUITE COMPLETE WITH TWO SINKS, AS PER SCHEDULE 'H'	Each
*48 90831	1	- STANDARD - AC UNIT 16 SEER 1.5 TON	\$ 0.00
22664	Note:	Location to be determined by Head Office	Each

Internal B1A

Deerfield 2 - Phase 2

PURCHASER: Eric Steven McPhee

Printed: 18-Aug-20 6:27 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O84	2	130 THE LEWIS	15-Jul-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*49 111199	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	*\$ 642.00	Each
22665		Note: Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department		

As per Sel. H

See #25 for Upg. Tiles.

Sub Total	\$43,976.45
HST	\$0.00
Total	\$43,976.45

~~\$43,880.60~~
43,969.67

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

PURCHASER:



Eric Steven McPhee

18-Aug-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____