



Welcome to Place St. Thomas 5

Dear Evan O'Flaherty & Daniel Waugh,

RE: Place St. Thomas 5 Lot 4

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **November 27, 2020**.

You now have five (5) business days from **December 27, 2020** to obtain your Lawyer's & Financing approvals.

On or before 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 Multimedia locations & all upgrades up to drywall stage must be completed by **December 11, 2020** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **January 2, 2020** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-370-0288.

Sincerely,

Valecraft Homes Sales Department

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 5

LOT NO: 4

Reg'd Plan #: 50M-348

MODEL: 1035 "A" Morrow ~~Reverse~~ *Standard*

Name(s): Evan O'Flaherty

Name(s): Daniel Waugh

BASE PRICE: \$479,900.00

ELEVATION: \$9,000.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$100,046.00

CREDITS: -\$10,000.00

SUBTOTAL: \$99,046.00

TOTAL: \$578,946.00

PURCHASER OFFER: \$578,946.00

DIFFERENCE:

Décor bonus of \$10,000.00 applied in full to the purchase price.	-\$10,000.00

PURCHASER OFFER HST BREAKDOWN

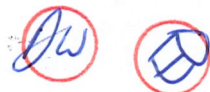
OFFER PRICE EXCLUDING HST:	HST Formula 4	\$533,580.53
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COMMENTS:

*EXPECTED DATE OF CLOSING:

November 30, 2021

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



Internal B1A				
Place St. Thomas - Phase 5				
PURCHASERS: Evan O'Flaherty and Daniel Waugh			Printed: 16-Nov-20 11:50 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
4	5	1035 THE MORROW ELEV A	30-Nov-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87529 26551	1 -	BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price	\$ 0.00	Each
*2 90161 26552	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
*3 90162 26553	1 -	KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each
4 26567	1 -	GREAT ROOM - Relocate Family Room Corner Fireplace to Wall Opposite Kitchen. Approximately Centered on Wall & Bumped Into Family Room. Note: - Side of Fireplace to be drywall only (No ceramic tile installed on either side) - Great Room as per Schedule H	\$ 460.00	Each
5 26572	1 -	GREAT ROOM - RE-CENTRE REAR WINDOW IN GREAT ROOM ONCE FIREPLACE HAS BEEN MOVED Note: Great Room as per Schedule H	\$ 150.00	Each
6 26569	1 -	MAIN BATHROOM - RE-DESIGN - Closet in Bedroom #2 Deleted & Relocated into Main Bathroom. - Relocate Laundry from Main Floor To 2nd Level Main Bathroom. - Include Standard White MDF Shelf Above Washer/Dryer - Drop ceiling above tub to allow for dryer ven Note: - Main Bathroom as per Schedule H.	\$ 655.00	Each
*7 6406 26570	1 -	ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH 2 SINKS AND SHOWER IN LIEU OF TUB IN BUILDERS STANDARD SELECTIONS Note: Ensuite Bathroom as per Schedule H	*\$ 4,712.00	Each
8 26571	1 -	BEDROOM 3 - RE-DESIGN - Delete 2nd Level Hallway Linen Closet - Delete Walk-In Closet in Bedroom 3 - Standard Closet Added To Bedroom #2 & #3 - Bed #3 reduced by approx 12" to accomodate back to back closets Note: Bedroom #2 & Bedroom #3 as per Schedule H.	\$ 325.00	Each
*9 102392 26573	1 -	MAIN BATHROOM - MAIN BATHROOM - ADD ADDITIONAL SINK IN VANITY - LEVEL 1 CABINETRY, BUILDER'S STANDARD COUNTERTOP. INCLUDES ADDITIONAL MIRRORS, ADDITIONAL VANITY LIGHTS APPROX. CENTERED ABOVE SINKS Note: - Main Bathroom as per Scheule H. - Level 1 Cabinetry	*\$ 2,348.00	Each
10 26577	1 -	GARAGE - Supply & Install A 30" Rear Man Door To Garage Complete With Light & Single & Slab Walkway to Front of Garage. Subject To Limiting Distance At Side Yard As Per O.B.C. Note: Garage as per Schedule H.	\$ 1,910.00	Each
*11 99216 26554	1 -	GARAGE - GARAGE DOOR - UPGRADE TO 16 x 8 MID-AMERICA/REGAL INSULATED WITH THERMAL INSERTS AND WEATHERSTRIPPING Note: Does not include Black Doors	*\$ 1,470.00	Each

Internal B1A
Place St. Thomas - Phase 5

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	5	1035 THE MORROW ELEV A	30-Nov-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*12 116400		1 - <i>KITCHEN</i> - KITCHEN - OPTIONAL KITCHEN LAYOUT 2 - LEVEL 2 CABINETRY AND BUILDERS STANDARD BACKSPLASH 26555 Note: Kitchen as per Schedule H ✓	*\$ 6,296.00 <i>Q11471 #5</i> ✓	Each
13 26556		1 - <i>KITCHEN</i> - Supply & Install Upc9-2B. Includes Upgrade to 42" Uppers with Filler Detail on Upper Cabinetry to Upgraded Bulkhead (Approx. 26" Deep X 10" High). Level 2 Cabinetry. Note: - Optional Kitchen #2 as per Schedule H ✓ - Level 2 Cabinetry - Upgraded 42" wood doors will have center style.	\$ 2,953.00 <i>Q11471 #6</i> ✓	Each
*14 870 26557		1 - <i>KITCHEN</i> - GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL Note: - Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required - Kitchen as per Schedule H ✓	*\$ 279.00 ✓	Each
*15 617 26558		1 - <i>KITCHEN</i> - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note: Kitchen as per Schedule H. ✓	*\$ 255.00 ✓	Each
*16 101 26560		1 - <i>KITCHEN</i> - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: Kitchen as per Schedule H ✓	*\$ 832.00 ✓	Each
*17 111277 26561		1 - <i>KITCHEN</i> - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS 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 - Kitchen as per Schedule H ✓	*\$ 616.00 ✓	Each
*18 28043 26563		1 - <i>KITCHEN</i> - KITCHEN SINK - FRANKE TECHNA TCX120-29 DOUBLE BOWL STAINLESS STEEL UNDERMOUNT SINK Note: Only available with Solid Surface Countertops	*\$ 1,026.00 ✓	Each
19 26564		1 - <i>KITCHEN</i> - OPTIONAL KITCHEN # 2 - EXTEND KITCHEN ISLAND APPROXIMATELY 20 INCHES - OPEN CABINET TO ACCOMODATE FUTURE BAR FRIDGE. INCLUDES ADDITIONAL ELECTRICAL OUTLET. - LEVEL 2 KITCHEN CABINETRY Note: - Kitchen as per Schedule H ✓ - Level 2 Kitchen Cabinetry	\$ 1,021.00 <i>Q11471-10 #78</i> ✓	Each
*20 107131 26565		1 - <i>KITCHEN</i> - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN OPT #1 C/W FLUSH BREAKFAST BAR Note: - Optional Kitchen #2 Including 20 Inch Kitchen Island Extension - Includes Flush Breakfast Bar - Quartz Level 2 Countertop - Island End Panels Extended to Support Countertop	*\$ 8,877.00 <i>Q11471-11 #79</i> ✓	Each
21 181 26566		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - EMERALD - - KITCHEN - EMERALD Note: - Optional Kitchen #2 ✓	\$ 555.00 ✓	Each
*22 77098 26574		1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS Note: - Standard Areas Including Living Room, Dining Room, Main Floor Hallway, Family Room & 2nd Level Hallway as per Schedule H. ✓	*\$ 4,812.00 ✓	Each

Vendor Initials: _____ Purchaser Initials: *DW* *JD*

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,257-2
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A

Place St. Thomas - Phase 5

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4	5	1035 THE MORROW ELEV A	30-Nov-21
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE
*23 77094	1 - KITCHEN - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN (4)	*\$ 1,770.00	Each
26575	Note: Kitchen as per Schedule H	Q1147-10 #73	
*24 77092	1 - KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - DINETTE (5)	*\$ 880.00	Each
26576	Note: Dinette as per Schedule H	OK by Dan	
*25 102228	1 - - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING	*\$ 4,979.00	Each
26578	Note: - Main Floor to 2nd Level - Stained Oak	OK by Dan	
*26 6485	1 - BASEMENT - STAIRS - BASEMENT - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 4,037.00	Each
26579	Note: - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained. - Basement Staircase as per Schedule H. - Stained Oak.	Q1147-4 #25	
*27 98114	1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES	*\$ 1,706.00	Each
26580	Note: - Standard Areas as per Schedule H	Q1147-4 #28	
*28 6402	1 - BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	*\$ 10,555.00	Each
26581	Note: Basement Bathroom as per Schedule H	Q1147-3 #16	
*29 6405	1 - BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 15,539.00	Each
26582	Note: Custom Basement Recroom as per Schedule H	Q1147-3 #17	
30	1 - BASEMENT - BASEMENT BEDROOM - OPTIONAL BASEMENT BEDROOM C/W BUILDERS STANDARD FINISHES.	\$ 7,860.00	Each
26583	Note: Custom Finished Basement Bedroom as per Schedule H.	Q1147-3	
*31 849	1 - BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP LOCATION AS PER SCHEDULE H.	*\$ 444.00	Each
26584	Note: - Subject to limiting distance at side yard as per Current Building Code - Basement as per Schedule H.		
32	1 - BASEMENT - SUPPLY AND INSTALL SOUNDPROOFING INSULATION BETWEEN BASEMENT BEDROOM AND MECHANICAL AREA.	\$ 350.00	Each
26585	Note: Basement as per Schedule H.	Q1147-11 #83	
*33 409	1 - GREAT ROOM - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED	*\$ 657.00	Each
26586	Note: - Stain colour to be specified on colour sheets. - Great Room as per Schedule H.		
*34 28052	2 - MAIN BATHROOM - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	*\$ 510.00	
26587	Note: - Only available with Solid Surface Countertops - Main Bathroom Double Vanity as per Schedule H.		

Vendor Initials: _____

Purchaser Initials: DW

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.257-3

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4		5	1035 THE MORROW ELEV A	30-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*35 991	1	MAIN BATHROOM - LAUNDRY UPPER CABINETS (WIDTH APPROX. 42IN - 60IN) LEVEL 1 SERIES.	*\$ 1,302.00	Each
26588	Note:	- Custom Upper Laundry Cabinetry - 2 Full Length Uppers on Both Ends with 2 Smaller Cabinets in Center. - Include Bar to Hang Clothes between the End Cabinets - Main Bathroom as per Schedule H. ✓ - Please see Custom Laundry Upper Cabinetry Sketch. ✓	Q1147-11 #80	
36	1	MAIN BATHROOM - MAIN BATHROOM/LAUNDRY - SUPPLY & INSTALL QUARTZ COUNTERTOP APPROX 30" DEEP OVER LAUNDRY - LEVEL 2 QUARTZ - GABLE END INSTALLED IN BETWEEN WASHER & DRYER	\$ 2,630.00	Each
26589	Note:	- Laundry relocated to Main Bathroom - Quartz Countertop Level 2 - Main Bathroom as per Schedule H. ✓	Q1147-11 #81	
37	1	MAIN BATHROOM - MAIN BATHROOM/LAUNDRY AREA - PROVIDE FOR GALVANIZED PAN C/W 3/4" DRAIN IN LAUNDRY AREA	\$ 475.00	Each
26590	Note:	Main Bathroom/Laundry as per Schedule H.	Q1147-11 #85	
*38 107251	1	MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 2 - MAIN BATHROOM - OPT 4PC	*\$ 1,430.00	Each
26591	Note:	Main Bathroom as per Schedule H.		
*39 90153	1	ENSUITE BATH - BATHROOMS - SHOWER ENCLOSURE - HALO 5 FOOT CHROME INCL MIROLIN 5 FOOT X 32" BASE IN LIEU OF 5 FOOT BASE AND KAMELEON DOOR	*\$ 810.00	Each
26592	Note:	Ensuite Bathroom as per Schedule H. ✓	Q1147-8 #59	
*40 81899	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 2 - ENSUITE BATHROOM - OPT 4PC	*\$ 1,500.00	Each
26593	Note:	- Ensuite Bathroom as per Schedule H ✓ - Double Vanity	Q1147-8 #60	
*41 9	*1	ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATHROOM STANDARD - GOLD	*\$ 762.00	Each
26594	Note:	Ensuite Bathroom as per Schedule H ✓	Q1147-9 #66	
*42 28052	2	ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	*\$ 510.00	
26595	Note:	- Only available with Solid Surface Countertops - Ensuite Bathroom Double Vanity as per Schedule H. ✓		
*43 6	*1	- UNDERPAD - UPGRADE - LEVEL 2 - - BEDROOMS ONLY - LEVEL 2	*\$ 555.00	Each
26596	Note:	Master Bedroom, Bedroom #2 & Bedroom #3 as per Schedule H. ✓		
*44 9	*1	FOYER - TILE - FLOOR - UPGRADE - GOLD - - FOYER (1) - GOLD	*\$ 460.00	Each
26597	Note:	Foyer as per Schedule H. ✓	Q1147-9 #63	
*45 9	*1	POWDER ROOM - TILE - FLOOR - UPGRADE - GOLD - - POWDER ROOM (3) - GOLD	*\$ 203.00	Each
26598	Note:	Powder Room as per Schedule H. ✓	Q1147-9 #64	

Vendor Initials: _____

Purchaser Initials: 

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,257-4

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CONSTRUCTION SCHEDULING APPROVAL

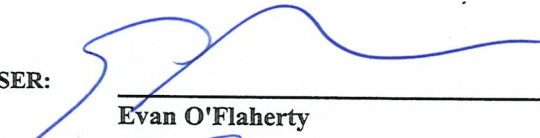
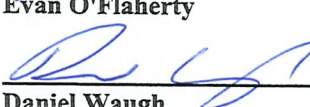
PER: _____

DATE: _____

<div>Internal B1A</div> <div>Place St. Thomas - Phase 5</div>			
PURCHASERS: Evan O'Flaherty and Daniel Waugh			Printed: 16-Nov-20 11:50 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	5	1035 THE MORROW ELEV A	30-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
*46 9	*1 - MUDROOM - TILE - FLOOR - UPGRADE - GOLD -- MUD / LAUNDRY ROOM (6) - GOLD		*\$ 570.00 Each
26599	Note: Mudroom as per Schedule H. ✓		Q1147-9 #65 ✓

Sub Total	\$100,046.00
HST	\$0.00
Total	\$100,046.00

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

PURCHASER:		21/11/20	VENDOR:	
	Evan O'Flaherty	DATE		PER: Valecraft Homes (2019) Limited
PURCHASER:		Nov 21, 2020	DATE:	
	Daniel Waugh	DATE		

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____