

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 3 DAY OF November, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 270
LOT: 270 BLOCK :
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 751 Parade Dr.
PURCHASERS: Andrew P. Simpson

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: November 3, 2020

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 shall remain as stated therein and time shall remain of the essence.

DELETE: PURCHASE PRICE: \$544,261.00
BALANCE AT CLOSING: \$494,261.00
LESS H.S.T. AMOUNT: \$502,885.84
SCHEDULE "G" DATED: November 3, 2020
TARION SCHEDULE "B" DATED: November 3, 2020

INSERT: 680 dated: November 21, 2020 in the amount of: \$8,385.00
NEW PURCHASE PRICE: \$552,646.00
NEW BALANCE AT CLOSING: \$502,646.00
NEW LESS H.S.T. AMOUNT: \$510,306.19
SCHEDULE "G" DATED: November 21, 2020
TARION SCHEDULE "B" DATED: November 21, 2020

Dated at Ottawa this 21st day of November, 2020

In the presence of:

WITNESS

DocuSigned by:

PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 4th day of December, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: 
REV: September 3, 2020

SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (the "**New Housing Rebate**") in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.



Purchaser

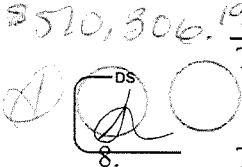
 Purchaser



Vendor


6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.

7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$510,306.19 **\$510,217.70** . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.



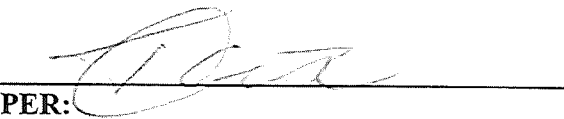
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 21 day of November , 2020


PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER


PER:

December 4, 2020
DATE:

PROJECT: RATHWELL LANDING LOT: 270



NON STANDARD EXTRAS (680)
Rathwell Landing - Phase 2

PURCHASER: Andrew P. Simpson

Printed: 3-Dec-20 4:06 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
270		2	801 THE SHARPLEY ELEV A	26-Oct-21	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
26 28761	1	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION		\$ 285.00	Each
26487	Note:	DOES NOT INCLUDE CONNECTION			
27 111618	1	KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 1 CABINetry AND BUILDERS STANDARD BACKSPLASH		\$ 2,420.00	Each
26490	Note:	As per Kitchen Sketch and plan			
28 219	1	- INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL - - ALL AREAS - .		\$ 475.00	Each
26493	Note:				
29 28551	1	GREAT ROOM - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED		\$ 387.00	Each
26495	Note:	Stained SB206			
30 28174	1	- OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS		\$ 75.00	Each
26502	Note:				
31	1	- Install engineered hardwood Lauzon Designer Collection Estate Series 6-1/4" flooring in hallway in lieu of ceramic tiles as per plan. Laundry room + main bathroom to remain ceramic tile as per colour chart.		\$ 420.00	Each
26505	Note:	Steps are Hardwood Standard			
32	1	LAUNDRY ROOM - Bronze level floor tile in Laundry room installed Rectangular Front-to-Back as per Floor Tile Sketch and plan.		\$ 60.00	Each
26506	Note:				
33	1	- LANDING AT REAR DOOR - DELETE STD HARDWOOD FLOORING AND PROVIDE BRONZE SERIES FLOOR TILES installed Rectangular Front-to-Back as per Floor Tile Sketch and plan		\$ 150.00	Each
26507	Note:	STAIRS TO REMAIN HARDWOOD			
34 116516	1	KITCHEN - CABINetry - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W GABLE - LEVEL 1 SERIES CABINetry		\$ 681.00	Each
26508	Note:	Single Gable to be installed between Fridge and Adjacent Countertop as per Kitchen Sketch			
35	1	ENSUITE BATH - Sink and Light Fixture to be approximately centered on extended vanity in ensuite bathroom as per plan		\$ 0.00	Each
26510	Note:	See item 21 for extension			
*36 28254	1	- CARPET - 2 COLORS OF CARPET		*\$ 0.00	Each
27363	Note:				
*37 28213	1	MAIN BATHROOM - ACCESSORIES - BATHROOM - INFINITY COLLECTION - UPGRADE FROM TOWEL RING TO TOWEL BAR		*\$ 25.00	Each
27366	Note:				

PREPARED BY: Samar Merhi
LOCKED BY:
PE 1,253-1
invoiceSQL.rpt 16May20

Vendor Initials: Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASER: Andrew P. Simpson		Printed: 21-Nov-20 3:35 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
270	2	801 THE SHARPLEY ELEV A	26-Oct-21
ITEM	QTY	EXTRA / CHANGE	PRICE
38	29015	1 - - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	\$ 84.00
26514		Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	Each
39		1 - FOYER - FLOOR TILE - UPGRADE - BRONZE - FOYER	\$ 285.00
26516		Note:	Each
40		1 - MAIN BATHROOM - FLOOR TILE - UPGRADE - BRONZE - MAIN BATHROOM	\$ 103.00
26517		Note:	Each
41		1 - ENSUITE BATH - FLOOR TILE - UPGRADE - SILVER - ENSUITE BATH	\$ 417.00
26518		Note:	Each
42		1 - ENSUITE BATH - WALL TILE - UPGRADE - SILVER FLOOR TILE - ENSUITE BATHROOM	\$ 821.00
26520		Note:	Each
43		1 - KITCHEN - Do not install backsplash tile. Client would like to sign a waiver.	\$ 0.00
26521		Note: Purchasers acknowledge and accept that the vendor does not recommend the deletion of the backsplash and that the vendor will not be liable for any damage to the drywall, paint, cabinets or countertops resulting from the deletion.	Each
44		1 - GREAT ROOM - Delete fireplace tile surround and install drywall.	\$ 0.00
26526		Note:	Each
45	28848	3 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 225.00
26527		Note:	
*46	45	*1 - - CARPET - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2	*\$ 304.00
26744		Note: ***INCLUDES ADDITIONAL AREA AT BOTTOM OF STAIRS DUE TO OPEN STAIRCASE OPTION TAKEN***	Each
*47	48	*1 - - UNDERPAD - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2	*\$ 210.00
26745		Note: ***INCLUDES ADDITIONAL AREA AT BOTTOM OF STAIRS DUE TO OPEN STAIRCASE OPTION TAKEN***	Each
48		1 - MASTER BEDROOM - WALK IN CLOSET - PROVIDE CENTERED OUTSWING DOOR - 2 TIER ROD & SHELF ON WALL BACKING ONTO ENSUITE AND BEDROOM WALL, AND I TIER ROD & SHELF ON EXTERIOR BACK WALL. NOTE TOP SHELF TO BE APPROX 80" FROM FLOOR AND 2ND SHELF APPROX 40" FROM FLOOR	\$ 275.00
26829		Note: ***SEE ATTACHED SKETCH***	Each

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASER: Andrew P. Simpson

Printed: 21-Nov-20 3:35 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
270		2	801 THE SHARPLEY ELEV A	26-Oct-21
ITEM - QTY - EXTRA / CHANGE			PRICE	INTERNAL USE
38 29015	1 - - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH		\$ 84.00	Each
26514	Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.			
39	1 - FOYER - FLOOR TILE - UPGRADE - BRONZE - FOYER		\$ 285.00	Each
26516	Note:			
40	1 - MAIN BATHROOM - FLOOR TILE - UPGRADE - BRONZE - MAIN BATHROOM		\$ 103.00	Each
26517	Note:			
41	1 - ENSUITE BATH - FLOOR TILE - UPGRADE - SILVER - ENSUITE BATH		\$ 417.00	Each
26518	Note:			
42	1 - ENSUITE BATH - WALL TILE - UPGRADE - SILVER FLOOR TILE - ENSUITE BATHROOM		\$ 821.00	Each
26520	Note:			
43	1 - KITCHEN - Do not install backsplash tile. Client would like to sign a waiver.		\$ 0.00	Each
26521	Note: Purchasers acknowledge and accept that the vendor does not recommend the deletion of the backsplash and that the vendor will not be liable for any damage to the drywall, paint, cabinets or countertops resulting from the deletion.			
44	1 - GREAT ROOM - Delete fireplace tile surround and install drywall.		\$ 0.00	Each
26526	Note:			
45 28848	3 - - CERAMIC TILE - GROUT COLOR PER COLOUR		\$ 225.00	
26527	Note:			
*46 45	*1 - - CARPET - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2		*\$ 304.00	Each
26744	Note: ***INCLUDES ADDITIONAL AREA AT BOTTOM OF STAIRS DUE TO OPEN STAIRCASE OPTION TAKEN***			
*47 48	*1 - - UNDERPAD - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2		*\$ 210.00	Each
26745	Note: ***INCLUDES ADDITIONAL AREA AT BOTTOM OF STAIRS DUE TO OPEN STAIRCASE OPTION TAKEN***			
48	1 - MASTER BEDROOM - WALK IN CLOSET - PROVIDE CENTERED OUTSWING DOOR - 2 TIER ROD & SHELF ON WALL BACKING ONTO ENSUITE AND BEDROOM WALL, AND 1 TIER ROD & SHELF ON EXTERIOR BACK WALL. NOTE TOP SHELF TO BE APPROX 80" FROM FLOOR AND 2ND SHELF APPROX 40" FROM FLOOR		\$ 275.00	Each
26829	Note: ***SEE ATTACHED SKETCH***			

Vendor Initials:

Purchaser Initials:

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1,253-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)
Rathwell Landing - Phase 2

PURCHASER: Andrew P. Simpson

Printed: 21-Nov-20 3:35 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
270	2	801 THE SHARPLEY ELEV A	26-Oct-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
49	1	- MAIN BATHROOM AND MASTER ENSUITE - DELETE LAMINATE BACKSPLASH OF COUNTER TOP FOR BOTH VANITIES	\$ 0.00 \$45.00	Each
26830	Note:	Purchasers acknowledge and accept that the vendor does not recommend the deletion of the backsplash and that the vendor will not be liable for any damage to the drywall, paint, cabinets or countertops resulting from the deletion.		
50	1	- ENSUITE BATH - PROVIDE FOR SCHLUTER NICHE APPROX 12" X 20"C/W STD SERIES CERAMIC TILES TO BE INSTALLED IN WALL BACKING ONTO WALK IN CLOSET (OPPOSITE SHOWERHEAD WALL). CENTRE,NICHE HORIZONTALLY IN SPACE AND HAVE BOTTOM APPROX 4FT UP FROM SHOWER BASE	\$ 460.00	Each
26837	Note:	12" X 20" - \$460 12" X 28" - \$570		
51	1	- PURCHASER REQUEST THE DELETED CLOSET DOORS FROM BEDROOM #2 BE LEFT IN THE BASEMENT OR THE PURCHASER BE ALLOW TO PICK UP AS THE INTERIOR DOORS ARE BEING INSTALLED	\$ 0.00	Each
26831	Note:	***NEEDS TO BE APPROVED BY MANAGEMENT*** Delete Non SI		
52	1	- KITCHEN - DELETE ITEM #6 - LAYOUT 1 - STANDARD CABINETS	-\$150.00	Each
26884	Note:			
*53	1	- KITCHEN - LOWER CABINETS - ISLAND LOWER AND COUNTER TOP - PER LINEAR FOOT, LEVEL 1 CABINETRY	*\$ 118.00	Each
117054	Note:	***PREVIOUSLY PAID FOR STD SERIES CABINETRY (SEE ITEM #23 OF B1-A) NOW CLIENT WANTS LEVEL 1 CABINETRY SO PRICE IS FOR THE DIFFERENCE***		
26897				
*54	*1	- TILE - WALL - INSTALLED ON 45 - INSTALLATION ONLY - - MAIN BATHROOM (18) - .	*\$ 210.00	Each
64				
26901	Note:			

Sub Total	\$8,385.00
HST	\$0.00
Total	\$8,385.00

Payment Summary

Paid By	Amount
Total Payment:	

PURCHASER:

Andrew P. Simpson

21-Nov-20
DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

PREPARED BY: Samar Merhi
LOCKED BY:
PE 1.253-3
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:	
DATE:	

SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.


1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. \$225.00 + HST= \$254.25

PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #6 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated November 21, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 32 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 21 day of November, 2020.



Purchaser

Valecraft Homes Limited

Purchaser



Per:



Date:

Lot #: 270 - 4M-1589

Project: **Rathwell Landing**



Tile Installation Options

FLOOR TILE

Standard square

Square brick

Rectangular front to back of the house

Rectangular side to side of the house

Rectangular 1/3 staggered front to back of the house

Rectangular 1/3 staggered side to side of the house

45 degree

- Foyer
~~- Step up @ Foyer~~
- Laundry Room
- Main Bathroom
- Landing/Step down at Back Door

- En Suite Bathroom

Project: Rathwell Landing
Plan #: 4M-1589
Lot: 270
Model: The Sharpley / 801

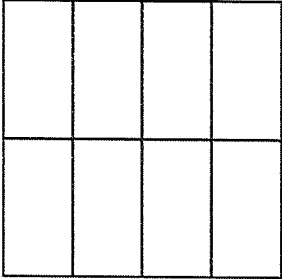
Purchaser: Andrew P. Simpson
Purchaser:
Date: November 21, 2020
Upgrade #: 32, 33, 39, 40, 41



Tile Installation Options

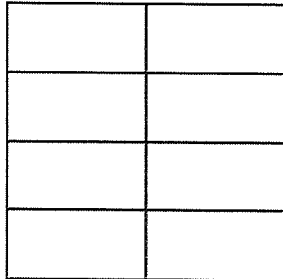
WALL TILE

Vertical stacked

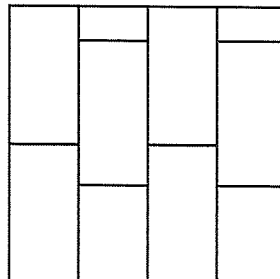


- En suite Bath Wall
- En suite Bath Niche

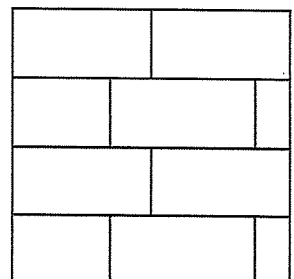
Horizontal stacked



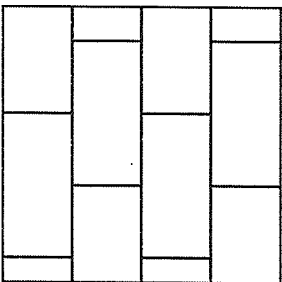
Vertical 1/3 offset brick



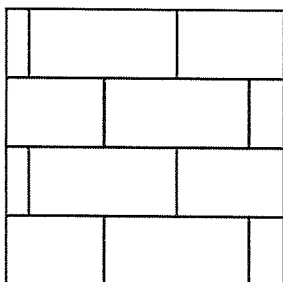
Horizontal 1/3 offset brick



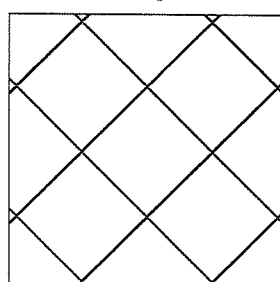
Vertical brick



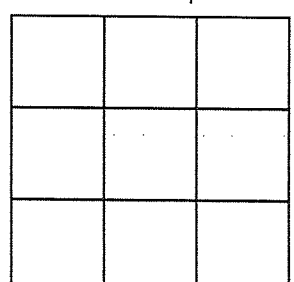
Horizontal brick



45 degree



Standard square



- Main Bathroom



Project: Rathwell Landing

Plan #: 4M-1589

Lot: 270

Model: The Sharples / 801

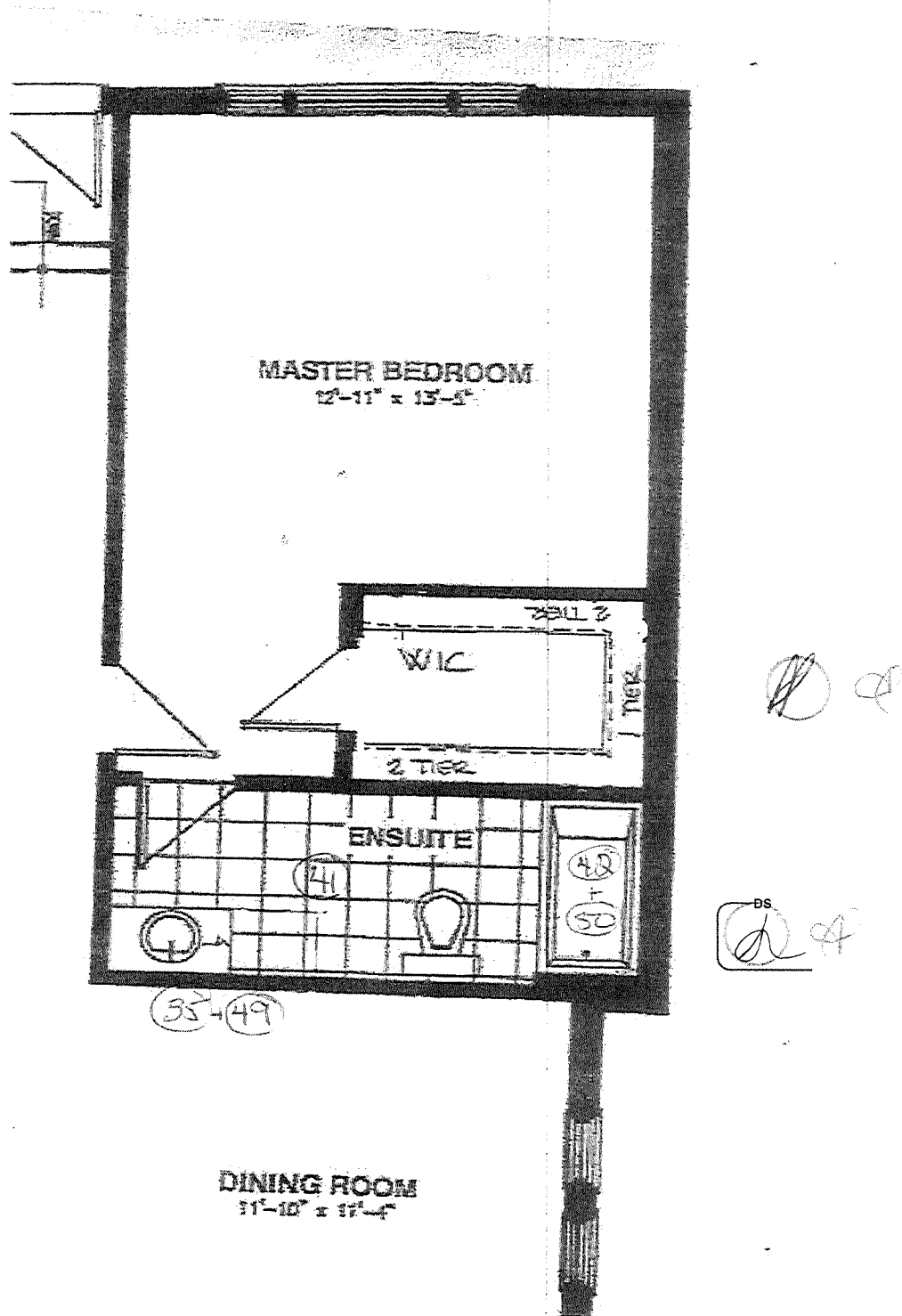
Purchaser: Andrew P. Simpson


Purchaser:

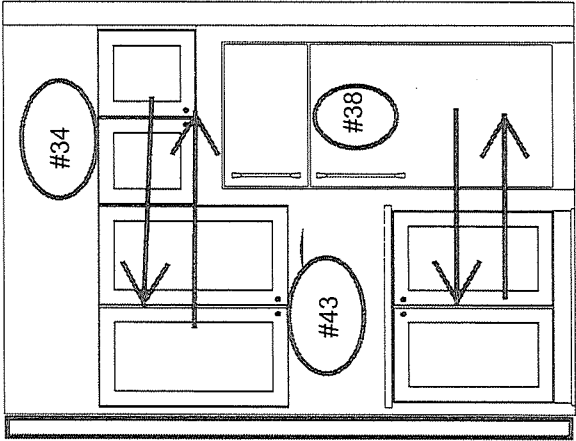
Date: Nov. 21, 2020

Upgrade #: 54, 42, 50

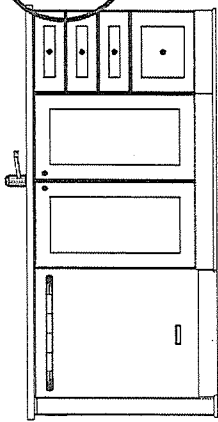
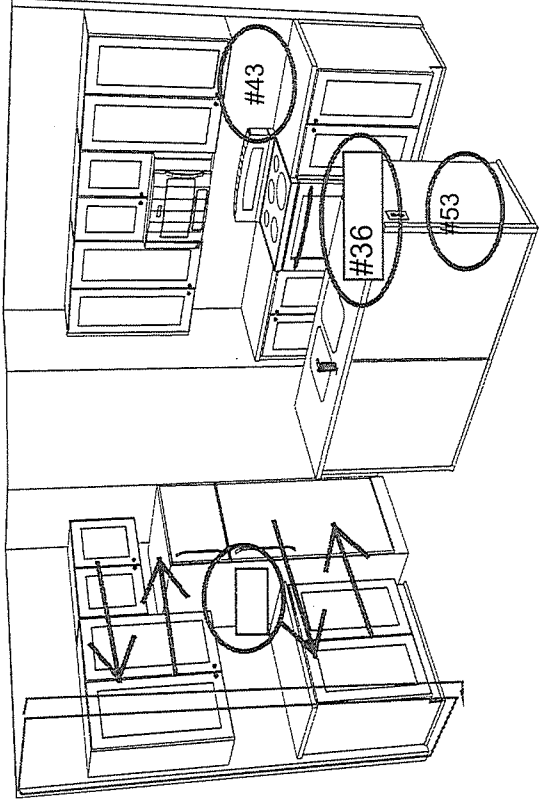
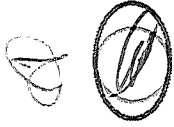
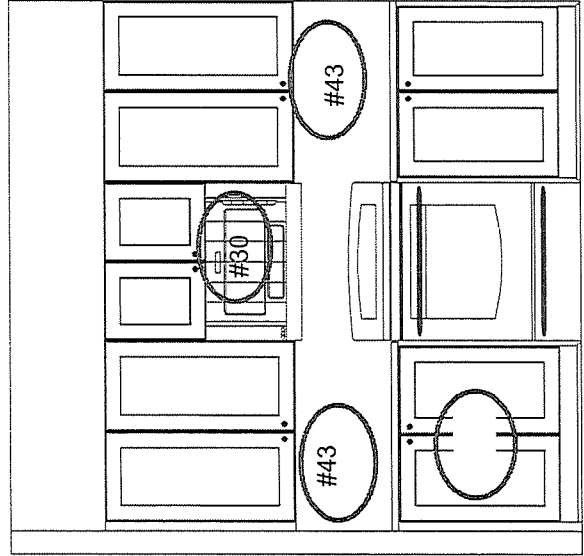
RL 270
HIV # 1253
Item # 48
Master/Ensuite
Sketch



	BUILDER: VALECRAFT	PROJECT: Rathwell Landing	Lot 270 - Plan 4M-1589
	REDESIGN NUMBER:	MODEL: 801 SHARPLEY STND	LOT: OPTION #1
	DONE BY:	DATE: 05/03/19	Purchaser: Andrew P. Simpson



#27

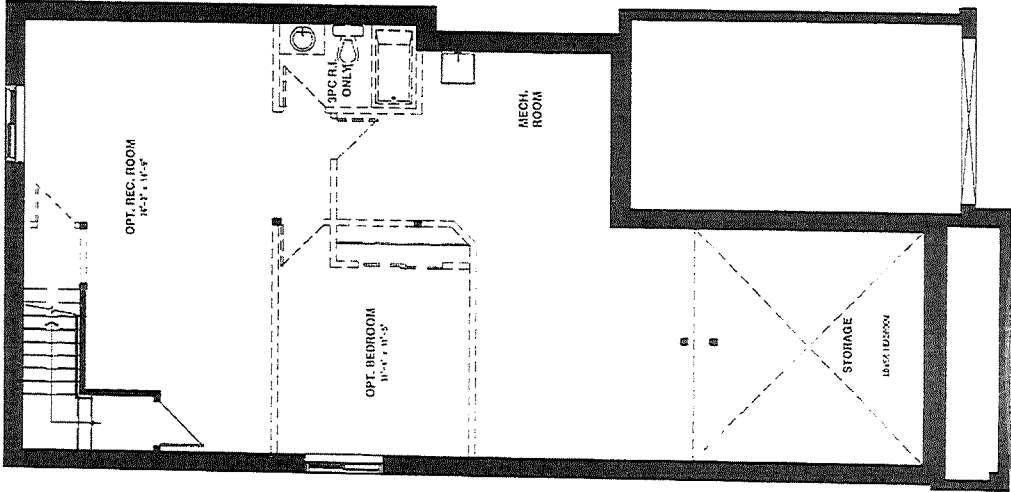




THE SHARPLEY

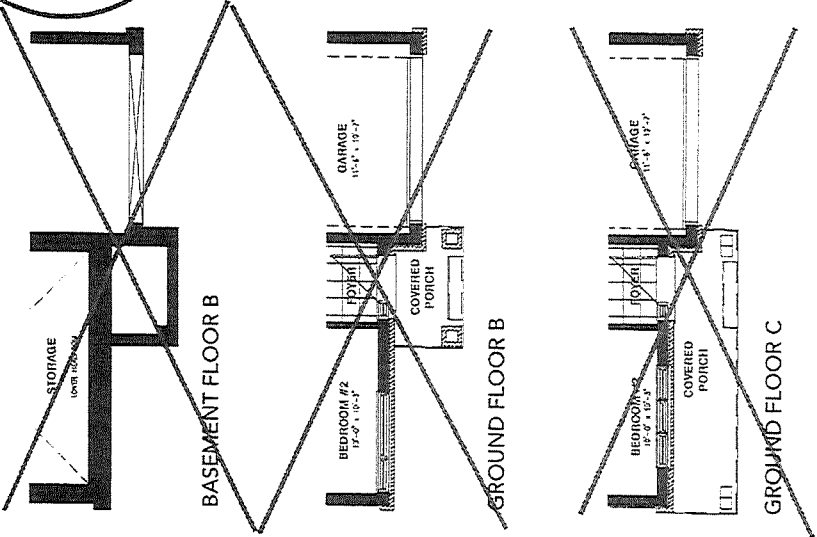
MODEL 801
1,304 sq.ft.

Site: Rathwell Landing
Purchaser: Andrew P. Simpson
Plan No.: 4M-1589
Lot: 270
Date: NOVEMBER 21, 2020



BASEMENT FLOOR A & C

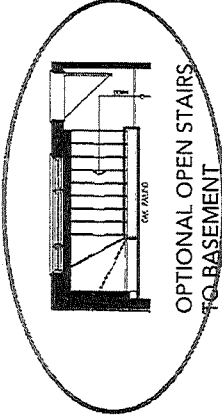
SKETCH



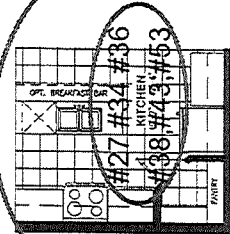
BASEMENT FLOOR B

GROUND FLOOR B

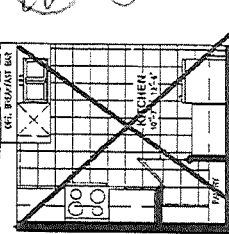
GROUND FLOOR C



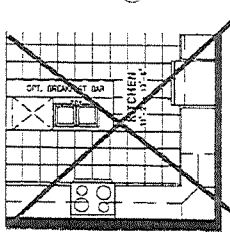
OPTIONAL OPEN STAIRS TO BASEMENT



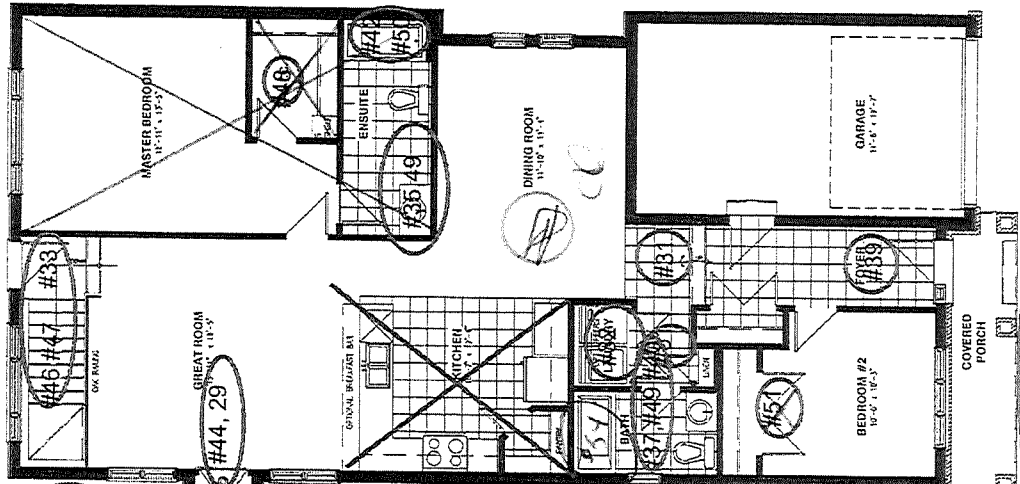
OPTIONAL KITCHEN #1



OPTIONAL KITCHEN #2

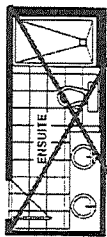
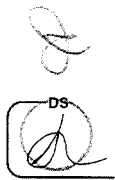


OPTIONAL KITCHEN #3



GROUND FLOOR A

See Master/ensuite sketch



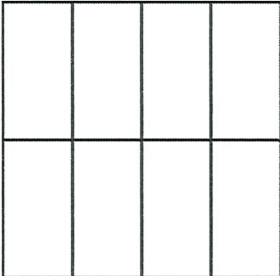
OPTIONAL 4PC ENSUITE



Tile Installation Options

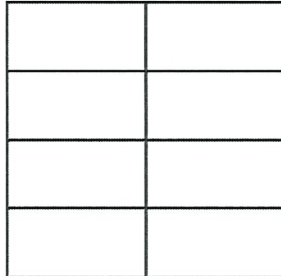
WALL TILE

Vertical stacked

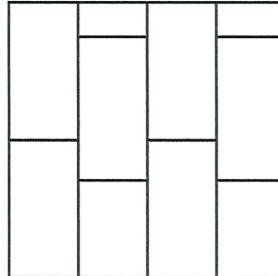


- En suite Bath Wall
- En suite Bath Niche

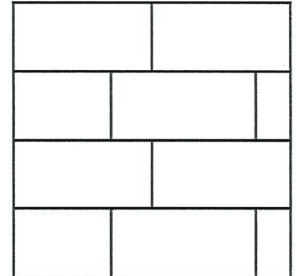
Horizontal stacked



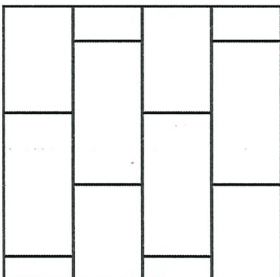
Vertical 1/3 offset brick



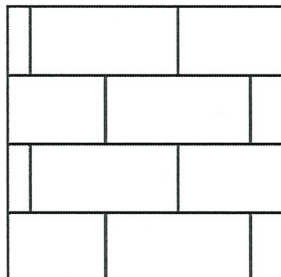
Horizontal 1/3 offset brick



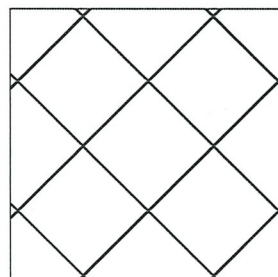
Vertical brick



Horizontal brick

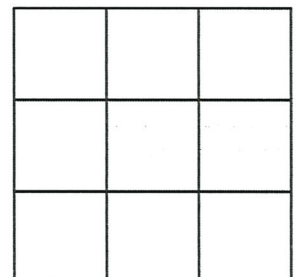


45 degree



- Main Bathroom

Standard square



Project: Rathwell Landing

Plan #: 4M-1589

Lot: 270

Model: The Sharpley / 801

Purchaser: Andrew P. Simpson

Purchaser: _____

Date: Nov. 21, 2020

Upgrade #: 54, 42, 50



BUILDER: VALECRAFT

REDESIGN NUMBER:

DONE BY:

PROJECT: Rathwell Landing

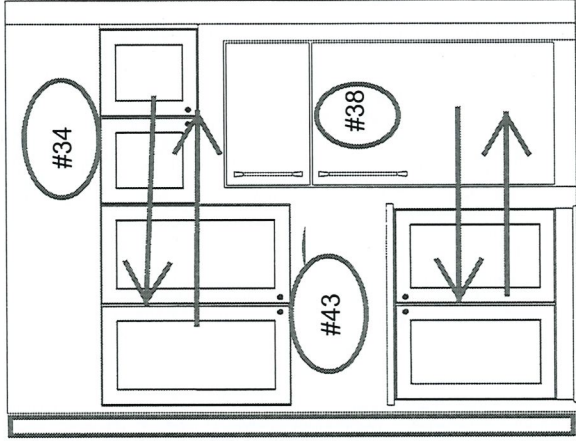
MODEL: 801 SHARPLEY STND

DATE: 05/03/19

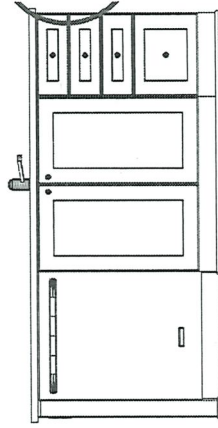
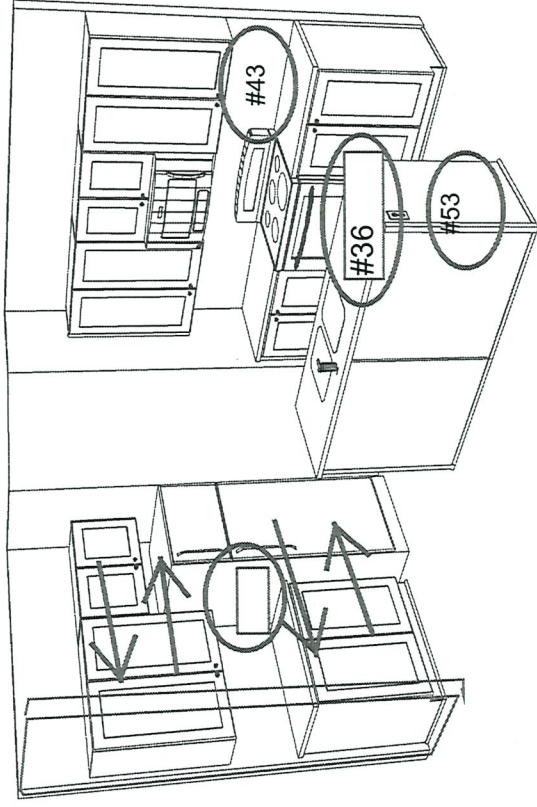
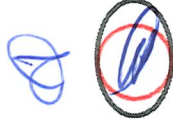
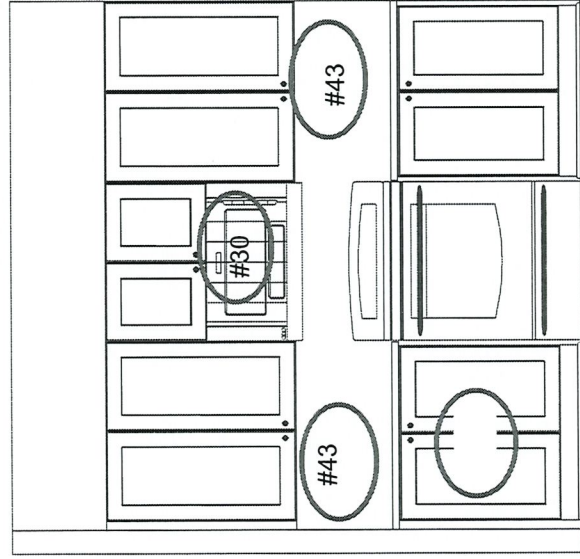
Lot 270 - Plan 4M-1589


LOT: OPTION #1

Purchaser: Andrew P. Simpson



#27



 Valecraft Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	270	Civic Address:	751 Parade Dr.		
	Purchaser(s):	Andrew P. Simpson			Model Name/#:	The Sharpley / 801
	Purchaser(s):				Closing Date:	26-Oct-21

INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE	Standard	STD
DOOR STYLE	Interior Doors: Craftsman III Smooth 3 Panel <i>Closet in Bedroom 2 Deleted</i>	#28, 51 <i>19, 48</i>
INTERIOR HARDWARE	Standard	STD
INTERIOR LIGHTING PACKAGE	<i>Roma Collection</i> As per S&S Quote	STD
BATHROOM ACCESSORIES	Standard (Note: Main Bathroom - do not install towel ring - install towel bar in the place of towel ring)	#37
FIREPLACE MANTLE	<i>Modern Type 1</i> Red Oak stained to match SB 206	#29

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Contemporary	SB 206	#17 <i>16, 18</i>
BRACKET	Metal	N/A	Gun Metal Grey	#17 <i>16, 18</i>
SPINDLES	Metal	Square	Gun Metal Grey	#17 <i>16, 18</i>
POSTS	Red Oak	3-1/2" Modern Beveled Posts	SB 206	#17 <i>16, 18</i>
NOSINGS	Red Oak	N/A	SB 206	#17 <i>16, 18</i>
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	/

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	37" wide Opening	#38	Sleeve for future water line + Water Line	#26
RANGE	Standard	STD	/	/
DISHWASHER	Standard	STD	/	/
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard	STD	Basic Stainless Steel	#30
WASHING MACHINE/DRYER	Standard	STD	/	/

Purchaser's Signature(s) : _____


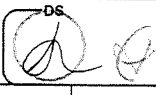
Date: Nov-21-2020

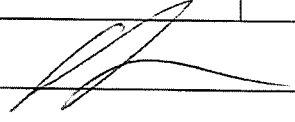
Purchaser's Signature(s) : _____

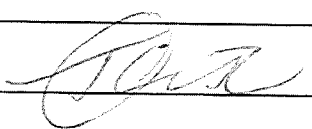
Date: _____

Approved By : _____

Date: December 4, 2020

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	270	Civic Address:	751 Parade Dr.		
	Purchaser(s):	Andrew P. Simpson			Model Name/#:	The Sharpley / 801
	Purchaser(s):				Closing Date:	26-Oct-21
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Shaker SPC TF-180 			Level 1	#8,#36,#9,#22,#23,#24,#27,#34,#36,#38,#53
	HARDWARE CODE	81092-195	TYPE	Handles	STD	9,23,27 53
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	9,23,27 53
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-M2056			STD	STD
	HARDWARE CODE	81092-142	TYPE	Handles	STD	STD
	COUNTERTOP	P395-VL	COUNTERTOP EDGE PROFILE	Standard	STD	#49
ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K63			STD	#15,#21,35
	HARDWARE CODE	81092-142	TYPE	Handles	STD	15,21
	COUNTERTOP	P395-VL	COUNTERTOP EDGE PROFILE	Standard	STD	21, #49
POWDER ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) : 

Purchaser's Signature(s) : 

Approved By :

Date: Nov-21-2020

Date:

Date: December 4, 2020



SINGLES AND TOWNS COLOUR CHART					
Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
Lot No:	270	Civic Address:	751 Parade Dr.		
Purchaser(s):	Andrew P. Simpson			Model Name/#:	The Sharpley / 801
Purchaser(s):				Closing Date:	26-Oct-21

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	OC-117 simply white	STD	/	/
FOYER	Low Luster OC-28 Collingwood	#14	/	/
POWDER ROOM	/	/	/	/
MAIN FLOOR HALLWAY	Low Luster OC-28 Collingwood	#14	/	/
DINING ROOM	Low Luster OC-28 Collingwood	#14	/	/
FLEX ROOM	/	/	/	/
GREAT ROOM	Low Luster OC-28 Collingwood	#14	/	/
FAMILY ROOM	/	/	/	/
DEN/STUDY/HOME OFFICE	/	/	/	/
KITCHEN/DINETTE/BREAKFAST	Semi Gloss OC-28 Collingwood	#14	/	/
LAUNDRY/MUDROOM	Low Luster OC-28 Collingwood	#14	/	/
2nd FLOOR HALLWAY	/	/	/	/
MAIN BATH	Semi Gloss OC-28 Collingwood	#14	/	/
BEDROOM #2	Low Luster OC-28 Collingwood	#14	/	/
BEDROOM #3	/	/	/	/
BEDROOM #4	/	/	/	/
MASTER BEDROOM	Low Luster OC-28 Collingwood	#14	/	/
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-28 Collingwood	#14	/	/
MASTER BEDROOM ENSUITE	Semi Gloss OC-28 Collingwood	#14	/	/
FINISHED BASEMENT RECREATION ROOM	/	/	/	/
BASEMENT BATHROOM	/	/	/	/

DocuSigned by:

Purchaser's Signature(s) :

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Purchaser's Signature(s) :

Approved By :


Date:

21-Nov-20

Date:

Date:

December 4, 2020

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	270	Civic Address:	751 Parade Dr.		
	Purchaser(s):	Andrew P. Simpson			Model Name/#:	The Sharpley / 801
	Purchaser(s):				Closing Date:	26-Oct-21
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (Rectangular Front to Back Install)		908 Dove Gray	Bronze + UPG grout	#39, #45
POWDER ROOM	FLOOR	/		/	/	/
	WALL	/		/	/	/
	INSERT OR BORDER	/				
LANDING & STEP DOWN AT BACK DOOR	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (Rectangular Front to Back Install)		908 Dove Gray	Bronze + UPG grout	#33, #45
	WALL	/		/	/	/
	INSERT OR BORDER	/				
LAUNDRY ROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (Rectangular Front to Back Install)		908 Dove Gray	Bronze + UPG grout	#32, #45
	WALL	/		/	/	/
	INSERT OR BORDER	/				
KITCHEN	FLOOR	See Hardwood		/	/	22
	BACKSPLASH	: Delete backsplash tile				#43
	INSERT OR BORDER	/				
STEP UP AT FOYER	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (Rectangular Front to Back Install)		908 Dove Gray	Bronze + UPG grout	#39, #45
FIREPLACE	HEARTH	/		/	/	/
	SURROUND	Delete and continue drywall		/	/	#44
ADDITIONAL FIREPLACE	HEARTH	/		/	/	/
	SURROUND	/		/	/	/

Purchaser's Signature(s) : _____



Date: Nov-21-2020

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Date: _____

Approved By : _____

Date: December 4, 2020

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	270	Civic Address:	751 Parade Dr.		
	Purchaser(s):	Andrew P. Simpson			Model Name/#:	The Sharpley / 801
	Purchaser(s):				Closing Date:	26-Oct-21
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (Rectangular Front to Back Install)		908 Dove Gray	Bronze + UPG grout	#40, #45
	WALL	Colour and Dimension Olympia Arctic white 6"x6" Bright QT.CD.ARW06.06BR 45 degree installation		 910 Bright White	STD + UPG grout +upg installation	#45 ,54
	INSERT OR BORDER	/				
3PC ENSUITE BATHROOM	FLOOR	Ceratec Glamour Stone 11.6" x23.6" Calacatta Matt (Rectangular Side to Side Install)		909 Sterling	Silver + UPG Grout	#41, #45
	WALL	Ceratec Glamour Stone 11.6" x23.6" Calacatta Matt (Vertical Stacked Install)		909 Sterling	Silver Floor on Wall+ UPG Grout	10 #42, #45, #50
	TILES IN NICHE	Ceratec Glamour Stone 11.6" x23.6" Calacatta Matt (Vertical Stacked Install)				
4PC/5PC ENSUITE BATHROOM	FLOOR	/		/	/	/
	TUB DECK	/		/	/	/
	TUB BACKSPLASH	/		/	/	/
	INSERT OR BORDER	/		/	/	/
	WALL OVER TUB	/		/	/	/
BASEMENT/OTHER BATHROOM	FLOOR	/		/	/	/
	WALL	/		/	/	/
	INSERT OR BORDER	/		/	/	/

Purchaser's Signature(s) : _____



Date: Nov-21-2020

Purchaser's Signature(s) : _____

Date: _____

Approved By : _____

Date: December 4, 2020

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	270	Civic Address:	751 Parade Dr.		
	Purchaser(s):	Andrew P. Simpson			Model Name/#:	The Sharpley / 801
	Purchaser(s):				Closing Date:	26-Oct-21
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY & Linen Closet	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Celtik Character grade Ultra-Matte 6-1/4" (the portion tiled before main bathroom (not including laundry room and main bathroom))			UPG	#31	
DINING ROOM	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Celtik Character grade Ultra-Matte 6-1/4"			UPG	#18	
FLEX ROOM	/			/	/	
FAMILY ROOM	/			/	/	
GREAT ROOM	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Celtik Character grade Ultra-Matte 6-1/4"			UPG	#18	
DEN/HOME OFFICE	/			/	/	
REAR HALLWAY	/			/	/	
KITCHEN	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Celtik Character grade Ultra-Matte 6-1/4"			UPG	#22	
BREAKFAST AREA/DINETTE	/			/	/	
MAIN STAIRS TO BEDROOMS	/			/	/	
UPPER HALLWAY	/			/	/	
BEDROOM # 2	Coronet A4531 Spartacus 16787 Mystic Beige + Standard Underpad			STD Carpet + STD Underpad	STD	
BEDROOM # 3	/			/	/	
BEDROOM # 4	/			/	/	
MASTER BEDROOM	Coronet A4531 Spartacus 16787 Mystic Beige + Standard Underpad			STD Carpet + STD Underpad	STD	
MASTER BEDROOM WALK-IN CLOSET	Coronet A4531 Spartacus 16787 Mystic Beige + Standard Underpad			STD Carpet + STD Underpad	STD	
STAIRS TO BASEMENT	Beaulieu Cupido II 13237 Semitone + Upgraded Underpad (Not including landing and step up at back door (both to be tiled).)			L2 Carpet + LR Underpad	16 #46, #47	
FINISHED BASEMENT RECREATION ROOM	/ 			/	/	

Purchaser's Signature(s) : _____

Date: Nov-21-2020

Purchaser's Signature(s) : _____

Date: _____

Approved By : _____

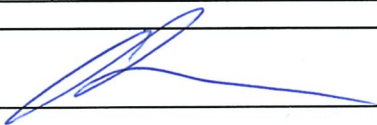
Date: November 4, 2020





SINGLES AND TOWNS COLOUR CHART					
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Lot No:	270	Civic Address:	751 Parade Dr.		
Purchaser(s):	Andrew P. Simpson			Model Name/#:	The Sharpley / 801
Purchaser(s):				Closing Date:	26-Oct-21

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Standard	Stainless Steel	STD
	FAUCET	Standard	Chrome	STD
MAIN BATHROOM	SINK	Standard	White	STD
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	TUB/SHOWER	Standard	White	STD
	TUB/SHOWER FAUCET	Standard	Chrome	STD
ENSUITE BATHROOM	SINK	Standard	White	#35
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	SHOWER	Acrylic 3'x5' base with Kameleon Clear Glass Soft Close Shower Doors with Chrome Standard Towel Bars and Trim	White/Glass/Chrome	#10, #11
	SHOWER FAUCET	Standard	Chrome	STD
	BATHTUB	/	/	/
	BATHTUB FAUCET	/	/	/
POWDER ROOM	PEDESTAL	/	/	/
	SINK FAUCET	/	/	/
	WATER CLOSET	/	/	/
BASEMENT/OTHER BATHROOM	SINK	/	/	/
	VANITY FAUCET	/	/	/
	WATER CLOSET	/	/	/
	TUB/SHOWER	/	/	/
	TUB/SHOWER FAUCET	/	/	/

NOTE: All fixtures are white as standard

Purchaser's Signature(s) : 

Purchaser's Signature(s) : 

Approved By : 

Date: Nov-21-2020

Date:

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