



**Valecraft**  
Homes Ltd.

## **Welcome to Deerfield Village 2**

Dear Yanni Merziotis,

**RE: Deerfield Village 2 Lot R08**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **December 4, 2020**

You now have ten (10) days from **December 7, 2020** to obtain your Lawyer's & Financing approvals.

On or before **December 18, 2020** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your interior colour selections & all remaining upgrades must be completed by **January 5, 2021** 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 613-421-8142

Sincerely,

*Emma Cooper*

**Valecraft Homes Sales Department**

SUMMARY OF PRICING				DATE:	
PROJECT: DEERFIELD VILLAGE 2		LOT NO: R08			
Reg'd Plan #: 4M-1290		MODEL: 5207			
Name(s): Yanni Merziotis					
Name(s):					
BASE PRICE DWELLING:				\$288,900.00	✓
PRICE OF ADDITIONAL PARKING:					
NET TOTAL COST OF UPGRADES:				\$25,668.01	✓
CREDITS:				-\$5,000.00	✓
SUBTOTAL:				\$20,668.01	✓
TOTAL:				\$309,568.01	✓
PURCHASER OFFER:				\$309,568.01	✓
DIFFERENCE:					
\$5,000.00 Décor Bonus has been applied in Full to the purchase price					
Basic Appliance Package Bonus					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 1	\$294,266.17	✓
COMMENTS:					
*EXPECTED DATE OF OCCUPANCY/ CLOSING:				November 23rd, 2021	
1455 YOVILLE DRIVE, #216, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Internal B1A Deerfield 2 - Phase Condo			
PURCHASER: Yanni Merziotis		Printed: 11-Dec-20 8:02 am	
LOT NUMBER R08 Level: 2	PHASE Condo	HOUSE TYPE 5207	CLOSING DATE
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 88585	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00
23941	Note: Bonus of \$5,000 has been applied in full to the purchase price		Each
2 25902	1	- KITCHEN - APPLIANCES BONUS - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOOD FAN, AND BASIC STACKABLE FRONT LOAD WHITE WASHER AND DRYER	\$ 0.00
	Note:		Each
*3 90184	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
23982	Note:		Each
*4 90183	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
23983	Note: Excluding Corner Cabinetry Where Applicable		Each
*5 90831	1	- STANDARD - AC UNIT 16 SEER 1.5 TON	\$ 0.00
23944	Note: Correction: 13 SEER. Location to be determined by Head Office		Each
*6 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 4,204.73
24043	Note: QUOTE #SS2996 REV. 04 DATED 10/07/2020		Each
*7 88294	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 289.28
24044	Note: QUOTE #OR3592 REV. 02 DATED 10/13/2020		Each
*8 118281	1	- KITCHEN - CABINETRY - UPGRADE - LEVEL 2 SERIES	*\$ 4,024.00
26682	Note:		Each
*9 118290	1	- KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W 1 GABLE - LEVEL 2 SERIES	*\$ 739.00
26720	Note: AS PER SCHEDULE "H" and Kitchen Sketch		Each
*10 118235	1	- KITCHEN - CABINETRY - UPC9-2B - LEVEL 2 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	*\$ 1,506.00
26714	Note: As per UPC Sketch. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style		Each
*11 111208	1	- KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF BONUS STAINLESS. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	*\$ 674.00
26815	Note: IN LIEU OF STANDARD OVER THE RANGE STAINLESS STEEL MICROWAVE COMBO HOOD FAN. 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 KITCHEN SKETCH and Schedule H		Each

PREPARED BY: Simon Clarke  
LOCKED BY: Tricia Oliver  
PE 1,176-1

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

Internal B1A Deerfield 2 - Phase Condo			
PURCHASER: Yanni Merziotis		Printed: 11-Dec-20 8:02 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
R08 Level: 2	Condo	5207	
ITEM	QTY	EXTRA / CHANGE	PRICE
*12 118296	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - STD KITCHEN	* \$ 5,248.00
26766	Note:	NO OPTIONAL KITCHEN ISLAND AND NO BREAKFAST BAR, EDGE DETAIL TO BE DETERMINED AT COLOR APPOINTMENT. AS PER SCHEDULE "H" RE: ITEM #34 & #33 FOR SINK AND FAUCET	Each
13 24118	1	KITCHEN - SUPPLY AND INSTALL UPGRADED HARDWARE MODEL # 305-96-195 ON CABINETS IN KITCHEN	\$ 170.00
	Note:	NO OPTIONAL KITCHEN ISLAND	Each
14 24103	1	ENSUITE BATH - SUPPLY AND INSTALL UPGRADED HARDWARE MODEL # 305-96-195 ON VANITY CABINETS IN ENSUITE BATHROOM	\$ 20.00
	Note:		Each
15 24102	1	MAIN BATHROOM - SUPPLY AND INSTALL UPGRADED HARDWARE MODEL # 305-96-195 ON VANITY CABINETS IN MAIN BATHROOM	\$ 20.00
	Note:		Each
16 24069	1	FOYER - TILE - FLOOR - UPGRADE PLATINUM SERIES - FOYER	\$ 380.00
	Note:	AS PER SCHEDULE H RE: ITEM #17	Each
17 26775	1	FOYER - TILE - FLOOR - INSTALLATION - RECTANGULAR 1/3 STAGGERED SIDE TO SIDE OF THE HOUSE INSTALL	\$ 57.00
	Note:	AS PER FLOOR TILE INSTALLATION SKETCH and Schedule H RE: ITEM #16	Each
18 24071	1	KITCHEN - TILE - FLOOR - UPGRADE PLATINUM SERIES - KITCHEN	\$ 2,136.00
	Note:	AS PER SCHEDULE H. RE: ITEM #19	Each
19 26776	1	KITCHEN - TILE - FLOOR - INSTALLATION - RECTANGULAR 1/3 STAGGERED SIDE TO SIDE OF THE HOUSE INSTALL	\$ 322.00
	Note:	AS PER FLOOR TILE INSTALLATION SKETCH and Schedule H RE: ITEM #18	Each
20 26779	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE BRONZE SERIES - STD KITCHEN	\$ 230.00
	Note:	INCLUDING BEHIND CHIMNEY STYLE HOODFAN AREA TO CEILING. RE: ITEM #11 & 21	Each
21 26780	1	KITCHEN - TILE - WALL - BACKSPLASH - INSTALLATION - HORIZONTAL 1/3 OFFSET BRICK INSTALLATION - KITCHEN	\$ 118.00
	Note:	Includes behind Chimney Hoodfan to Ceiling AS PER WALL TILE INSTALLATION SKETCH RE: ITEM #11 & 20	Each
22 24072	1	MAIN BATHROOM - TILE - FLOOR - UPGRADE PLATINUM SERIES - MAIN BATHROOM	\$ 455.00
	Note:	AS PER SCHEDULE H RE: ITEM #23	Each

PREPARED BY: Simon Clarke  
LOCKED BY: Tricia Oliver  
PE 1,176-2

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Internal B1A Deerfield 2 - Phase Condo			
PURCHASER: Yanni Merziotis		Printed: 11-Dec-20 8:02 am	
LOT NUMBER R08 Level: 2	PHASE Condo	HOUSE TYPE 5207	CLOSING DATE
ITEM	QTY	EXTRA / CHANGE	PRICE
23		1 - MAIN BATHROOM - TILE - FLOOR - INSTALLATION - RECTANGULAR 1/3 STAGGERED SIDE TO SIDE OF THE HOUSE INSTALL	\$ 69.00
26777		Note: AS PER FLOOR TILE INSTALLATION SKETCH RE: ITEM #22	Each
24		1 - MAIN BATHROOM - TILE - WALL - STD TUB/SHOWER ENCLOSURE - UPGRADE BRONZE SERIES - MAIN BATHROOM	\$ 376.00
26781		Note: RE: ITEM #25	Each
25		1 - MAIN BATHROOM - TILE - WALL - STD TUB/SHOWER SURROUND - INSTALLATION - HORIZONTAL 1/3 OFFSET BRICK INSTALLATION	\$ 175.00
26783		Note: AS PER WALL TILE INSTALLATION SKETCH RE: ITEM #24	Each
26		1 - ENSUITE BATH - TILE - FLOOR - UPGRADE PLATINUM SERIES - ENSUITE BATHROOM	\$ 455.00
24073		Note: PER SCHEDULE H RE: ITEM #27	Each
27		1 - ENSUITE BATH - TILE - FLOOR - INSTALLATION - RECTANGULAR 1/3 STAGGERED SIDE TO SIDE OF THE HOUSE	\$ 69.00
26778		Note: AS PER FLOOR TILE INSTALLATION SKETCH and Schedule H RE: ITEM #26	Each
28		1 - ENSUITE BATH - TILE - WALL - STD SHOWER - UPGRADE BRONZE SERIES - ENSUITE BATHROOM	\$ 450.00
26782		Note: RE: ITEM #29	Each
29		1 - ENSUITE BATH - TILE - WALL - STD SHOWER - INSTALLATION - HORIZONTAL 1/3 OFFSET BRICK INSTALLATION - ENSUITE BATHROOM	\$ 209.00
26784		Note: AS PER WALL TILE INSTALLATION SKETCH RE: ITEM #28	Each
30		1 - - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STD AREAS	\$ 1,178.00
26791		Note: Living / Dining Room and Hallway as per Schedule H	Each
31		1 - MASTER BEDROOM - UNDERPAD - UPGRADE - LEVEL 2 - MASTER BEDROOM	\$ 247.00
26787		Note: AS PER SCHEDULE H	Each
32		1 - BEDROOM 2 - UNDERPAD - UPGRADE - LEVEL 1 - BEDROOM 2	\$ 80.00
26788		Note: AS PER SCHEDULE H	Each
33 88452		1 - KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 9159 - AR - DST	\$ 627.00
26668		Note: AS PER SCHEDULE "H" RE: ITEM #12 QUARTZ LEVEL 3	Each
34 118342		1 - KITCHEN - KITCHEN SINK - FRANKE CUBE CUX120-CA DOUBLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	\$ 1,140.00
26806		Note: Only available with Solid Surface Countertops AS PER SCHEDULE "H" RE: ITEM #12 QUARTZ LEVEL 3	Each

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Simon Clarke  
LOCKED BY: Tricia Oliver  
PE 1,176-3

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PER: \_\_\_\_\_

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Internal B1A Deerfield 2 - Phase Condo			
PURCHASER: Yanni Merziotis		Printed: 11-Dec-20 8:02 am	
LOT NUMBER R08 Level: 2	PHASE Condo	HOUSE TYPE 5207	CLOSING DATE
ITEM	QTY	EXTRA / CHANGE	PRICE
35		1 - KITCHEN - PURCHASER IS REQUESTING TO HAVE MICROWAVE DELETED AND NO RELOCATION REQUIRED.	\$ 0.00
26828		Note: See Kitchen Sketch	Each
36		1 - - BUILDER'S STANDARD SERIES FLOOR TILE TO BE INSTALLED IN LAUNDRY AREA, MECHANICAL AREA AND STORAGE AREA. TO BE INSTALLED STANDARD SQUARE. AS PER FLOOR TILE INSTALLATION SKETCH.	\$ 0.00
26899		Note:	Each

Sub Total	\$25,668.01
HST	\$0.00
Total	\$25,668.01

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
APS	\$25,668.01
Total Payment:	\$25,668.01

PURCHASER: \_\_\_\_\_  
Yanni Merziotis

11-Dec-20  
DATE

VENDOR: \_\_\_\_\_  
PER: Valecraft Homes Limited

DATE: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____