

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED

ON THE 24th DAY OF November, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : R01
LOT: R01 BLOCK:
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 735-H Dearborn Private

PURCHASERS: Ahmad El Najmi

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: December 10th, 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: \$330,150.56
BALANCE AT CLOSING: \$315,150.56
LESS H.S.T. AMOUNT: \$313,831.33
SCHEDULE "G" DATED: November 24th, 2020
TARION SCHEDULE "B" DATED: November 24th, 2020

INSERT: 680 dated: December 21st, 2020 in the amount of: \$15,046.00
NEW PURCHASE PRICE: \$345,196.56
NEW BALANCE AT CLOSING: \$330,196.56
NEW LESS H.S.T. AMOUNT: \$328,133.61
SCHEDULE "G" DATED: December 21st, 2020
TARION SCHEDULE "B" DATED: December 21st, 2020

Schedule "W4" Dated: December 21st, 2020

Dated at Ottawa this 21st day of December, 2020

In the presence of:

Nicolas Pudel
WITNESS

X
PURCHASER

WITNESS

PURCHASER

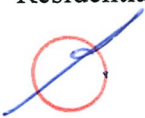
Dated at Ottawa this 11th day of January, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

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 \$328,133.61. 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 21st day of December, 2020



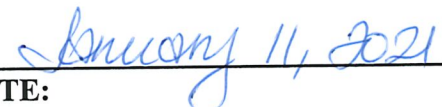
 PURCHASER

VALECRAFT HOMES LIMITED

 PURCHASER



 PER:



 DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: R01

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASER: Ahmad El Najmi

Printed: 21-Dec-20 6:50 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
R01 Level: 1		Condo	5101	25-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
22 88259	1	ENSUITE BATH - ACCESSORIES - BATHROOM - SOHO COLLECTION SATIN NICKEL - LUXURY ENSUITE Bathroom	\$ 75.00	Each
27554	Note:			
23 87976	1	MAIN BATHROOM - ACCESSORIES - BATHROOM - SOHO COLLECTION SATIN NICKEL - MAIN BATHROOM	\$ 75.00	Each
27555	Note:			
24 87999	2	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 1,366.00 \$ 1,291.00	
27556	Note:	Standard Level cabinetry. To be located on each side of range, standard cutlery bank of drawers to be deleted, as per floor plan sketch and as per Kitchen Sketch.		
25 111246	1	KITCHEN - REFRIDGERATOR - ESTAR - LEVEL 3 - 30" 19.6 C/F FRENCH DOOR - W/ EXT. WATER DISPENSER STAINLESS IN LIEU OF BONUS STAINLESS STEEL	\$ 1,200.00	Each
27557	Note:	Does not include waterline rough-in or connection. SEE ITEM #26		
26 88469	1	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 285.00	Each
27558	Note:	SEE ITEM #25		
27 111266	1	KITCHEN - RANGE 30IN - LEVEL 1 - CERAN SELF CLEAN SLIDE IN - STAINLESS IN LIEU OF BONUS STAINLESS	\$ 330.00	Each
27559	Note:			
28 111263	1	KITCHEN - DISHWASHER - ESTAR - LEVEL 2 - 24IN BUILT IN W/ TARGET CLEAN OPTION - STAINLESS IN LIEU OF BONUS STAINLESS Hidden Controls & Pocket Handle	\$ 465.00 \$ 540.00	Each
27560	Note:			
29	1	- DELETE ITEM #11 IN B1A'S RE: CERAMIC TILE GROUT PER COLOUR	-\$75.00	Each
27561	Note:			
30 88508	2	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00	
27562	Note:			
31	1	KITCHEN - DELETE ITEM #19 IN B1A'S RE: KITCHEN PLATINUM SERIES BACKSPLASH TILE INSTALLED HORIZONTALLY 1/3 OFFSET BRICK, AS PER WALL TILE INSTALL SHEET.	-\$240.00	Each
27563	Note:			
32	1	KITCHEN - SUPPLY AND INSTALL KITCHEN PLATINUM SERIES BACKSPLASH TILE (CENTURA MARBLE SERIES 2" X 4" BRICKBOND CALACATTA MEKT1001, INCLUDING HORIZONTAL INSTALLATION MOSAIC TILE ON MESH.	\$ 466.00	Each
27564	Note:			
33	1	- DELETE ITEM #9 IN B1A'S RE: SUPPLY AND INSTALL LAUZON ENGINEERED HARDWOOD STAINED RED OAK NOSTALGIA, 3 1/8" WIDE IN LIVING/DINING ROOM AND HALLWAY	-\$1,805.00	Each
27565	Note:			

Vendor Initials: 

Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASER: Ahmad El Najmi

Printed: 21-Dec-20 6:50 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
R01 Level: 1		Condo	5101	25-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
34		1 - - SUPPLY AND INSTALL LAUZON ENGINEERED HARDWOOD AMBIANCE COLLECTION AUTHENTIC SERIES RED OAK NOSTALGIA CHARACTER GRADE ULTRA MATTE 4 1/8" WIDE, STAINED, IN LIVING/DINING ROOM AND BEDROOM HALLWAY, AS PER FLOOR PLAN SKETCH.	\$ 3,232.00	Each
27566		Note:		
35		1 - KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	\$ 342.00	Each
88428				
27567		Note: SINGLE HOLE, SINGLE HANDLE PULL DOWN. SEE ITEM #40		
36		1 - ENSUITE BATH - BATHROOMS - DELTA VERO SHOWER FAUCET T17253	\$ 504.00	Each
88272				
27568		Note:		
37		1 - ENSUITE BATH - DELETE ITEM #13 IN B1A'S RE: SUPPLY AND INSTALL HORIZONTAL 1/3 OFFSET BRICK INSTALLATION, BUILDER'S STANDARD SERIES WALL TILES IN ENSUITE SHOWER.	-\$180.00	Each
27569		Note:		
38		1 - KITCHEN - SUP. & INSTALL ON KITCHEN PENINSULA, A VERTICAL PANTRY CABINET APPROXIMATELY 24" WIDE X 18" DEEP WITH 1 BOTTOM DRAWER APPRO. 6" H X 24" W FACING DINING ROOM C/ W 1 SOLID DUMMY DOOR FACING THE KITCHEN, STD CABINETRY, FILLER TO BULKHEAD.	\$ 1,836.00	Each
27571		Note: AS PER FLOOR PLAN SKETCH AND AS PER KITCHEN SKETCH.		
39		1 - MAIN BATHROOM - DELETE ITEM #21 IN B1A'S RE: MAIN BATHROOM WALL TILES TO BE VERTICAL STACKED, AROUND TUB AND SHOWER COMBO....	\$ 0.00	Each
27572		Note:		
40		1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 4 - KITCHEN C/W FLUSH BREAKFAST BAR	\$ 7,382.00	Each
119458				
27645		Note: EDGE PROFILE DETAIL TO BE EASED EDGE, AS PER EDGE PROFILE DETAIL SKETCH. SEE ITEM #35 AND #41 FOR FAUCET & SINK. RE: ITEM #42 AS PER FLOOR PLAN SKETCH AND KITCHEN SKETCH.		
41		1 - KITCHEN - KITCHEN SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	\$ 855.00	Each
118341				
27647		Note: Only available with Solid Surface Countertops. SEE ITEM #40		
42		1 - KITCHEN - DELETE ITEM #18 IN B1A'S RE: KITCHEN COUNTERTOP LAMINATE STANDARD SERIES COMPLETE WITH OPT. FLUSH BREAKFAST BAR.	-\$1,217.00	Each
27685		Note: STANDARD SERIES CABINETS AND STANDARD SERIES LAMINATE. SEE ITEM #40.		

Sub Total	\$15,046.00
HST	\$0.00
Total	\$15,046.00

Vendor Initials: 

Purchaser Initials: 

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,293-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASER: Ahmad El Najmi

Printed: 21-Dec-20 6:50 pm


LOT NUMBER R01 Level: 1	PHASE Condo	HOUSE TYPE 5101	CLOSING DATE 25-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Payment Summary

Paid By Amount

Total Payment:


PURCHASER:


Ahmad El Najmi


21-Dec-20

DATE

VENDOR:


PER: Valecraft Homes Limited

DATE:


January 11, 2021

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: Ahmad El Najmi Lot no: R01 Plan #: 4M-1290
Purchaser's name: _____ Project: DEERFIELD VILLAGE 2
Home Phone: _____ Cell: 613-869-8158 Model: 5101
Work Phone: 613-738-4781 ext.4201 Closing Date: November 25, 2021
E-Mail (1): aenajmi@gmail.com E-Mail (2): _____

Valecraft Homes Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.


Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Ahmad El Najmi
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

☒ We accept this opportunity

☐ We decline this opportunity

Project: DEERFIELD VILLAGE 2 LOT NO: R01

X 
Purchaser

December 21st, 2020
Date:

Purchaser

Date:


Valecraft Homes Limited

January 11, 2021
Date:

Appointment date given: _____ Spoke with/left message: _____

Time scheduled: _____ Date & Time: _____

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.

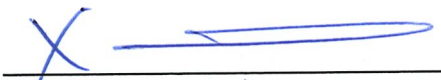
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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 #8(g) of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #8(a) 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 #8(b) of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated **December 21st, 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 # 48 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 21st day of December, 2020.


Purchaser

Valecraft Homes Limited

Purchaser

Per:

Date:

Lot #: R01

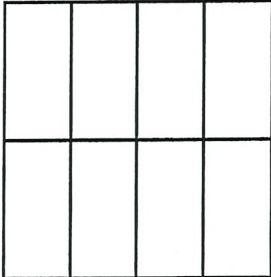
Project: **Deerfield Village 2**



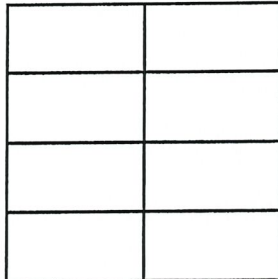
Tile Installation Options

WALL TILE

Vertical stacked

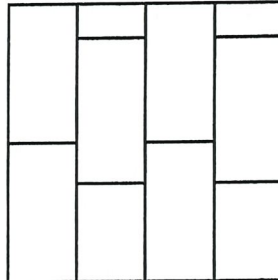


Horizontal stacked

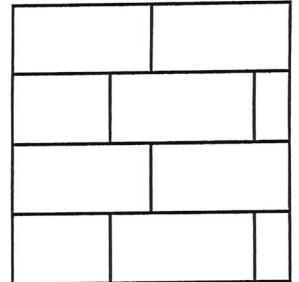


Main Bathroom
Ensuite Shower

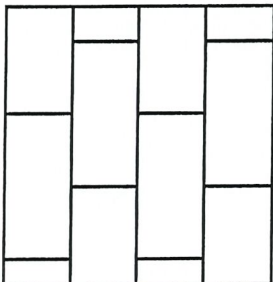
Vertical 1/3 offset brick



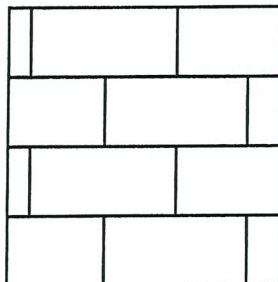
Horizontal 1/3 offset brick

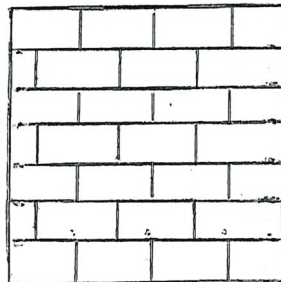


Vertical brick



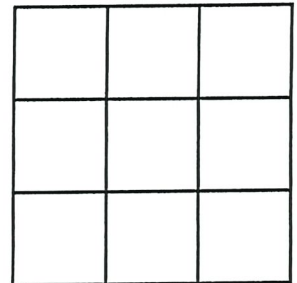
Horizontal brick





Kitchen backplash
(Horizontal install
mosaic tile on Mesh)

Standard square



Project: DV2

Plan #: 4M-1290

Lot: R01

Model: 5101

Purchaser: Ahmad El Najmi

Purchaser: _____

Date: December 21st, 2020

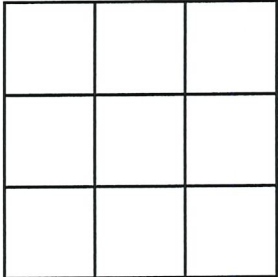
Upgrade #: 32



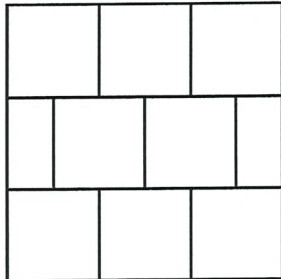
Tile Installation Options

FLOOR TILE

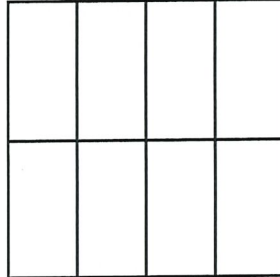
Standard square



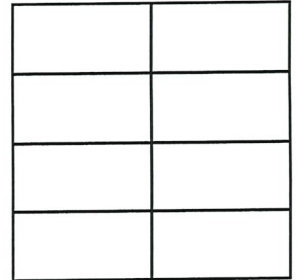
Square brick



Rectangular
front to back of the house



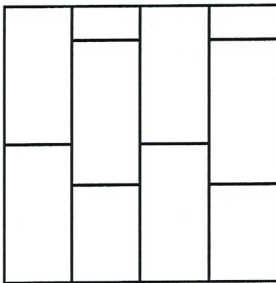
Rectangular
side to side of the house



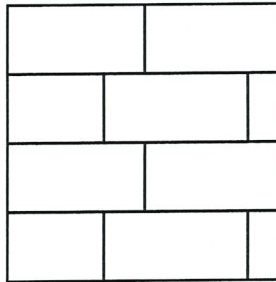
Entry/Foyer, Kitchen,
Mechanical Room,
Main Bathroom,
Ensuite Bathroom,
Laundry Area



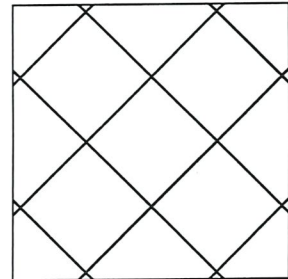
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: DV2

Plan #: 4M-1290

Lot: R01

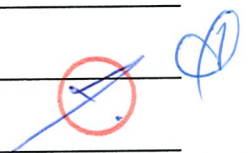
Model: 5101

Purchaser: Ahmad El Najmi

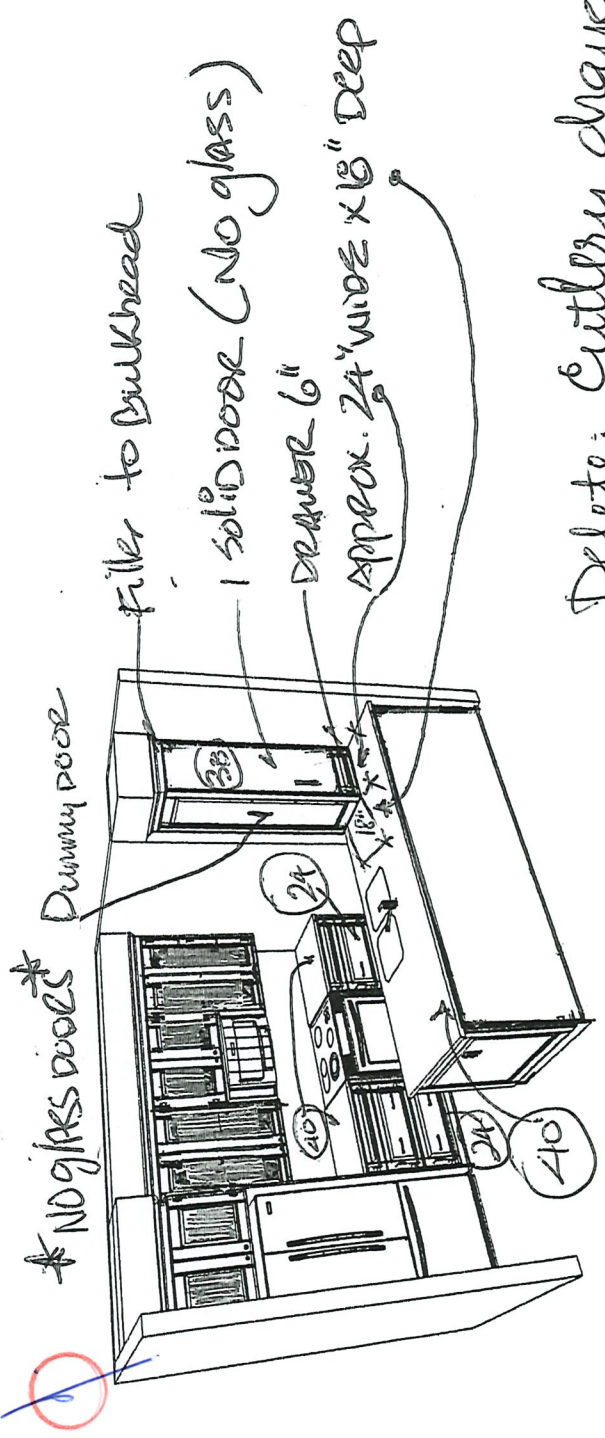
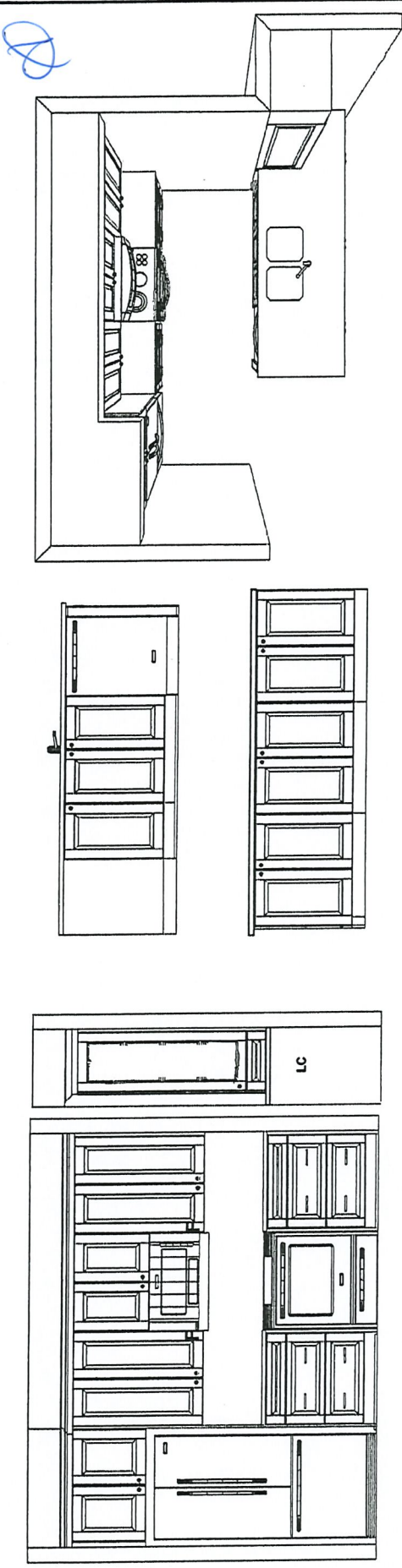
Purchaser: _____

Date: December 21st, 2020

Upgrade #: 15, 20



potvin KITCHENS & CABINETS	BUILDER: VALE CRAFT	PROJECT: <i>DV2</i>	LOT: UNIT 5101	
	<i>purchase:</i> <i>Ahmed El Najmi</i>	MODEL: UNIT 5101		-R01
	<i>Kitchen Sketch</i>	DATE: <i>Dec. 21, 2020.</i>		

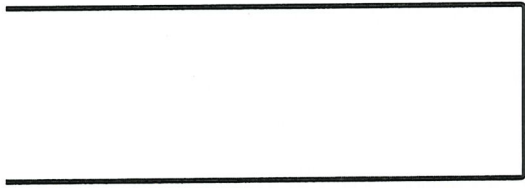


Delete: Cutlery drawer.

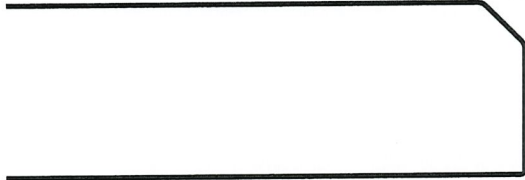


Valecraft
Homes Ltd.

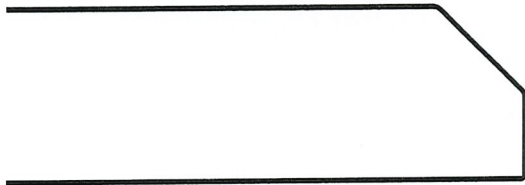
Standard Edge Profiles for Granite & Quartz



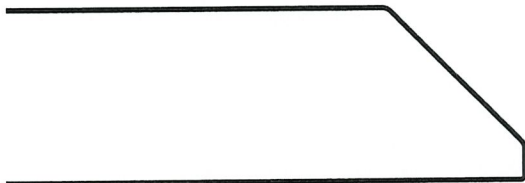
Eased Edge



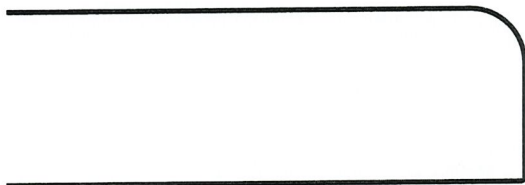
1/4 Bevel



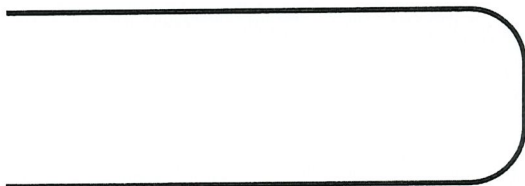
1/2 Bevel



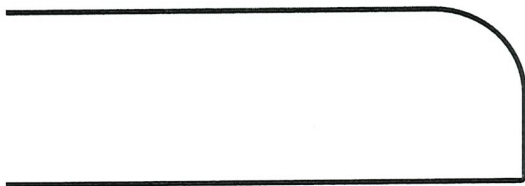
3/4 Bevel



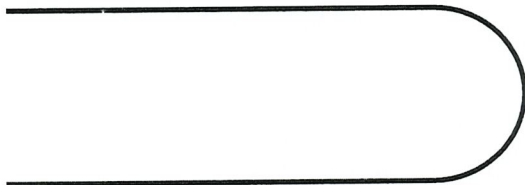
Pencil Top Only
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: DV2

Plan #: 4M-1290

Lot: R01

Model: 5101

Purchaser: Ahmad El Najmi

Purchaser: _____

Date: December 21st, 2020

Upgrade #: 40



FIRST FLOOR

MODEL 5101
1262 SQ.FT

Site: DV2

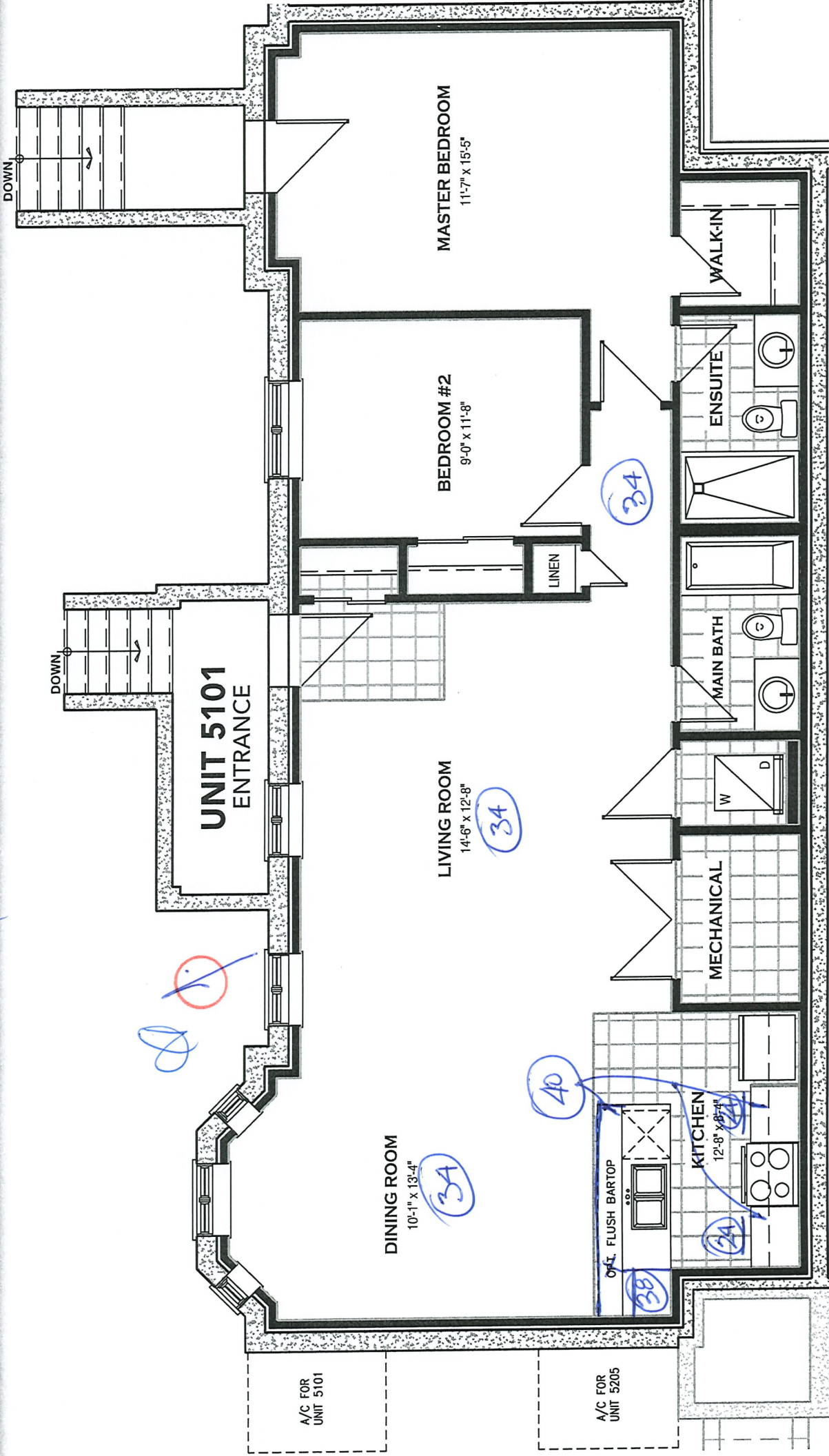
Plan No.: 4M-1290

Unit: R01

Date: December 21st, 2020


Purchaser: Ahmad El Najmi

Purchaser:



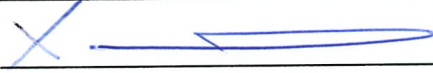
Sketch

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.

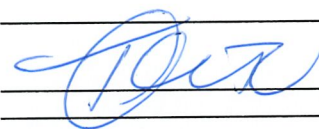
 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R01	Civic Address:	735-11 Dearborn Private		
	Purchaser(s):	Ahmad El Najmi			Model Name/#:	5101
	Purchaser(s):				Closing Date:	Nov 25-2021
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE	Standard Nivaga Baseboards and Casings				STD	
DOOR STYLE	Standard Cambridge Style Passage Doors				STD	
INTERIOR HARDWARE	Standard Satin Chrome				STD	
INTERIOR LIGHTING PACKAGE	Roma Lighting Package				5, 6	
BATHROOM ACCESSORIES	Soho Satin Nickel Collection				22, 23	

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 Simply White	STD	N/A	N/A
ENTRANCE	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
STORAGE ROOM	N/A	N/A	N/A	N/A
LAUNDRY ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
MAIN FLOOR HALLWAY	N/A	N/A	N/A	N/A
LIVING ROOM / DINING ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
KITCHEN	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
MECHANICAL ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
BEDROOM HALLWAY	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
MASTER BEDROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
BEDROOM #2	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
ENSUITE BATHROOM	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
MAIN BATHROOM	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
NOTES:				

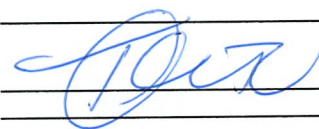
Purchaser's Signature(s) :



Purchaser's Signature(s) :




Approved By :



Date: December 21st, 2020

Date:

Date: January 11, 2021



Community:

Deerfield Village II

Reg'd Plan #:

4M-1290

Sales Rep:

Nicole Trudel

Lot No:

R01

Civic Address:

735-11 Dearborn Private

Purchaser(s):

Ahmad El Najmi

Model Name/#:

5101

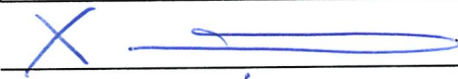
Purchaser(s):

Closing Date:

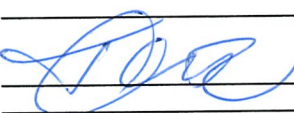
Nov 25-2021

CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i - B10R (Pots and Pans 3 Drawers 6/12/12)			STD	4, 10, 16, 24, 38,
	HARDWARE CODE	81092-195	TYPE	Pulls	STD	10, 24, 38
	COUNTERTOP	Eternal Marfil	COUNTERTOP EDGE PROFILE	Eased Edge	Quartz Level 4	40
MAIN BATHROOM	STYLE AND COLOUR	100i - B10R			STD	4
	HARDWARE CODE	81092-195	TYPE	Pulls	STD	STD
	COUNTERTOP	1849-35	COUNTERTOP EDGE PROFILE	Standard	UPG Laminate	14
ENSUITE BATHROOM	STYLE AND COLOUR	100i - B10R			STD	4
	HARDWARE CODE	81092-195	TYPE	Pulls	STD	STD
	COUNTERTOP	P1000-VLP	COUNTERTOP EDGE PROFILE	Standard	UPG Laminate	12
POWDER ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	N/A	N/A	N/A	N/A
	COUNTERTOP	N/A	N/A	N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Standard	STD	Sleeve for future water line + Water Line + Level 3 Whirlpool Stainless Steel French Door with bottom freezer drawer and water dispenser 30" wide	3, 17, 25, 26
RANGE	Standard	STD	Level 1 Whirlpool Stainless Steel Slide-In Range 30" wide	17, 27
DISHWASHER	Standard	STD	Level 2 Whirlpool Stainless Steel Dishwasher with Stainless Steel Interior <i>Hidden Controls</i>	17, 28
MICROWAVE / HOODFAN	Standard	STD	Basic Stainless Steel	17
WASHING MACHINE/DRYER	Standard	STD	White	17

Purchaser's Signature(s) : 


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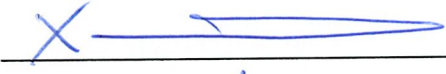
Approved By : 

Date: December 21st, 2020

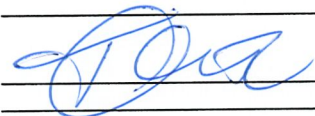
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 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R01	Civic Address:	735-11 Dearborn Private		
	Purchaser(s):	Ahmad El Najmi			Model Name/#:	5101
	Purchaser(s):				Closing Date:	Nov 25-2021
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
ENTRY	FLOOR	Ceratec Graniser Kafka 13"x13" Bone (Standard Square Install)		909 Sterling	STD Floor Tile +UPG Grout	15, 20, 30
STORAGE ROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
MECHANICAL ROOM	FLOOR	Ceratec Graniser Kafka 13"x13" Bone (Standard Square Install)		909 Sterling	STD Floor Tile +UPG Grout	20, 30
LAUNDRY ROOM	FLOOR	Ceratec Graniser Kafka 13"x13" Bone (Standard Square Install)		909 Sterling	STD Floor Tile +UPG Grout	20, 30
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Ceratec Graniser Kafka 13"x13" Bone (Standard Square Install)		909 Sterling	STD Floor Tile +UPG Grout	20, 30
	BACKSPLASH	Centura Marble Series 2"x4" Brickbond Calacatta MEKT1001 (Horizontal install- mosaic tile on a mesh)		909 Sterling	Platinum Wall Tile + UPG Grout	30, 32
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	N/A		N/A	N/A	N/A
MAIN BATHROOM	FLOOR	Ceratec Graniser Kafka 13"x13" Bone (Standard Square Install)		909 Sterling	STD Floor Tile +UPG Grout	20, 30
	WALL	Ceratec Kafka 7.9"x9.8" Bone (Horizontal stacked install)		909 Sterling	STD Wall Tile + UPG Grout	30
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Olympia Construct 12"x12" Matte Light Grey TH.CT.LGR.1212.MT (Standard Square Install)		908 Dove Gray	STD Floor Tile + UPG Grout	20, 30
	WALL	Olympia Construct 8"x12" Glossy Light Grey TH.CT.LGR.0812.GL (horizontal stacked Install)		908 Dove Gray	STD Wall Tile + UPG Grout	30
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :



Purchaser's Signature(s) :


Approved By :


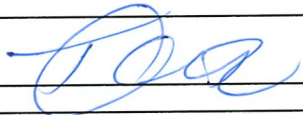
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	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R01	Civic Address:	735-14 Dearborn Private		
	Purchaser(s):	Ahmad El Najmi			Model Name/#:	5101
	Purchaser(s):				Closing Date:	Nov 25-2021
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	N/A			N/A	N/A	
KITCHEN	N/A			N/A	N/A	
DINING ROOM	Lauzon Engineered Expert Hardwood Ambiance Collection Authentic Series Red Oak Nostalgia Character Grade Ultra-Matte Pure Genius 4-1/8" Wide			UPG	34	
LIVING ROOM	Lauzon Engineered Expert Hardwood Ambiance Collection Authentic Series Red Oak Nostalgia Character Grade Ultra-Matte Pure Genius 4-1/8" Wide			UPG	15 34	
MAIN STAIRS	N/A			N/A	N/A	
BEDROOM HALLWAY	Lauzon Engineered Expert Hardwood Ambiance Collection Authentic Series Red Oak Nostalgia Character Grade Ultra-Matte Pure Genius 4-1/8" Wide			UPG	34	
MASTER BEDROOM	Coronet A4531 Spartacus 88664 Morning Light + Upgraded Underpad			STD Carpet + L2 Underpad	7	
BEDROOM # 2	Coronet A4531 Spartacus 88664 Morning Light + Upgraded Underpad			STD Carpet + L2 Underpad	8	
STAIRS FROM FOYER	N/A			N/A	N/A	

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	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R01	Civic Address:	735-14 Dearborn Private		
	Purchaser(s):	Ahmad El Najmi			Model Name/#:	5101
	Purchaser(s):				Closing Date:	Nov 25-2021
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Franke Cube CUX110-30-CA Single Bowl 9" Deep Undermount		Stainless Steel	41	
	FAUCET	Delta Marley Single Hole, Single Handle Pull-down 986LF-AR		Arctic Stainless	35	
ENSUITE BATHROOM	SINK	Standard		White	STD	
	VANITY FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
	SHOWER	Standard		White/ Chrome / Clear Glass	STD	
	SHOWER FAUCET	Delta Vero Shower Trim 17 Series T17253		Chrome	36	
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	
POWDER ROOM	PEDESTAL	N/A		N/A	N/A	
	SINK FAUCET	N/A		N/A	N/A	
	WATER CLOSET	N/A		N/A	N/A	
NOTE: All fixtures are white as standard						

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 January 11, 2021

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	N/A	N/A	N/A	N/A
BRACKET (if applicable)	N/A	N/A	N/A	N/A
SPINDLES	N/A	N/A	N/A	N/A
POSTS	N/A	N/A	N/A	N/A
NOSINGS	N/A	N/A	N/A	N/A
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

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