

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

ON THE 14 DAY OF December, 20 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 5
LOT: 5 BLOCK :
50M-348 PLACE ST THOMAS 5
CIVIC ADDRESS: 932 Lucerne Drive
PURCHASERS: Maaz Irfan & Aisha Rahmaan

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: December 15, 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: \$619,352.00
BALANCE AT CLOSING: \$594,352.00
LESS H.S.T. AMOUNT: \$569,338.05
SCHEDULE "G" DATED: December 14, 2020
TARION SCHEDULE "B" DATED: December 14, 2020

INSERT: 680 dated: January 12, 2021 in the amount of: \$1,564.43
NEW PURCHASE PRICE: \$620,916.43
NEW BALANCE AT CLOSING: \$595,916.43
NEW LESS H.S.T. AMOUNT: \$570,722.50
SCHEDULE "G" DATED: January 12, 2021
TARION SCHEDULE "B" DATED: January 12, 2021

Dated at EMBRUN, ON this 12 day of January, 2021

In the presence of:

[Signature]
WITNESS

[Signature]
PURCHASER

[Signature]
WITNESS

[Signature]
PURCHASER

Dated at OTTAWA this 20th day of January, 2021

VALECRAFT HOMES (2019) LIMITED

Per: [Signature]

Name: Frank Nieuwkoop

Title: Vice-President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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 \$570,722.50. 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.

Dated at EMBRUN ON this 12 day of January, 2021

x 
PURCHASER

VALECRAFT HOMES (2019) LIMITED

x 
PURCHASER

PER:

DATE:



Jan 20/21

PROJECT: PLACE ST THOMAS 5 LOT: 5



Tel: (613) 748-0432
Fax: (613) 748-0355

Estimate No#: OR5131 Rev.08

Customer Copy

Customer:

Maaz Irfan & Aisha Rahmaan

Home: 819-592-2326; 613-793-4503
Email: maaz.irfan@hotmail.com;
aisharahmaan05@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Embrun-Place St Thomas Singles
Lot: Ph 5
Closing Date: PST5
12/07/2021

Salesperson: Jason Thompson (OR)
Date: 12/17/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Bedroom #4	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Office	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	\$0.00
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Great Room	1.00	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place		\$285.00	\$285.00
Garage	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlet - Location as shown on floor plan - Location may vary depending on structural/mechanical obstructions		\$124.00	\$124.00
Kitchen	1.00	Vacuum Pan White (VAC-DI500WH) Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		\$190.00	\$190.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$599.00
HST:	\$77.87
Total:	\$676.87

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

5411 Canotek Road, Ottawa, Ontario K1J 9M3

X
Signature

Jan 12, 2021
DATE

X
Signature

Jan 12, 2021
DATE



Tel: (613) 748-0432
Fax: (613) 748-0355

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: SS4059 Rev.03

Customer Copy

Customer:

Maaz Irfan & Aisha Rahmaan
Home: 819-592-2326; 613-793-4503
Email: maaz.irfan@hotmail.com;
aisharahmaan05@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Embrun-Place St Thomas Singles
Lot: Ph 5
Closing Date: PST5
12/07/2021

Salesperson: Jason Thompson
Date: 12/17/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	\$120.00	\$120.00
Great Room	1.00	Family Room/Living Room/ Great Room Fixture Add fixture A3012-11 on control switch(sever control to switch)	G	\$46.00	\$46.00
Various Locations	1.00	15 Amp USB Charger Receptacle 15 Amp USB Charger Receptacle in kitchen and bedroom	H	\$	\$0.00
Living Room	1.00	Family Room/Living Room/ Great Room Fixture Add fixture A3012-11 on control switch(sever control to switch)	I	\$46.00	\$46.00

*** Total price includes all applicable taxes

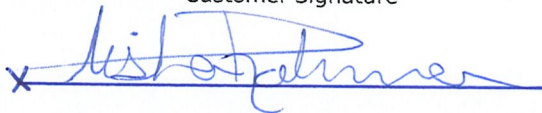
Customer Subtotal:	\$212.00
HST:	\$27.56
Total:	\$239.56

Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

x 
Customer Signature

Jan 12, 2021
Date

x 

Jan 12, 2021

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

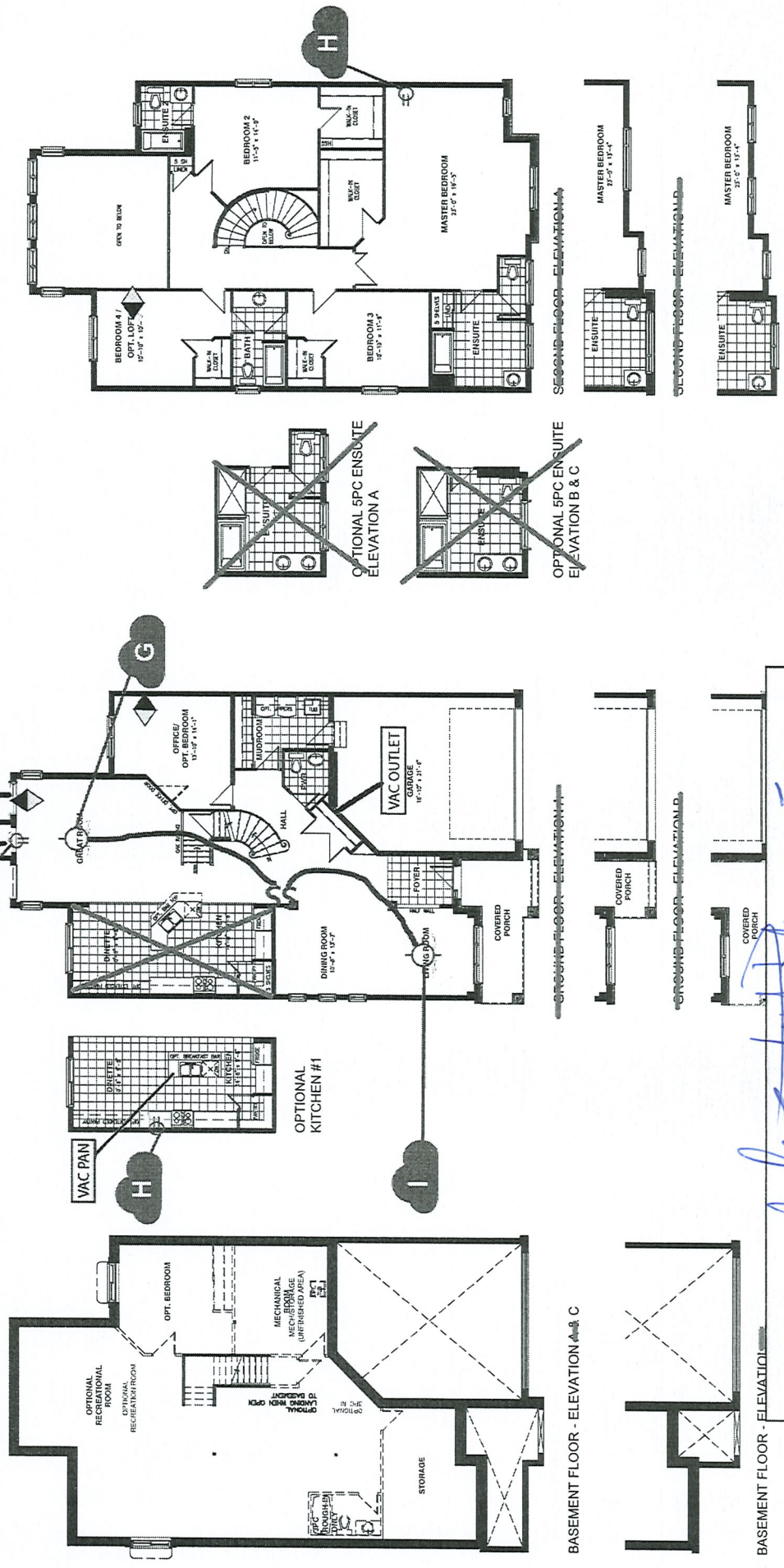
5411 Canotek Road, Ottawa, Ontario K1J 9M3



THE STEEL

MODEL 1086
3205 SQ. FT.

Site: Place St. Thomas 5 Purchaser: Maaz Ifran
Plan No.: 50M-348
Lot: 5 - Phase 5 Purchaser: Aisha Rahmaan
Date: _____



BASEMENT FLOOR - ELEVATION A & C
BASEMENT FLOOR - ELEVATION D
GROUND FLOOR - ELEVATION A
GROUND FLOOR - ELEVATION B
GROUND FLOOR - ELEVATION C
SECOND FLOOR - ELEVATION A
SECOND FLOOR - ELEVATION B
SECOND FLOOR - ELEVATION C
SECOND FLOOR - ELEVATION D
SECOND FLOOR - ELEVATION E
SECOND FLOOR - ELEVATION F
SECOND FLOOR - ELEVATION G
SECOND FLOOR - ELEVATION H

CUSTOMER ACCEPTANCE X Signature DATE For 12, 2021

All dimensions are approximate. Exterior dimensions are shown. Interior dimensions are shown in parentheses. Note: Number of steps varies due to site grading. E & O.E. 07/03/2020.1

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 5

PURCHASERS: Maaz Irfan and Aisha Rahmaan

Printed: 11-Jan-21 12:15 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	5	1086 THE STEEL ELEV C	7-Dec-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*21 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 676.87	Each
27882		Note: ORBITAL Estimate # OR5131 Rev.08 dated 12/17/2020. Total \$599.00 + \$77.87 HST = \$676.87		
*22 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 239.56	Each
27883		Note: S&S ELECTRIC Estimate # SS4059 Rev.03 dated 12/17/2020. Total \$212.00 + \$27.56 HST = \$239.56		
*23 407	1	- GREAT ROOM - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - BIRCH IN LIEU OF PAINTED	*\$ 563.00	Each
27884		Note: - Great Room as per Sketch dated January 12, 2021 - Stain colour to be specified		
24 11	1	- KITCHEN - HOOD FAN - STANDARD - BROAN 250 CFM - 30IN HOOD ESTAR STAINLESS IN LIEU OF OTR	\$ 75.00	Each
27885		Note: Does not include modifications to cabinetry or electrical for new microwave location. Appliances are delivered after closing		
*25 9597	1	- KITCHEN/DINETTE - CABINETRY ACCESSORIES - UPGRADE CABINETRY HARDWARE IN KITCHEN ONLY AS PER SAMPLE BOARD	*\$ 980.00	Each
27886		Note: - Hardware Upgrade # POI-R20004-192-NM - Includes Optional Kitchen #1 + Extended Optional Pantry #1 in Dinette		
26	1	- KITCHEN/DINETTE - DELETE ITEM # 12 - QUATRZ LEVEL 1 COUNTERTOP IN KITCHEN	-\$5,416.00	Each
27887		Note:		
27	1	- KITCHEN/DINETTE - DELETE ITEM # 13 - QUARTZ LEVEL 1 COUNTERTOP IN OPTINAL PANTRY DESK AREA	-\$1,150.00	Each
27888		Note:		
28	1	- KITCHEN - SUPPLY & INSTALL FLUSH BREAKFAST BAR ON KITCHEN ISLAND - STANDARD LEVEL LAMINATE - OPTIONAL KITCHEN #1	\$ 882.00	Each
27889		Note: Kitchen as per Sketch dated January 12, 2021		
29	1	- ENSUITE BATH - SUPPLY & INSTALL UPGRADE LEVEL LAMINATE COUNTERTOP IN ENSUITE BATHROOM - SINGLE VANITY	\$ 75.00	Each
27890		Note: Ensuite Bathroom as per Sketch dated January 12, 2021		
30	1	- MAIN BATHROOM - SUPPLY & INSTALL UPGRADE LEVEL LAMINATE COUNTERTOP IN MAIN BATHROOM (JACK & JILL)	\$ 100.00	Each
27891		Note: Main bathroom as per Sketch dated January 12, 2021		
31	1	- ENSUITE BATH - SUPPLY & INSTALL UPGRADE LEVEL LAMINATE COUNTERTOP IN BEDROOM #2 ENSUITE - SINGLE VANITY	\$ 75.00	Each
27892		Note: Bedroom #2 ensuite bathroom as per Sketch dated January 12, 2021.		
*32 11	*1	- FOYER - TILE - FLOOR - UPGRADE - SILVER - - FOYER (1) - SILVER	*\$ 345.00	Each
27893		Note: Foyer as per Sketch dated January 12, 2021		

Vendor Initials: 

Purchaser Initials: 

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,310-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 5

PURCHASERS: Maaz Irfan and Aisha Rahmaan

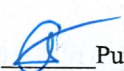
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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	5	1086 THE STEEL ELEV C	7-Dec-21



ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*33 11		*1 - KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - SILVER -- KITCHEN (4) - SILVER	*\$ 1,917.00	Each
27894		Note: Kitchen & Dinette as per Sketch dated January 12, 2021		
*34 11		*1 - POWDER ROOM - TILE - FLOOR - UPGRADE - SILVER -- POWDER ROOM (3) - SILVER	*\$ 234.00	Each
27896		Note: Powder room as per Sketch dated January 12, 2021.		
*35 11		*1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER -- ENSUITE BATHROOM STANDARD - SILVER	*\$ 770.00	Each
27897		Note: Ensuite bathroom as per Sketch dated January 12, 2021.		
*36 8		*1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE -- MAIN BATHROOM (18) - BRONZE	*\$ 211.00	Each
27898		Note: Main Bathroom (Jack & Jill) as per Sketch dated January 12, 2021.		
*37 8		*1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE -- ENSUITE BATHROOM 3 - BRONZE	*\$ 119.00	Each
27899		Note: Bedroom #2 - Ensuite bathroom as per Sketch dated January 12, 2021.		
38 24		1 - ENSUITE BATH - TILE - WALL - UPGRADE - BRONZE -- APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE	\$ 285.00	Each
27900		Note: Ensuite bathroom walk-in shower as per Sketch dated January 12, 2021.		
39 165		1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE -- KITCHEN - BRONZE	\$ 90.00	Each
27901		Note: Optional Kitchen #1 + Desk Area in Optional Pantry #1 in Dinette as per Sketch dated January 12, 2021.		
40 704		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00	
27902		Note:		
*41 28048		1 - KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 4159-BL-DST MATTE BLACK SINGLE HANDLE PULL-OUT	*\$ 259.00	Each
27905		Note:		
42 871		1 - KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	\$ 84.00	Each
28123		Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. Kitchen as per Sketch dated January 12, 2021.		

Sub Total	\$1,564.43
HST	\$0.00
Total	\$1,564.43

Vendor Initials:



Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,310-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



Valecraft
Homes (2019) Limited

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 5

PURCHASERS: Maaz Irfan and Aisha Rahmaan

Printed: 11-Jan-21 11:43 am

LOT NUMBER 5	PHASE 5	HOUSE TYPE 1086 THE STEEL ELEV C	CLOSING DATE 7-Dec-21
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ITEM	QTY	EXTRA / CHARGE	PRICE	INTERNAL USE
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Payment Summary

Paid By

Amount

Total Payment: _____

PURCHASER:

Maaz Irfan

12/01/2021

DATE _____

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Aisha Rahman

12/01/2021

DATE _____

DATE:

Tr 2. / 21

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,310-3

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.

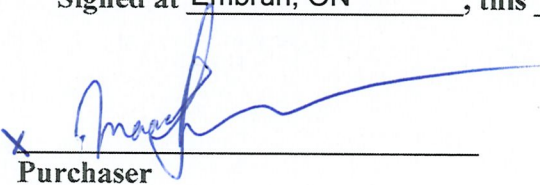
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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

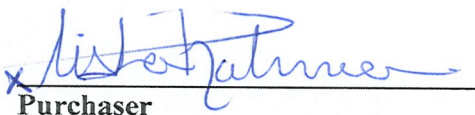
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 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.
8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated January 12, 2021.

Signed at Embrun, ON, this 12 day of January, 2021.


Purchaser

Valecraft Homes (2019) Limited



Purchaser

Per: 

Date: Jan 20/21

Lot #: 5 - Phase 5

Project: Place St. Thomas 5


	SINGLES AND TOWNS COLOUR CHART				
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep: A. Bowman
	Lot No:	5 - Phase 5	Civic Address:	932 Lucerne Drive, Embrun ON K0A 1W0	
	Purchaser(s):	Maaz Irfan			Model Name/ #: Steel #1086 "C"
	Purchaser(s):	Aisha Rahmaan			Closing Date: 7-Dec-21

INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE	Standard	STD
DOOR STYLE	Standard	STD
INTERIOR HARDWARE	Standard	STD
INTERIOR LIGHTING PACKAGE	Roma Collection - Standard	STD
BATHROOM ACCESSORIES	Standard	STD
FIREPLACE MANTLE	Birch Modern Mantle stained to approx match SB 100 (Client acknowledges that the sample in the design centre is stained on maple not birch)	23

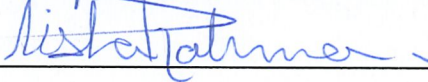
INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	STD
BRACKET	Red Oak	Colonial	SB 200	STD
SPINDLES	Red Oak	Colonial	SB 200	STD
POSTS	Red Oak	Colonial	SB 200	STD
NOSINGS	Maple	N/A	SB 100	STD, 6, 8
HARDWOOD STAIRCASE (WHERE APPLICABLE)	Maple	N/A	SB 100	8

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Opening approximately 37" wide by 71" high	42	Rough in for future water line + Water line	3, 15
BUILT-IN RANGE / MICROWAVE	Client to provide specifications ASAP	9	N/A	N/A
COOKTOP	Client to provide specifications ASAP	9	Gas Line	20
DISHWASHER	Standard Opening	STD	N/A	N/A
RANGE HOODFAN <small>(Specify if convection)</small>	Standard Opening	STD	Broan 250 CFM Stainless Steel Range Hoodfan	24
WASHING MACHINE/DRYER	Standard Opening	STD	N/A	N/A


Purchaser's Signature(s) :



Purchaser's Signature(s) :



Approved By :



Date:


Jan 12, 2021


Date:

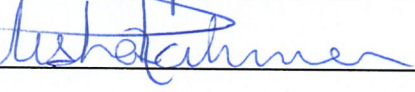
Jan 12, 2021


Date:

Jan 20/21

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 5	Civic Address:	932 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Maaz Irfan			Model Name/#:	Steel #1086 "C"
	Purchaser(s):	Aisha Rahmaan			Closing Date:	7-Dec-21
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Lastra Quartz Stainless Micro			STD	9, 10, 11, 14, 42
	HARDWARE CODE	POI-R20004-192-NM	TYPE	Handles	UPG	10, 25
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD, 28, 10
JACK & JILL BATHROOM	STYLE AND COLOUR	Lastra Quartz Lava			STD	STD
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	P1005-IM	COUNTERTOP EDGE PROFILE	Standard	UPG Laminate	30
ENSUITE BATHROOM	STYLE AND COLOUR	100i PM-V392WT			STD	STD
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	1849-35	COUNTERTOP EDGE PROFILE	Standard	UPG Laminate	29
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			/	STD
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BEDROM #2 BATHROOM	STYLE AND COLOUR	100i B10R			STD	STD
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	3422FX-RD	COUNTERTOP EDGE PROFILE	Standard	UPG Laminate	31
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) :



Purchaser's Signature(s) :


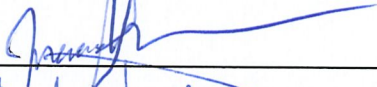
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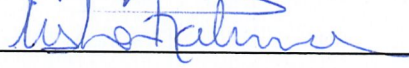
Date:
Jan 12, 2021


Date:
Jan 12, 2021

Date:
Jan 20/21

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 5	Civic Address:	932 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Maaz Irfan			Model Name/#:	Steel #1086 "C"
	Purchaser(s):	Aisha Rahmaan			Closing Date:	7-Dec-21
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss OC-117 simply white		STD			
FOYER	Low Luster OC-30 Gray Mist		STD			
POWDER ROOM	Semi Gloss OC-30 Gray Mist		STD			
MAIN FLOOR HALLWAY	Low Luster OC-30 Gray Mist		STD			
LIVING/DINING ROOM	Low Luster OC-30 Gray Mist		STD			
FLEX ROOM	/		/	/		/
GREAT ROOM	Low Luster OC-30 Gray Mist		STD			
FAMILY ROOM	/		/	/		/
DEN/STUDY/HOME OFFICE	Low Luster OC-30 Gray Mist		STD			
KITCHEN/DINETTE/BREAKFAST	Semi Gloss OC-30 Gray Mist		STD			
LAUNDRY/MUDROOM	Low Luster OC-30 Gray Mist		STD			
2nd FLOOR HALLWAY	Low Luster OC-30 Gray Mist		STD			
JACK & JILL BATH	Semi Gloss OC-30 Gray Mist		STD			
BEDROOM #2	Low Luster OC-30 Gray Mist		STD			
BEDROOM #3	Low Luster OC-30 Gray Mist		STD			
BEDROOM #4	Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM	Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM ENSUITE	Semi Gloss OC-30 Gray Mist		STD			
FINISHED BASEMENT RECREATION ROOM	/		/	/		/
BEDROOM #2 BATHROOM	Semi Gloss OC-30 Gray Mist		STD			

Purchaser's Signature(s) :



Purchaser's Signature(s) :



Approved By :


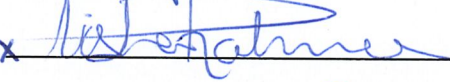
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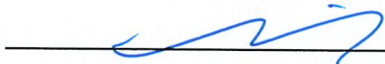
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Date: Jan 20/21

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 5	Civic Address:	932 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Maaz Irfan			Model Name/#:	Steel #1086 "C"
	Purchaser(s):	Aisha Rahmaan			Closing Date:	7-Dec-21
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Ceratec Glamour Stone 11.6" x23.6" Calacatta Matt (Rectangular Front to back install)	949 Silverado	Silver + UPG Grout	32, 40	
POWDER ROOM	FLOOR	Ceratec Glamour Stone 11.6" x23.6" Calacatta Matt (Rectangular Front to back install)	949 Silverado	Silver + UPG Grout	34, 40	
	WALL					
	INSERT OR BORDER					
MUDROOM	FLOOR	Centura Serenity Series 13"x13" White (Standard Square Install) 931981	910 Bright White	STD + UPG Grout	STD, 40	
	WALL	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	
LAUNDRY ROOM	FLOOR	/	/	/		
	WALL	/	/	/		
	INSERT OR BORDER	/	/	/		
KITCHEN	FLOOR	Ceratec Glamour Stone 11.6" x23.6" Calacatta Matt (Rectangular Front to back install)	949 Silverado	Silver + UPG Grout	33, 40	
	BACKSPLASH	Olympia Colour & Dimension C.D.C. 2"x16" Bright Arctic White QT.CD.ARW.0216.BR (Horizontal stacked install)	910 Bright White	Bronze + UPG Grout	39, 40	
	INSERT OR BORDER	/				
BREAKFAST AREA/DINETTE	FLOOR	Ceratec Glamour Stone 11.6" x23.6" Calacatta Matt (Rectangular Front to back install)	949 Silverado	Silver + UPG Grout	33, 40	
FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	Olympia Regal 12"x12" Polished Grey NY.RG.GRY.1212.PL (Standard Square Install)	949 Silverado	STD + UPG Grout	STD, 40	
ADDITIONAL FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	/	/	/	/	

Purchaser's Signature(s) :



Purchaser's Signature(s) :


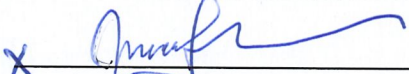
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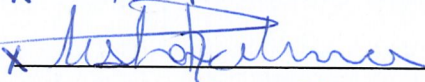
Date: Jan 12, 2021


Date: Jan 12, 2021

Date: Jan 20/21

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 5	Civic Address:	932 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Maaz Irfan			Model Name/#:	Steel #1086 "C"
	Purchaser(s):	Aisha Rahmaan			Closing Date:	7-Dec-21
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
JACK & JILL BATHROOM	FLOOR	Shnier Casaroma Tika 12"x24" Bianco TB000335 (Rectangular front to back install)		949 Silverado	Bronze + UPG Grout	36, 40
	WALL	Euro Pasha Cinq 8"x10" White (Horizontal Stacked Install)		949 Silverado	STD + UPG Grout	STD, 40
	INSERT OR BORDER	/				
3PC ENSUITE BATHROOM	FLOOR	Ceratec Glamour Stone 11.6" x23.6" Calacatta Matt (Rectangular side to side install)		949 Silverado	Silver + UPG Grout	35, 40
	SHOWER WALL	Olympia New Serenity 8"x16" Matte Finish Arctic White QT.SR.ARW.0816.MT (Horizontal Stacked Install)		949 Silverado	Bronze + UPG Grout	17, 38, 40
	INSERT OR BORDER	/				
4PC/5PC ENSUITE BATHROOM	FLOOR	/		/	/	/
	TUB DECK	/		/	/	/
	TUB BACKSPLASH	/		/	/	/
	INSERT OR BORDER	/				
	WALL OVER TUB	/				
BEDROOM #2 BATHROOM	FLOOR	Shnier Casaroma Tika 12"x24" Bianco TB000335 (Rectangular front to back install)		949 Silverado	Bronze + UPG Grout	37, 40
	WALL	Euro Pasha Cinq 8"x10" White (Horizontal Stacked Install)		949 Silverado	STD + UPG Grout	STD, 40
	INSERT OR BORDER	/				

Purchaser's Signature(s) :



Purchaser's Signature(s) :


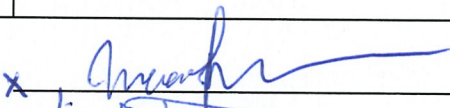
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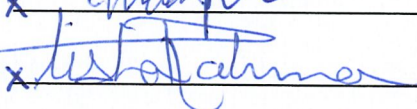
Date:
Jan 12, 2021


Date:
Jan 12, 2021

Date:
Jan 20/21

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 5	Civic Address:	932 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Maaz Irfan			Model Name/#:	Steel #1086 "C"
	Purchaser(s):	Aisha Rahmaan			Closing Date:	7-Dec-21
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Engineered Hardwood Essential Collection Hard Maple Smoky Grey Tradition Grade Matte 3-1/8"			UPG	6	
LIVING/DINING ROOM	Lauzon Engineered Hardwood Essential Collection Hard Maple Smoky Grey Tradition Grade Matte 3-1/8"			UPG	6	
FLEX ROOM	/			/		
FAMILY ROOM	/			/		
GREAT ROOM	Lauzon Engineered Hardwood Essential Collection Hard Maple Smoky Grey Tradition Grade Matte 3-1/8"			UPG	6	
DEN/HOME OFFICE	Lauzon Engineered Hardwood Essential Collection Hard Maple Smoky Grey Tradition Grade Matte 3-1/8"			UPG	7	
REAR HALLWAY	/			/		
KITCHEN	/			/		
BREAKFAST AREA/DINETTE	/			/		
MAIN STAIRS TO BEDROOMS	Maple stained to match SB 100			UPG	8	
UPPER HALLWAY	Lauzon Engineered Hardwood Essential Collection Hard Maple Smoky Grey Tradition Grade Matte 3-1/8"			UPG	6	
BEDROOM # 2	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad			STD Carpet + STD Underpad	STD, STD	
BEDROOM # 3	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad			STD Carpet + STD Underpad	STD, STD	
BEDROOM # 4	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad			STD Carpet + STD Underpad	STD, STD	
MASTER BEDROOM	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad			STD Carpet + STD Underpad	STD, STD	
MASTER BEDROOM WALK-IN CLOSET	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad			STD Carpet + STD Underpad	STD, STD	
STAIRS TO BASEMENT	Coronet A4531 Spartacus 88664 Morning Light + Standard Underpad			STD Carpet + STD Underpad	STD, STD	
FINISHED BASEMENT RECREATION ROOM	/			/		

Purchaser's Signature(s) :



Purchaser's Signature(s) :


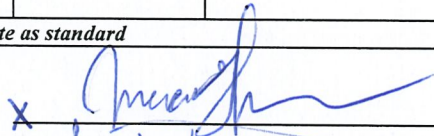
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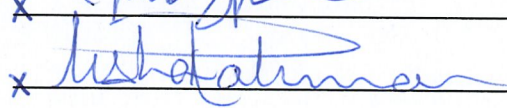
Date:
Jan 12, 2021


Date:
Jan 12, 2021

Date:
Jan 20/21

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 5	Civic Address:	932 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Maaz Irfan			Model Name/#:	Steel #1086 "C"
	Purchaser(s):	Aisha Rahmaan			Closing Date:	7-Dec-21
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Standard		Stainless Steel	STD	
	FAUCET	Delta Trinsic Single-Handle (Single- Hole) Pull-Out Kitchen Faucet 4159-BL-DST		Matte Black	41	
JACK & JILL 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	STD	
	VANITY FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
	SHOWER	5'x3' Acrylic Base with soft-close sliding clear glass kameleon shower doors with chrome towel bars and trim		White / Glass / Chrome	17, 18	
	SHOWER FAUCET	Standard		Chrome	STD	
	BATHTUB	/		/	/	
	BATHTUB FAUCET	/		/	/	
POWDER ROOM	PEDESTAL	Standard		White	STD	
	SINK FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
BEDROOM #2 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	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :


Purchaser's Signature(s) :


Approved By :


Date: Jan 12, 2021

Date: Jan 12, 2021

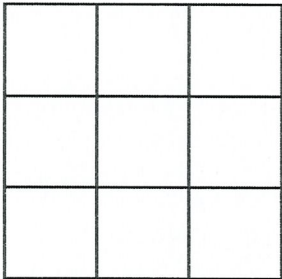
Date: Jan 20/21



Tile Installation Options

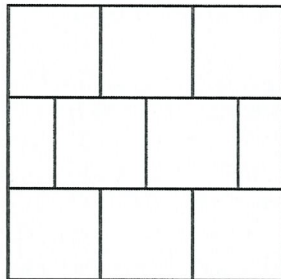
FLOOR TILE

Standard square

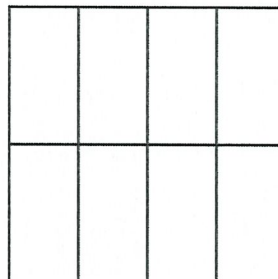


Mudroom,

Square brick

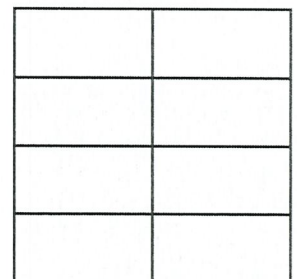


Rectangular
front to back of the house



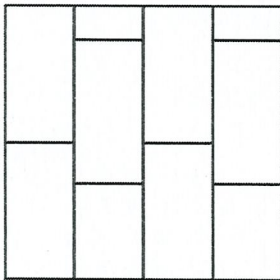
Foyer, Powder Room,
Kitchen, Dinette, Main
Bathroom (Jack & Jill),
Bedroom #2 Ensuite,

Rectangular
side to side of the house

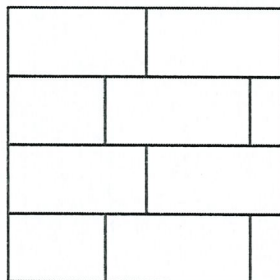


Ensuite Bathroom
(Master Bedroom)

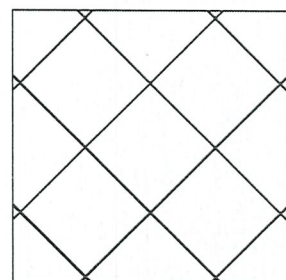
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 5

Plan #: 50M-348

Lot: 5 - Phase 5

Model: Steel #1086 "C" Std

Purchaser: Maaz Irfan

Purchaser: Aisha Rahmaan

Date: January 12, 2021

Upgrade #: 32, 33, 34, 35, 36, 37

MI

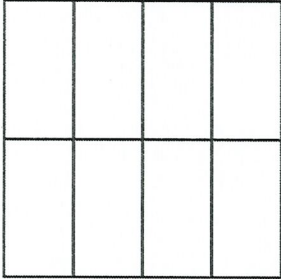
AR



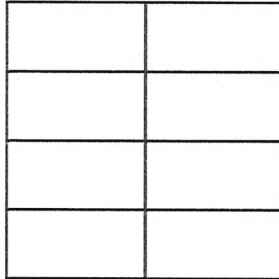
Tile Installation Options

WALL TILE

Vertical stacked

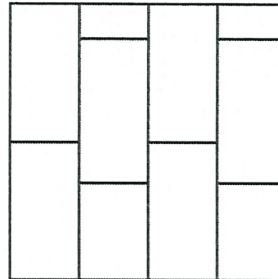


Horizontal stacked

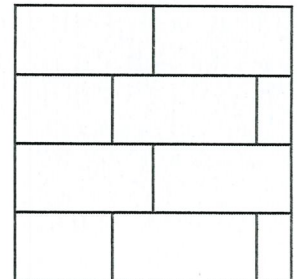


- Kitchen Backsplash,
- Main Bathroom (Jack & Jill),
- Ensuite Bathroom (Master Bedroom),
- Bedroom #2 Ensuite,

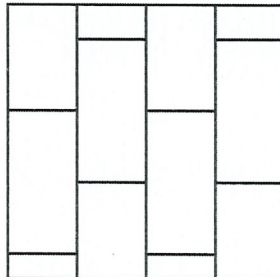
Vertical 1/3 offset brick



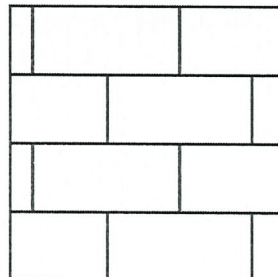
Horizontal 1/3 offset brick



Vertical brick



Horizontal brick



Project: Place St. Thomas 5

Plan #: 50M-348

Lot: 5 - Phase 5

Model: Steel #1086 "C" Std

Purchaser: Maaz Irfan

Purchaser: Aisha Rahmaan

Date: January 12, 2021

Upgrade #: 38, 39, 17

MI

AR



THE STEEL

MODEL 1086

3205 SQ. FT.

Site: Place St. Thomas 5

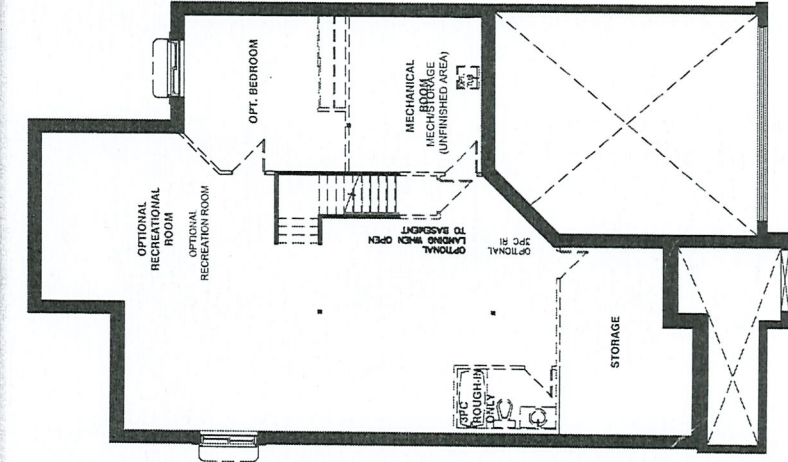
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Lot: 5 - Phase 5

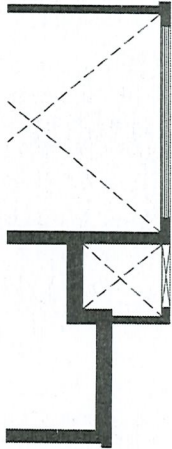
Date: January 12, 2021

Purchaser: Maaz Irfan

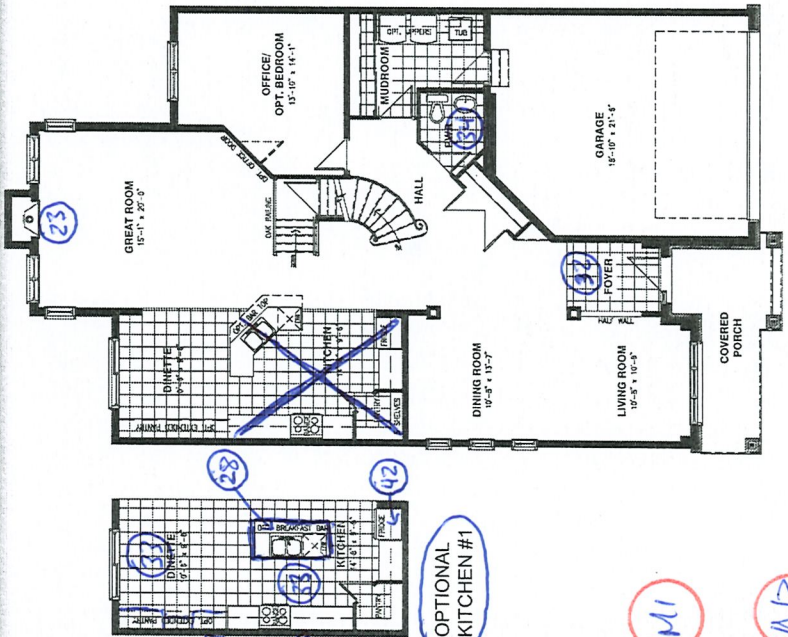
Purchaser: Aisha Rahmaan



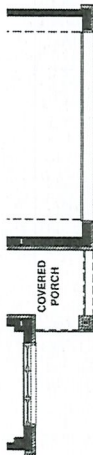
BASEMENT FLOOR - ELEVATION A & C



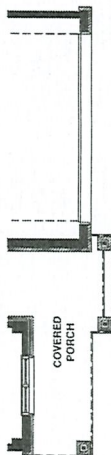
BASEMENT FLOOR - ELEVATION B



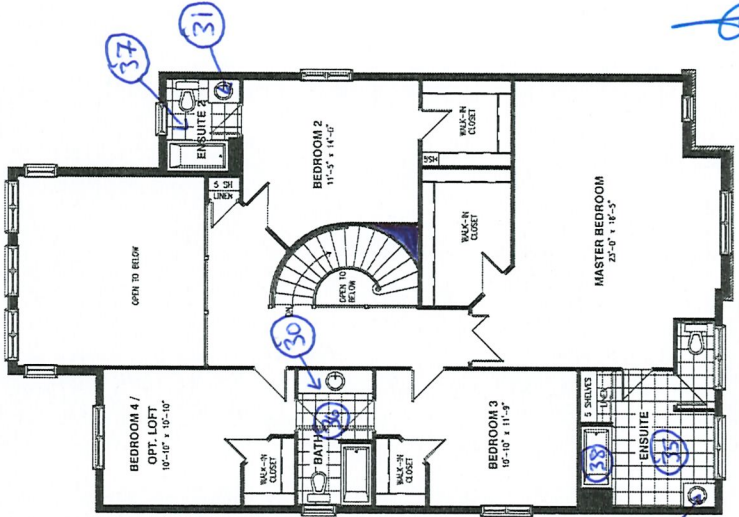
GROUND FLOOR - ELEVATION A



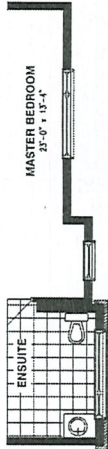
GROUND FLOOR - ELEVATION B



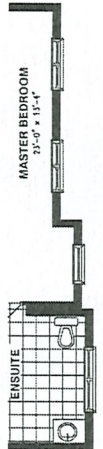
GROUND FLOOR - ELEVATION C



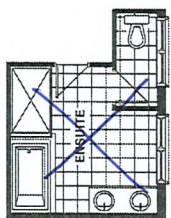
SECOND FLOOR - ELEVATION X



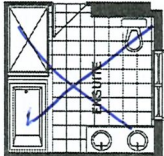
SECOND FLOOR - ELEVATION B



SECOND FLOOR - ELEVATION C



OPTIONAL 5PC ENSUITE ELEVATION A



OPTIONAL 5PC ENSUITE ELEVATION B & C