

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

ON THE 4th DAY OF January, 2021.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : S13
LOT: S13 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 725-E Dearborn Private

PURCHASERS: Anthony John Arecchi & Sabrina Alves

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: January 12, 2021

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: \$312,130.00
BALANCE AT CLOSING: \$297,130.00
LESS H.S.T. AMOUNT: \$296,701.52
SCHEDULE "G" DATED: January 4th, 2021
TARION SCHEDULE "B" DATED: January 4th, 2021

INSERT: 680 dated: February 14th, 2021 in the amount of: \$10,965.77
NEW PURCHASE PRICE: \$323,095.77
NEW BALANCE AT CLOSING: \$308,095.77
NEW LESS H.S.T. AMOUNT: \$307,125.26
SCHEDULE "G" DATED: February 14th, 2021
TARION SCHEDULE "B" DATED: February 14th, 2021
SCHEDULE W-2 DATED: February 14, 2021

Dated at Ottawa this 14th day of February, 2021

In the presence of:

Nicholas
WITNESS

Anthony John Arecchi
PURCHASER

Nicholas
WITNESS

Sabrina Alves
PURCHASER

Dated at Ottawa this 25th day of February, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature] 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 \$307,125.24 ~~\$307,378.75~~. 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 14th day of February, 2021

X [Signature]
PURCHASER

VALECRAFT HOMES LIMITED


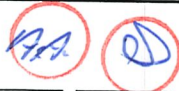
X [Signature]
PURCHASER

[Signature]
PER:

February 25, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: S13

NON STANDARD EXTRAS (680)				
Deerfield 2 - Phase Condo				
PURCHASERS: Anthony John Arecchi and Sabrina Alves			Printed: 14-Feb-21 5:04 pm	
LOT NUMBER S13 Level: 1		PHASE Condo	HOUSE TYPE 5103	CLOSING DATE 20-Jan-22
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
23 30379		1 - KITCHEN - DELETE ITEM #6 IN B1A'S RE: EXTEND FRIDGE UPPER TO APPROXIMATELY 2FT DEEP C/W 1 GABLE STD SERIES. Note:	-\$580.00	Each
24 30380		1 - ENSUITE BATH - DELETE ITEM #14 IN B1A'S RE: UPGRADE TO BRONZE SERIES FLOOR TILE IN ENSUITE BATHROOM. Note:	-\$300.00	Each
*25 88287 30393		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE# SS4250 REV.02 DATED JANUARY 26th, 2021	*\$ 5,357.33 4977.65	Each
*26 88294 30394		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE# OR5361 REV. 01 DATED JANUARY 22nd, 2021	*\$ 366.12	Each
27 251 30395		1 - - INTERIOR DOOR - STYLE - CONMORE 5 PANEL - - ALL AREAS - . Note:	\$ 305.00	Each
28 119929 30396		1 - KITCHEN - CABINETRY - UPGRADE - LEVEL 1 - KITCHEN Note: SEE ITEMS # 29, #30	\$ 3,344.00	Each
29 30397		1 - KITCHEN - CLARIFICATION TO ITEM # 7 IN B1A'S RE:LOWER MICROWAVE CABINET APPROX. 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET, TO BE IN (LEVEL 1 CABINETRY). Note:	\$ 0.00	Each
30 118289 30398		1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W 1 GABLE - LEVEL 1 SERIES Note: AS PER FLOOR PLAN SKETCH. SEE ITEMS #28, #29.	\$ 681.00	Each
31 88508 30399		1 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 75.00	Each
32 111 30400		1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM - SILVER Note: TO BE INSTALLED IN ENSUITE BATHROOM, AS PER FLOOR PLAN SKETCH. RECTANGULAR SIDE TO SIDE, AS PER FLOOR TILE INSTALLATION SKETCH.	\$ 510.00	Each
*33 140 30401		*1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - ENSUITE BATHROOM - SILVER Note: TO BE INSTALLED IN ENSUITE SHOWER, VERTICAL STACKED INSTALL, AS PER WALL TILE INSTALLATION SKETCH.	*\$ 840.00	Each
34 119249 30402		1 - - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS Note: TO BE INSTALLED IN LIVING ROOM AND BEDROOM HALLWAY, AS PER FLOOR PLAN SKETCH. SEE ITEM #36.	\$ 1,094.00	Each

Vendor Initials: 
Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASERS: Anthony John Arecchi and Sabrina Alves

Printed: 14-Feb-21 5:04 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
S13 Level: 1	Condo	5103	20-Jan-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
35		24 - KITCHEN - SUPPLY AND INSTALL UPGRADED CABINETRY HARDWARE # POI-R7040-192-BSAE IN LIEU OF STANDARD.	\$ 480.00	
30403	Note:			
*36 118772		1 - KITCHEN - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - KITCHEN	*\$ 985.00 \$850.00	Each
30405	Note:	TO BE INSTALLED IN KITCHEN, LAUNDRY/PANTRY AREA , AS PER FLOOR PLAN SKETCH. SEE ITEM #34.		
37		1 - KITCHEN - DELETE ITEM #13 IN B1A'S RE: UPGRADE KITCHEN/LAUNDRY/PANTRY FLOOR TILE TO BRONZE SERIES.	-\$875.00	Each
30406	Note:			
38		1 - - DELETE ITEM # 20 IN B1A'S RE: ENGINEERED LAUZON HARDWOOD IN STANDARD AREAS, 3 1/8" WIDE OAK NATURAL, IN LIVING ROOM AND BEDROOM HALLWAY.	\$ 0.00	Each
30407	Note:			
39		1 - - DELETE ITEM # 21 IN B1A's RE: PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDER'S STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE.	-\$1,050.00	Each
30408	Note:			

40. LAUNDRY/PANTRY - TILE - FLOOR - UPGRADE -
BRONZE

\$246.00

Sub Total	\$11,232.45
HST	\$0.00
Total	\$10,965.77
	\$11,232.45

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

Anthony John Arecchi

14-Feb-21
DATE

VENDOR:

PER: Valecraft Homes Limited

PURCHASER:

Sabrina Alves

14-Feb-21
DATE

DATE:

February 25, 2021

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,419-2

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 #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

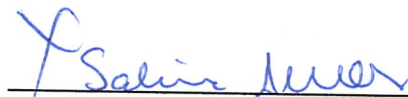
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

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 **February 14th, 2021**.
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 14th day of February, 2021.


Purchaser

Valecraft Homes Limited


Purchaser

Per: 

Date: February 25, 2021

Lot #: S13

Project: **Deerfield Village 2**



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

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www.ssbolton.com

Estimate No#: OR5361 Rev.01

Customer Copy

Customer:

Anthony John Arecchi + *Sabrina Alves*
Home: 613-262-0672
Email: anthony_arecchi@hotmail.com
binalves079@gmail.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S13
Closing Date: *January 20th, 2021*
Salesperson: Jason Thompson (OR)
Date: 01/22/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Bedroom #2	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
Living 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
Master Bedroom	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
Living Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00
Master Bedroom	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00

*** Total price includes all applicable taxes

Customer Subtotal: **\$324.00**
HST: **\$42.12**
Total: **\$366.12**

[Signature]
Customer Signature
+ Sabrina Alves
customer signature

January 14th, 2021
Date
January 14th, 2021
Date

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson (OR) - Page: 2



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

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Estimate No#: SS4250 Rev.02

Customer Copy

Customer:

Anthony John Arecchi + Sabrina Alves
Home: 613-262-0672
Email: anthony_arecchi@hotmail.com
binalves074@gmail.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S13
Closing Date: January 20th, 2022
Salesperson: Jason Thompson
Date: 01/26/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Living Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	A	\$120.00	\$120.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$120.00	\$120.00
Kitchen	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	C	\$129.00	\$129.00
Kitchen	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 5 LED Halo potlights (AFR4-0930-WH) on added switch	D	\$1,176.00	\$1,176.00
Kitchen	1.00	Single Pole Switch Switch for kitchen potlight	D	\$105.00	\$105.00
Living Room	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added 3/way switch	E	\$1,397.00	\$1,397.00
Living Room	2.00	Single Pole Switch Switch for living room potlights	E	\$105.00	\$210.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	H	\$238.00	\$238.00
Ensuite Bath	1.00	Single Pole Switch Switch for added potlight	H	\$105.00	\$105.00
Main Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	I	\$238.00	\$238.00
Main Bath	1.00	Single Pole Switch Switch for added potlight	I	\$105.00	\$105.00
Kitchen	1.00	20 Amp USB Charger Receptacle 20 Amp USB Charger Receptacle (standard)	J	\$336.00	\$336.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 2

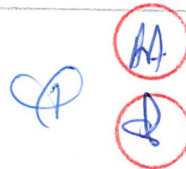


Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Foyer	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 1 LED Halo potlight (AFR4-0930-WH)	F	\$171.00	\$171.00
Hall	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 1 LED Halo potlight (AFR4-0930-WH)	G	\$171.00	\$171.00
Living Room	1.00	15 Amp Standard Plug Add (1) 15 Amp Standard Plug and create 4/gang	K	\$120.00	\$120.00

*** Total price includes all applicable taxes




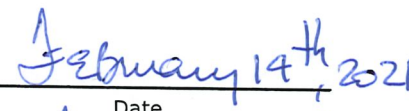
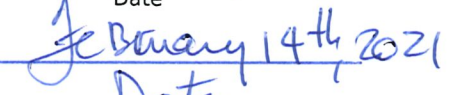
Customer Subtotal:	\$4,408.88	\$4,741.00
HST:	\$572.05	\$616.33
Total:	\$4,977.65	\$5,357.33

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."


Customer Signature


Customer Signature


Date

Date



FIRST FLOOR

MODEL 5103

1032 SQ. FT.

Original Sketch

Site: Deerfield Village

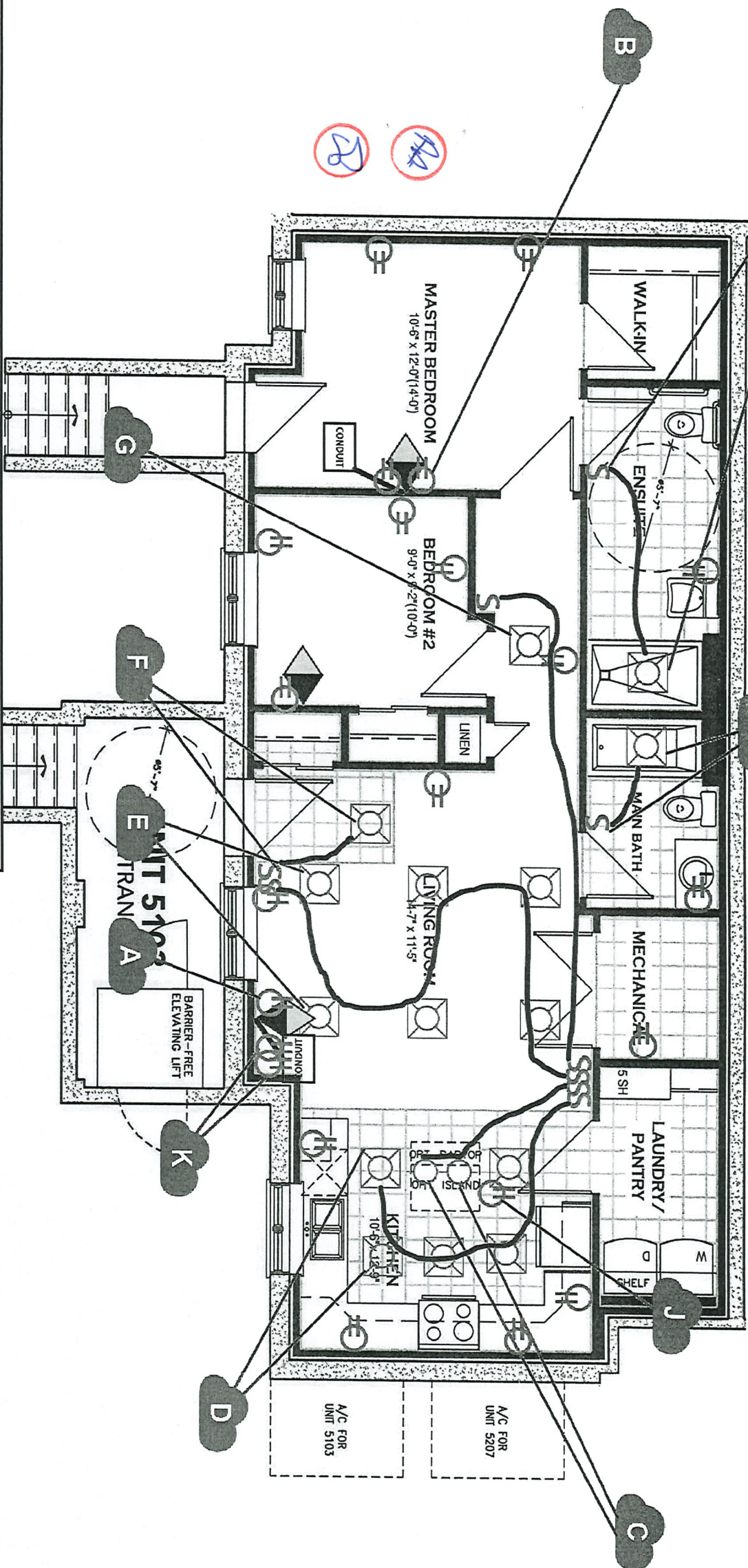
Plan No.: 4m-1290

Unit: DV2 S-13

Date: January 15, 2021

Purchaser: Sabrina Alves


Purchaser: Anthony John Arecchi



CUSTOMER ACCEPTANCE

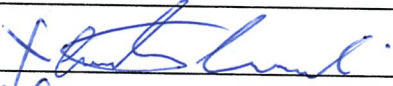
Accepted - Season 1110 DATE *Feb. 14, 2021*

in the stated floor area. *Note: Number of steps varies due to site grading.


	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S13	Civic Address:	725-E Dearborn Private		
	Purchaser(s):	Anthony John Arecchi			Model Name/#:	5103
	Purchaser(s):	Sabrina Alves			Closing Date:	Jan 20-2022
INTERIOR FINISHES						
TRIM STYLE		DESCRIPTION			STD/UPG #	
		Standard Nivaga Baseboards and Casings			STD	
DOOR STYLE		Conmore Interior Passage Doors			27	
INTERIOR HARDWARE		Standard Satin Chrome			STD	
INTERIOR LIGHTING PACKAGE		Roma Lighting Package			STD 25	
BATHROOM ACCESSORIES		Standard Infinity Series in Chrome			STD	

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 Simply White	STD	N/A	N/A
FOYER	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
STORAGE ROOM	N/A	N/A	N/A	N/A
LAUNDRY ROOM/ PANTRY	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
OTHER	N/A	N/A	N/A	N/A
LIVING 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:				

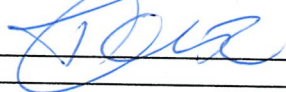
Purchaser's Signature(s) :



Purchaser's Signature(s) :




Approved By :



Date: February 14th, 2021

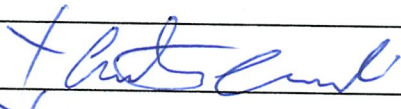
Date: February 14th, 2021

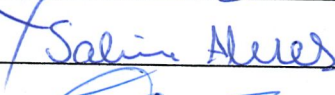
Date: February 25, 2021

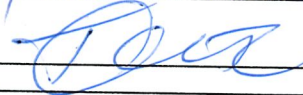


CONDOMINIUM HOME COLOUR CHART					
Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	S13	Civic Address:	725-E Dearborn Private		
Purchaser(s):	Anthony John Arecchi			Model Name/#:	5103
Purchaser(s):	Sabrina Alves			Closing Date:	Jan 20-2022

FLOORING SELECTIONS			
ROOM	CARPET/UNDERPAD OR HARDWOOD	LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	N/A	N/A	N/A
KITCHEN/PANTRY/ LAUNDRY	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1/8" wide	UPG	36
DINING ROOM	N/A	N/A	N/A
LIVING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1/8" wide	UPG	34
MAIN STAIRS	N/A	N/A	N/A
BEDROOM HALLWAY	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1/8" wide	UPG	34
MASTER BEDROOM	Beaulieu A6133 Montara 86590 Rustic Wool + Upgraded Underpad	L1 Carpet + L1 Underpad	9, 11
BEDROOM # 2	Beaulieu A6133 Montara 86590 Rustic Wool + Upgraded Underpad	L1 Carpet + L1 Underpad	8, 10
STAIRS FROM FOYER	N/A	N/A	N/A

Purchaser's Signature(s) : 


Purchaser's Signature(s) : 

Approved By : 

Date: February 14th, 2021

Date: February 14th, 2021


Date: February 25, 2021




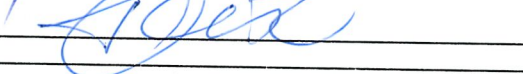
CONDOMINIUM HOME COLOUR CHART					
Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	S13	Civic Address:	725-E Dearborn Private		
Purchaser(s):	Anthony John Arecchi			Model Name/#:	5103
Purchaser(s):	Sabrina Alves			Closing Date:	Jan 20-2022

CABINETRY					
ROOM	SELECTION			LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Lastra TF-5303-T4S Beige Grey 2D		Level 1	7, 22, 28, 29, 30
	HARDWARE CODE	POI-R7040-192-BSAE	TYPE Pulls	UPG	7, 29 35
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE Standard	STD	STD
MAIN BATHROOM	STYLE AND COLOUR	100i PM-F434WT		STD	STD
	HARDWARE CODE	81091-195	TYPE Knobs	STD	STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE Standard	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	N/A		N/A	N/A
	HARDWARE CODE	N/A	TYPE N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE N/A	N/A	N/A
POWDER ROOM	STYLE AND COLOUR	N/A		N/A	N/A
	HARDWARE CODE	N/A	TYPE N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE 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	Water Line + Level 3 Whirlpool Stainless Steel French Door Refrigerator with bottom drawer freezer with exterior water dispenser	2, 17, 18
RANGE	Standard	STD	Level 1 Whirlpool Slide-In Range Stainless Steel	2, 19
DISHWASHER	Standard	STD	Basic Stainless Steel	2
CHIMNEY HOODFAN	Standard	STD	Whirlpool Stainless Steel 300CFM Chimney Hoodfan	2, 15
WASHING MACHINE/DRYER	Standard	STD	Basic White <i>Top load washer, side-by-side install</i>	2

Purchaser's Signature(s) : 


Purchaser's Signature(s) : 

Approved By : 

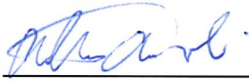
Date: February 14th, 2021


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	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S13	Civic Address:	725-E Dearborn Private		
	Purchaser(s):	Anthony John Arcchi			Model Name/#:	5103
	Purchaser(s):	Sabrina Alves			Closing Date:	Jan 20-2022

CERAMIC & GROUT SELECTIONS					
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular Front to Back Install)	909 Sterling	Bronze Floor Tile + UPG Grout	12, 31
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	Euro Pasha Collection Cinq 13"x13" White (Standard Square Install)	909 Sterling	STD Floor Tile + UPG Grout	31
LAUNDRY ROOM / PANTRY	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular Front to Back Install)	909 Sterling	Bronze Floor Tile + UPG Grout	40
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
KITCHEN	FLOOR	See Hardwood Flooring Sheet for selection	N/A	N/A	36
	BACKSPLASH	Olympia Colour & Dimension Collection 6"x6" Bright Arctic White QT.CD.ARW.0606.BR (Standard Square Install)	931 Standard White	STD Wall Tile + STD Grout	STD
	INSERT OR BORDER	N/A			
DINETTE	FLOOR	N/A	N/A	N/A	N/A
MAIN BATHROOM	FLOOR	Euro Pasha Collection Cinq 13"x13" White (Standard Square Install)	909 Sterling	STD Floor Tile + UPG Grout	31
	WALL	Euro Pasha Collection Cinq 8"x10" White (Vertical Stacked Install)	909 Sterling	STD Floor Tile + UPG Grout	31
	INSERT OR BORDER	N/A			
ENSUITE BATHROOM	FLOOR	Ceratec Stone Glamour 11.6"x 23.6" Calacatta Matt (Rectangular side to side install)	909 Sterling	Silver Floor Tile + UPG Grout	31, 32
	SHOWER WALLS	Ceratec Stone Glamour 11.6"x 23.6" Calacatta Matt (Vertical Stacked install)	909 Sterling	Silver Floor Tile on Wall + UPG Grout	31, 33
	INSERT OR BORDER	N/A			

Purchaser's Signature(s) :



Purchaser's Signature(s) :



Approved By :



Date: February 14th, 2021


Date: February 14th, 2021

Date: February 25, 2021

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S13	Civic Address:	725-E Dearborn Private		
	Purchaser(s):	Anthony John Arcchi			Model Name/#:	5103
	Purchaser(s):	Sabrina Alves			Closing Date:	Jan 20-2022
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Standard Kindered Double Bowl Stainless Steel Sink RDL 2031			Stainless Steel	STD
	FAUCET	Standard Delta Kitchen Faucet w/Spray			Chrome	STD
ENSUITE BATHROOM	SINK	Standard As Per Barrier Free Unit Specifications			White	STD
	SINK FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
	SHOWER	Standard with Zitta Niche 12" x 12" approx. centered on long wall at approx. 48" above base			White/Chrome/Clear Glass/Stainless Steel	16
	SHOWER 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
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						

Purchaser's Signature(s) :


Purchaser's Signature(s) :


Approved By :


Date: February 14th, 2021

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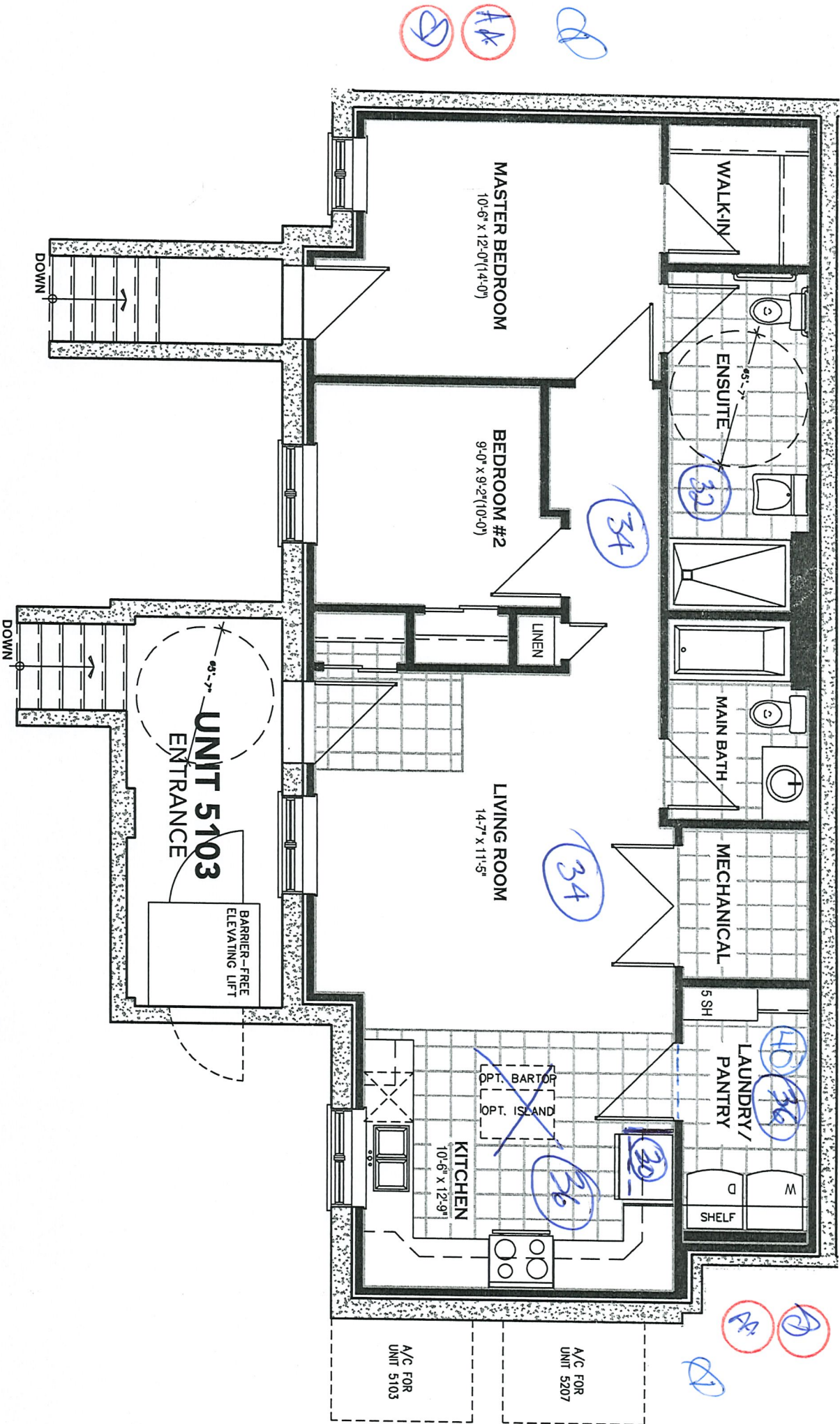


FIRST FLOOR

MODEL 5103

1032 SQ.FT

Site: DV2	Purchaser: Anthony John Arecchi
Plan No.: 4M-1290	
Unit: S13	Purchaser: Sabrina Alves
Date: February 14th, 2021	



Floor Plan Sketch

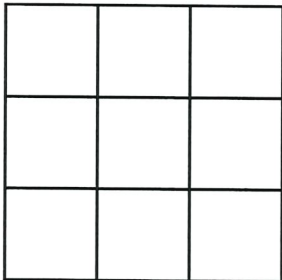
Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies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



Tile Installation Options

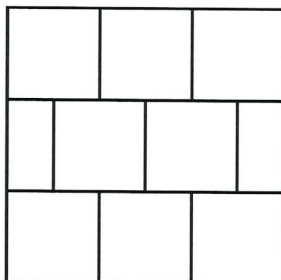
FLOOR TILE

Standard square

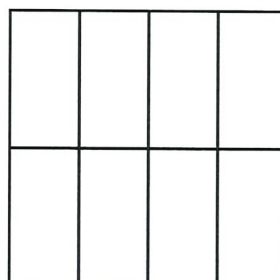


Main Bathroom
Mechanical Room

Square brick

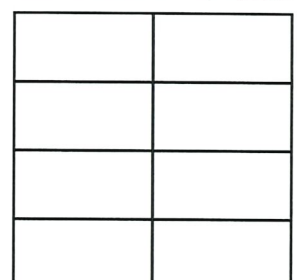


Rectangular
front to back of the house



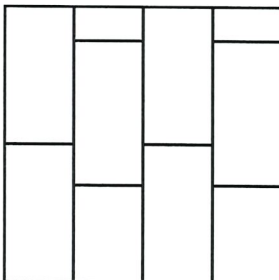
Foyer
Laundry/Pantry

Rectangular
side to side of the house

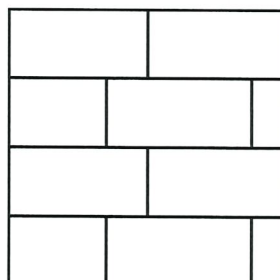


Ensuite Bathroom

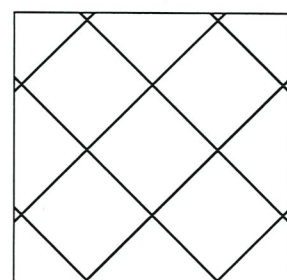
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: DV2

Plan #: 4M-1290

Lot: S13

Model: 5103

Purchaser: Anthony John Arecchi

Purchaser: Sabrina Alves

Date: February 14th, 2021

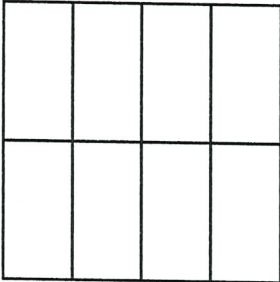
Upgrade #: 12, 32, 40



Tile Installation Options

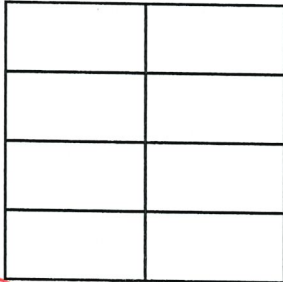
WALL TILE

Vertical stacked

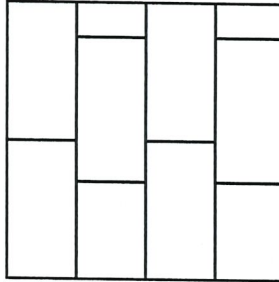


Ensuite Shower Walls
Main Bathroom

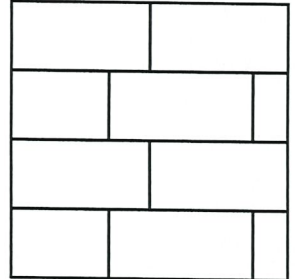
Horizontal stacked



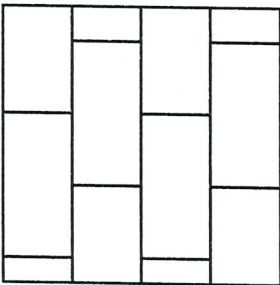
Vertical 1/3 offset brick



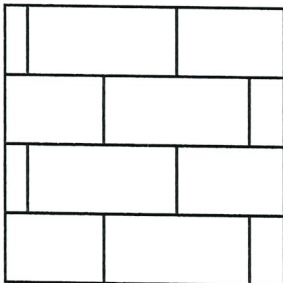
Horizontal 1/3 offset brick



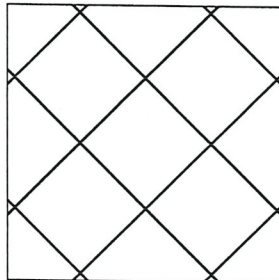
Vertical brick



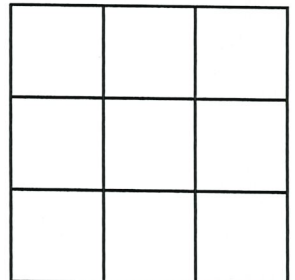
Horizontal brick



45 degree



Standard square



Kitchen Backsplash

Project: DV2

Plan #: 4M-1290

Lot: S13

Model: 5103

Purchaser: Anthony John Arecchi

Purchaser: Sabrina Alves

Date: February 13th, 2021

Upgrade #: 33

NON RESILIENT FLOORING WAIVER

for

HARDWOOD FLOORING

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes Limited recommends strongly against the use of hardwood flooring in kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.


It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder's recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/We, Anthony John Arecchi & Sabrina Alves have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: DEERFIELD VILLAGE 2

LOT NO: S13


(Signature)

February 14th, 2021
(Date)


(Signature)

February 14th, 2021
(Date)