

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

ON THE 16th DAY OF February, 2021.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : S21  
LOT: S21 BLOCK :  
4M-1290 DEERFIELD VILLAGE 2  
CIVIC ADDRESS: 725-A Dearborn Private  
PURCHASERS: Lawrence Silber

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: February 16th, 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: \$415,116.06  
BALANCE AT CLOSING: \$400,116.06  
LESS H.S.T. AMOUNT: \$367,359.35  
SCHEDULE "G" DATED: February 16th, 2021  
TARION SCHEDULE "B" DATED: February 16th, 2021

INSERT: 680 dated: March 31, 2021 in the amount of: \$3,459.00  
NEW PURCHASE PRICE: \$418,575.06  
NEW BALANCE AT CLOSING: \$403,575.06  
NEW LESS H.S.T. AMOUNT: \$370,420.41  
SCHEDULE "G" DATED: March 31, 2021  
TARION SCHEDULE "B" DATED: March 31, 2021  
SCHEDULE "W2" & "W4" DATED: March 31, 2021

Dated at Ottawa this 31st day of March, 2021

In the presence of:

WITNESS

DocuSigned by:  
Lawrence Silber  
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 1st day of April, 2021

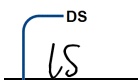
VALECRAFT HOMES LIMITED (VENDOR)

PER: Vicina Oliver  
B66AFC94F0B9401...


**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 \$370,420.41 . 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    31st day of      March      ,      2021

DocuSigned by:  
Lawrence Silber  
PURCHASER

**VALECRAFT HOMES LIMITED**

---

**PURCHASER**

DocuSigned by:  
Vivian Oliver

---

PER: B66AFC94F0B9401...

**DATE:** April 1, 2021

**PROJECT: DEERFIELD VILLAGE 2      LOT: S21**



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: LAWRENCE SILBER			Printed: 31-Mar-21 2:22 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
S21 Level: 3	Condo	5309	24-Feb-22
ITEM	QTY	EXTRA / CHANGE	PRICE
22		1 - KITCHEN - PLEASE HAVE REFRIGERATOR DOOR SWING TO OPEN TOWARDS STAIR WALL	\$0.00
31641		Note:	Each
23		1 - KITCHEN - DELETE ITEM #17 IN B1A'S RE: KITCHEN SINK REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK.	-\$143.00
31643		Note:	Each
24		1 - KITCHEN - KITCHEN SINK - FRANKE CUBE CUX120-CA DOUBLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	\$1,140.00
118342			Each
31644		Note: SEE ITEM #9 for Solid Surface Countertops. AS PER FLOOR PLAN SKETCH Dated March 31, 2021	
25		1 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$75.00
88508			Each
31645		Note:	
26		1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$92.00
127			Each
31646		Note: IN STANDARD KITCHEN AREA. SEE ITEM #27 FOR HORIZONTAL BRICK INSTALL, AS PER WALL TILE INSTALLATION SKETCH Dated March 31, 2021	
27		1 - KITCHEN - SUPPLY AND INSTALL KITCHEN BACKSPLASH HORIZONTAL BRICK INSTALL, AS PER WALL TILE INSTALLATION SKETCH.	\$69.00
			Each
31647		Note: IN STANDARD KITCHEN AREA. AS PER WALL TILE INSTALLATION SKETCH Dated March 31, 2021	
28		1 - - SUPPLY AND INSTALL NATURAL RED OAK COLONIAL HANDRAIL, MODERN OAK BRACKETS, 3 1/2" WIDE NATURAL OAK MODERN BEVELLED POSTS C/W NATURAL OAK MODERN SPINDLES, IN LIEU OF STANDARD, AS PER FLOOR PLAN SKETCH Dated March 31, 2021	\$1,667.00
31799		Note:	Each
29		1 - - CLARIFICATION REGARDING FLOOR TILES IN FOYER/ENTRANCE, MECHANICAL ROOM, LAUNDRY AREA, MAIN BATHROOM AND ENSUITE BATHROOM TO BE INSTALLED STANDARD SQUARE, AS PER FLOOR TILE INSTALLATION SKETCH Dated March 31, 2021	\$0.00
31800		Note:	Each
30		1 - - CLARIFICATION REGARDING WALL TILES IN MAIN BATHROOM AND ENSUITE BATHROOM TO BE HORIZONTALLY STACKED INSTALLED, AS PER WALL TILE INSTALLATION SKETCH Dated March 31, 2021	\$0.00
31801		Note:	Each
31		1 - - CLARIFICATION TO ITEMS 9, 10, 11: QUARTZ COUNTERTOPS IN KITCHEN, MAIN BATHROOM AND ENSUITE BATHROOM TO HAVE EASED EDGE PROFILE, AS PER EDGE DETAIL PROFILE SKETCH Dated March 31, 2021	\$0.00
31802		Note:	Each
32		1 - ENSUITE BATH - DELETE ITEM #12 IN B1A'S RE: AMERICAN STANDARD OVALYN UNDERMOUNT SINK 0495-21 IN ENSUITE BATHROOM.	-\$181.00
31803		Note:	Each
*33		1 - ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD STUDIO CARRE UNDERMOUNT 0426 - 000	* \$361.00
88464			Each
31804		Note: SEE ITEM #10 for Solid Surface Countertops. IN ENSUITE BATHROOM, AS PER FLOOR PLAN SKETCH Dated March 31, 2021	

Vendor Initials: 

DS

VS

Purchaser Initials: 

DS

LS

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,473-1

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: LAWRENCE SILBER			Printed: 31-Mar-21 2:22 pm
LOT NUMBER S21 Level: 3	PHASE Condo	HOUSE TYPE 5309	CLOSING DATE 24-Feb-22
ITEM	QTY	EXTRA / CHANGE	PRICE
34		1 - MAIN BATHROOM - DELETE ITEM #13 IN B1A'S RE: AMERICAN STANDARD OVALYN UNDERMOUNT SINK 0495-21 IN MAIN BATHROOM.	-\$181.00
31805	Note:		Each
*35 88464		1 - MAIN BATHROOM - BATHROOM SINK - AMERICAN STANDARD STUDIO CARRE UNDERMOUNT 0426 - 000	* \$361.00
31806	Note:	IN MAIN BATHROOM, AS PER FLOOR PLAN SKETCH Dated March 31, 2021. SEE ITEM # 11 for Solid Surface Countertops	Each
36		1 - ENSUITE BATH - DELETE ITEM #14 IN B1A'S RE: DELTA LINDEN SINGLE HANDLE LAVATORY FAUCET 594-SSMPU BRILLANCE STAINLESS IN ENSUITE BATHROOM.	-\$247.00
31807	Note:		Each
37		1 - MAIN BATHROOM - DELETE ITEM #15 IN B1A'S RE: DELTA LINDEN SINGLE HANDLE LAVATORY FAUCET 594-SSMPU BRILLANCE STAINLESS IN MAIN BATHROOM.	-\$247.00
31808	Note:		Each
*38 88217		1 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	* \$285.00
31809	Note:	IN ENSUITE BATHROOM, AS PER FLOOR PLAN SKETCH Dated March 31, 2021. SEE ITEM #10.	Each
*39 88217		1 - MAIN BATHROOM - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	* \$285.00
31810	Note:	IN MAIN BATHROOM, AS PER FLOOR PLAN SKETCH Dated March 31, 2021. SEE ITEM #11.	Each
40		1 - KITCHEN - DELETE ITEM #16 IN B1A'S RE: DELTA MARLEY 986 LF CHROME KITCHEN FAUCET	-\$219.00
31811	Note:		Each
*41 88428		1 - KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	* \$342.00
31812	Note:	AS PER FLOOR PLAN SKETCH Dated March 31, 2021	Each

Sub Total	\$3,459.00
HST	\$0.00
Total	\$3,459.00

Payment Summary

Paid By Amount

Total Payment:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,473-2

InvoiceSQL.rpt 16May20

Vendor Initials: DS Purchaser Initials: DS

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: LAWRENCE SILBER		Printed: 31-Mar-21 2:22 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
S21 Level: 3	Condo	5309	24-Feb-22

ITEM	QTY	EXTRA	DocuSigned by:	PRICE	INTERNAL USE
------	-----	-------	----------------	-------	--------------

PURCHASER:

DocuSigned by:

Lawrence Silber

LAWRENCE SILBER

31-Mar-21

DATE

VENDOR:

DocuSigned by:

Vicinia Oliver

B66AFC94F0B9401...

PER: Valecraft Homes Limited

DATE:

April 1, 2021

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,473-3

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Schedule "W2"

**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, Lawrence Silber 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:** S21

DocuSigned by:  
Lawrence Silber  
(Signature) E03FE44044CF...

March 31, 2021  
(Date)

Schedule "W4"  
Granite & Variegated Quartz Colour Variation

Purchaser's name:	<u>Lawrence Silber</u>	Lot no:	<u>S21</u>	Plan #:	<u>4M-1290</u>
Purchaser's name:	<u></u>	Project:	<u>DEERFIELD VILLAGE 2</u>		
Home Phone:	<u>N/A</u>	Model:	<u>5309</u>		
Work Phone:	<u>613-238-6321 ext. 258</u>	Closing Date:	<u>February 24th, 2022</u>		
E-Mail (1):	<u>lsilber@kellysantini.com</u>	E-Mail (2):	<u></u>		

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, Lawrence Silber  
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: S21

DocuSigned by:  
Lawrence Silber  
Purchaser 7E03FE44044CF...

March 31, 2021  
Date:

DocuSigned by:  
Vicinia Oliver  
Valecraft Homes Limited

April 1, 2021  
Date:

Appointment date given: \_\_\_\_\_ Spoke with/left message: \_\_\_\_\_

Time scheduled: \_\_\_\_\_ Date & Time: \_\_\_\_\_





**Condominium Form  
(Tentative Occupancy 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 **March 31, 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** 31st **day of** March, **20**21.

DocuSigned by:  
Laurence Silber  
**Purchaser** 44044CF...

**Valecraft Homes Limited**

**Purchaser**

DocuSigned by:  
Vicinia Oliver  
**Per:** B66AFC94F0B9401...

April 1, 2021

**Date:**

**Lot #:** S21

**Project:** **Deerfield Village 2**

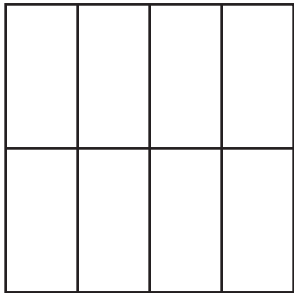


Valecraft  
Homes Ltd.

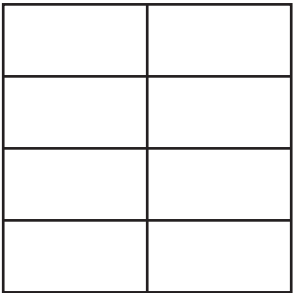
Tile Installation Options

WALL TILE

Vertical stacked



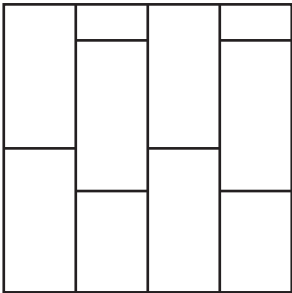
Horizontal stacked



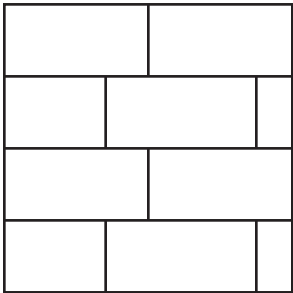
Main Bathroom tub  
Surround

Ensuite Bathroom  
Shower

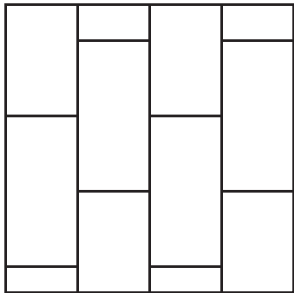
Vertical 1/3 offset brick



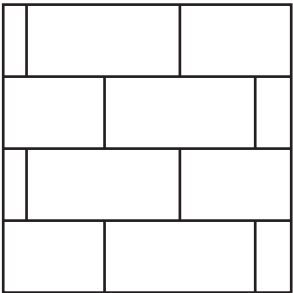
Horizontal 1/3 offset brick



Vertical brick

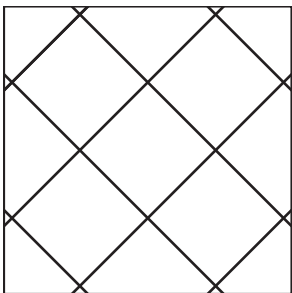


Horizontal brick

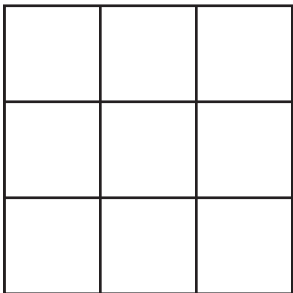


Kitchen Backsplash in  
Standard Area.

45 degree



Standard square



Project: DV2

Plan #: 4M-1290

Lot: S21

Model: 5309

Purchaser: Lawrence Silber

DocuSigned by:

Purchaser: *Lawrence Silber*

217E03FE44044CF...

Date: March 31, 2021

Upgrade #: 26, 27, 30

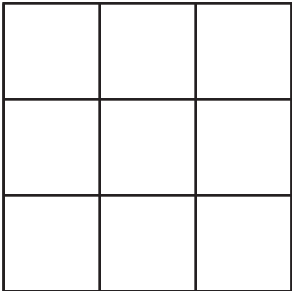


Valecraft  
Homes Ltd.

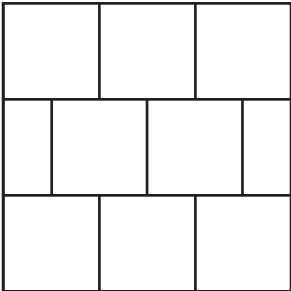
Tile Installation Options

FLOOR TILE

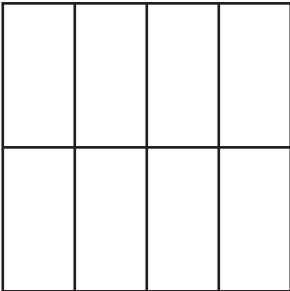
Standard square



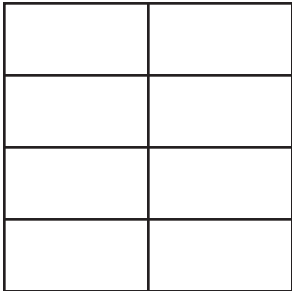
Square brick



Rectangular  
front to back of the house

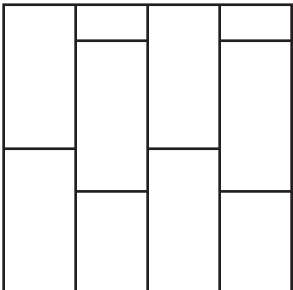


Rectangular  
side to side of the house

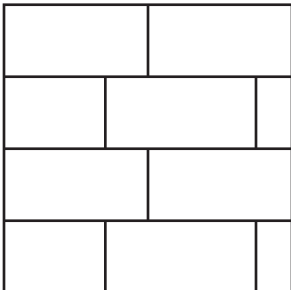


Foyer/Entrance  
Mechanical Room  
Laundry Area  
Main Bathroom  
Ensuite Bathroom

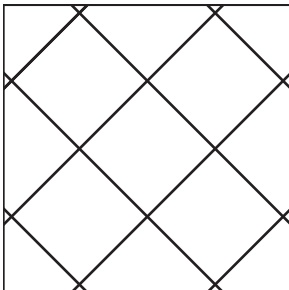
Rectangular 1/3 staggered  
front to back of the house



Rectangular 1/3 staggered  
side to side of the house



45 degree




Project: DV2

Plan #: 4M-1290

Lot: S21

Model: 5309

Purchaser: Lawrence Silber

Purchaser:  217E03FE44044CF...

Date: March 31, 2021

Upgrade #: 26, 27, 30



Valecraft  
Homes Ltd.

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen #9  
Main Bathroom #11  
Ensuite Bathroom #10



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: S21

Model: 5309

Purchaser: Lawrence Silber

Purchaser: DocuSigned by:  
Lawrence Silber  
217E03FE44044CF...

Date: March 31, 2021

Upgrade #: 9, 10, 11



Homes Ltd.

THIRD FLOOR

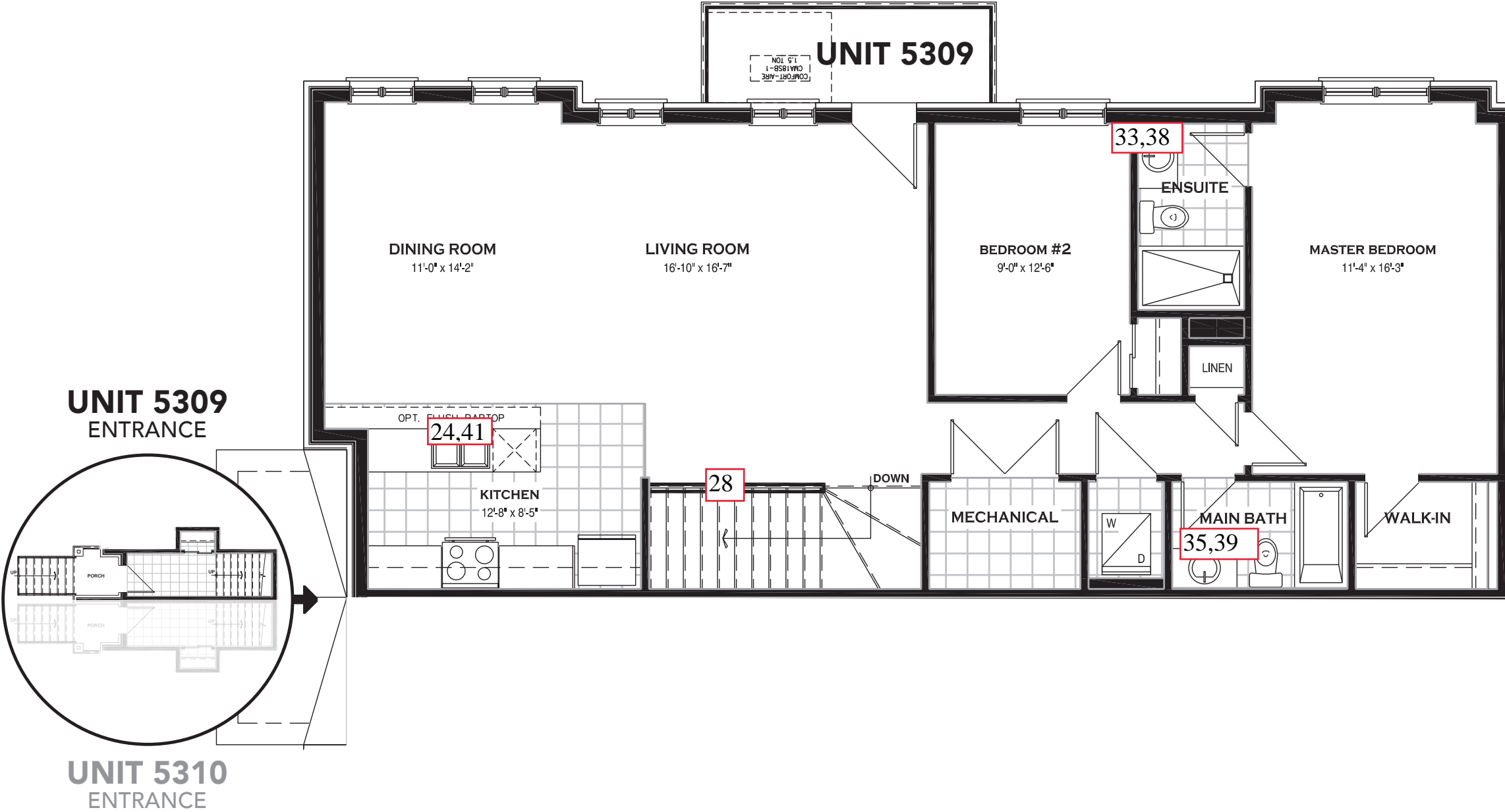
MODEL 5309  
1383 SQ.FT

Site: DV2Purchaser: Lawrence Silber

Plan No.: 4M-1290


Unit: S21Purchaser:

Date: March 31, 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.

 <b>Valecraft</b> Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S21	Civic Address:	725-A Dearborn Private		
	Purchaser(s):	Lawrence Silber			Model Name/#:	5309
	Purchaser(s):				Closing Date:	Feb 24-2022
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					21
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
LAUNDRY ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
STAIRWAY	Low Lustre OC-30 Gray Mist	STD	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) :

DocuSigned by:



217E03FE44044CF...

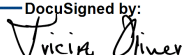
Date: March 31, 2021

Purchaser's Signature(s) :

Date: \_\_\_\_\_


Approved By :

DocuSigned by:



B66AEC94E0B9401...

Date: April 1, 2021

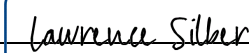
	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S21	Civic Address:	725-A Dearborn Private		
	Purchaser(s):	Lawrence Silber			Model Name/#:	5309
	Purchaser(s):				Closing Date:	Feb 24-2022

CABINETRY					
ROOM	SELECTION			LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i-B10R Thermoplastic		STD	STD
	HARDWARE CODE	5923-195	TYPE Knobs	STD	STD
	COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE Eased Edge	Quartz L1	9
MAIN BATHROOM	STYLE AND COLOUR	100i-B10R Thermoplastic		STD	STD
	HARDWARE CODE	5923-195	TYPE Knobs	STD	STD
	COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE Eased Edge	Quartz L1	11
ENSUITE BATHROOM	STYLE AND COLOUR	100i-B10R Thermoplastic		STD	STD
	HARDWARE CODE	5923-195	TYPE Knobs	STD	STD
	COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE Eased Edge	Quartz L1	10
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 <i>(Standard Minimum Opening is 33" x 70.75")</i>	Standard Opening	STD	Basic Stainless Steel	4, 22
RANGE	Standard	STD	Basic Stainless Steel	4
DISHWASHER	Standard	STD	Basic Stainless Steel	4
MICROWAVE/HOODFAN	Standard	STD	Basic Stainless Steel	4
WASHING MACHINE/DRYER	Standard	STD	Basic White Stackable Front load washer and dryer	4

Purchaser's Signature(s) :

DocuSigned by:



217E03FE44044CF...

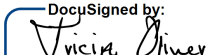
Date: March 31, 2021

Purchaser's Signature(s) :

Date: \_\_\_\_\_


Approved By :

DocuSigned by:



B66AFC94F0B9401...

Date: April 1, 2021

 <b>Valecraft</b> Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S21	Civic Address:	725-A Dearborn Private		
	Purchaser(s):	Lawrence Silber			Model Name/#:	5309
	Purchaser(s):				Closing Date:	Feb 24-2022
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER/ENTRANCE	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	949 Silverado	STD Floor Tile + UPG Grout	25	
MECHANICAL ROOM	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	949 Silverado	STD Floor Tile + UPG Grout	25	
LAUNDRY ROOM	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	949 Silverado	STD Floor Tile + UPG Grout	25	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	See hardwood	N/A	N/A	7	
	BACKSPLASH	Euro Pasha Soho 3"x6" Matte White (Horizontal Brick install)	949 Silverado	Bronze Wall Tile + UPG Install + UPG Grout	25, 26, 27	
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	N/A	N/A	N/A	N/A	
MAIN BATHROOM	FLOOR	Olympia Venus 13"x13" Grey GE.VN.GRY1313.MT (Standard Square Install)	949 Silverado	STD Floor Tile + UPG Grout	25	
	WALL	Olympia Venus 10"x16" Grey GE.VN.GRY.1016 (Horizontal Stacked Install)	949 Silverado	STD Wall Tile + UPG Grout	25	
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Olympia Venus 13"x13" Grey GE.VN.GRY1313.MT (Standard Square Install)	949 Silverado	STD Floor Tile+ UPG Grout	25	
	WALL	Olympia Venus 10"x16" Grey GE.VN.GRY.1016 (Horizontal Stacked Install)	949 Silverado	STD Wall Tile + UPG Grout	25	
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :

DocuSigned by:

*Lawrence Silber*

217E03FE44044CF...

Date:

March 31, 2021

Purchaser's Signature(s) :

Date:

Approved By :

DocuSigned by:


*Nicole Trudel*

B66AFC94F0B9401...

Date:

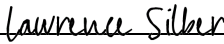
April 1, 2021



 <b>Valecraft</b> Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S21	Civic Address:	725-A Dearborn Private		
	Purchaser(s):	Lawrence Silber			Model Name/#:	5309
	Purchaser(s):				Closing Date:	Feb 24-2022
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	N/A			N/A	N/A	
KITCHEN	Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Matte Red Oak Natural 3-1/8" wide			UPG	7	
DINING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Matte Red Oak Natural 3-1/8" wide			STD	STD	
LIVING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Matte Red Oak Natural 3-1/8" wide			STD	STD	
OTHER	N/A			N/A	N/A	
BEDROOM HALLWAY	Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Matte Red Oak Natural 3-1/8" wide			STD	STD	
MASTER BEDROOM	Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Matte Red Oak Natural 3-1/8" wide			UPG	6	
BEDROOM # 2	Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Matte Red Oak Natural 3-1/8" wide			UPG	5	
STAIRS FROM FOYER	Beaulieu A4531 Spartacus 89418 Black Ice + Standard Underpad			STD	STD	

Purchaser's Signature(s) :

DocuSigned by:



217E03FE44044CF...

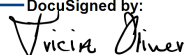
Date: March 31, 2021

Purchaser's Signature(s) :

Date:


Approved By :

DocuSigned by:



B66AFC94F0B9401

Date: April 1, 2021

	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S21	Civic Address:	725-A Dearborn Private		
	Purchaser(s):	Lawrence Silber			Model Name/#:	5309
	Purchaser(s):				Closing Date:	Feb 24-2022
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Franke Kindred Cube Double Bowl 9" Deep Undermount CUX120-CA		Stainless Steel	24	
	FAUCET	Delta Marley single-handle 1-hole 986LF-AR		Arctic Stainless	41	
ENSUITE BATHROOM	SINK	American Standard Studio Carre 0426-000 Undermount		White	33	
	VANITY FAUCET	Delta Trinsic Single Handle High-Arc 1-hole 559HA-DST		Chrome	38	
	WATER CLOSET	Standard		White	STD	
	SHOWER	Standard		White/ Chrome / Clear Glass	STD	
	SHOWER FAUCET	Standard		Chrome	STD	
MAIN BATHROOM	SINK	American Standard Studio Carre 0426-000 Undermount		White	35	
	VANITY FAUCET	Delta Trinsic Single Handle High-Arc 1-hole 559HA-DST		Chrome	39	
	WATER CLOSET	Standard		White	STD	
	TUB/SHOWER	Standard		White	STD	
	TUB/SHOWER FAUCET	Standard		Chrome	STD	
NOTE: All fixtures are white as standard						

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Natural	8, 28
BRACKET (if applicable)	Red Oak	Modern	Natural	8, 28
SPINDLES	Red Oak	Modern	Natural	8, 28
POSTS	Red Oak	3-1/2" wide Modern Beveled	Natural	8, 28
NOSINGS	Red Oak	N/A	Natural	8, 28
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

Purchaser's Signature(s) :

DocuSigned by:

Lawrence Silber

217E03FE44044CF...

Date: March 31, 2021

Purchaser's Signature(s) :

Date: \_\_\_\_\_

Approved By :

DocuSigned by:

Vivian Oliver

B66AFC94F0B9401...

Date: April 1, 2021