

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

ON THE 10 DAY OF February, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : C15
LOT: C15 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 749 Namur Street
PURCHASERS: Anastassia Laggis & Cody Todd

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: February 24, 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: \$444,720.00
BALANCE AT CLOSING: \$424,720.00
LESS H.S.T. AMOUNT: \$416,655.49
SCHEDULE "G" DATED: February 10, 2021
TARION SCHEDULE "B" DATED: February 10, 2021

INSERT: 680 dated: April 25, 2021 in the amount of: \$5,090.08
NEW PURCHASE PRICE: \$449,810.08
NEW BALANCE AT CLOSING: \$429,810.08
NEW LESS H.S.T. AMOUNT: \$420,922.11
SCHEDULE "G" DATED: April 25, 2021
TARION SCHEDULE "B" DATED: April 25, 2021

Dated at Embrun, ON this 25 day of April, 2021

In the presence of:

[Signature]
WITNESS

[Signature]
PURCHASER

[Signature]
WITNESS

[Signature]
PURCHASER

Dated at Ottawa this 28 day of April, 2021

VALECRAFT HOMES (2019) LIMITED

Per: _____

Name: F. 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

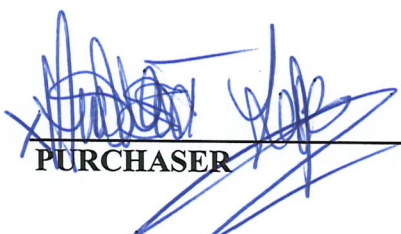


Purchaser

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 \$420,922.11. 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 25 day of April, 2021


PURCHASER

VALECRAFT HOMES (2019) LIMITED


PURCHASER

PER:

April 28, 2021
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: C15

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 #17 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #7 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 #7 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 April 25, 2021.
6. Any increase in existing or newly imposed levies, development charges, education development any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 33 of the Agreement of Purchase & Sale.

Signed at Embrun, ON, this 25 day of April, 2021.


Purchaser

Valecraft Homes Limited


Purchaser


Per:

April 28, 2021
Date:

Lot #: C15 - Phase 6

Project: **Place St Thomas 6**

NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Anastassia Laggis and Cody Todd			Printed: 21-Apr-21 1:04 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C15	6	130 THE LEWIS	1-Mar-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*18 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 0.00
32343		Note: Orbital Estimate No#: OR5718 dated 03/19/2021	Each
*19 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 696.08
32344		Note: S&S Electric Estimate No#: SS4322 Rev.05	Each
20	1	- DELETE ITEM #6 - (RE: 3-1/8" LAUZON STAINED OAK IN STANDARD AREAS)	-\$1,868.00
32345		Note:	Each
*21 114425	1	- HARDWOOD - OAK - LAUZON - 6 1/4" ESTATE STAINED - STANDARD AREAS	*\$ 5,651.00
32466		Note: - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway as per Sketch dated April 25, 2021	Each
22	1	- KITCHEN - DELETE ITEM #15 - (RE: UPGRADE LAMINATE COUNTERTOP INCL. ISLAND WITH FLUSH BREAKFAST BAR)	-\$504.00
32347		Note:	Each
23	1	- KITCHEN - COUNTERTOP - FLUSH BREAKFAST BAR - CUSTOM KITCHEN LAYOUT (SEE B1-A ITEM #4)	\$ 855.00
32467		Note: - Kitchen as per Sketch dated April 25, 2021	Each
24 120125	1	- KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL	\$ 75.00
32351		Note: - Kitchen as per Sketch dated April 25, 2021	Each
*25 11	*1	- LAUNDRY ROOM - TILE - FLOOR - UPGRADE - SILVER - - LAUNDRY ROOM - SILVER	*\$ 185.00
32688		Note: - Laundry room as per Sketch dated April 25, 2021 - Rectangular front to back installation	Each

06. CLARIFICATION TO ITEM 7: Lauzon Essential Tradition Red Oak 3-1/8" Smoky Grey to be installed on both landings of the staircase.

Sub Total	\$5,090.08
HST	\$0.00
Total	\$5,090.08

AL

CT

Vendor Initials: _____ Purchaser Initials:

AL

CT

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,499-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Anastassia Laggis and Cody Todd

Printed: 21-Apr-21 12:50 pm

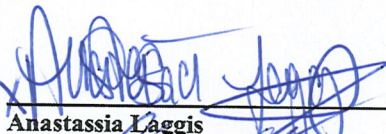
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C15	6	130 THE LEWIS	1-Mar-22
ITEM	QTY	EXTN	CHANGE
PRICE	INTERNAL USE		

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:


Anastassia Laggis

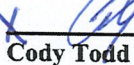
25-Apr-21
DATE

VENDOR:



PER: Valecraft Homes (2019) Limited

PURCHASER:


Cody Todd

25-Apr-21
DATE

DATE:

April 28, 2021

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,499-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



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

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

Estimate No#: **OR5718**

Customer Copy

Customer:

Anastassia Laggis and Cody Todd

Home: 613-791-1783
Cell: 819-208-0086
Email: laggisanastasia@gmail.com;
codytodd225722@hotmail.com

Builder:
Project:
Lot:
Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
C15 - Phase 6
03/01/2022

Salesperson: Jason Thompson (OR)
Date: 03/19/2021

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
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
Family 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
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$0.00
HST:	\$0.00
Total:	\$0.00

Customer Signature

April 25, 2021
Date

April 25, 2021



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

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www.ssbolton.com

Estimate No#: SS4322 Rev.05

Customer Copy

Customer:

Anastassia Laggis and Cody Todd

Home: 613-791-1783
Cell: 819-208-0086
Email: laggisanastasia@gmail.com;
codytodd225722@hotmail.com

Builder:
Project:
Lot:
Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
C15 - Phase 6
03/01/2022

Salesperson: Jason Thompson
Date: 03/19/2021

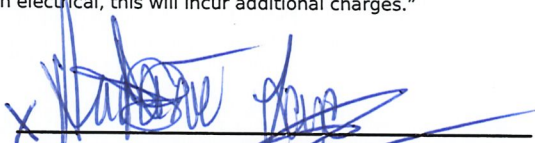
Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Kitchen	1.00	Standard Light Outlet (Keyless) add keyless fixture for future pendant lighting	B	\$129.00	\$129.00
Kitchen	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	C	\$	\$0.00
Ensuite Bath	1.00	15 Amp GFI Bathroom Plug 15 Amp GFI Bathroom Plug	D	\$148.00	\$148.00
Kitchen	1.00	Single Pole Switch Single Pole Switch for kitchen keyless fixture	B	\$105.00	\$105.00
Great Room	1.00	Single Pole Switch Single Pole Switch for great room keyless fixture	A	\$105.00	\$105.00
Great Room	1.00	Standard Light Outlet (Keyless) add keyless fixture for future great room fixture	A	\$129.00	\$129.00

*** Total price includes all applicable taxes


Customer Subtotal:	\$616.00
HST:	\$80.08
Total:	\$696.08

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

X 

Customer Signature

April 25, 2021
Date

April 25, 2021
Date

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



MODEL 130

(427 sq.ft. finished basement)

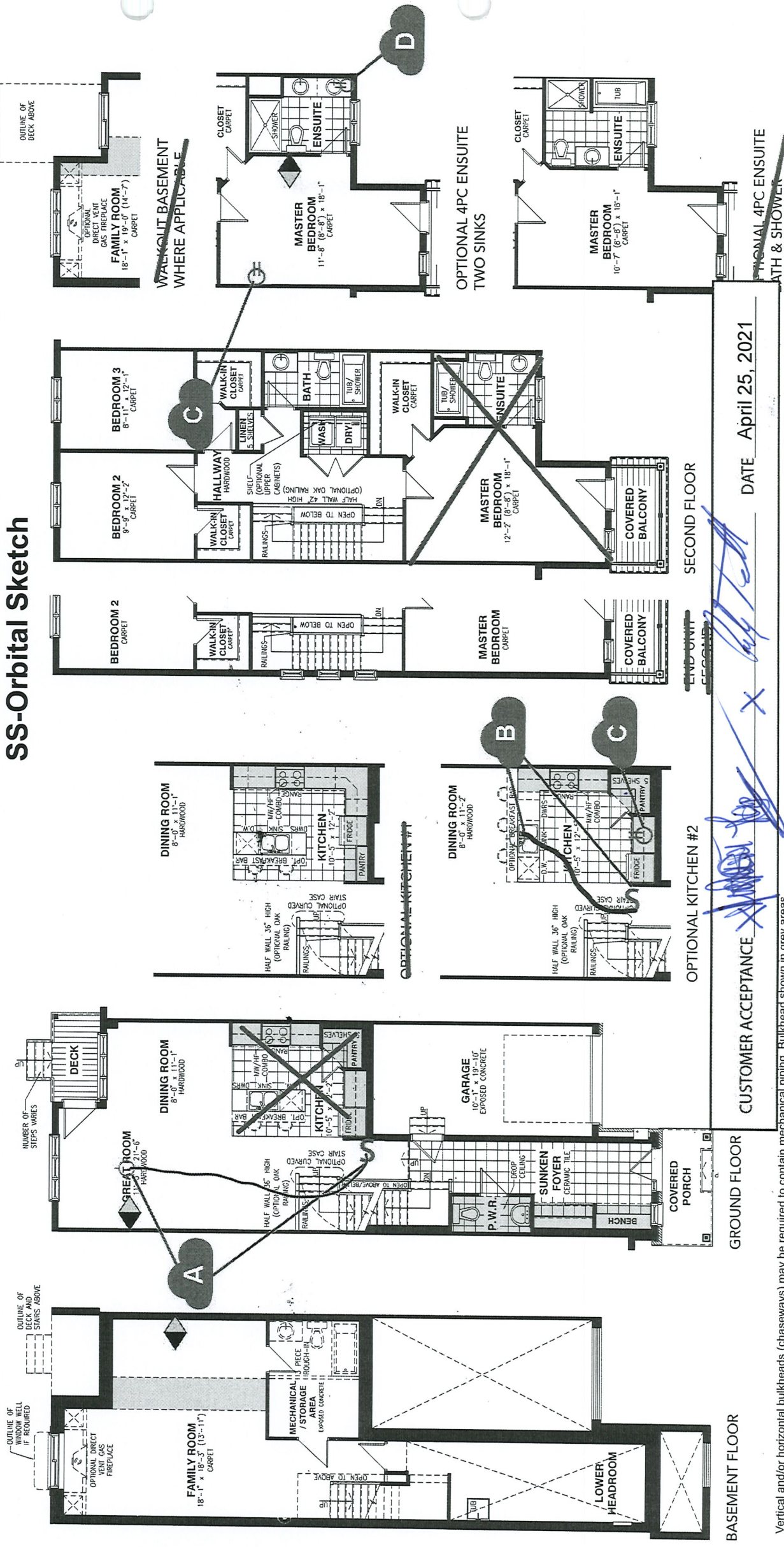
Purchaser: Anastassia Laggis

Plan No.: 50M-352

Purchaser: Cody Todd

Date: March 19, 2021

SS-Orbital Sketch



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 slated floor area. *Note: Number of steps varies due to site grading.

01/01/2021



Valecraft
Homes (2019) Limited

THE LEWIS

MODEL 130

2136 sq.ft.
(427 sq.ft. finished basement)

Site: Place St. Thomas 6

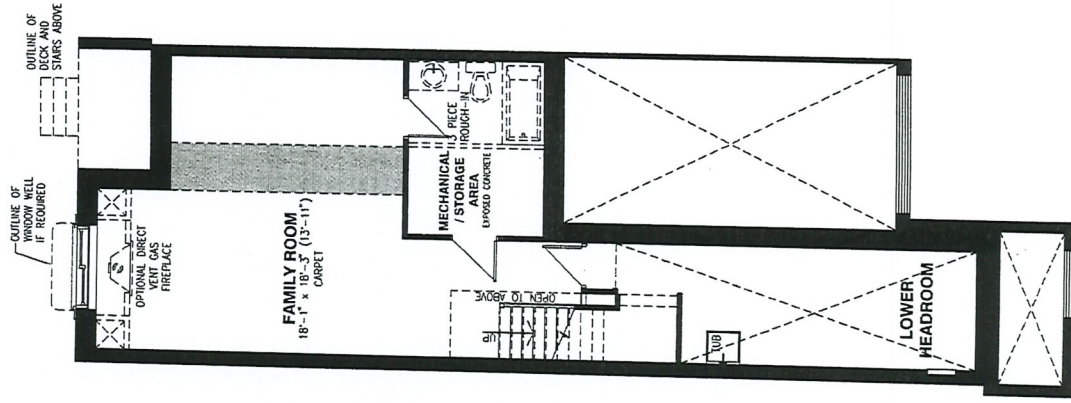
Plan No.: 50M-352

Lot: C-15

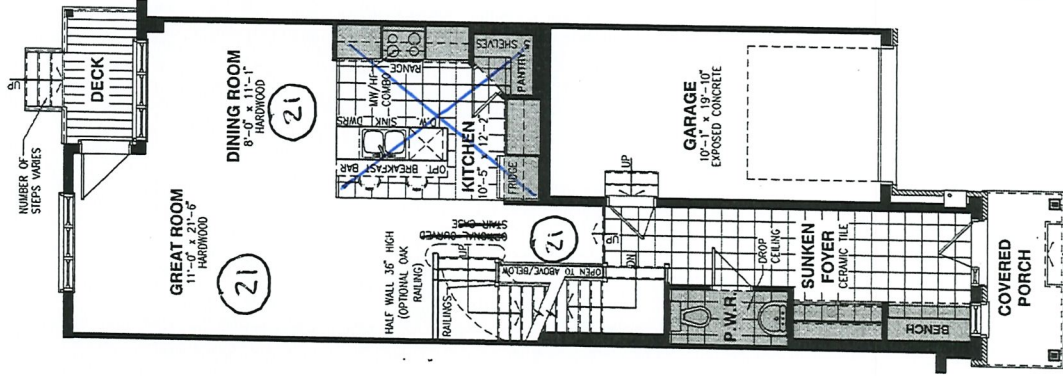
Date: April 25, 2021

Purchaser: Anastassia Laggis

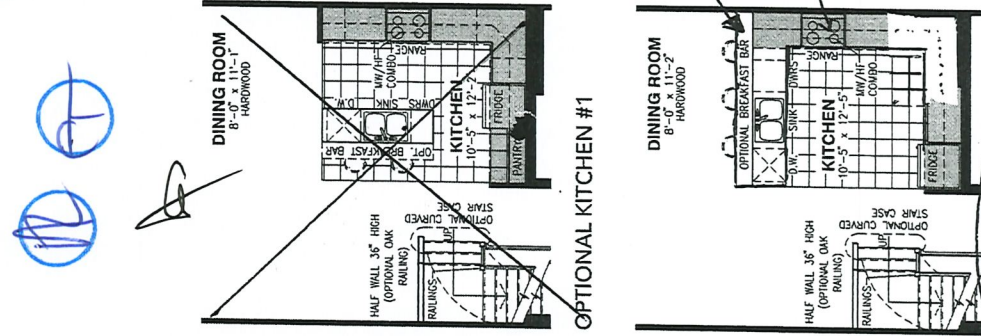
Purchaser: Cody Todd



BASEMENT FLOOR

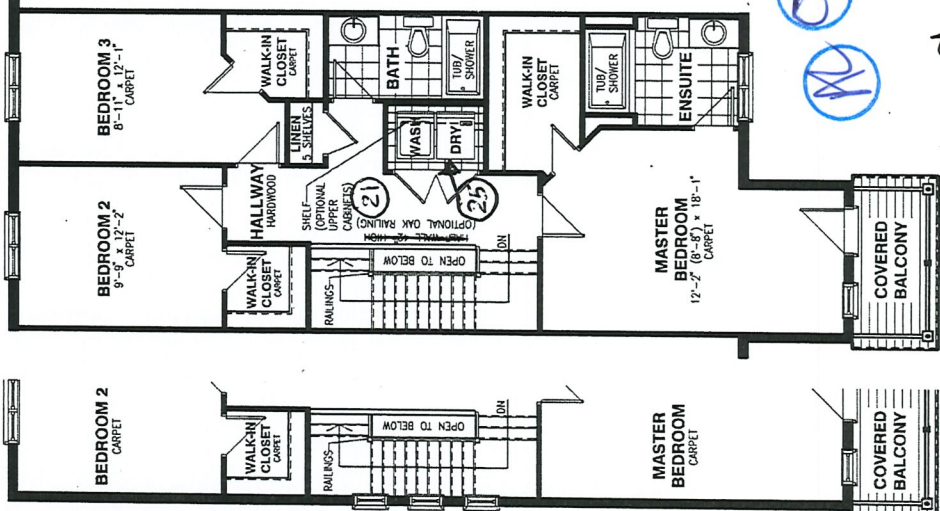


GROUND FLOOR

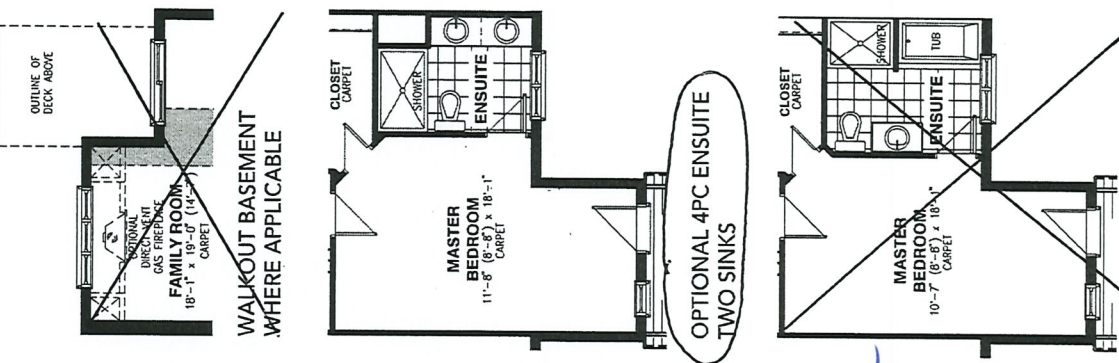


OPTIONAL KITCHEN #1

OPTIONAL KITCHEN #2



SECOND FLOOR



WALKOUT BASEMENT
WHERE APPLICABLE

OPTIONAL 4PC ENSUITE
TWO SINKS

OPTIONAL 4PC ENSUITE
BATH & SHOWER

Sketch - April 25, 2021

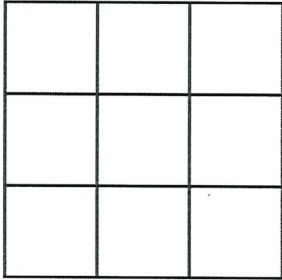
Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas.
All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area.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



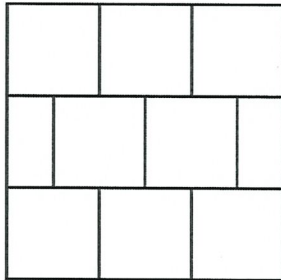
Tile Installation Options

FLOOR TILE

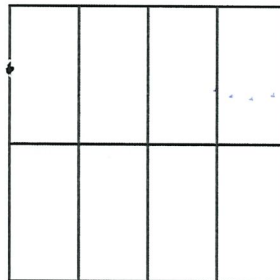
Standard square



Square brick

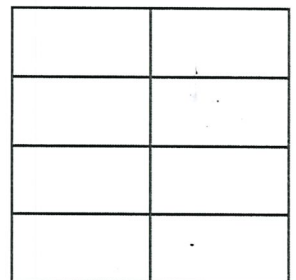


Rectangular
front to back of the house



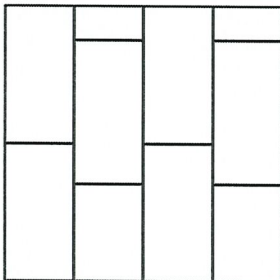
Main Bathroom,
Ensuite Bathroom,
Laundry Room

Rectangular
side to side of the house

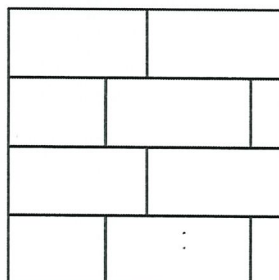


Foyer, Powder Room,
Kitchen

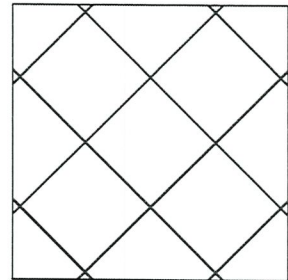
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: C15

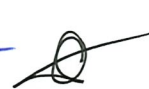
Model: #130, Lewis, Std

Purchaser: Anastassia Laggis

Purchaser: Cody Todd

Date: April 25, 2021

Upgrade #: 10, 12, 13, 25, 11

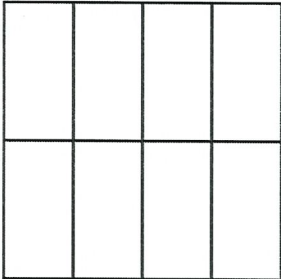




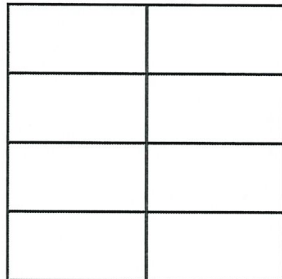
Tile Installation Options

WALL TILE

Vertical stacked



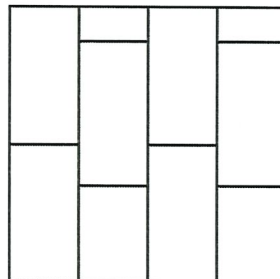
Horizontal stacked



Main Bathroom,
Ensuite Bathroom
Walk-In Shower

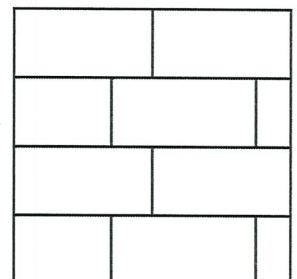
Handwritten signature

Vertical 1/3 offset brick

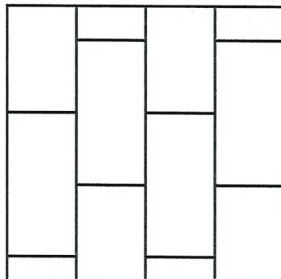


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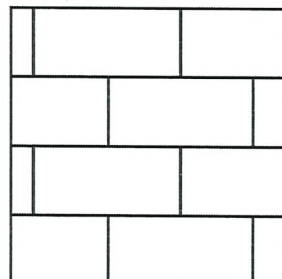
Horizontal 1/3 offset brick



Vertical brick



Horizontal brick



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: C15

Model: #130, Lewis, Std

Purchaser: Anastassia Laggis


Purchaser: Cody Todd

Date: April 25, 2021

Upgrade #: N/A 16.

Handwritten signature

Handwritten signature

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C15 - Phase 6	Civic Address:	749 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastassia Laggis			Model Name/#:	Lewis #130
	Purchaser(s):	Cody Todd			Closing Date:	1-Mar-22
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard					STD
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Standard - Roma Collection					STD 19
BATHROOM ACCESSORIES	Standard					STD 9
FIREPLACE MANTLE	/					/

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	STD, 8, 21
BRACKET (if applicable)	Red Oak	Colonial	SB 200	STD, 8, 21
SPINDLES	Red Oak	Colonial	SB 200	STD, 8, 21
POSTS	Red Oak	Colonial	SB 200	STD, 8, 21
NOSINGS	Red Oak	N/A	SB 200	7, 8, 21
HARDWOOD STAIRCASE (WHERE APPLICABLE)	Red Oak	N/A	SB 200	7, 25

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Opening width to be approx. 37" wide by approx. 71" high	8'5	Rough-In for future water-line	2
RANGE	Standard Opening	STD	/	/
DISHWASHER	Standard Opening	STD	/	/
MICROWAVE/ HOODFAN <small>(Specify if convection)</small>	Standard Opening	STD	Basic Stainless Steel	24
WASHING MACHINE/DRYER	Standard Opening	STD	/	/

Purchaser's Signature(s) :


Purchaser's Signature(s) :


Approved By :


Date: 25-Apr-21


Date: 25-Apr-21

Date: April 28 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C15 - Phase 6	Civic Address:	749 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastassia Laggis			Model Name/#:	Lewis #130
	Purchaser(s):	Cody Todd			Closing Date:	1-Mar-22
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i V629R			STD	STD, 4, 5 <i>23</i>
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	STD <i>4</i>
	COUNTERTOP	RK7002-T	COUNTERTOP EDGE PROFILE	Standard	STD	<i>4</i> , 23
MAIN BATHROOM	STYLE AND COLOUR	100i V629R			STD	STD
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	STD
	COUNTERTOP	RK7002-T	COUNTERTOP EDGE PROFILE	Standard	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	100i V629R			STD	STD, 9
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	STD, 9
	COUNTERTOP	RK7002-T	COUNTERTOP EDGE PROFILE	Standard	STD	STD, 9
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			STD	STD
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) : 

Purchaser's Signature(s) : 


Approved By : 

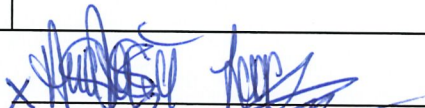
Date: 25-Apr-21

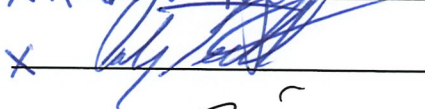
Date: 25-Apr-21


Date: April 28, 2021

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C15 - Phase 6	Civic Address:	749 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastassia Laggis			Model Name/#:	Lewis #130
	Purchaser(s):	Cody Todd			Closing Date:	1-Mar-22
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			
BASEMENT FAMILY ROOM	Low Luster OC-30 Gray Mist		STD			
DEN/STUDY/HOME OFFICE	/		/	/		/
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			
MAIN 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	/		/	/		/
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	/		/	/		/
BASEMENT BATHROOM	/		/	/		/

Purchaser's Signature(s) :


Purchaser's Signature(s) :



Approved By :


Date: 25-Apr-21

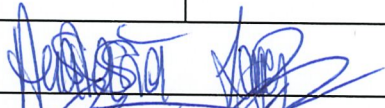

Date: 25-Apr-21

Date: Apr 128, 2021


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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C15 - Phase 6	Civic Address:	749 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastassia Laggis			Model Name/#:	Lewis #130
	Purchaser(s):	Cody Todd			Closing Date:	1-Mar-22
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Ceratec Visuals Gaia 11.6"x23.4" Taupe (Rectangular side to side install)		903 Birch	Silver + UPG Grout	10, 14
POWDER ROOM	FLOOR	Ceratec Visuals Gaia 11.6"x23.4" Taupe (Rectangular side to side install)		903 Birch	Silver + UPG Grout	10, 14
	WALL	/		/	/	/
	INSERT OR BORDER	/				
MUDROOM	FLOOR	/		/	/	/
	WALL	/				
	INSERT OR BORDER	/				
LAUNDRY ROOM	FLOOR	Ceratec Visuals Gaia 11.6"x23.4" Taupe (Rectangular front to back install)		903 Birch	Silver + UPG Grout	25, 14
	WALL	/		/	/	/
	INSERT OR BORDER	/				
KITCHEN	FLOOR	Ceratec Visuals Gaia 11.6"x23.4" Taupe (Rectangular side to side install)		903 Birch	Silver + UPG Grout	4, 11, 14
	BACKSPLASH	Delete		/	/	16, 17
	INSERT OR BORDER	/				
BREAKFAST AREA/DINETTE	FLOOR	/		/	/	
FIREPLACE	HEARTH	/		/	/	
	SURROUND	/		/	/	
ADDITIONAL FIREPLACE	HEARTH	/		/	/	
	SURROUND	/		/	/	


Purchaser's Signature(s) :

Purchaser's Signature(s) :




Approved By :



Date: 25-Apr-21

Date: 25-Apr-21


Date: April 28, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C15 - Phase 6	Civic Address:	749 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastassia Laggis			Model Name/#:	Lewis #130
	Purchaser(s):	Cody Todd			Closing Date:	1-Mar-22


CERAMIC & GROUT SELECTIONS (2)					
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Ceratec Visuals Gaia 11.6"x23.4" Taupe (Rectangular front to back install)	903 Birch	Silver + UPG Grout	12, 14
	WALL	<i>Euro pas-kea-ivo 810</i> 8x10 Pasha Keaton Ivory Wall Tile #52-194 (Horizontal Stacked Installation)	931 Standard White	STD, STD	STD, STD
	INSERT OR BORDER	/			
3PC ENSUITE BATHROOM	FLOOR	/	/	/	/
	WALL	/	/	/	/
	INSERT OR BORDER	/			
4PC ENSUITE BATHROOM	FLOOR	Ceratec Visuals Gaia 11.6"x23.4" Taupe (Rectangular front to back install)	903 Birch	Silver + UPG Grout	<i>9</i> , 13, 14
	TUB DECK	/	/	/	/
	TUB BACKSPLASH	/	/	/	/
	SHOWER WALLS	<i>Euro pas-kea-ivo 810</i> 8x10 Pasha Keaton Ivory Wall Tile #52-194 (Horizontal Stacked Installation)	931 Standard White	STD, STD	STD, STD <i>9</i>
BASEMENT/OTHER BATHROOM	FLOOR	/	/	/	/
	WALL	/	/	/	/
	INSERT OR BORDER	/			

Purchaser's Signature(s) : 


Date: 25-Apr-21


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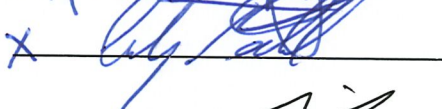
Date: 25-Apr-21

Approved By : 

Date: April 28, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C15 - Phase 6	Civic Address:	749 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastassia Laggis			Model Name/#:	Lewis #130
	Purchaser(s):	Cody Todd			Closing Date:	1-Mar-22
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Engineered Hardwood Design Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"			UPG	21	
LIVING/DINING ROOM	Lauzon Engineered Hardwood Design Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"			UPG	21	
FLEX ROOM	/			/	/	
BASEMENT FAMILY ROOM	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad			STD	STD, STD	
GREAT ROOM	Lauzon Engineered Hardwood Design Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"			UPG	21	
DEN/HOME OFFICE	/			/	/	
REAR HALLWAY	/			/	/	
KITCHEN	/			/	/	
BREAKFAST AREA/DINETTE	/			/	/	
MAIN STAIRS TO BEDROOMS	Oak Staircase - SB 200			UPG	7, 25	
UPPER HALLWAY	Lauzon Engineered Hardwood Design Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"			UPG	21	
BEDROOM # 2	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad			STD	STD, STD	
BEDROOM # 3	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad			STD	STD, STD	
BEDROOM # 4	/			/	/	
MASTER BEDROOM	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad			STD	STD, STD	
MASTER BEDROOM WALK-IN CLOSET	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad			STD	STD	
STAIRS TO BASEMENT	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad			STD	STD, STD	
FINISHED BASEMENT RECREATION ROOM	/			/	/	

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C15 - Phase 6	Civic Address:	749 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastassia Laggis			Model Name/#:	Lewis #130
	Purchaser(s):	Cody Todd			Closing Date:	1-Mar-22
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Standard		Stainless	STD	
	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	
ENSUITE BATHROOM	SINKS	Standard		White	STD, 9	
	VANITY FAUCETS	Standard		Chrome	STD, 9	
	WATER CLOSET	Standard		White	STD, 9	
	SHOWER	Standard		White/Chrome/ Glass	STD, 9	
	SHOWER FAUCET	Standard		Chrome	STD, 9	
	BATHTUB	/		/	/	
	BATHTUB FAUCET	/		/	/	
POWDER ROOM	PEDESTAL	Standard		white	STD	
	SINK FAUCET	Standard		chrome	STD	
	WATER CLOSET	Standard		white.	STD	
BASEMENT/OTHER BATHROOM	SINK	/		AT / CT	/	
	VANITY FAUCET	/		/	/	
	WATER CLOSET	/		/	/	
	TUB/SHOWER	/		/	/	
	TUB/SHOWER FAUCET	/		/	/	
NOTE: All fixtures are white as standard						

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