

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 4 DAY OF March, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 21
LOT: 21 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 780 Namur Street
PURCHASERS: Michelle Uyeyama & Joseph Tadao Louis-Marc Uyeyama

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: March 25, 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: \$601,102.00
BALANCE AT CLOSING: \$561,102.00
LESS H.S.T. AMOUNT: \$553,187.61
SCHEDULE "G" DATED: April 11, 2021
TARION SCHEDULE "B" DATED: April 11, 2021

INSERT: 680 dated: June 20, 2021 in the amount of: \$78,378.49
NEW PURCHASE PRICE: \$679,480.49
ADDITIONAL DEPOSIT OF: \$39,790.00
NEW BALANCE AT CLOSING: \$599,690.49
NEW LESS H.S.T. AMOUNT: \$622,549.11
SCHEDULE "G" DATED: June 20, 2021
TARION SCHEDULE "B" DATED: June 20, 2021

Dated at Embrun, ON this 20 day of June, 2021

In the presence of:

WITNESS PURCHASER
WITNESS PURCHASER

Dated at Ottawa this 23 day of June, 2021

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:
Per: Frank Nieuwkoop
A04F827301214EE...
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



Freehold Form
(Tentative Closing Date)

SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

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

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

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

- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
- 4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
- 5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
- 6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
- 7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
- 8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated June 20, 2021.

Signed at Embrun, ON, this 20 day of June, 2021.

Purchaser

Valecraft Homes (2019) Limited

Purchaser

DocuSigned by:

Per: A04F827301214EE...

June 23, 2021
Date:

Lot #: 21 - Phase 6

Project: Place St. Thomas 6



NON STANDARD EXTRAS (680)				
Place St. Thomas - Phase 6				
PURCHASERS: Michelle Uyeyama and Joseph Tadao Louis-Marc Uyeyama			Printed: 19-Jun-21 12:37 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
21	6	826 THE BRADLEY 4 BED ELEV C	Mar 31/22	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*18 999	1	- - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 4,357.28	Each
34552	Note: Orbital Estimate No#: OR5776 Rev.02 dated 04/08/2021			
*19 998	1	- - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 14,031.21	Each
34553	Note: S&S Electric Estimate No#: SS4524 Rev.07 dated 05/25/2021			
20	1	- KITCHEN - EXTEND CUSTOM KITCHEN ISLAND FROM 9 FEET TO 10 FEET.	\$ 351.00	Each
31978	Note: - As per Kitchen Sketch #2 dated June 20, 2021 - See item #6 (9 FT Island) - As per Floor Plan Sketch dated June 20, 2021			
21	1	- KITCHEN/DINETTE - UPGRADE CUSTOM KITCHEN TO LEVEL 2 CABINETRY.	\$ 7,014.00	Each
31979	Note: - See item #6 (Custom Kitchen), item #7 (UPC9-2B) & item #20 (10' Island)			
22	1	- KITCHEN/DINETTE - DELETE ITEM #8 - (RE: QUARTZ LEVEL 1 COUNTERTOP IN CUSTOM KITCHEN)	-\$6,975.00	Each
31980	Note:			
23	1	- KITCHEN/DINETTE - COUNTERTOP - QUARTZ - LEVEL 1 - CUSTOM KITCHEN INCLUDING LARGER ADDITIONAL CABINETS ON EXTERIOR SIDE WALL AND LARGER 10' ISLAND WITH FLUSH BREAKFAST BAR	\$ 7,113.00	Each
31981	Note: - As per Kitchen Sketch dated June 20, 2021			
24 871	1	- KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	\$ 86.00	Each
31982	Note: - Fridge opening approx. 37" wide by 73" high - As per Kitchen Sketch dated June 20, 2021 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.			
25 102308	1	- - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING	\$ 4,914.00	Each
31985	Note: - As per Floor Plan Sketch dated June 20, 2021 - Main Floor to 2nd Level			
*26 1101	1	- MAIN BATHROOM - VANITY - BANK OF DRAWERS (4 DRAWERS)	* \$ 844.00	Each
31995	Note: - As per Floor Plan Sketch dated June 20, 2021 - To be located on the side closest to bedroom #2 closet. - See item #14			
*27 1101	1	- ENSUITE BATH - VANITY - BANK OF DRAWERS (4 DRAWERS)	* \$ 844.00	Each
31996	Note: - As per Floor Plan Sketch dated June 20, 2021 - Approximately centered between 2 sinks			
*28 81046	1	- ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC	* \$ 1,327.00	Each
31997	Note: - As per Floor Plan Sketch dated June 20, 2021 - See item #13			

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,485-1
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Vendor Initials:

DS

FN

Purchaser Initials:

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Michelle Uyeyama and Joseph Tadao Louis-Marc Uyeyama

DS
FN

Printed: 19-Jun-21 12:37 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	6	826 THE BRADLEY 4 BED ELEV C	Mar 31/22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*29 81050 31998		1 - MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM <i>Pencil top w square bottom edge as per countertop edge profile sketch dated June 20/21</i> Note: - As per Floor Plan Sketch dated June 20, 2021 - See item #14	*\$ 1,134.00	Each
30 32000		1 - POWDER ROOM - COUNTERTOP - QUARTZ - LEVEL 1 - POWDER ROOM <i>Pencil top w square bottom edge as per countertop edge profile sketch dated June 20/21</i> Note: - As per Floor Plan Sketch dated June 20, 2021 - See item #10	\$ 664.00	Each
31 32598		1 - MAIN BATHROOM - UPGRADE 4" QUARTZ BACKSPLASH - LEVEL 1 - (3 WALLS) Note: - As per Floor Plan Sketch dated June 20, 2021 - See item #14	\$ 620.00	Each
32 32599		1 - ENSUITE BATH - UPGRADE 4" QUARTZ BACKSPLASH - LEVEL 1 - (2 WALLS) Note: - As per Floor Plan Sketch dated June 20, 2021 - See item #13	\$ 496.00	Each
33 32600		1 - POWDER ROOM - UPGRADE 4" QUARTZ BACKSPLASH - LEVEL 1 - (2 WALLS) Note: - As per Floor Plan Sketch dated June 20, 2021 - See item #10	\$ 310.00	Each
*34 4 32602		*1 - BASEMENT - CARPET - UPGRADE - LEVEL 3 - - BASEMENT STAIRCASE - LEVEL 3 Note: - As per Floor Plan Sketch dated June 20, 2021	*\$ 325.00	Each
*35 6 32603		*1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2 Note: - As per Floor Plan Sketch dated June 20, 2021	*\$ 188.00	Each
*36 77591 32671		1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - LANDING TO 2ND FLOOR (12) Note: - As per Floor Plan Sketch dated June 20, 2021	*\$ 209.00	Each
37 32610		1 - MASTER BEDROOM - CARPET - UPGRADE - LEVEL 3 - MASTER BEDROOM (CUSTOM) Note: - As per Floor Plan Sketch dated June 20, 2021	\$ 722.00	Each
38 32611		1 - BEDROOM 2 - CARPET - UPGRADE - LEVEL 3 - BEDROOM 2 (CUSTOM) Note: - As per Floor Plan Sketch dated June 20, 2021	\$ 361.00	Each
39 32612		1 - BEDROOM 3 - CARPET - UPGRADE - LEVEL 3 - BEDROOM 3 (CUSTOM) Note: - As per Floor Plan Sketch dated June 20, 2021	\$ 433.00	Each
40 32613		1 - BEDROOM 4 - CARPET - UPGRADE - LEVEL 3 - BEDROOM 4 Note: - As per Floor Plan Sketch dated June 20, 2021	\$ 433.00	Each

Vendor Initials:

DS
FN

Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.485-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Michelle Uyeyama and Joseph Tadao Louis-Marc Uyeyama

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	6	826 THE BRADLEY 4 BED ELEV C	Mar 31/22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
41		1 - MASTER BEDROOM - UNDERPAD - UPGRADE - LEVEL 2 - MASTER BEDROOM (CUSTOM)	\$ 418.00	Each
32614		Note: - As per Floor Plan Sketch dated June 20, 2021		
42		1 - BEDROOM 2 - UNDERPAD - UPGRADE - LEVEL 2 - BEDROOM 2 (CUSTOM)	\$ 209.00	Each
32615		Note: - As per Floor Plan Sketch dated June 20, 2021		
43		1 - BEDROOM 3 - UNDERPAD - UPGRADE - LEVEL 2 - BEDROOM 3 (CUSTOM)	\$ 251.00	Each
32616		Note: - As per Floor Plan Sketch dated June 20, 2021		
44		1 - BEDROOM 4 - UNDERPAD - UPGRADE - LEVEL 2 - BEDROOM 4	\$ 251.00	Each
32617		Note: - As per Floor Plan Sketch dated June 20, 2021		
*45 77594		1 - STUDY - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STUDY (10B)	*\$ 4,134.00	Each
32618		Note: - Den as per Floor Plan Sketch dated June 20, 2021		
*46 77596		1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	*\$ 7,759.00	Each
32619		Note: - As per Floor Plan Sketch dated June 20, 2021 - Includes Great Room, Dining Room, Main Floor Hallway & Upper Hallway		
47		1 - KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - EMERALD - KITCHEN/DINETTE	\$ 4,241.00	Each
33229		Note: - As per Floor Plan Sketch dated June 20, 2021 As per Floor tile Installation sketch dated June 20-21.		
48		1 - FOYER - TILE - FLOOR - UPGRADE - SILVER - FOYER & POWDER ROOM	\$ 732.00	Each
33230		Note: - As per Floor Plan Sketch dated June 20, 2021 As per Floor tile Installation sketch dated June 20-21		
49 704		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00	
32626		Note:		
50 166		1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - GOLD - - KITCHEN - GOLD	\$ 285.00	Each
32628		Note: - As per Wall Tile installation Sketch dated June 20, 2021 - Kitchen/Dinette Backspalsh		
*51 162		*1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - KITCHEN - ,	*\$ 86.00	Each
32629		Note: - As per Wall Tile installation Sketch dated June 20, 2021 - Kitchen/Dinette Backspalsh		
*52 21		*1 - MAIN BATHROOM - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - MAIN BATHROOM (18) - .	*\$ 234.00	Each
32630		Note: - As per Wall Tile installation Sketch dated June 20, 2021		

Vendor Initials:

DS
FN

Purchaser Initials:

DS
FN

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,485-3

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PER: _____

DATE: _____



NON STANDARD EXTRAS (680)				
Place St. Thomas - Phase 6				
PURCHASERS: Michelle Uyeyama and Joseph Tadao Louis-Marc Uyeyama			Printed: 19-Jun-21 12:37 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
21	6	826 THE BRADLEY 4 BED ELEV C	Mar 31/22	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*53 9		*1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATHROOM OPTIONAL - GOLD	*\$ 950.00	Each
32631		Note: - As per Floor Tile installation Sketch dated June 20, 2021 - As per Floor Plan Sketch dated June 20, 2021		
54 133		1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - GOLD	\$ 1,118.00	Each
32632		Note: - As per Wall Tile installation Sketch dated June 20, 2021 - See item #13		
55		1 - GREAT ROOM - FIREPLACE - SURROUND TILE - QUOTE LEVEL - SHNIER CASAROMA GEOSTONE HEXAGONE RECTIFIED 12"x24" BIANCO #CASKGESES1	\$ 907.00	Each
32633		Note: - As per Fireplace Sketch dated June 20, 2021		
56		1 - POWDER ROOM - VANITY - UPGRADE - LEVE 2 CABINETRY	\$ 450.00	Each
32634		Note: - See item #10		
*57 90924		1 - KITCHEN/DINETTE - CABINETRY - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS	*\$ 500.00	Each
32635		Note: - If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first.		
58 617		1 - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 285.00	Each
32636		Note:		
59 11		1 - KITCHEN - HOOD FAN - STANDARD - BROAN 250 CFM - 30IN HOOD ESTAR STAINLESS IN LIEU OF OTR	\$ 150.00	Each
32638		Note: - Does not include modifications to cabinetry or electrical for new microwave location. - Model #BQSEN130SS		
*60 96499		1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE SPINDLES	*\$ 2,290.00	Each
32640		Note: - 3 1/2" modern post with cap - See item #9 - All standard railing + open finished basement staircase in great room - As per Floor Plan Sketch dated June 20, 2021		
61 538		1 - ENSUITE BATH - BATHROOMS - SECOND SHOWER HEAD OWN CONTROL	\$ 428.00	Each
34324		Note: - See item #13		
62 28073		2 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T17259-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME	\$ 456.00	
32641		Note: - See item #13 & item #61		
63 676		1 - KITCHEN - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED	\$ 456.00	Each
32642		Note: - See item #23 - Only available with Solid Surface Countertops. - Colour: Concrete Grey		

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1.485-4
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Vendor Initials: FN

Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Michelle Uyeyama and Joseph Tadao Louis-Marc Uyeyama

Printed: 19-Jun-21 12:37 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	6	826 THE BRADLEY 4 BED ELEV C	MAY 31/22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
64 28052	4 -	BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	\$ 1,140.00	
32644	Note:	- Ensuite Bathroom (x2), Main Bathroom (x1), Powder Room (x1) - Only available with Solid Surface Countertops. - See item #28, #29 & #30		
*65 523	4 -	BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	*\$ 1,188.00	
32645	Note:	- Ensuite Bathroom (x2), Main Bathroom (x1), Powder Room (x1)		
66 694	3 -	TOILET - AMERICAN STANDARD STUDIO 2 - PC TOILET ELONGATED DUAL FLUSH & SOFT CLOSE SEAT	\$ 2,622.00	
32646	Note:	- Powder room (x1), Main Bathroom (x1) and Ensuite Bathroom (x1)		
*67 648	1 -	KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 9159T - AR - DST ARCTIC STAINLESS W/ TOUCH SYSTEM	*\$ 960.00	Each
32647	Note:	- See item #23		
68	1 -	KITCHEN/DINETTE - CABINETRY HARDWARE -UPGRADE ALL CABINETRY HARDWARE IN KITCHNE TO RICHELIEU CONTEMPORARY METAL PULL 7191-195 BRUSHED NICKEL - 160 MM	\$ 2,050.00	Each
33661	Note:	- Includes all Kitchen/Dinette cabinetry.		
*69 99	1 -	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 10/10/10	*\$ 758.00	Each
34512	Note:	- As per Kitchen Sketch dated June 20, 2021 - Located next to cooktop on side closest to corner pantry.		
70	1 -	KITCHEN - CUSTOM PANTRY/BROOM CLOSET INCLUDING UPPER CABINETRY AS PER SKETCH. INCLUDES DOUBLE DOORS & FALSE DUMMY DOORS. LEVEL 2 CABINETRY	\$ 3,119.00	Each
34554	Note:	- As per Kitchen Sketch dated June 20, 2021 - Pantry/Broom closet located next to fridge opening		

41- Client has provided specifications for a cooktop and wall oven. Purchasers acknowledge that they will have sole responsibility for the installation of their own appliances after closing

Sub Total	\$78,378.49
HST	\$0.00
Total	\$78,378.49

Payment Summary

Paid By	Amount
Total Payment:	

Vendor Initials

Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,485-5

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CONSTRUCTION SCHEDULING APPROVAL

PER:	
DATE:	



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Michelle Uyeyama and Joseph Tadao Louis-Marc Uyeyama

Printed: 20-Jun-21 1:57 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	6	826 THE BRADLEY 4 BED ELEV C	Mar 31/22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER: Michelle Uyeyama

20-Jun-21

DATE

PURCHASER: Joseph Tadao Louis-Marc Uyeyama

20-Jun-21

DATE

VENDOR: Frank Nieuwkoop

DATE: June 23, 2021

DocuSigned by: Frank Nieuwkoop

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PER: Valecraft Homes (2019) Limited

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#: OR5776 Rev.02
Customer Copy

Customer:

Michelle Uyeyama & Joseph Tadao Louis-Marc Uyeyama

Home: 613-868-8735; 613-864-5568
Email: louis.uyeyama@gmail.com; michelleuyeyama@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Singles Ph 6
Closing Date: PST Phase 6 Lot 21 03/31/2022

Salesperson: Jason Thompson (OR)
Date: 04/08/2021

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
Den	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Great Room	1.00	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place. On adjacent wall opening at 60 inches from floor and at plug height		\$285.00	\$285.00
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
Garage	1.00	Vacuum Extension Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		\$241.00	\$241.00
Kitchen	1.00	Vacuum Pan White (VAC-DI500WH) Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		\$190.00	\$190.00
Great Room	4.00	(1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) (1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) - Location as shown on floor plan - Includes ceiling bracket and wiring - Does not include A/V receiver		\$437.00	\$1,748.00

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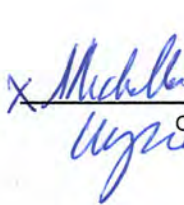
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Tel: (613) 748-0432
Fax: (613) 748-0355

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Master Jack - Speaker wiring unterminated Master Jack - Location as shown on floor plan - Speaker wiring unterminated		\$	\$0.00
Bedroom #2	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$198.00	\$198.00
Bedroom #3	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$198.00	\$198.00
Bedroom #4	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$198.00	\$198.00
2nd Floor Ceiling	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan - in ceiling for access point		\$198.00	\$198.00
Garage	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan - in ceiling for access point		\$198.00	\$198.00
Various Locations	6.00	Upgrade Standard Data CAT5e to Data CAT6 Outlet Upgrade Standard Data CAT5e to Data CAT6 Outlet		\$40.00	\$240.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$3,856.00
HST:	\$501.28
Total:	\$4,357.28

 
Customer Signature

JUN 20 2021
Date

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Estimate No#: SS4524 Rev.07

Customer Copy

Customer:

Michelle Uyeyama & Joseph Tadao Louis-Marc Uyeyama

Home: 613-868-8735; 613-864-5568
Email: louis.uyeyama@gmail.com;
michelleuyeyama@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Singles
Closing Date: Ph 6
PST Phase 6 Lot 21
03/31/2022

Salesperson: Jason Thompson
Date: 05/25/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	\$120.00	\$120.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$120.00	\$120.00
Garage	1.00	15 Amp Separate Circuit Plug Add 15 Amp separate circuit plug for central vacuum	C	\$287.00	\$287.00
Front Out	1.00	15 Amp Separate Circuit Soffit Plug w/ Switch 15 Amp Separate Circuit Soffit Plug w/ Switch for Christmas lights	D	\$327.00	\$327.00
Kitchen	1.00	Standard Light Outlet (Keyless) Relocate standard fixture from kitchen and dinette and leave as keyless fixture and add 1 keyless fixtures (3 in total) for future pendant lighting	E	\$129.00	\$129.00
Kitchen	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on deleted dinette switch	F	\$1,397.00	\$1,397.00
Great Room	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) using control plug switch (sever control to plugs)	G	\$1,397.00	\$1,397.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	H	\$	\$0.00
Great Room	1.00	15 Amp Standard Plug Add 15 Amp Plug and create 4/gang	I	\$120.00	\$120.00
Kitchen	1.00	LED Stick (Varies Per Kitchen Layout - To Be Quoted) Add LED Stick on added switch	J	\$781.00	\$781.00
Kitchen	1.00	Single Pole Switch Single Pole Switch for added UC lighting	J	\$105.00	\$105.00
Den	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	L	\$877.00	\$877.00

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Den	1.00	Single Pole Switch Single Pole Switch for added potlights	L	\$105.00	\$105.00
Great Room	1.00	Standard Light Outlet (Keyless) Standard Light Outlet (Keyless)	M	\$129.00	\$129.00
Great Room	1.00	Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire) Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire)	M	\$80.00	\$80.00
Great Room	1.00	Single Pole Switch Single Pole Switch for reinforced keyless outlet	M	\$105.00	\$105.00
Hall	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and 2 LED Halo potlights (AFR4-0930-WH) on existing switch	O	\$171.00	\$342.00
Master Bedroom	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	P	\$941.00	\$941.00
Master Bedroom	1.00	Single Pole Switch Single Pole Switch for added potlights	P	\$105.00	\$105.00
Master Bedroom	1.00	Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire) Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire)	Q	\$80.00	\$80.00
Main Bath	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard ceiling fixture and 2 LED Halo potlights (AFR4-0930-WH) on existing switch	R	\$205.00	\$410.00
2nd Floor Ceiling	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and 3 LED Halo potlights (AFR4-0930-WH) on upgraded dimmer - dimmer switch located at top of stairs	T	\$216.00	\$648.00
Ensuite Bath	1.00	2 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 2 LED Halo potlights (AFR4-0930-WH) on added switch	U	\$475.00	\$475.00
Ensuite Bath	1.00	Single Pole Switch Single Pole Switch for added potlights	U	\$105.00	\$105.00
Foyer	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Keep standard fixture in foyer and add 1 LED Halo potlight (AFR4-0930-WH) on existing switch	V	\$239.00	\$239.00
Soffit	1.00	4 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) to upper soffit - on switch controlling front exterior lighting	W	\$1,273.00	\$1,273.00
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	Y	\$120.00	\$120.00
Stairwell	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and 1 LED Halo potlights (AFR4-0930-WH) on existing switch	Z	\$171.00	\$171.00
Various Locations	1.00	Misc. Product Upgrade to dimmable bulbs where required in finished areas		\$110.00	\$110.00

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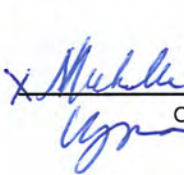
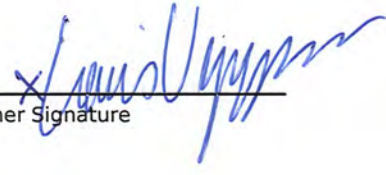


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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Various Locations	11.00	Upgrade Switch to Dimmer Upgrade to dimmer in front exterior lighting, foyer, hallway, dining room, kitchen potlights, kitchen pendants, den, great room, stair well lighting, 2nd level hallway and master bedroom		\$103.00	\$1,133.00
Main Bath	1.00	15 Amp GFI Bathroom Plug 15 Amp GFI Bathroom Plug and create 4/gang	N	\$186.00	\$186.00
				Customer Subtotal:	\$12,417.00
				HST:	\$1,614.21
				Total:	\$14,031.21

*** Total price includes all applicable taxes

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

JUN 20 2021
Date

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THE BRADLEY

MODEL 826
2183 sq.ft. or 2376 sq.ft.

Site: PST 6 Purchaser: Michelle Uyeyama
Plan No.: 50M-352
Lot: 21 - Phase 6 Purchaser: Joseph Tadao Louis-Marc Uyeyama
Date: May 25, 2021

SS-Orbital Sketch



Mr
W

Valecraft.com



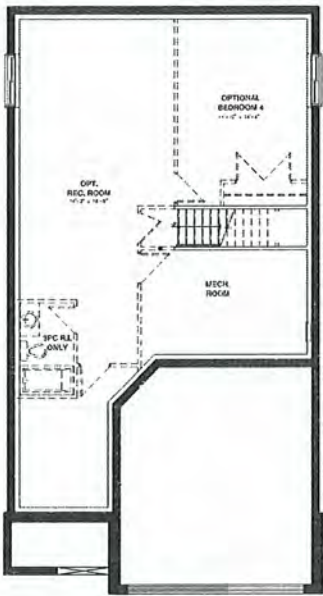
*Rendering is an artist concept only. Not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. E & O.E 01/20/2021-2



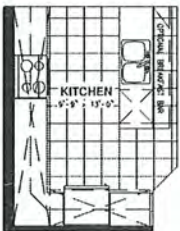
THE BRADLEY

MODEL 826
2183 sq.ft. or 23

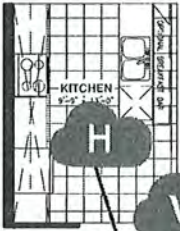
Site: PST 6
Plan No.: 50M-352
Lot: 21 - Phase 6
Date: May 25, 2021
Purchaser: Michelle Uyeyama
Purchaser: Joseph Tadao Louis-Marc Uyeyama



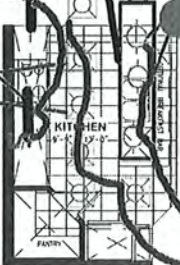
BASEMENT FLOOR



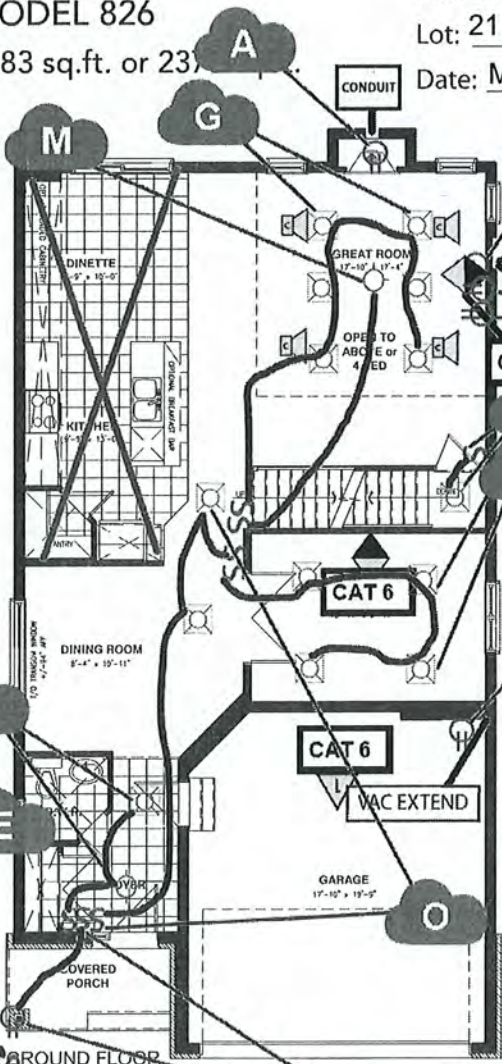
OPTIONAL KITCHEN #1



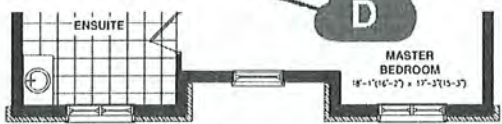
OPTIONAL KITCHEN #2



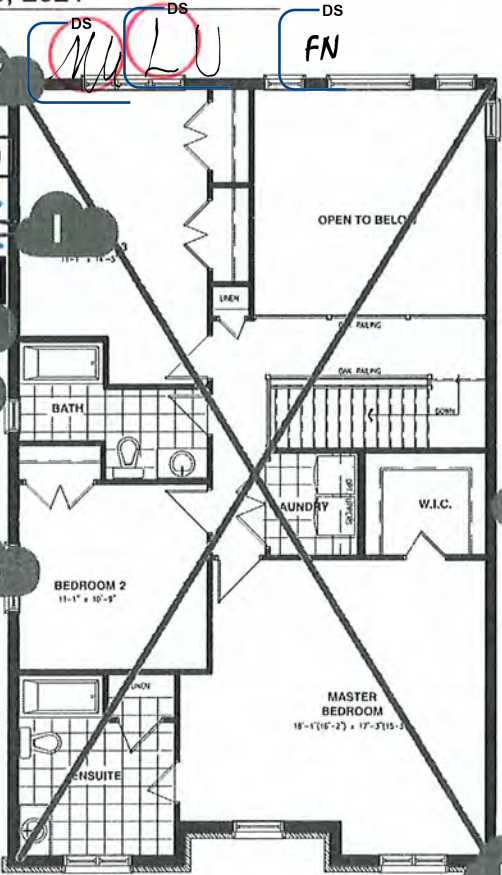
OPTIONAL KITCHEN #3



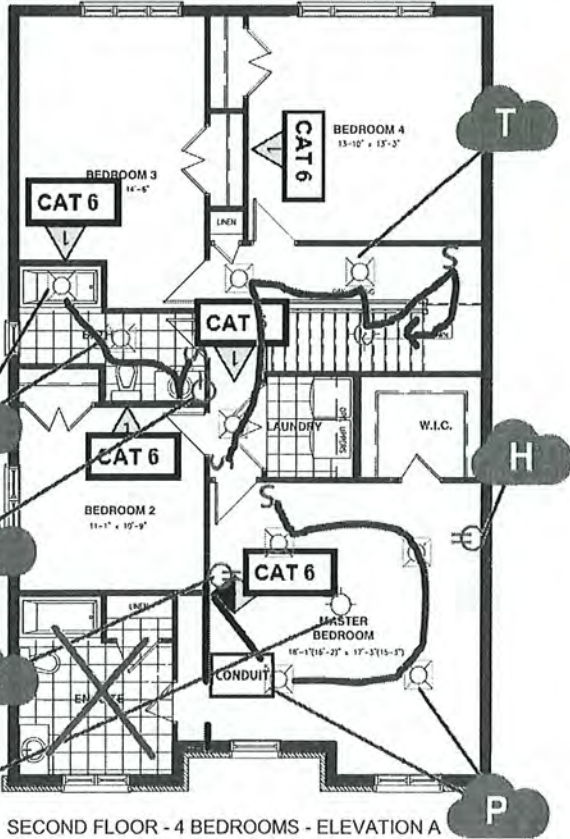
GROUND FLOOR



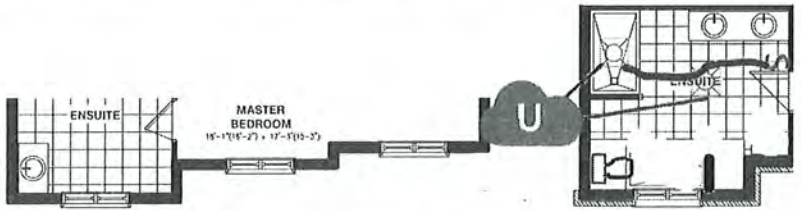
SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 4 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION C

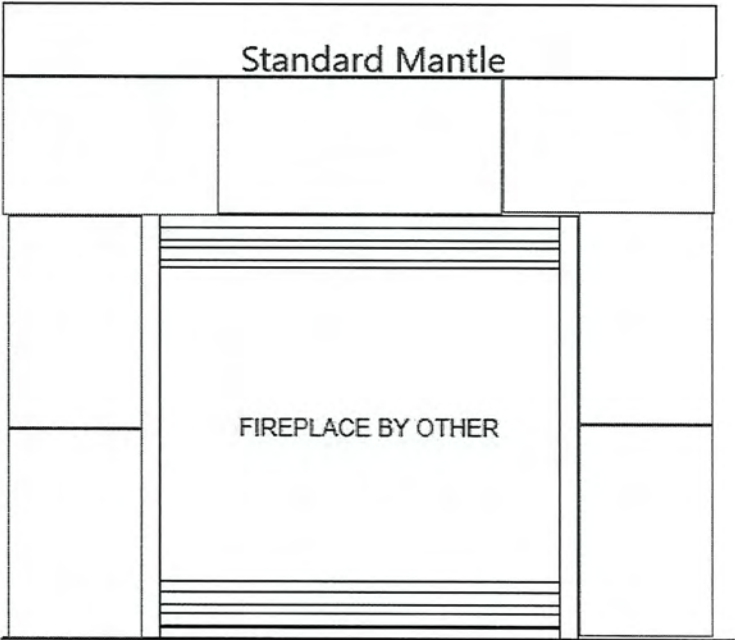


OPTIONAL GPO ENSUITE

SS-Orbital Sketch

Fireplace Sketch – June 20, 2021

Item #55



Place St. Thomas 6
Plan: 50M-352
Lot No: 21 – Phase 6
Date: June 20, 2021

Purchaser: Michelle Uyeyama
Purchaser: & Joseph Tadao Louis-Marc Uyeyama

potvin
KITCHENS & CABINETS

Place St. Thomas 6

Plan: 50M-352

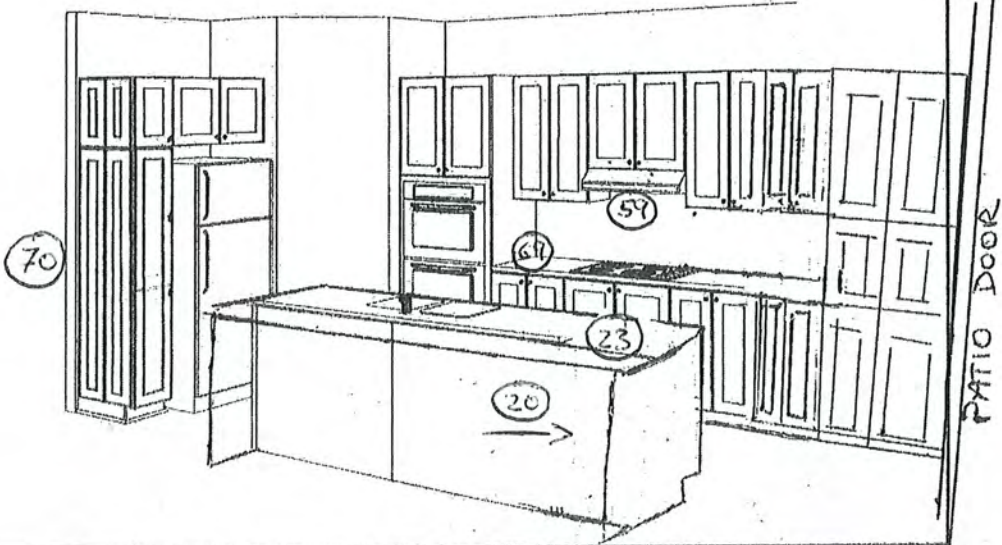
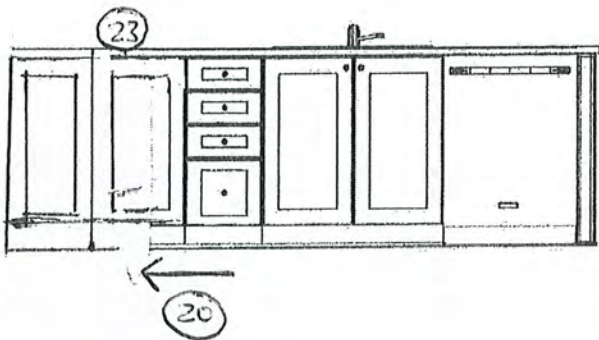
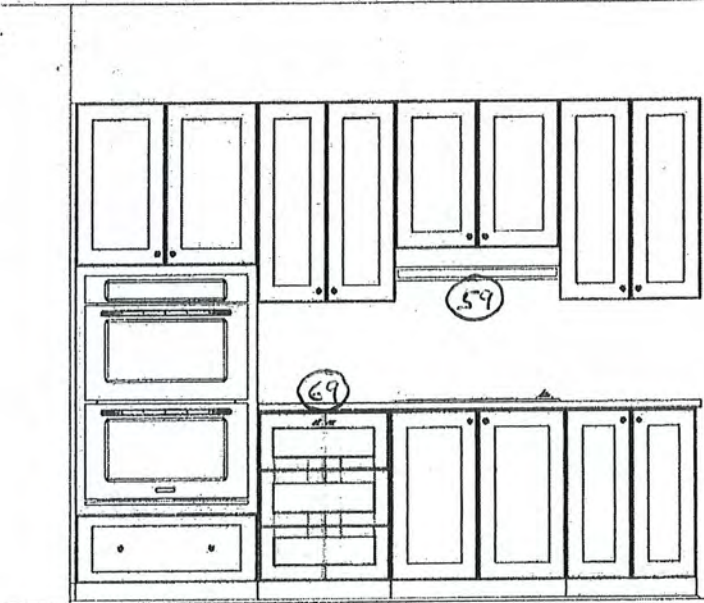
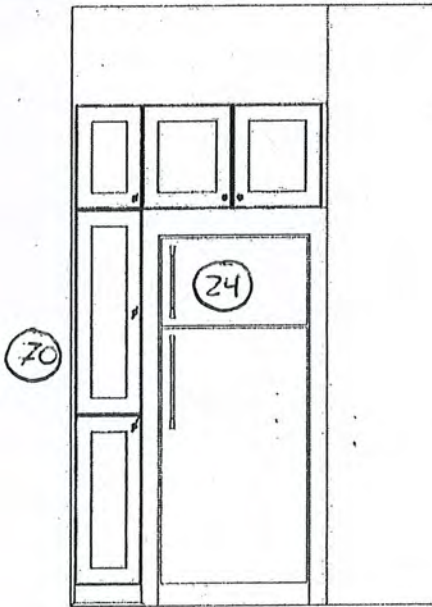
Lot: 21 - Phase 6

Model: #826 Bradley 4Bed "C" Std

Date: June 20, 2021

Purchaser:
Michelle Uyeyama

Purchaser:
Joseph Tadao Louis-Marc Uyeyama



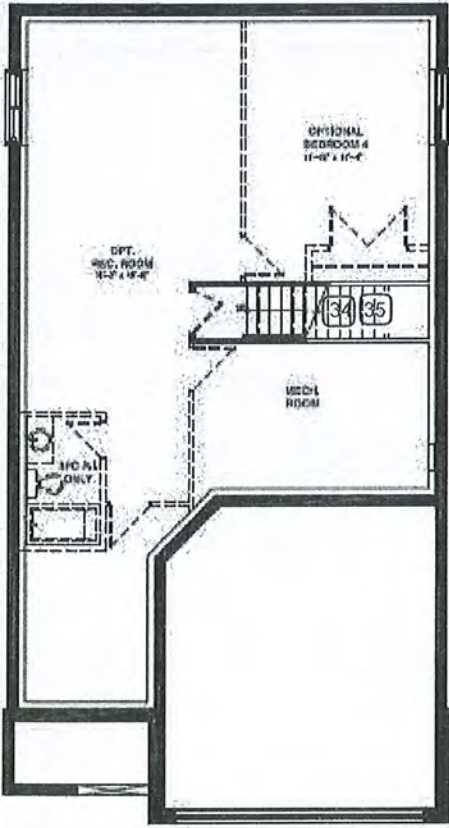
Kitchen Sketch #2 - June 20, 2021



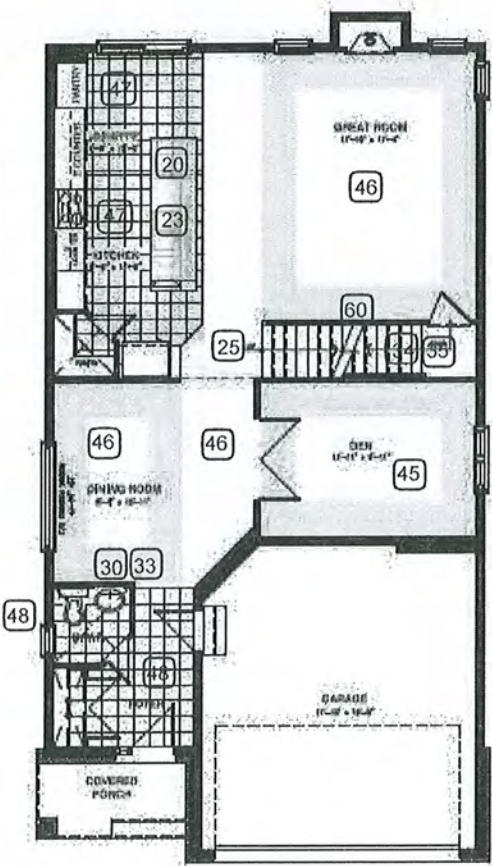
THE BRADLEY

MODEL 826
2183 sq.ft. or 2376 sq.ft.

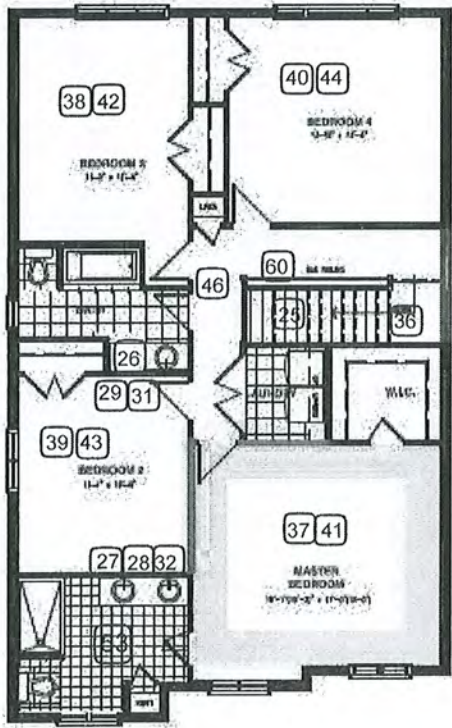
Site: Place St. Thomas 6 Purchaser: Michelle Uyeyama
Plan No.: 50M-352
Lot: 21 - Phase 6 Purchaser: Joseph Tadao Louis-Marc Uyeyama
Date: June 20, 2021



Basement Floor



Ground Floor



Floor Plan Sketch - June 20, 2021



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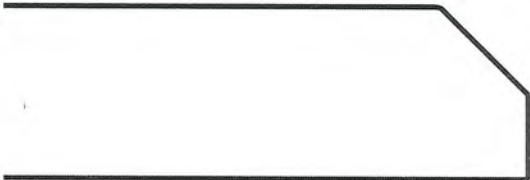
Standard Edge Profiles for Granite & Quartz



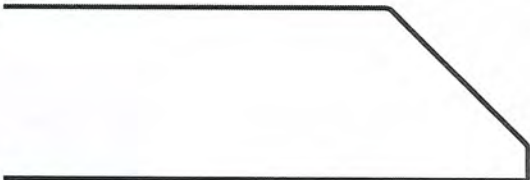
Eased Edge



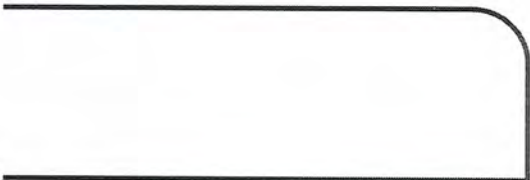
1/4 Bevel



1/2 Bevel



3/4 Bevel



Pencil Top Only
with Square Bottom

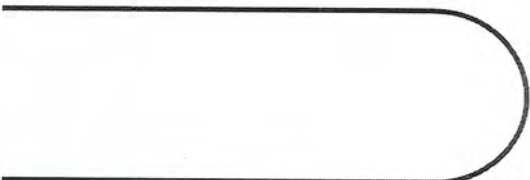
Kitchen,
Main Bathroom,
Ensuite Bathroom &
Powder Room



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: Place St. Thomas 6

Purchaser: Michelle Uyeyama

Plan #: 50M-352

Purchaser: Joseph Tadao Louis-Marc Uyeyama

Lot: 21 - Phase 6

Date: June 20, 2021

Model: #826 "C" Std Bradley 4Bed

Upgrade #: 23, 28, 29, 30, 31, 32, 33

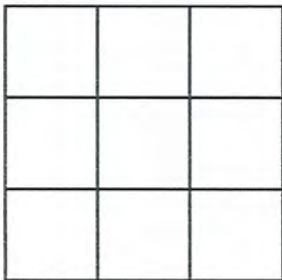


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Tile Installation Options

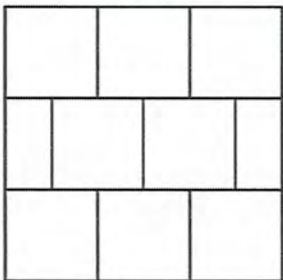
FLOOR TILE

Standard square

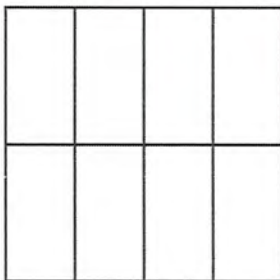


Laundry Room,
Main Bathroom,
Ensuite Bathroom

Square brick

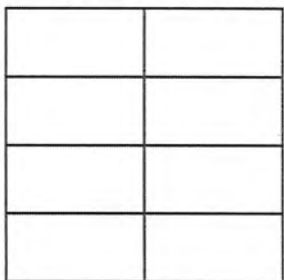


Rectangular
front to back of the house

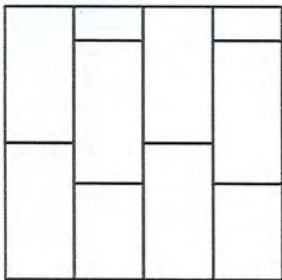


Foyer, Powder Room,
Kitchen, Dinette,

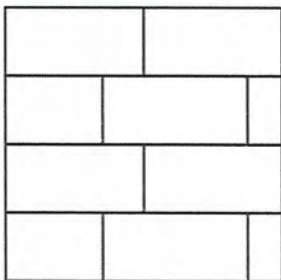
Rectangular
side to side of the house



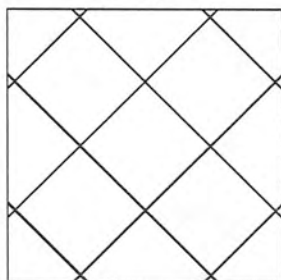
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6
Plan #: 50M-352
Lot: 21 - Phase 6
Model: #826 "C" Std Bradley 4Bed

Purchaser: Michelle Uyeyama
Purchaser: Joseph Tadao Louis-Marc Uyeyama
Date: June 20, 2021
Upgrade #: 47, 48, 53

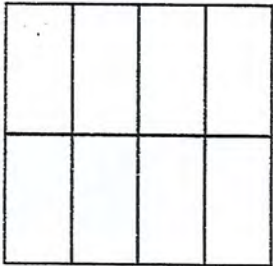


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Tile Installation Options

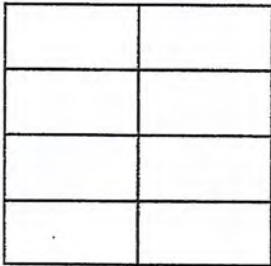
WALL TILE

Vertical stacked

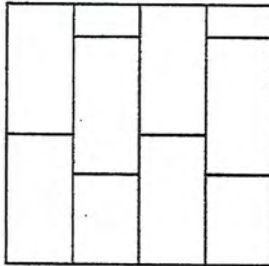


Ensuite Bathroom

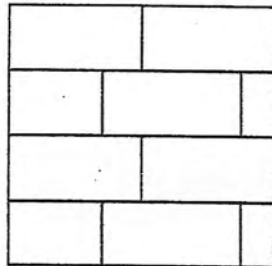
Horizontal stacked



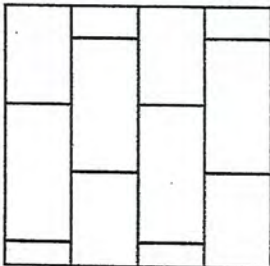
Vertical 1/3 offset brick



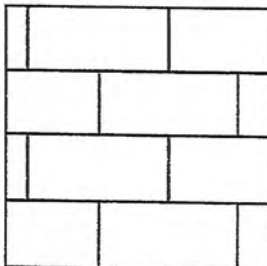
Horizontal 1/3 offset brick



Vertical brick

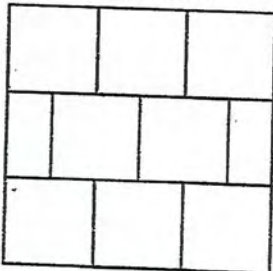


Horizontal brick



Kitchen Backsplash,

Square brick



Main Bathroom

Project: Place St. Thomas 6
Plan #: 50M-352
Lot: 21 - Phase 6
Model: #826 "C" Std Bradley 4Bed

K/Sales/Light Fixtures

Purchaser: Michelle Uyeyama
Purchaser: Joseph Tadao Louis-Marc Uyeyama
Date: June 20, 2021
Upgrade #: 50, 51, 52, 54

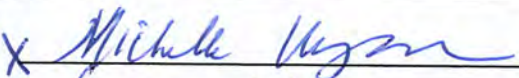
Revised 07/20/2017

DS
FN

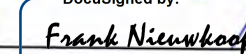
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	21 - Phase 6	Civic Address:	780 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Michelle Uyeyama			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Joseph Tadao Louis-Marc Uyeyama			Closing Date:	31-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
BATHROOM ACCESSORIES	Standard					STD
FIREPLACE MANTLE	Standard					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Lauzon Red Oak Celtik	60
BRACKET	Metal	N/A	Gun Metal Grey	60
SPINDLES	Metal	Square	Gun Metal Grey	60
POSTS	Red Oak	3-1/2" Modern with cap	Lauzon Red Oak Celtik	60
NOSINGS	Red Oak	N/A	Lauzon Red Oak Celtik	9, 25, 46, 60,
HARDWOOD STAIRCASE (WHERE APPLICABLE)	Red Oak	N/A	Lauzon Red Oak Celtik	25, 36

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE (Standard Minimum Opening is 33" x 70.75")	Fridge Opening approx. 37" wide by 73" high	24	rough-in for future water line + water line	2, 58
COOKTOP	Cutout Depth approx. 19 5/16" Cutout Width approx. 29 1/2" (for Kitchenaid KICU509XBL - 30" cooktop)	/	/	/
DISHWASHER	Standard Opening	STD	/	/
MICROWAVE WALL OVEN	Cutout Depth approx. 24" Cutout Width approx. 28 1/2" Cutout Height approx. 41 5/16" (for Kitchenaid KOCE500ESS - 30" wall oven)	/	/	/
HOODFAN	Standard Hoodfan Opening	STD, 59	Broan Stainless Steel 250CFM Fan BQSEN130SS	59
WASHING MACHINE/DRYER	Standard Opening	STD	/	/

Purchaser's Signature(s) : 

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Approved By : 

Date: 20-Jun-21

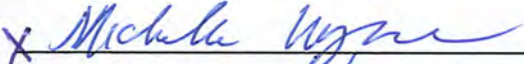
Date: 20-Jun-21

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DocuSigned by:

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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:		21 - Phase 6		Civic Address:	780 Namur Street, Embrun ON K0A 1W0			
		Purchaser(s):		Michelle Uyeyama				Model Name/#:	Bradley 4Bed #826	
		Purchaser(s):		Joseph Tadao Louis-Marc Uyeyama				Closing Date:	31-Mar-22	
CABINETRY										
ROOM		SELECTION				LEVEL		STD/UPG #		
KITCHEN		STYLE AND COLOUR	Island Only: Banff (MDF) Navy Blue + All other cabinetry: Banff (MDF) Frost			L2 + 2 Cabinetry colours		6, 7, 20, 21, 24, 57, 69, 70		
		HARDWARE CODE	Richelieu Cotemporary Metal Pull 7191-195 Brushed Nickel - 160 MM	TYPE	Handles	UPG	68			
		COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE	Pencil Top Only	L1 Quartz	23			
MAIN BATHROOM		STYLE AND COLOUR	P100 Birch Natural			STD		STD, 14, 26		
		HARDWARE CODE	7814-195	TYPE	Handles	STD	STD			
		COUNTERTOP	Grey Expo	COUNTERTOP EDGE PROFILE	Pencil Top Only + 4" Quartz Backsplash where walls and countertop meet	L1 Quartz	29, 31			
ENSUITE BATHROOM		STYLE AND COLOUR	P100 Birch Natural			STD		STD, 13, 27		
		HARDWARE CODE	7814-195	TYPE	Handles	STD	STD			
		COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE	Pencil Top Only + 4" Quartz Backsplash where walls and countertop meet	L1 Quartz	28, 32			
POWDER ROOM		STYLE AND COLOUR	Banff (MDF) Frost			L2		10, 56		
		HARDWARE CODE	5923-900	TYPE	Knobs	STD	STD			
		COUNTERTOP	Marengo	COUNTERTOP EDGE PROFILE	Pencil Top Only + 4" Quartz Backsplash where walls and countertop meet	L1 Quartz	30, 33			
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	/	/				

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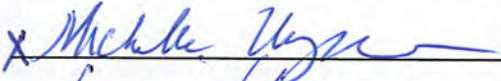
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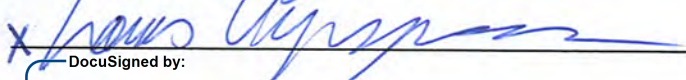
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	21 - Phase 6	Civic Address:	780 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Michelle Uyeyama			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Joseph Tadao Louis-Marc Uyeyama			Closing Date:	31-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			
DINING ROOM	Low Luster OC-30 Gray Mist		STD			
FLEX ROOM	/		/	/		/
GREAT ROOM	Low Luster OC-30 Gray Mist		STD			
FAMILY ROOM	/		/	/		/
DEN/STUDY/HOME OFFICE	Low Luster OC-30 Gray Mist		STD			
KITCHEN/DINETTE/ BREAKFAST	Semi Gloss OC-30 Gray Mist		STD			
LAUNDRY/MUDROOM	Low Luster OC-30 Gray Mist		STD			
2nd FLOOR HALLWAY	Low Luster OC-30 Gray Mist		STD			
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	Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM	Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM ENSUITE	Semi Gloss OC-30 Gray Mist		STD			
FINISHED BASEMENT RECREATION ROOM	/		/	/		/
BASEMENT BATHROOM	/		/	/		/

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Frank Nieuwkoop

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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:	21 - Phase 6	Civic Address:	780 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Michelle Uyeyama			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Joseph Tadao Louis-Marc Uyeyama			Closing Date:	31-Mar-22
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Centura York Series 12"x24" Anthracite YRK30073 (Rectangular front to back install)	929 Charcoal Gray	Silver + UPG Grout	48, 49	
POWDER ROOM	FLOOR	Centura York Series 12"x24" Anthracite YRK30073 (Rectangular front to back install)	929 Charcoal Gray	Silver + UPG Grout	48, 49	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
MUDROOM	FLOOR	/	/	/	/	
	WALL	/				
	INSERT OR BORDER	/				
LAUNDRY ROOM	FLOOR	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)	949 Silverado	STD + UPG Grout	STD, 49	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
KITCHEN	FLOOR	Centura Prexious 12"x24" Pearl Attraction Glossy #755884 (Rectangular front to back install)	934 DeLorean Gray	Emerald + STD Grout	47, STD	
	BACKSPLASH	Euro Pasha Soho 4"x16" Matt White Wall (Horizontal 1/2 brick install)	949 Silverado	Gold + UPG Install + UPG Grout	50, 51, 49	
	INSERT OR BORDER	/				
BREAKFAST AREA/DINETTE	FLOOR	Centura Prexious 12"x24" Pearl Attraction Glossy #755884 (Rectangular front to back install)	934 DeLorean Gray	Emerald + STD Grout	47, STD	
FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	Shnier Casaroma Geostone Hexagon Rectified 12"x24" Bianco #CASKGESES1 (see Fireplace Sketch dated June 20, 2021 for tile installation)	949 Silverado	Quote + UPG Grout	55, 49	
ADDITIONAL FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	/	/	/	/	

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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:	21 - Phase 6	Civic Address:	780 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Michelle Uyeyama			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Joseph Tadao Louis-Marc Uyeyama			Closing Date:	31-Mar-22
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)		949 Silverado	STD + UPG Grout	STD, 49
	WALL	Olympia Colour & Dimension 6"x6" Artic White Bright QT.CD.ARW.0606.BR (Brick install)		949 Silverado	STD + UPG install + UPG Grout	STD, 52, 49
	INSERT OR BORDER	/				
4PC ENSUITE BATHROOM	FLOOR	Ceratec Gaia Visuals 24"x24" White (Standard Square Install)		949 Silverado	Gold + UPG Grout	53, 49
	WALL	Ceratec Stone Glamour 11.6"x23.6" Calacatta Polished (Vertical stacked install)		949 Silverado	Gold floor on wall + UPG Grout	54, 49
	INSERT OR BORDER	/				
5PC ENSUITE BATHROOM	FLOOR	/		/	/	/
	TUB DECK	/		/	/	/
	TUB BACKSPLASH	/		/	/	/
	INSERT OR BORDER	/				
	WALL OVER TUB	/		/	/	/
BASEMENT/OTHER BATHROOM	FLOOR	/		/	/	/
	WALL	/		/	/	/
	INSERT OR BORDER	/				

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	SINGLES AND TOWNS COLOUR CHART					
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	Lot No:	21 - Phase 6	Civic Address:	780 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Michelle Uyeyama			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Joseph Tadao Louis-Marc Uyeyama			Closing Date:	31-Mar-22
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Engineered Hardwood Celtik Designer Collection Estate Series Character Grade Matte White Oak 6-1/4"			UPG	46	
DINING ROOM	Lauzon Engineered Hardwood Celtik Designer Collection Estate Series Character Grade Matte White Oak 6-1/4"			UPG	46	
FLEX ROOM	/			/		
FAMILY ROOM	/			/		
GREAT ROOM	Lauzon Engineered Hardwood Celtik Designer Collection Estate Series Character Grade Matte White Oak 6-1/4"			UPG	46	
DEN/STUDY	Lauzon Engineered Hardwood Celtik Designer Collection Estate Series Character Grade Matte White Oak 6-1/4"			UPG	45	
REAR HALLWAY	/			/	/	
KITCHEN	/			/	/	
BREAKFAST AREA/DINETTE	/			/	/	
MAIN STAIRS TO BEDROOMS	Red Oak stained to Match "Lauzon Red Oak Celtic"			UPG	25	
UPPER HALLWAY	Lauzon Engineered Hardwood Celtik Designer Collection Estate Series Character Grade Matte White Oak 6-1/4"			UPG	46	
BEDROOM # 2	Beaulieu A4780 Silky Sparkle 84294 Moonbeam + Upgraded Underpad			L3 carpet + L2 underpad	38, 42	
BEDROOM # 3	Beaulieu A4780 Silky Sparkle 84294 Moonbeam + Upgraded Underpad			L3 carpet + L2 underpad	39, 43	
BEDROOM # 4	Beaulieu A4780 Silky Sparkle 84294 Moonbeam + Upgraded Underpad			L3 carpet + L2 underpad	40, 44	
MASTER BEDROOM	Beaulieu A4780 Silky Sparkle 84294 Moonbeam + Upgraded Underpad			L3 carpet + L2 underpad	37, 41	
MASTER BEDROOM WALK-IN CLOSET	Beaulieu A4780 Silky Sparkle 84294 Moonbeam + Upgraded Underpad			L3 carpet + L2 underpad	37, 41	
STAIRS TO BASEMENT	Beaulieu A4780 Silky Sparkle 84294 Moonbeam + Upgraded Underpad			L3 carpet + L2 underpad	34, 35	
FINISHED BASEMENT RECREATION ROOM	/			/	/	

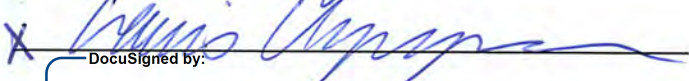
Purchaser's Signature(s) :

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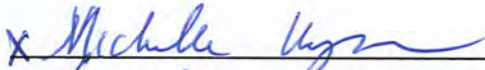
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	Lot No:	21 - Phase 6	Civic Address:	780 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Michelle Uyeyama			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Joseph Tadao Louis-Marc Uyeyama			Closing Date:	31-Mar-22
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Blanco horizon silgranite U2 Undermount 8in deep			Concrete Gray	63
	FAUCET	Delta Trinsic with Touch Single Hole Single Handle Pull Down 9159T-AR-DST			Arctic Stainless	67
MAIN BATHROOM	SINK	American Standard Boxe Undermount 0315-000			White	64
	VANITY FAUCET	Delta trinsic high arc 559HA-DST			chrome	65
	WATER CLOSET	American Standard - Studio 2 - PC dual flush elongated soft- close seat concealed trapway			White	66
	TUB/SHOWER	Standard			White	
	TUB/SHOWER FAUCET	Standard			chrome	
ENSUITE BATHROOM	SINK(S) X2	American Standard Boxe Undermount 0315-000			White	64
	VANITY FAUCET(S) X2	Delta trinsic high arc 559HA-DST			chrome	65
	WATER CLOSET	American Standard - Studio 2 - PC dual flush elongated soft- close seat concealed trapway			White	66
	SHOWER	Acrylic base + Kameleone soft-close clear glass sliding shower doors with chrome standard towel bars and trim			white/chrome/glass	13
	SHOWER FAUCETS X2	Delta Trinsic Monitor 17 series Shower Trim T17259			Chrome	61, 62
	BATHTUB	/			/	/
	BATHTUB FAUCET	/			/	/
POWDER ROOM	SINK	American Standard Boxe Undermount 0315-000			White	64
	SINK FAUCET	Delta trinsic high arc 559HA-DST			chrome	65
	WATER CLOSET	American Standard - Studio 2 - PC dual flush elongated soft- close seat concealed trapway			White	66
BASEMENT/OTHER BATHROOM	SINK	/			/	/
	VANITY FAUCET	/			/	/
	WATER CLOSET	/			/	/
	TUB/SHOWER	/			/	/
	TUB/SHOWER FAUCET	/			/	/
NOTE: All fixtures are white as standard						

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