

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 17 DAY OF April , 20 21 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : C14
LOT: C14 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 751 Namur Street

PURCHASERS: Samar Merhi & Jonathan Peter Ruddy

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 28, 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: \$417,666.26
BALANCE AT CLOSING: \$392,666.26
LESS H.S.T. AMOUNT: \$393,659.54
SCHEDULE "G" DATED: May 9, 2021
TARION SCHEDULE "B" DATED: May 9, 2021

INSERT: 680 dated: July 9, 2021 in the amount of: \$13,709.36
NEW PURCHASE PRICE: \$431,375.62
NEW BALANCE AT CLOSING: \$406,375.62
NEW LESS H.S.T. AMOUNT: \$405,469.92
SCHEDULE "G" DATED: July 9, 2021
TARION SCHEDULE "B" DATED: July 9, 2021

Dated at Ottawa this 9th day of July , 2021

In the presence of:

WITNESS

DocuSigned by:
Samar Merhi
PURCHASER
6EAE9DC0-B4A5-4EE2-831A-F6A34DDF3134

WITNESS

DocuSigned by:
Jonathan Peter Ruddy
PURCHASER
6EAE9DC0-B4A5-4EE2-831A-F6A34DDF3134

Dated at Ottawa this 12th day of July , 2021

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
A04F827301214EE...

Name: Frank Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION
REV: September 17, 2020

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.

2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.


3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.

4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate

5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.


Purchaser


Purchaser


Vendor

6.
- The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7.
- The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$405,469.92 . 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 Ottawa this 9th day of July , 2021

DocuSigned by:
Samar Merhi
PURCHASER
831A-F6A34DDF3134

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:
Jonathan Peter Ruddy
PURCHASER
6EAE9DC0-B4A5-4EE2-831A-F6A34DDF3134

DocuSigned by:
Frank Nieuwkoop
PER:
A04F827301214EE...

July 12, 2021
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: C14



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Samar Merhi and Jonathan Peter Ruddy			Printed: 9-Jul-21 10:04 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C14	6	160 THE STANLEY 2	21-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
INTERNAL USE			
12	1	- DELETE ITEM # 11 - (RE: S&S ELECTRIC QUOTE & SKETCH #SS4645 REV.03 DATED 04/28/2021)	-\$1,262.21
34803	Note:		Each
*13	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$1,795.57
998			Each
34804	Note:	S&S Electric Electric Estimate No#: SS4645 Rev.04 dated 05/28/2021	
14	1	- KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL	\$75.00
120125			Each
34808	Note:	- As per floor plan sketch dated July 9, 2021	
15	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$1,050.00
1000			Each
34809	Note:		
16	2	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$150.00
704			
34810	Note:		
17	1	- KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - GOLD - - KITCHEN - GOLD	\$247.00
166			Each
34812	Note:	- See # 6 (optional kitchen layout #1) - As per wall tile installation sketch dated July 9, 2021	
*18	*1	- KITCHEN - TILE - WALL - BACKSPLASH - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - KITCHEN - .	* \$50.00
162			Each
34813	Note:	- See # 6 (optional kitchen layout #1) - As per wall tile installation sketch dated July 9, 2021	
*19	*1	- FOYER - TILE - FLOOR - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - FOYER / POWDER ROOM - .	* \$354.00
13			Each
34814	Note:	- See #4 (oredesign foyer/bench/closet/powder room) - As per floor tile installation sketch dated July 9, 2021 - AS per floor plan sketch dated July 9, 2021	
*20	*1	- ENSUITE BATH - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - ENSUITE BATHROOM - STANDARD (19) - .	* \$234.00
21			Each
34815	Note:	- See #8 (custom ensuite bathroom) - As per wall tile installation sketch dated July 9, 2021	
*21	*1	- MAIN BATHROOM - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - MAIN BATHROOM - .	* \$234.00
21			Each
34816	Note:	- As per wall tile installation sketch dated July 9, 2021	
*22	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	* \$1,978.00
114601			Each
34817	Note:	- As per floor plan sketch dated July 9, 2021 - Front to Back installation	

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,608-1

InvoiceSQL.rpt 16May20

DS

FN

Vendor Initials:

DS

SM

Purchaser Initials:

DS

JPR

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Samar Merhi and Jonathan Peter Ruddy			Printed: 9-Jul-21 10:04 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C14	6	160 THE STANLEY 2	21-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*23 114612	1	KITCHEN - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - KITCHEN	* \$125.00
34818	Note:	- As per floor plan sketch dated July 9, 2021 - Front to Back installation	Each
24 34819	1	ENSUITE BATH - UPGRADE CENTRAL SINK CABINET TO 6" FALSE PANEL AND 2 EQUAL SIZED DRAWERS BELOW. STANDARD 1 DOOR CABINETS TO REMAIN ON EITHER SIDE. STANDARD CABINETRY	\$956.00
	Note:	- See #8 (custom ensuite bathroom) - As per custom ensuite bathroom cabinetry sketch dated July 9, 2021	Each
25 112269	1	GREAT ROOM - TRIM - FIREPLACES - DÉCOR TRANSITIONAL MANTLE IN LIEU OF STANDARD - PAINTED WHITE	\$150.00
34820	Note:	- As per floor plan sketch dated July 9, 2021 - As per potvin fireplace mantle sketch dated July 9, 2021	Each
*26 90157	1	- DELETE ALL TOWEL BARS, TISSUE HOLDERS AND SOAP DISHES.	\$0.00
34821	Note:		Each
27 34822	1	- DELETE STANDARD MIRRORS IN ALL BATHROOMS	N/C
	Note:		Each
*28 102389	1	ENSUITE BATH - REMOVE 4" BACK SPLASH ON STANDARD LAMINATE COUNTERTOP	* \$62.50
34823	Note:	- See #8 (custom ensuite bathroom) - As per ensuite bathroom sketch dated July 9, 2021	Each
*29 102389	1	MAIN BATHROOM - REMOVE 4" BACK SPLASH ON STANDARD LAMINATE COUNTERTOP	* \$62.50
34824	Note:	- As per floor plan sketch dated July 9, 2021	Each
30 34825	1	GARAGE - POSITION STANDARD GARAGE RAILING ON SIDE OF MAN DOOR HINGES - CLOSEST TO GARAGE BACK WALL	N/C
	Note:	- As per floor plan sketch dated July 9, 2021	Each
31 34826	1	FOYER - STANDARD BENCH IN FOYER.	N/C
	Note:	- See # 4 (Redesign foyer/bench/closet/powder room) - As per standard bench sketch dated July 9, 2021	Each
32 34827	1	LAUNDRY ROOM - RELOCATE PLUMBING / ELECTRICAL FOR WASHER/DRYER - TO BE STACKABLE ON SIDE OF LAUNDRY CLOSET CLOSEST TO LINEN CLOSET - SMALLER STANDARD SHELF TO BE INSTALLED BESIDE THE WASHER/DRYER UNIT.	\$75.00
	Note:	- As per floor plan sketch dated July 9, 2021	Each
*33 114896	1	KITCHEN - CABINETRY - UPC9-3B - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 40IN UPPERS WITH CROWN MOULDING AND FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	* \$756.00
34828	Note:	-Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style -See # 6 (optional kitchen layout #1) - As per kitchen sketch dated July 9, 2021 - As per floor plan sketch dated July 9, 2021	Each

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,608-2

DS

FN

Vendor Initials:

DS

SM

Purchaser Initials:

DS

JPR

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Samar Merhi and Jonathan Peter Ruddy			Printed: 9-Jul-21 10:04 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C14	6	160 THE STANLEY 2	21-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*34 881	6	KITCHEN - UPPER CABINETS - CLEAR GLASS UPPER CABINET SINGLE DOOR (1 LITE)	* \$1,374.00
34829	Note:	-In upper cabinet doors located on either sides on the range (x6) -See #6 (optional kitchen layout #1) - As per kitchen sketch dated July 9, 2021 -As per floor plan sketch dated July 9, 2021	
35 889	4	KITCHEN - UPPER CABINETS - FINISH INTERIOR OF CABINET SAME AS EXTERIOR OF CABINET IN BUILDERS STANDARD CABINETRY	\$1,648.00
34830	Note:	-Standard cabinetry -not applicable on corner cabinets -In upper cabinet located on either sides on the range (x4) -See #6 (optional kitchen layout #1) -As per kitchen sketch dated July 9, 2021 -As per floor plan sketch dated July 9, 2021	
36 90826	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP	\$187.00
34831	Note:	- As per kitchen sketch dated July 9, 2021 - As per floor plan sketch dated July 9, 2021	Each
*37 101	2	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	* \$1,408.00
34832	Note:	- Located on either side of the range, full width - See #6 (optional kitchen layout #1) - As per kitchen sketch dated July 9, 2021 - As per floor plan sketch dated July 9, 2021	
38 34833	1	KITCHEN - SUPPLY AND INSTALL APPROX. 3.5" THICK X 36" DEEP GABLE ON EITHER END OF ISLAND - TO ACCOMODATE FLUSH BREAKFAST BAR ON ISLAND IN STANDARD LAMINATE- ADD SINGLE FRAME PANEL ON EITHER SIDE OF ISLAND AND ON BACK OF ISLAND	\$2,000.00
	Note:	-Standard cabinetry - As per kitchen sketch dated July 9, 2021 - As per floor plan sketch dated July 9, 2021 - As per potvin single frame panel sketch dated July 9, 2021 - As per custom island sketch dated July 9, 2021 Custom island includes: - thicker full depth gable ends (approx. 3 ½” for the thicker gables) - std series laminate countertop c/w flush breakfast bar - single frame rear panel - single frame side panel on each end	Each

Sub Total	\$13,709.36
HST	\$0.00
Total	\$13,709.36

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,608-3

Vendor Initials:

DS
FN

Purchaser Initials:

DS
SM

DS
JPR

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Samar Merhi and Jonathan Peter Ruddy			Printed: 9-Jul-21 10:04 am
LOT NUMBER C14	PHASE 6	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 21-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
INTERNAL USE			

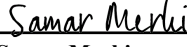
Payment Summary

Paid By Amount

Total Payment: _____

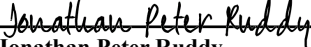
PURCHASER:

DocuSigned by:


Samar Merhi

09-Jul-21

DocuSigned by:


Jonathan Peter Ruddy

09-Jul-21

DATE

DATE

VENDOR:

DocuSigned by:


Frank Nieuwkoop

PER: Valecraft Homes (2019) Limited

DATE: July 12, 2021

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,608-4

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#: SS4645 Rev.04

Customer Copy

Customer:

Samar Merhi & Jonathan Peter Ruddy

Home: 613-558-6821; 819-448-3448
Email: samar.merhi@gmail.com;
eontbird@gmail.com

Builder:
Project:
Lot:
Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Towns
Ph 6
C14 - Phase 6
04/21/2022

Salesperson: Jason Thompson
Date: 05/28/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 63 inches from floor above fireplace beside conduit	A	\$120.00	\$120.00
Master Bedroom	1.00	15 Amp Standard Plug Relocate standard USB plug and add (1) 15 AMP plug	B	\$120.00	\$120.00
Kitchen	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Relocate standard fixture and replace with potlight add 5 (6 in total) LED Halo potlights (AFR4-0930-WH)	C	\$1,349.00	\$1,349.00
Various Locations	2.00	15 Amp USB Charger Receptacle (standard items) USB Charger Receptacle in kitchen and master bedroom (relocated in master)	D	\$	\$0.00
Ensuite Bath	1.00	New ensuite layout - Locate standard plug on left (wallside) of vanity	E	\$	\$0.00
Customer Subtotal:					\$1,589.00
HST:					\$206.57
Total:					\$1,795.57

*** 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."

DocuSigned by:
Samar Merhi
85AA94FAC4A5C...
Customer Signature

July 9, 2021
Date

DS
FN

DocuSigned by:
Jonathan Peter Ruddy
F20DE7A2800A4DC...

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



THE STANLEY 2

MODEL 160-2

2135 sq.ft
(380 sq.ft. finished basement)

Site: Place St. Thomas PH6

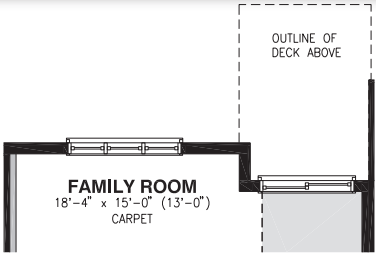
Plan No.: 50M-352

Lot: C-14

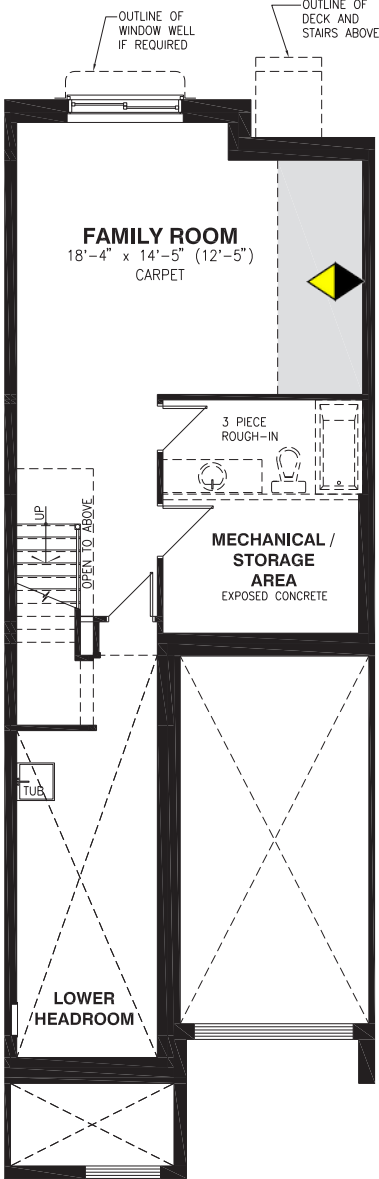
Date: July 9, 2021

Purchaser: Samar Merhi

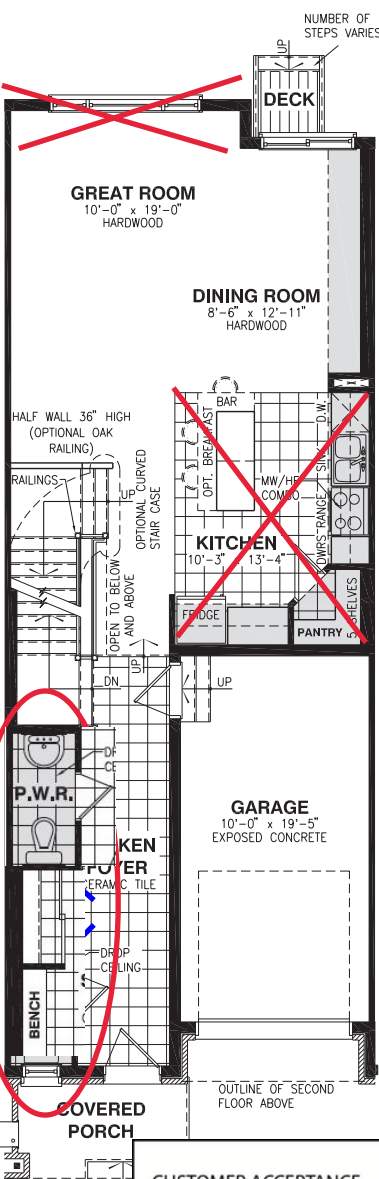
Purchaser: Jonathan Peter Ruddy



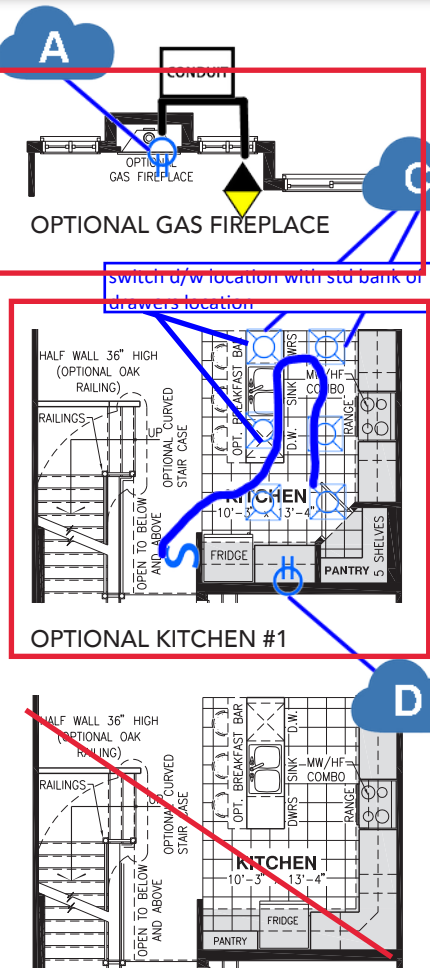
WALKOUT BASEMENT
WHERE APPLICABLE



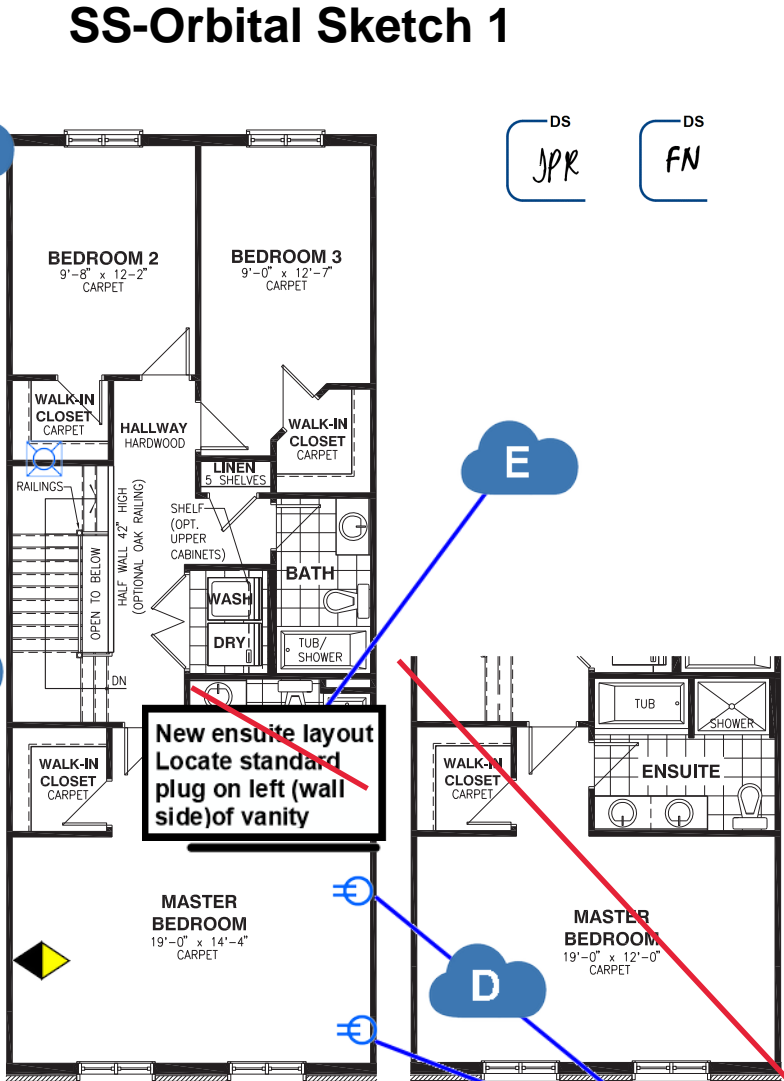
BASEMENT FLOOR



GROUND FLOOR



OPTIONAL KITCHEN #2



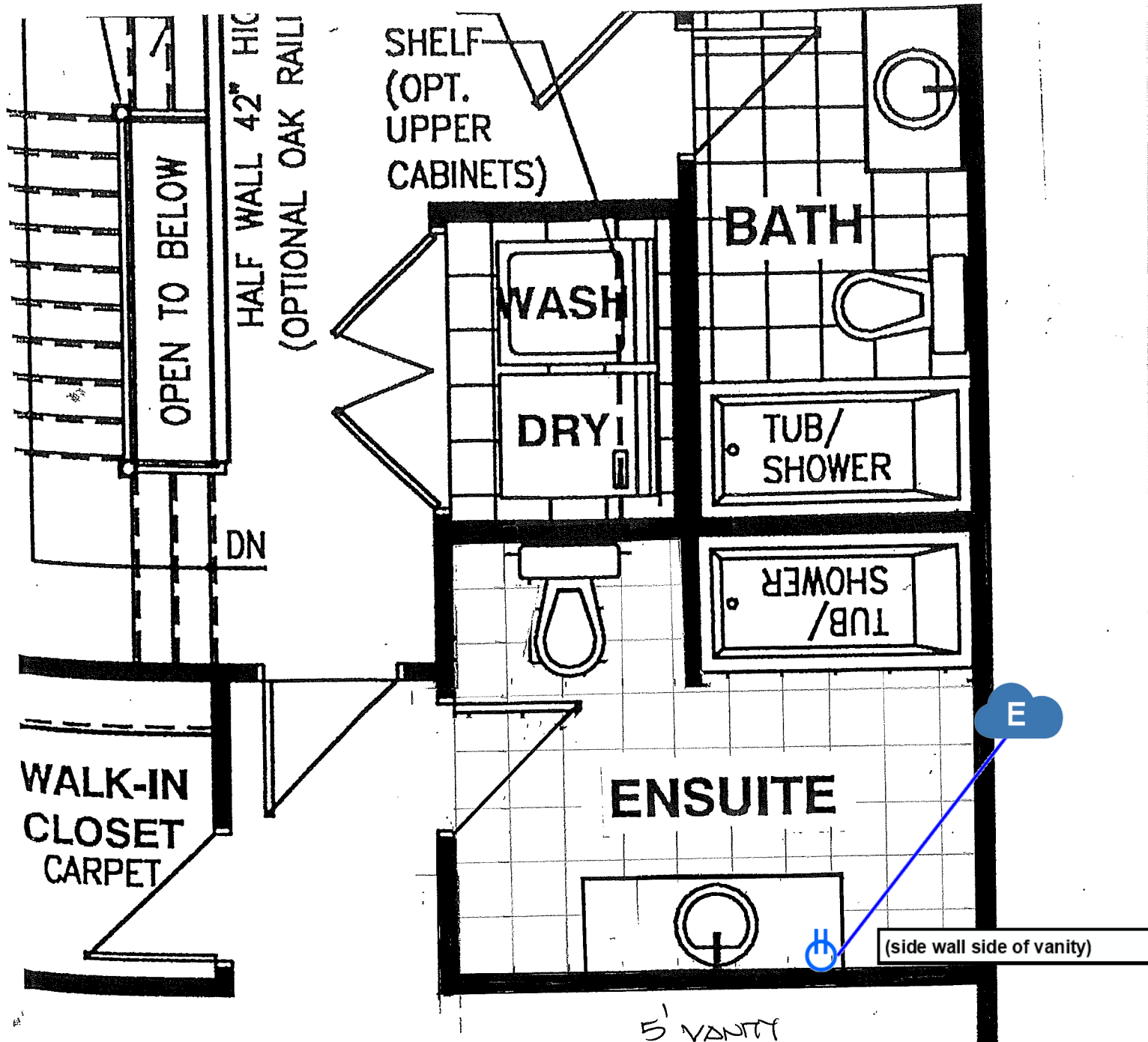
SECOND FLOOR

OPTIONAL 5PC ENSUITE

CUSTOMER ACCEPTANCE _____ DATE _____



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.



CUSTOMER ACCEPTANCE _____ DATE _____

DocuSigned by:

Samir Merhi

85AAB4FAC4AF404...

DocuSigned by:

Jonathan Peter Ruddy

F20DE7A2800A4DC...

**MASTER
BEDROOM**
19'-0" x 12'-4"
CARPET

4/29/2021

4/29/2021

PST PH6 C14
SS-Orbital Sketch 2
April 28, 2021



Limited Use Freehold Form
(Tentative Occupancy Date – POTL/CEC)

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 July 9, 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 Ottawa, this 9th day of July, 20 21.

DocuSigned by:
Samar Merhi
Purchaser

Valecraft Homes Limited

DocuSigned by:
Jonathan Peter Ruddy
Purchaser

DocuSigned by:
Frank Nieuwkoop
Per:

July 12, 2021
Date:

Lot #: C14 - Phase 6

Project: Place St Thomas 6

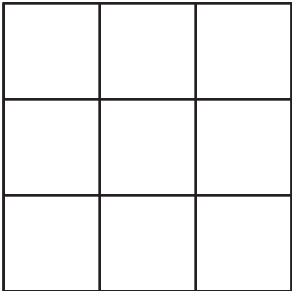


Valecraft
Homes (2019) Limited

Tile Installation Options

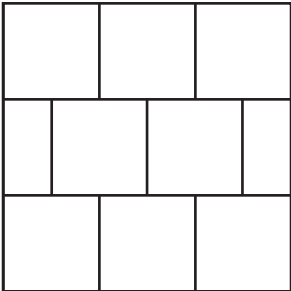
FLOOR TILE

Standard square



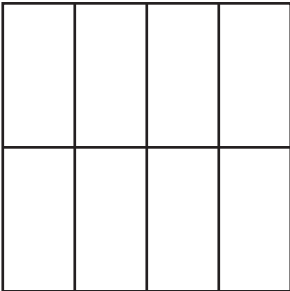
Laundry room, custom
ensuite bathroom, main
bathroom

Square brick

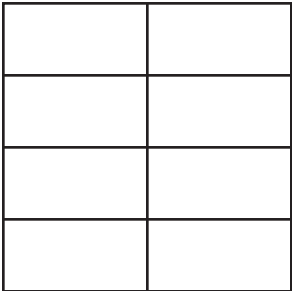


Foyer, powder room

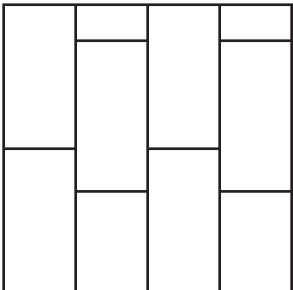
Rectangular
front to back of the house



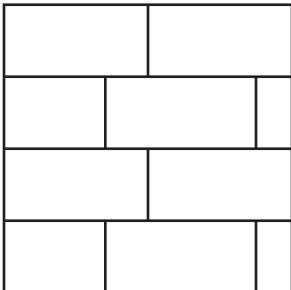
Rectangular
side to side of the house



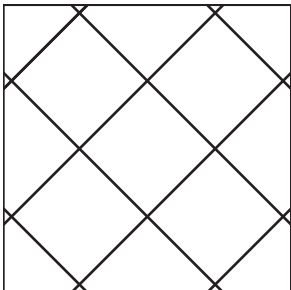
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



DS
FN

DS
SM

DS
JPR

Project: Place St-Thomas 6

Purchaser: Samar Merhi

Plan #: 50M-352

Purchaser: Jonathan Peter Ruddy

Lot: C-14

Date: July 9, 2021

Model: The Stanley 2, 160-2

Upgrade #: 4, 8, 19

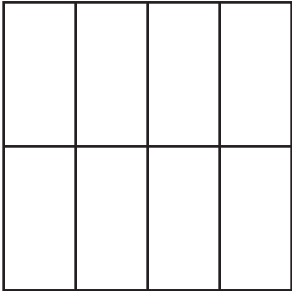


Valecraft
Homes (2019) Limited

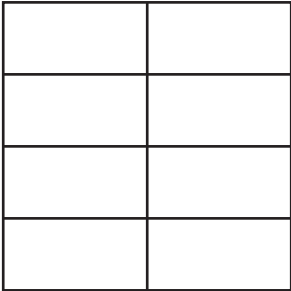
Tile Installation Options

WALL TILE

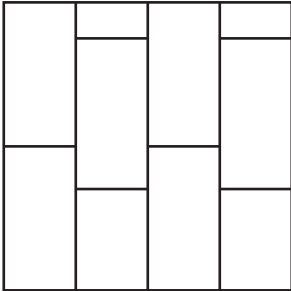
Vertical stacked



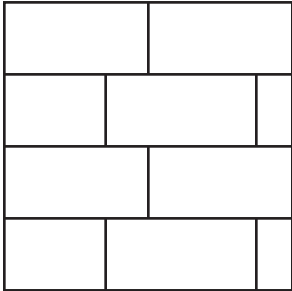
Horizontal stacked



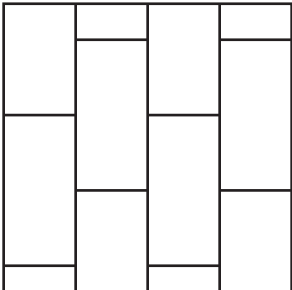
Vertical 1/3 offset brick



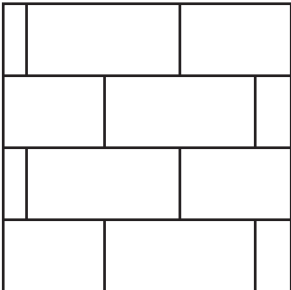
Horizontal 1/3 offset brick



Vertical brick

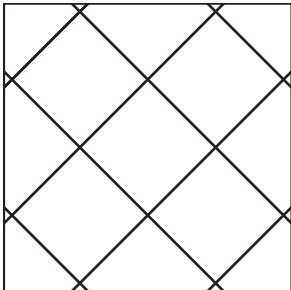


Horizontal brick

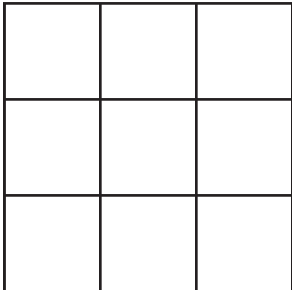


Kitchen, custom ensuite
bathroom, main
bathroom

45 degree



Standard square



fireplace

^{DS}
FN

^{DS}
SM

^{DS}
JPR

Project: Place St-Thomas 6

Plan #: 50M-352

Lot: C-14

Model: The Stanley 2, 160-2

Purchaser: Samar Merhi

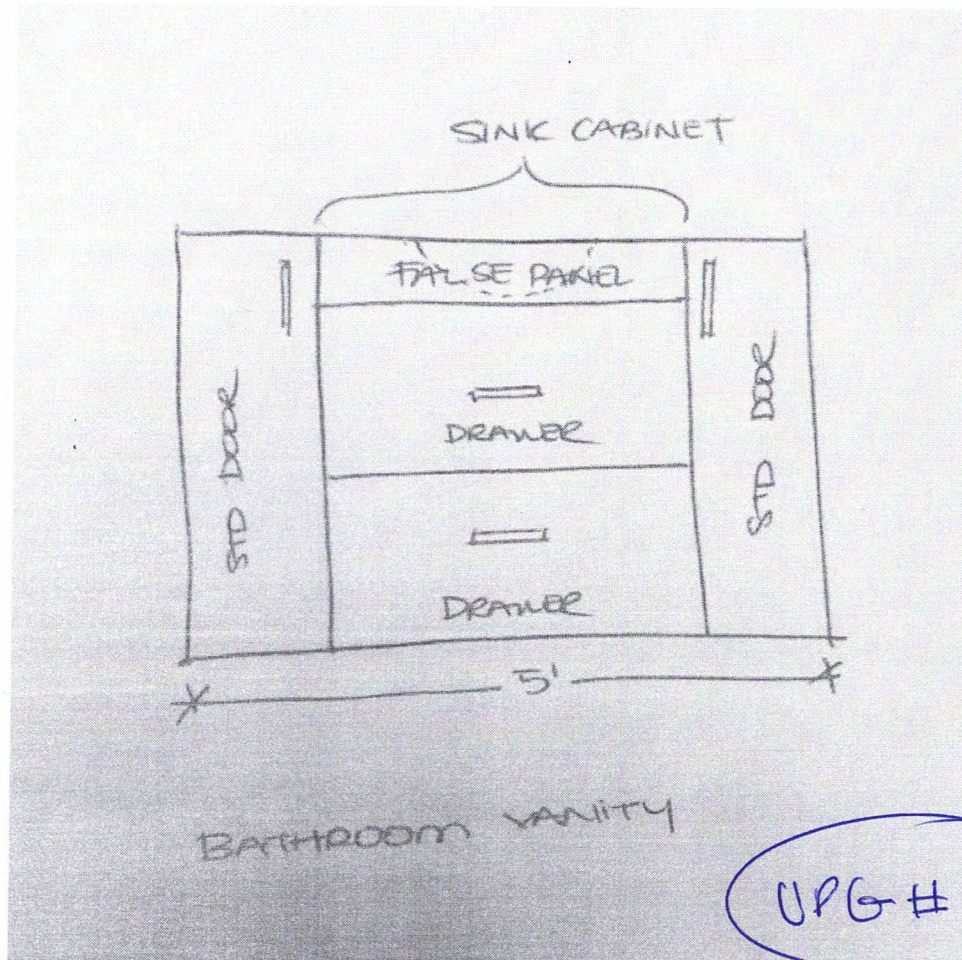
Purchaser: Jonathan Peter Ruddy

Date: July 9, 2021

Upgrade #: 4, 8, 19

custom ensuite Bathroom cabinetry sketch

Dated July 9, 2021



- PST PHB C14
- 50M-352
- The Stanley 2, 160-2
- Samar Merhi
- Jonathan Peter Ruddy

^{DS}
FN

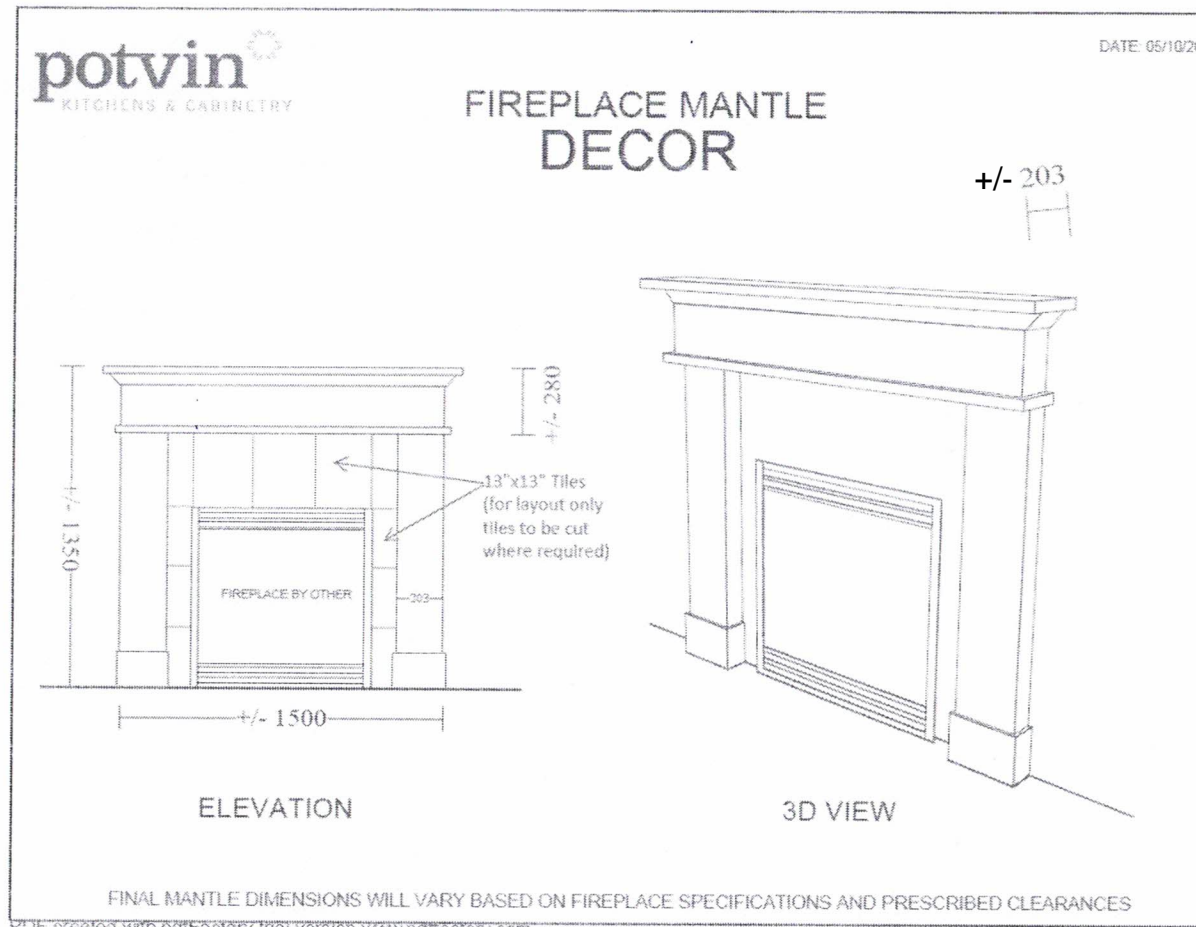
^{DS}
SM

^{DS}
JPR

UPG #24

Fireplace Mantle Sketch

July 9, 2021

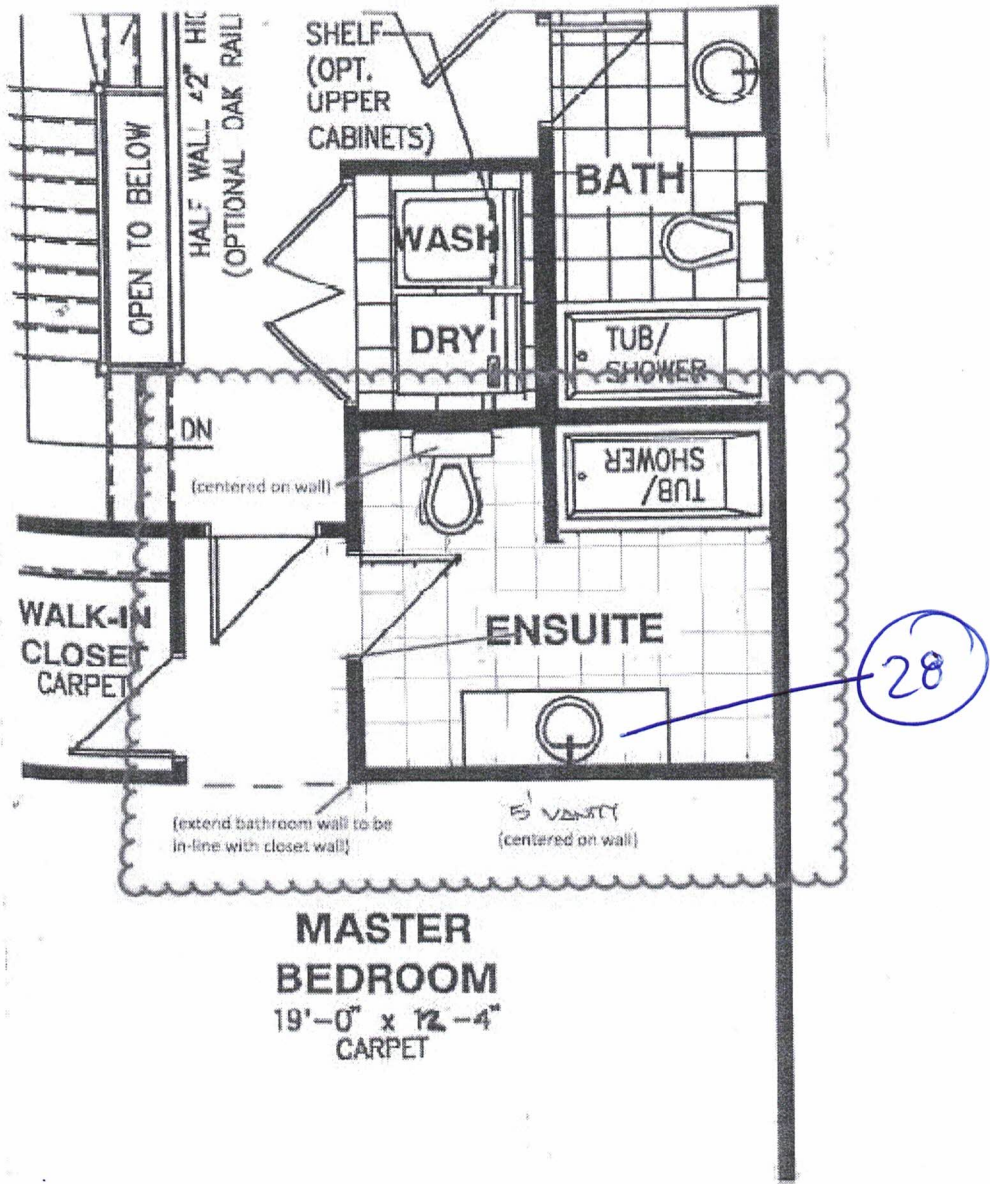


- PST PH6 C14
- 50M-352
- The Stanley 2, 160-2
- Samar Merhi
- Jonathan Peter Buddy

UPG # 25

DS
FNDS
SMDS
JPR

ENSUITE BATHROOM SKETCH



#8

Place St. Thomas 6
Plan No: 50M-352
Lot No: C14 – Phase 6
Model: #160-2 Stanley 2 Rev
Date: July 9, 2021

Purchaser: Samar Merhi
Purchaser: Jonathan Peter Ruddy

DS
FN

DS
SM

DS
JPR

STANDARD BENCH SKETCH – ITEM 31



Place St. Thomas 6

Plan No: 50M-352

Model: #160-2 Stanley 2 Rev

Lot: C14 - Phase 6

Date: July 9, 2021

Purchaser: Samar Merhi

Purchaser: Jonathan Peter Ruddy

DS
FN

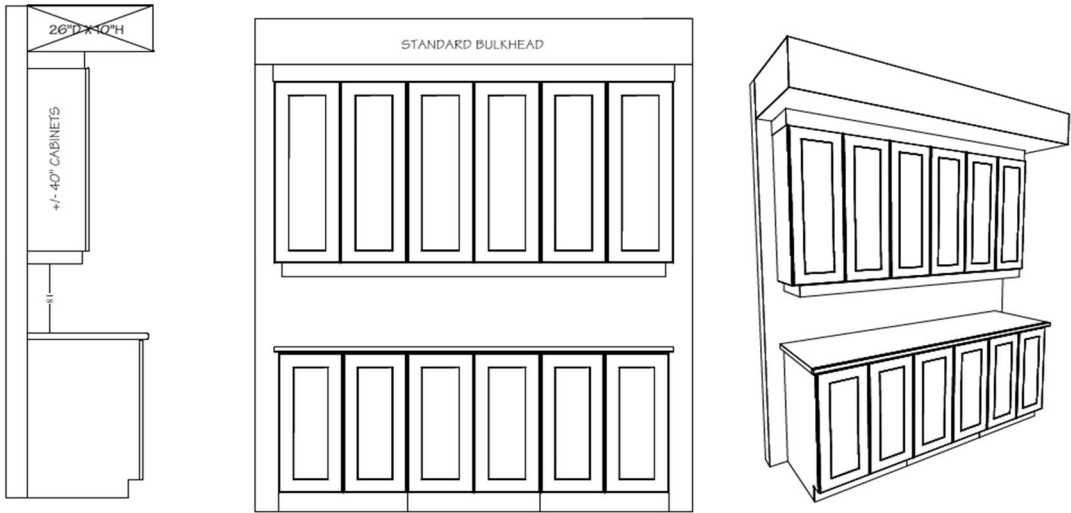
DS
SM

DS
JPR

OPTIONAL KITCHEN CABINET CROWN MOULDING,
FILLER & **STANDARD** BULKHEAD DETAILS

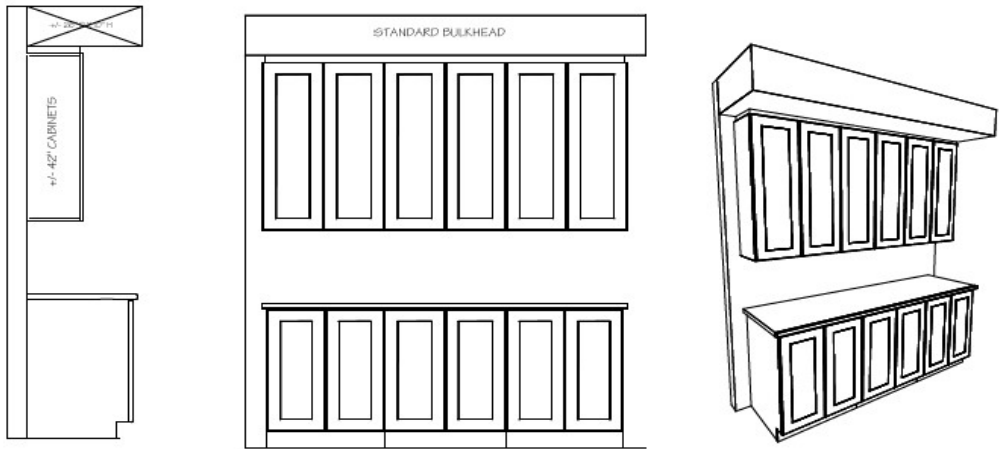
UPC9-1B Upgrade #: _____

- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to standard bulkhead.



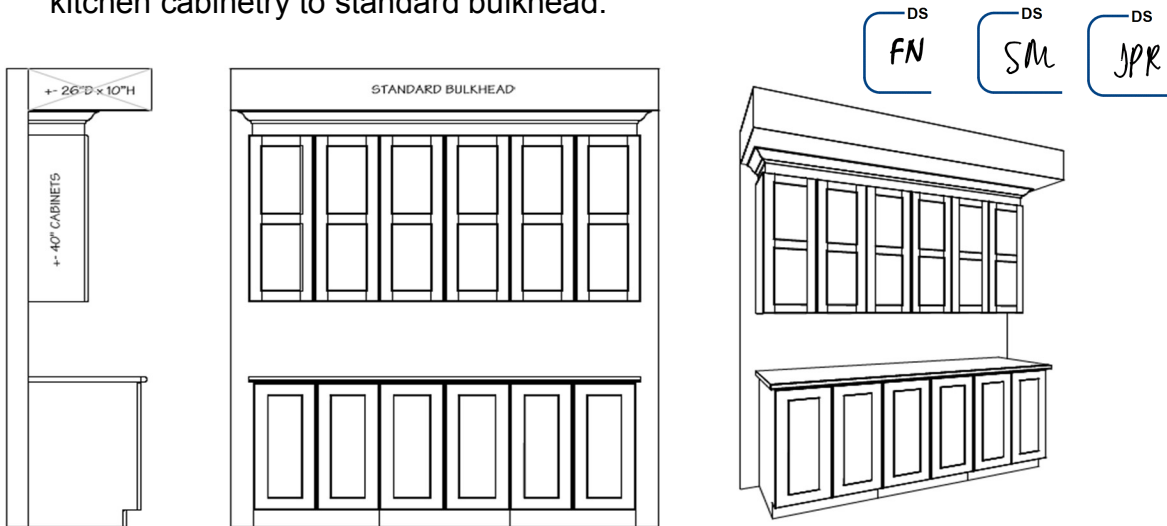
UPC9-2A Upgrade #: _____

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to standard bulkhead.



UPC9-3B Upgrade #: 33

- Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to standard bulkhead.



Site: Place St. Thomas PH6

Purchaser: Samar Mehri

Plan No: 50M-352

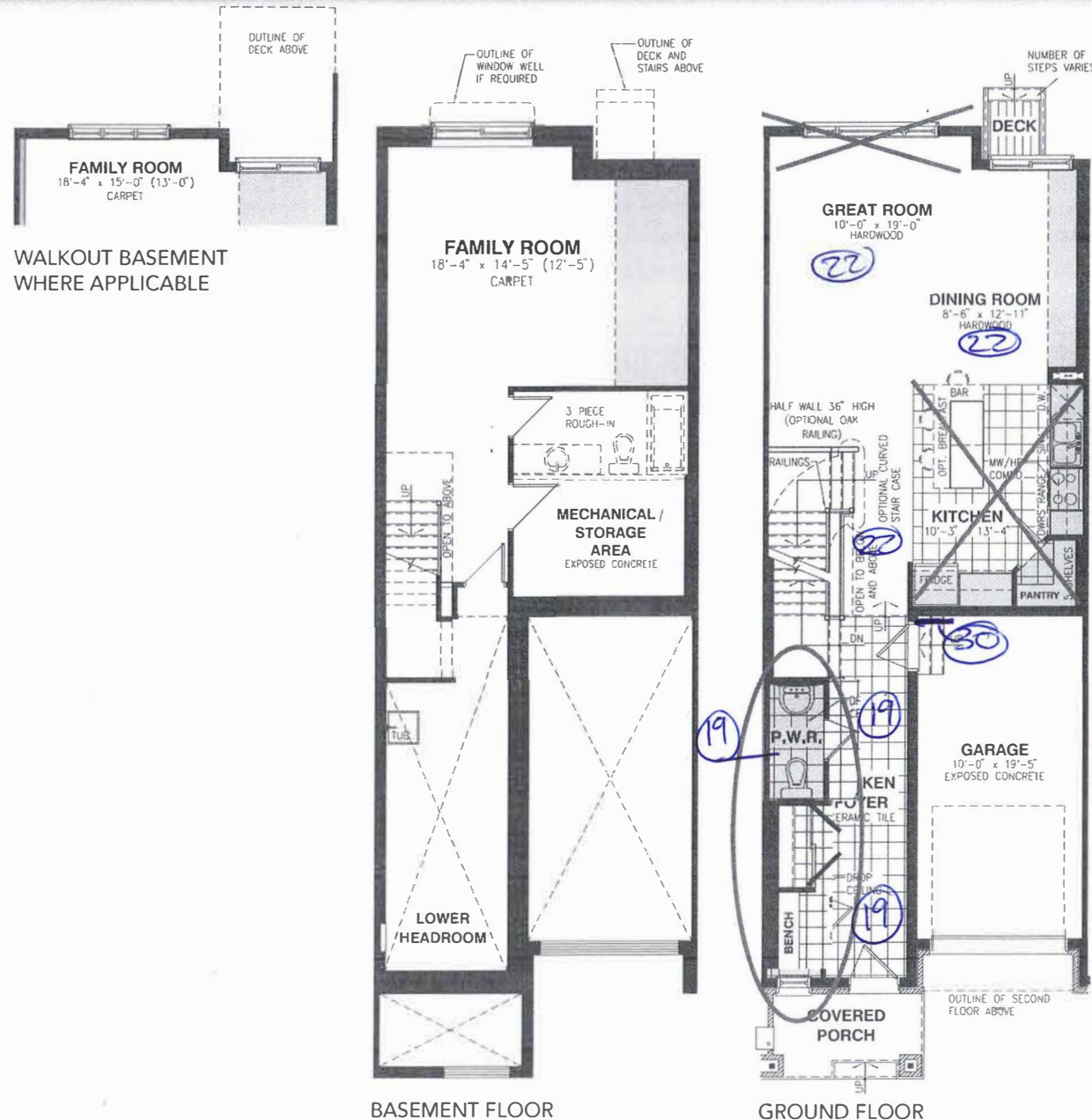
Lot: C-14

Purchaser: Jonathan Peter Ruddy

Date: July 9, 2021

THE STANLEY 2

MODEL 160-2

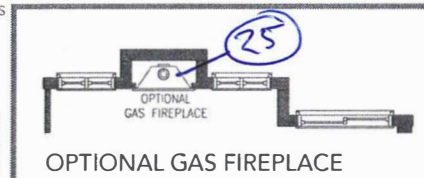
2135 sq.ft
(380 sq.ft. finished basement)Site: Place St. Thomas PH6Plan No.: 50M-352Lot: C-14Date: July 9, 2021Purchaser: Samar MerhiPurchaser: Jonathan Peter Ruddy

FLOOR PLAN SKETCH

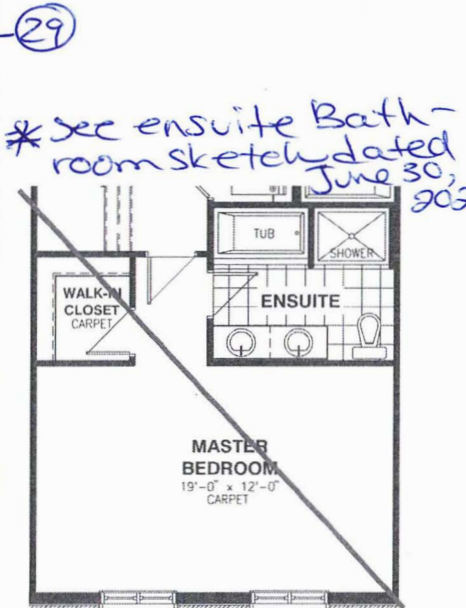
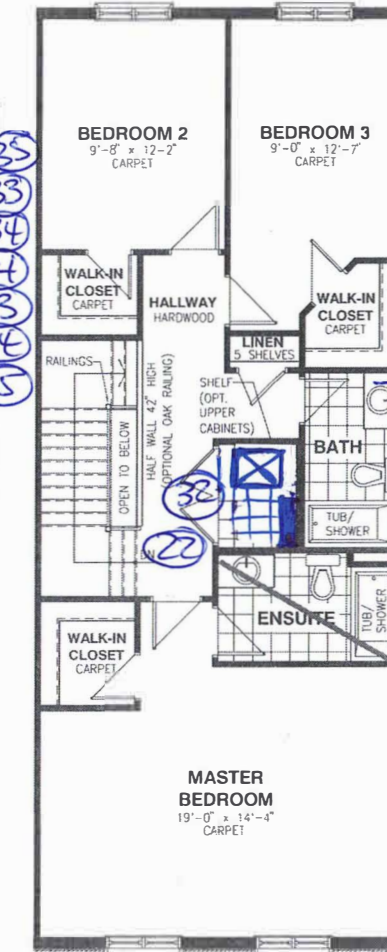
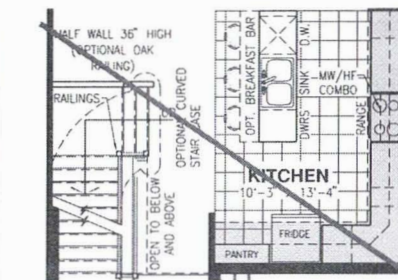
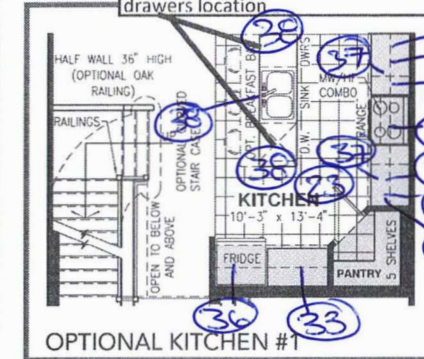
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DS
JPR



switch d/w location with std bank of drawers location

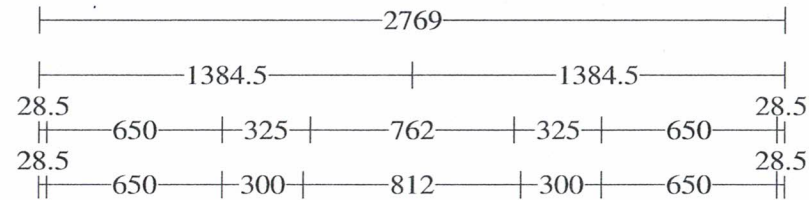




DATE: July 9, 2021

LOT: C14

****DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS****

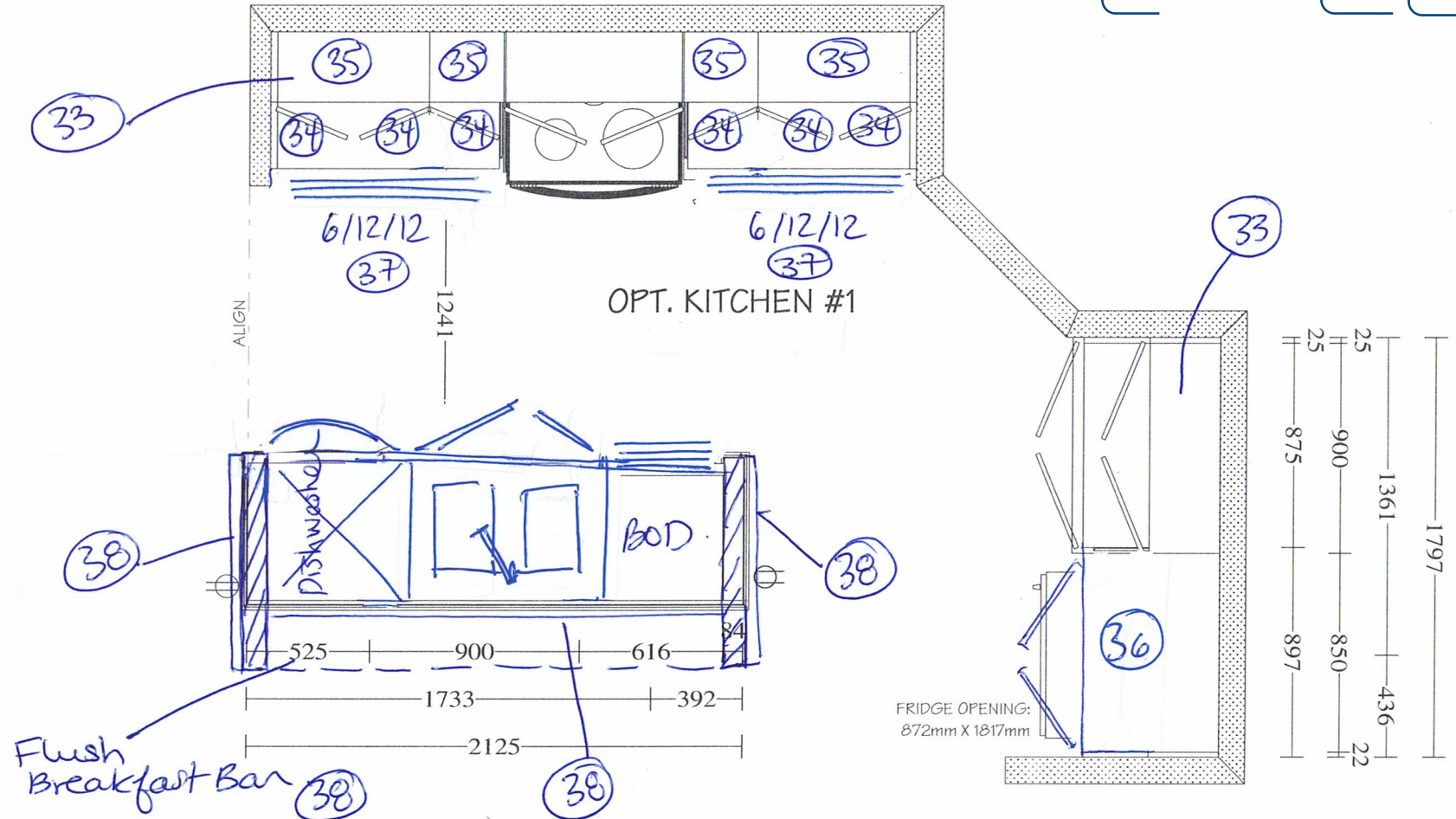


KITCHEN SKETCH

DS
FN

—DS
SM

—DS
APR



CLIENT: VALECRAFT DESIGN CENTER		LOT: C14	* These plans are intended for production of cabinets ONLY. Potvin is not liable if they are used for other purposes. * Construction lines on plans are subjective and are drawn for representation only. Their dimensions are approximate and may vary due to site conditions. * Appliances in elevations and plans are generic templates and may not reflect actual selections.
ADDR: , ,			
SL #: Job			
Phone:	Mobile:	OUT BY: SHANNA HEBERT	DATE: 23/04/21
Email: DESIGN@VALECRAFT.COM		Default .	

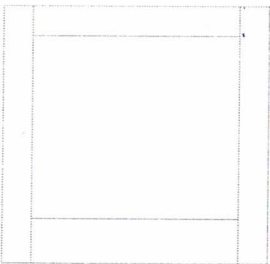
PG#	potvin KITCHENS & CABINETRY
1 of 1	
Sheet 1	

Single frame panel sketch

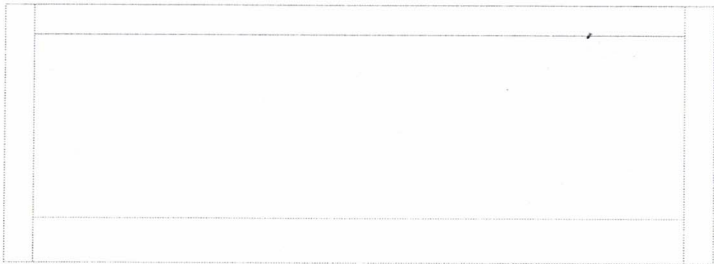
Dated July 9, 2021

- PST PH6 C14
 - SOM-352
 - The Stanley 2, 160-2
 - Samar Merhi
- Jonathan Peter Ruddy

SINGLE FRAME SIDE PANEL

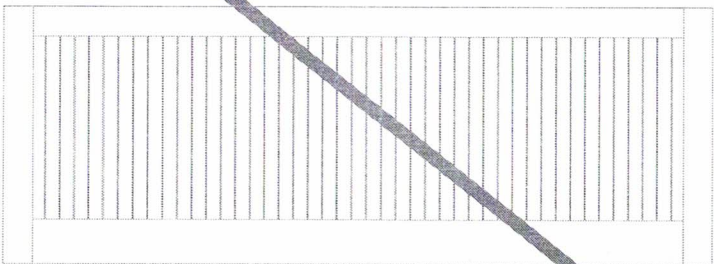


SINGLE FRAME REAR PANEL



UPG # 38

SINGLE FRAME WITH V GROOVE



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FN

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SM

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JPR

A hand-drawn perspective sketch of a kitchen island. The island features a countertop with a sink and two rectangular openings. A drawer is labeled on the left side. A dashed line indicates a 'FLUSH BREAKFAST BAR ABOVE' the island. Red arrows point to the 'THICKER CORNER KIDS' at the top corners, the 'SINGLE FRAME REAR PANEL' on the back, and the 'SINGLE FRAME SIDE PANEL' on the side. The drawing is enclosed in a red trapezoidal frame.

THICKER CORNER KIDS

Drawer


FLUSH BREAKFAST BAR ABOVE

SINGLE FRAME REAR PANEL

SINGLE FRAME SIDE PANEL

DS
JPR

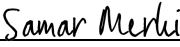
Purchaser: Samar Merhi
Purchaser: Jonathan Peter Ruddy

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C14 - Phase 6	Civic Address:	751 Namur Street, Embrun, Ontario		
	Purchaser(s):	Samar Merhi			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Jonathan Peter Ruddy			Closing Date:	April 21-2022
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					7, 8
DOOR STYLE	Standard + Foyer Closet Doors: Swing Doors					4, 5
INTERIOR HARDWARE	Standard					5
INTERIOR LIGHTING PACKAGE	Roma Collection + As per S&S And Orbital Electrical Quote					13, 32
BATHROOM ACCESSORIES + BATHROOM MIRRORS	Delete					26, 27
FIREPLACE MANTLE	Décor Transitional fireplace mantle- MDF Painted White Mantle					7, 25

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 211	22, 30
BRACKET	Red Oak	Colonial	SB 211	22, 30
SPINDLES	Red Oak	Colonial	SB 211	22
POSTS	Red Oak	Colonial	SB 211	22
NOSINGS	Red Oak	Colonial	SB 211	22
HARDWOOD STAIRCASE <small>(WHERE APPLICABLE)</small>	N/A	N/A	N/A	N/A

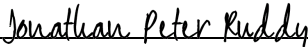
APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Standard Opening	STD	/	/
RANGE	Standard Opening	STD	/	/
DISHWASHER	Standard Opening	STD	/	/
MICROWAVE/ HOODFAN <small>(Specify if convection)</small>	Standard Opening	STD	Basic Stainless Steel	14
WASHING MACHINE/DRYER	Stackable washer/dryer connection	32	/	/

DocuSigned by:




Purchaser's Signature(s) :

DocuSigned by:



Purchaser's Signature(s) :

DocuSigned by:




Approved By :

Date: July 9, 2021

Date: July 9, 2021

Date: July 12, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C14 - Phase 6	Civic Address:	751 Namur Street, Embrun, Ontario		
	Purchaser(s):	Samar Merhi			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Jonathan Peter Ruddy			Closing Date:	April 21-2022
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	P100 Oak Dark			STD	6, 9, 33, 34, 35, 36, 37, 38
	HARDWARE CODE	Doors: 81091-AE + 81092-AE	Drawers:	TYPE	Doors: Knobs + Drawers: Pulls	STD 6, 37
	COUNTERTOP	4924-38	COUNTERTOP EDGE PROFILE	Standard	STD Laminate	6, 38
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-T100			STD	STD
	HARDWARE CODE	81091-AE	TYPE	Knobs	STD	STD
	COUNTERTOP	4924-38	COUNTERTOP EDGE PROFILE	Standard + delete 4" backsplash	STD Laminate	29
ENSUITE BATHROOM	STYLE AND COLOUR	P100 Oak Dark			STD	8, 24
	HARDWARE CODE	Doors: 81091-AE + 81092-AE	Drawers:	TYPE	Doors: Knobs + Drawers: Pulls	STD 8, 24
	COUNTERTOP	4924-38	COUNTERTOP EDGE PROFILE	Standard + delete 4" backsplash	STD Laminate	8, 28
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	/	/	/

DocuSigned by:

Samar Merhi

5560917645F404...

Purchaser's Signature(s) :

Date: July 9, 2021

DocuSigned by:

Jonathan Peter Ruddy

2091512860A4DC...

Purchaser's Signature(s) :

Date: July 9, 2021

DocuSigned by:


Frank Nieuwkoop

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Approved By :

Date: July 12, 2021

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
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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:	C14 - Phase 6	Civic Address:	751 Namur Street, Embrun, Ontario		
	Purchaser(s):	Samar Merhi			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Jonathan Peter Ruddy			Closing Date:	April 21-2022
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss OC-117 Simply White		STD	/		/
FOYER	Low Luster OC-117 Simply White		4, 15	/		/
POWDER ROOM	Semi Gloss OC-117 Simply White		4, 15	/		/
MAIN FLOOR HALLWAY	Low Luster OC-117 Simply White		15	/		/
DINING ROOM	Low Luster OC-117 Simply White		15	/		/
FLEX ROOM	/		/	/		/
GREAT ROOM	Low Luster OC-117 Simply White		15	/		/
FAMILY ROOM	Low Luster OC-117 Simply White		15	/		/
DEN/STUDY/HOME OFFICE	/		/	/		/
KITCHEN	Semi Gloss OC-117 Simply White		15	/		/
LAUNDRY/MUDROOM	Low Luster OC-117 Simply White		15	/		/
2nd FLOOR HALLWAY	Low Luster OC-117 Simply White		15	/		/
MAIN BATH	Semi Gloss OC-117 Simply White		15	/		/
BEDROOM #2	Low Luster OC-117 Simply White		15	/		/
BEDROOM #3	Low Luster OC-117 Simply White		15	/		/
BEDROOM #4	/		/	/		/
MASTER BEDROOM	Low Luster OC-117 Simply White		15	/		/
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-117 Simply White		15	/		/
MASTER BEDROOM ENSUITE	Semi Gloss OC-117 Simply White		8, 15	/		/
FINISHED BASEMENT RECREATION ROOM	/		/	/		/
BASEMENT BATHROOM	/		/	/		/

Purchaser's Signature(s) :

DocuSigned by:

Samar Merhi

DocuSigned by: 66A8A5F404...

Date: July 9, 2021

Purchaser's Signature(s) :

DocuSigned by:

Jonathan Peter Ruddy

DocuSigned by: F0C15AED4FDC...

Date: July 9, 2021


Approved By :

DocuSigned by:

Frank Nieuwhoop

DocuSigned by: A04F827301214EE...

Date: July 12, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C14 - Phase 6	Civic Address:	751 Namur Street, Embrun, Ontario		
	Purchaser(s):	Samar Merhi			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Jonathan Peter Ruddy			Closing Date:	April 21-2022
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Ceratec Bien Pietra Moda 13"x13" Anthracite (Square Brick Install- Side to side)	927 Light Pewter	STD Floor Tile + UPG Install + UPG Grout	4, 16, 19	
POWDER ROOM	FLOOR	Ceratec Bien Pietra Moda 13"x13" Anthracite (Square Brick Install- side to side)	927 Light Pewter	STD Floor Tile + UPG Install + UPG Grout	4, 16, 19	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
MUDROOM	FLOOR	/	/	/	/	
	WALL	/				
	INSERT OR BORDER	/				
LAUNDRY ROOM	FLOOR	Ceratec Bien Pietra Moda 13"x13" Anthracite (Standard Square Install)	927 Light Pewter	STD Floor Tile + UPG Grout	16	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
KITCHEN	FLOOR	See Engineered Hardwood Selection	/	/	23	
	BACKSPLASH	Ceratec Ragno Brick 3.9"x11.8" White R4GJ (Horizontal 1/2 brick install)	909 Sterling	GOLD wall tile + UPG Install + UPG Grout	6, 16, 17, 18	
	INSERT OR BORDER	/				
BREAKFAST AREA/DINETTE	FLOOR	/	/	/	/	
FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	Euro Pasha Bellina 13"x13" Gray (Standard Square install)	909 Sterling	STD floor tile on wall + UPG Grout	7, 16	
ADDITIONAL FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	/	/	/	/	

Purchaser's Signature(s) :

DocuSigned by:

Samar Merhi

DocuSigned by: 404...

Date: July 9, 2021

Purchaser's Signature(s) :

DocuSigned by:

Jonathan Peter Ruddy

DocuSigned by: DC...

Date: July 9, 2021


Approved By :

DocuSigned by:

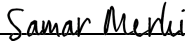
Frank Nieuwkoop

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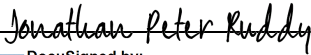
Date: July 12, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	C14 - Phase 6	Civic Address:	751 Namur Street, Embrun, Ontario		
	Purchaser(s):	Samar Merhi			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Jonathan Peter Ruddy			Closing Date:	April 21-2022
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Ceratec Bien Pietra Moda 13"x13" Anthracite (Standard Square Install)		927 Light Pewter	STD Floor Tile + UPG Grout	16
	WALL	Euro Pasha Bellina 8"x10" Gray (Horizontal brick install)		909 Sterling	STD + UPG Install + UPG Grout	16, 21
	INSERT OR BORDER	/				
3PC ENSUITE BATHROOM	FLOOR	Euro Pasha Bellina 13"x13" Gray (Standard Square install)		909 Sterling	STD + UPG Grout	8, 16
	WALL	Euro Pasha Bellina 8"x10" Gray (Horizontal brick install)		909 Sterling	STD + UPG Install + UPG Grout	8, 16, 20
	INSERT OR BORDER	/				
4PC/5PC ENSUITE BATHROOM	FLOOR	/		/	/	/
	TUB DECK	/		/	/	/
	TUB BACKSPLASH	/		/	/	/
	INSERT OR BORDER	/				
	WALL OVER TUB	/		/	/	/
BASEMENT/OTHER BATHROOM	FLOOR	/		/	/	/
	WALL	/		/	/	/
	INSERT OR BORDER	/				


DocuSigned by:



DocuSigned by:



DocuSigned by:



Purchaser's Signature(s) :

Purchaser's Signature(s) :


Approved By :

Date: July 9, 2021

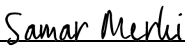
Date: July 9, 2021

Date: July 12, 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:	C14 - Phase 6	Civic Address:	751 Namur Street, Embrun, Ontario		
	Purchaser(s):	Samar Merhi			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Jonathan Peter Ruddy			Closing Date:	April 21-2022
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Red Oak Terroso 3-1/8"				UPG	22
DINING ROOM	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Red Oak Terroso 3-1/8"				UPG	22
FLEX ROOM	/				/	/
FAMILY ROOM	Beaulieu A4531 Spartacus 16787 Mystic Beige + Standard Underpad				STD	STD, STD
GREAT ROOM	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Red Oak Terroso 3-1/8"				UPG	22
DEN/HOME OFFICE	/				/	/
REAR HALLWAY	/				/	/
KITCHEN	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Red Oak Terroso 3-1/8"				UPG	23
BREAKFAST AREA/DINETTE	/				/	/
MAIN STAIRS TO BEDROOMS	Beaulieu Spartacus A4531Mystic Beige 16787 + Standard Underpad				STD	STD, STD
UPPER HALLWAY	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Red Oak Terroso 3-1/8"				UPG	22
BEDROOM # 2	Beaulieu Spartacus A4531Mystic Beige 16787 + Standard Underpad				STD	STD, STD
BEDROOM # 3	Beaulieu Spartacus A4531Mystic Beige 16787 + Standard Underpad				STD	STD, STD
BEDROOM # 4	/				/	/
MASTER BEDROOM	Beaulieu Spartacus A4531Mystic Beige 16787 + Standard Underpad				STD	STD, STD
MASTER BEDROOM WALK-IN CLOSET	Beaulieu Spartacus A4531Mystic Beige 16787 + Standard Underpad				STD	STD, STD
STAIRS TO BASEMENT	Beaulieu Spartacus A4531Mystic Beige 16787 + Standard Underpad				STD	STD, STD
FINISHED BASEMENT RECREATION ROOM	/				/	/

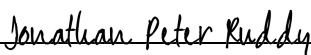
DocuSigned by:



Purchaser's Signature(s) :

Date: July 9, 2021


DocuSigned by:



Purchaser's Signature(s) :

Date: July 9, 2021


DocuSigned by:



Approved By :

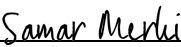
Date: July 12, 2021

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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:	C14 - Phase 6	Civic Address:	751 Namur Street, Embrun, Ontario		
	Purchaser(s):	Samar Merhi			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Jonathan Peter Ruddy			Closing Date:	April 21-2022
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Standard		Stainless Steel	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	SINK	Standard		White	STD, 8	
	VANITY FAUCET	Standard		Chrome	STD, 8	
	WATER CLOSET	Standard		White	STD, 8	
	TUB/SHOWER	Standard		White	STD, 8	
	TUB/SHOWER FAUCET	Standard		Chrome	STD, 8	
	BATHTUB	/		/	/	
	BATHTUB FAUCET	/		/	/	
POWDER ROOM	PEDESTAL	Standard		White	STD, 4	
	SINK FAUCET	Standard		Chrome	STD, 4	
	WATER CLOSET	Standard		White	STD, 4	
BASEMENT/OTHER BATHROOM	SINK	/		/	/	
	VANITY FAUCET	/		/	/	
	WATER CLOSET	/		/	/	
	TUB/SHOWER	/		/	/	
	TUB/SHOWER FAUCET	/		/	/	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

DocuSigned by:




DocuSigned by: 6EAE9DC0-B4A5-4EE2-831A-F6A34DDF3134

Date: July 9, 2021

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Date: July 12, 2021