

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 27th DAY OF June , 2021 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : N80  
LOT: N80 BLOCK :  
4M-1290 DEERFIELD VILLAGE 2  
CIVIC ADDRESS: 626 Tranquil Stream Private

PURCHASERS: Ryan Brodie DeBruyn and Nancy B Schepers

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: June 29th, 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: \$625,000.00  
BALANCE AT CLOSING: \$610,000.00  
LESS H.S.T. AMOUNT: \$574,336.28  
SCHEDULE "G" DATED: June 27th, 2021  
TARION SCHEDULE "B" DATED: June 27th, 2021

INSERT: 680 dated: July 8, 2021 in the amount of: \$1,879.00  
NEW PURCHASE PRICE: \$626,879.00  
NEW BALANCE AT CLOSING: \$611,879.00  
NEW LESS H.S.T. AMOUNT: \$575,999.12  
SCHEDULE "G" DATED: July 8, 2021  
TARION SCHEDULE "B" DATED: July 8, 2021  
New Schedule "W2" Dated : July 8, 2021

Dated at Ottawa this 8th day of July , 2021

In the presence of:

WITNESS

DocuSigned by:  
Brodie DeBruyn  
PURCHASER

WITNESS

DocuSigned by:  
Nancy B Schepers  
PURCHASER

Dated at Ottawa this 8th day of July , 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: Vicinia Oliver  
REV: September 3, 2020

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

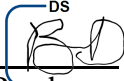
1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:

(a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;

(b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and

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

DS



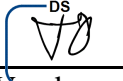
Purchaser

DS



Purchaser


DS




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 \$575,999.12 . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at      Ottawa      this      8th   day of      July      ,      2021

DocuSigned by:  
  
**PURCHASER**  
 B06749036585...

**VALECRAFT HOMES LIMITED**

DocuSigned by:  
  
 PURCHASED FOR \$1740.00 REF: 076...

DocuSigned by:  
vicina Oliver

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PER: B66AFC94F0B9401...

**DATE:** July 8, 2021

**PROJECT: DEERFIELD VILLAGE 2      LOT: N80**



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase 2			
PURCHASERS: RYAN BRODIE DEBRUYN and NANCY B SCHEPERS			Printed: 8-Jul-21 8:51 am
LOT NUMBER		PHASE	HOUSE TYPE
N80		2	110 THE THOMAS
ITEM	QTY	EXTRA / CHANGE	PRICE
15		1 - <i>GREAT ROOM</i> - DELETE ITEM #10 IN B1A's RE: SUPPLY AND INSTALL STAINED MAPLE MODERN BEVELLED 3 1/2" WIDE POSTS, CONTEMPORARY STAINED MAPLE HANDRAIL & ROUND STAINLESS STEEL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO THE GREAT ROOM C/W OPEN STRINGERS.	-\$2,747.00
34843		Note:	Each
16		1 - <i>GREAT ROOM</i> - SUPPLY & INSTALL STAINED RED OAK 3 1/2" W MODERN POSTS WITH CAP, C/W METAL STAINLESS STEEL BRACKET, CONTEMPORARY STAINED RED OAK HANDRAIL & ROUND STAINLESS STEEL SPINDLES IN LIEU OF HALF WALL ON THE STAIRS ADJACENT TO THE GREAT ROOM C/W OPEN STRINGERS.	\$3,077.00
34850		Note: As per floor plan sketch dated July 8, 2021. See items #18 & #20.	Each
17		1 - <i>UPPER HALL</i> - DELETE ITEM #11 IN B1A's RE: SUPPLY AND INSTALL STAINED MAPLE MODERN BEVELLED 3 1/2" WIDE POSTS, C/W METAL STAINLESS STEEL BRACKET CONTEMPORARY STAINED MAPLE HANDRAIL & ROUND STAINLESS STEEL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY .	-\$3,925.00
34851		Note:	Each
18		1 - <i>UPPER HALL</i> - SUPPLY AND INSTALL STAINED RED OAK 3 1/2" WIDE MODERN POSTS WITH CAP, C/W METAL STAINLESS STEEL BRACKET, CONTEMPORARY STAINED RED OAK HANDRAIL & ROUND STAINLESS STEEL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY .	\$3,959.00
34852		Note: As per floor plan sketch dated July 8, 2021. See items #16 & #20.	Each
19		1 - - DELETE ITEM #12 IN B1A's RE: SUPPLY AND INSTALL STAINED MAPLE MODERN BEVELED 3 1/2 " WIDE POSTS, C/W METAL STAINLESS STEEL BRACKET, CONTEMPORARY STAINED MAPLE HANDRAIL & ROUND STAINLESS STEEL SPINDLES IN STANDARD AREAS IN LIEU OF STANDARD.	-\$3,465.00
34853		Note:	Each
20		1 - - SUPPLY AND INSTALL STAINED RED OAK 3 1/2 " WIDE MODERN POSTS WITH CAP, C/W METAL STAINLESS STEEL BRACKET, CONTEMPORARY STAINED RED OAK HANDRAIL & ROUND STAINLESS STEEL SPINDLES IN STANDARD AREAS IN LIEU OF STANDARD.	\$3,310.00
34854		Note: As per floor plan sketch dated July 8, 2021. See items #16 & #18.	Each
*21 88469		1 - <i>KITCHEN</i> - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	* \$304.00
34855		Note:	Each
22 90835		1 - <i>KITCHEN</i> - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP (ALL SERIES)	\$187.00
34856		Note: In standard series cabinetry, as per floor plan sketch and kitchen sketch dated July 8, 2021.	Each
*23 116988		1 - <i>KITCHEN</i> - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 10/10/10	* \$758.00
34857		Note: In standard series cabinetry, to be located between range and fridge, As per floor plan sketch and kitchen sketch dated July 8, 2021.	Each
24 88406		2 - <i>KITCHEN</i> - PANTRY - UPGRADE STANDARD 12IN DEEP PANTRY TO APPROX 2FT DEEP, BUILDER STANDARD CABINETRY , PER LINEAR FOOT	\$678.00
34859		Note: As per floor plan sketch and kitchen sketch dated July 8, 2021.	
*25 1101		1 - <i>ENSUITE BATH</i> - VANITY - BANK OF DRAWERS (4 DRAWERS)	* \$844.00
34861		Note: In standard series cabinetry. Located closest to the partition wall between master bedroom and ensuite, as per floor plan sketch and ensuite bathroom sketch dated July 8, 2021. See item #1 in B1A's.	Each

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,611-1

DS

Vendor Initials:

DS

Purchaser Initials:

DS

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase 2			
PURCHASERS: RYAN BRODIE DEBRUYN and NANCY B SCHEPERS			Printed: 8-Jul-21 8:51 am
LOT NUMBER		PHASE	CLOSING DATE
N80		2	16-Feb-22
ITEM	QTY	EXTRA / CHANGE	PRICE
26		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$150.00
88508			
34862		Note:	
27		1 - <i>FOYER</i> - TILE - FLOOR - UPGRADE - SILVER - - FOYER / POWDER ROOM - SILVER	\$955.00
111			Each
34863		Note: As per floor tile installation sketch and as per floor plan sketch dated July 8, 2021. See item #28.	
28		1 - <i>FOYER</i> - INSTALLATION ONLY, 1/3 STAGGERED SIDE TO SIDE, OF CERAMIC FLOOR TILES IN FOYER AND POWDER ROOM.	\$348.00
			Each
34864		Note: As per floor tile installation sketch dated July 8, 2021. See item #27.	
29		1 - <i>KITCHEN</i> - SUPPLY AND INSTALL BRONZE LEVEL KITCHEN BACKSPLASH IN STANDARD AREAS AND BEHIND CHIMNEY STYLE HOOD FAN.	\$146.00
			Each
34865		Note: See item #30.	
30		1 - <i>KITCHEN</i> - INSTALLATION ONLY OF KITCHEN BACKSPLASH IN STANDARD AREAS AND BEHIND CHIMNEY STYLE HOODFAN, TO BE HORIZONTAL 1/3 OFFSET BRICK INSTALL.	\$104.00
			Each
34866		Note: As per wall tile installation sketch dated July 8, 2021. See item #29.	
31		1 - <i>MAIN BATHROOM</i> - INSTALLATION ONLY OF STANDARD CERAMIC WALL TILES ON WALL/TUB SURROUND IN MAIN BATHROOM TO BE HORIZONTAL 1/3 OFFSET BRICK INSTALL.	\$234.00
			Each
34867		Note: As per wall tile installation sketch dated July 8, 2021.	
32		1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL STANDARD SERIES CERAMIC FLOOR TILES ON TUB DECK AND TUB BACKSPLASH, IN LIEU OF WALL TILES, IN 4 PCE ENSUITE BATHROOM, STANDARD SQUARE INSTALLATION.	\$137.00
			Each
34868		Note: As per wall tile installation sketch dated July 8, 2021. See item #1 in B1A's.	
33		1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL OLYMPIA CERAMIC FLOOR/WALL TILE ON 4 PCE ENSUITE SHOWER WALLS 2 X 2 ONTARIO HEXAGON SERIES BLACK MATTE ( OD.ON.BLK.02.HEX.MT ). MOSAIC INSTALL.	\$1,387.00
			Each
34869		Note: As per wall tile installation sketch dated July 8, 2021. See item #1 in B1A's.	
*34		1 - - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - STANDARD AREAS	* \$2,803.00
100304			Each
34870		Note: To be installed in great room, dining room, main hallway and upper hallway, as per floor plan sketch dated July 8, 2021.	
*35		1 - <i>KITCHEN/DINETTE</i> - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - KITCHEN / DINETTE	* \$660.00
100315			Each
34871		Note: As per floor plan sketch dated July 8, 2021.	
*36		1 - <i>KITCHEN</i> - KITCHEN SINK - FRANKE CUBE CUX120-CA DOUBLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	* \$1,197.00
118342			Each
34872		Note: See item #9 in B1A's. See item #37.	
*37		1 - <i>KITCHEN</i> - KITCHEN FAUCET - DELTA ESSA 9113 - BL - DST MATTE BLACK SINGLE HANDLE PULL-DOWN	* \$500.00
88472			Each
34873		Note: See item #9 in B1A's. See item #36.	

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,611-2

InvoiceSQL.rpt 16May20

DS

Vendor Initials:

DS

Purchaser Initials:

DS

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase 2			
PURCHASERS: RYAN BRODIE DEBRUYN and NANCY B SCHEPERS			Printed: 8-Jul-21 8:51 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
N80	2	110 THE THOMAS	16-Feb-22
ITEM	QTY	EXTRA / CHANGE	PRICE
38		1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL DELTA LINDEN MONITOR 17 SERIES SHOWER TRIM WITH IN2ITION T17294-I CHROME FINISH IN ENSUITE BATHROOM SHOWER.	\$278.00
34874	Note:	See item #1 in B1A's.	Each
39		1 - - Decor center credit of \$10,000.00 has been applied in full.	-\$10,000.00
34894	Note:		Each

Sub Total	\$1,879.00
HST	\$0.00
Total	\$1,879.00

Payment Summary

<u>Paid By</u>	<u>Amount</u>
Total Payment:	

PURCHASER:

DocuSigned by:

08-Jul-21

RYAN BRODIE DEBRUYN

DATE

PURCHASER:

DocuSigned by:

08-Jul-21

NANCY B SCHEPERS

DATE

VENDOR:

DocuSigned by:

B66AFC94F0B9401...

PER: Valecraft Homes Limited

DATE:

July 8, 2021

PREPARED BY: Nicole Trudel  
LOCKED BY:  
PE 1,611-3  
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

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

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



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 #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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

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

- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #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 8, 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 8th day of July, 2021.

DocuSigned by:  
  
Purchaser

Valecraft Homes Limited

DocuSigned by:  
  
Purchaser

DocuSigned by:  
  
Per: B66AFC94F0B9401...

July 8, 2021  
Date:

Lot #: N80

Project: **Deerfield Village II**



Schedule "W2"

**NON RESILIENT FLOORING WAIVER**  
for

**HARDWOOD FLOORING**

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

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

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

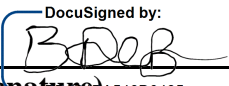
It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

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

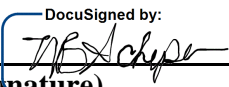
I/We, **Ryan Brodie DeBruyn and Nancy B Schepers** have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

**Project:** **DEERFIELD VILLAGE 2**

**LOT NO:** **N80**

DocuSigned by:  
  
(Signature) 600473009BFC476...


**July 8, 2021**  
**(Date)**

DocuSigned by:  
  
(Signature) 600473009BFC476...

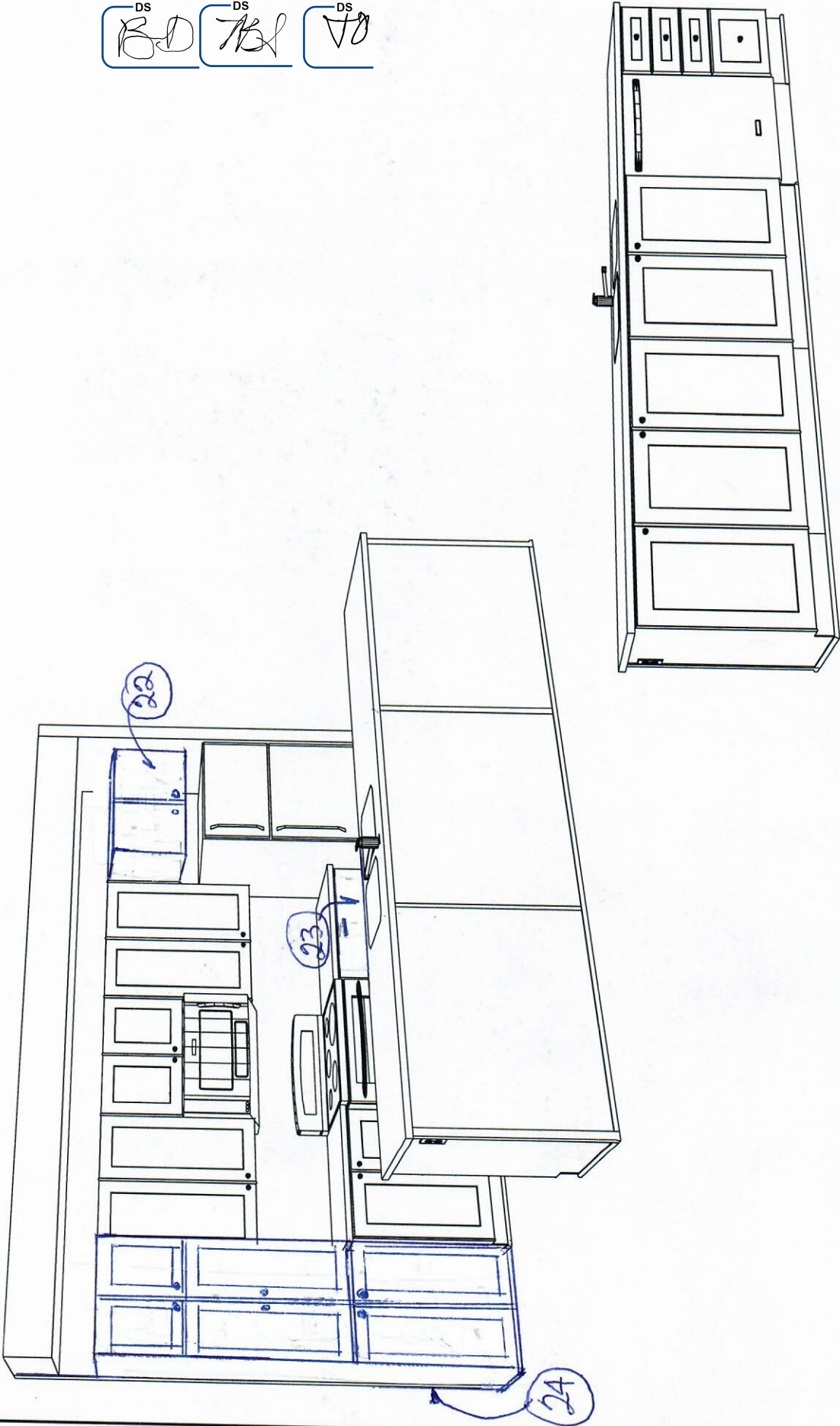
**July 8, 2021**  
**(Date)**




Kitchen Sketch

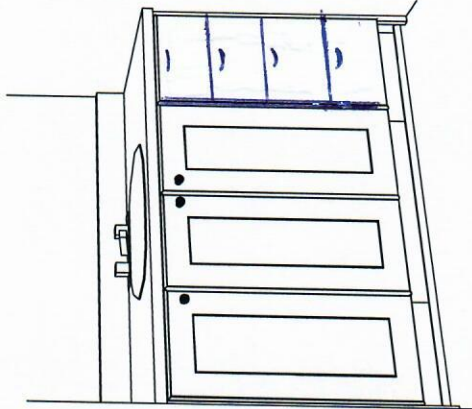
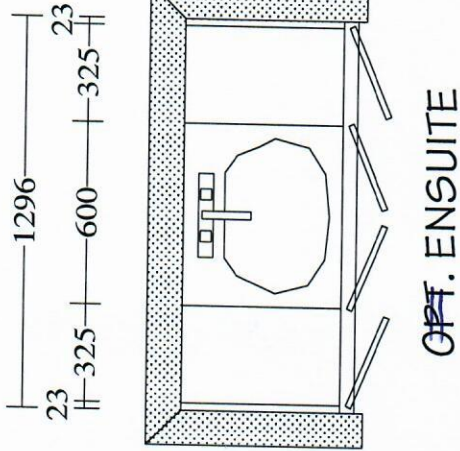
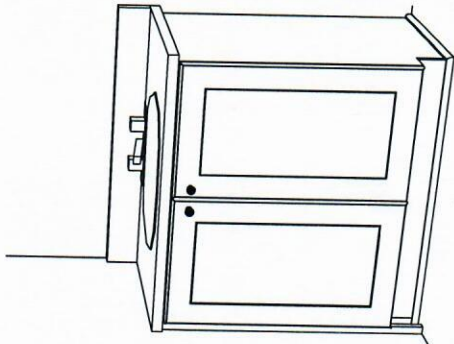
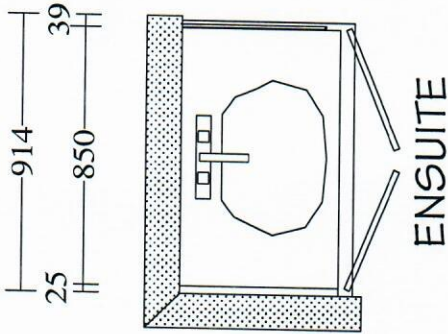
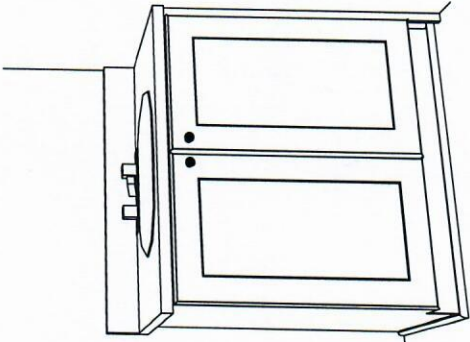
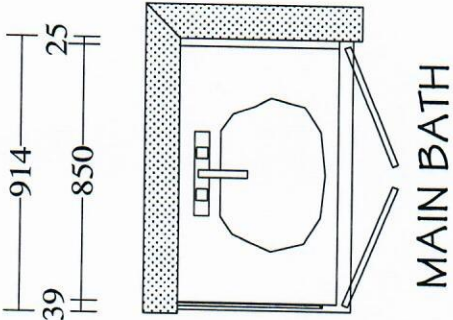
	BUILDER: VALE CRAFT	PROJECT: <u>DV2</u>	LOT: <u>N 80</u>
	REDESIGN NUMBER:	MODEL: 110 THOMAS STND <u>END UNIT</u>	
	DONE BY:	DATE: <u>July 8, 2021</u>	

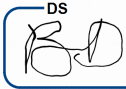
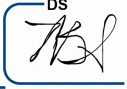
\*\*DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS\*\*



	BUILDER: VALECRAFT	PROJECT: <i>QV2.</i>	LOT: <i>N480</i>
	REDESIGN NUMBER:	MODEL: 110 THOMAS STND	
	DONE BY:	DATE: <span style="border: 1px solid red; padding: 2px;">July 8, 2021</span>	

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







THE THOMAS

MODEL 110

2098 sq.ft  
(365 sq.ft. Basement)

Site: DV2

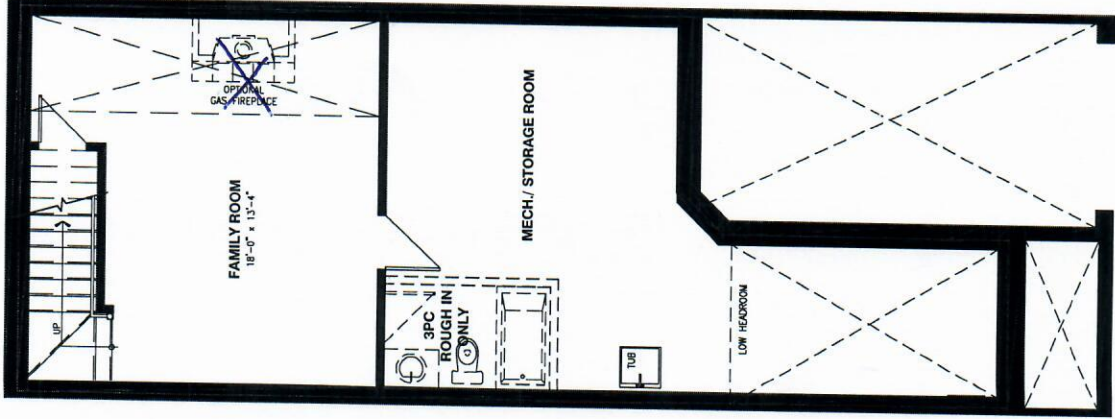
Plan No.: 4M-1290

Lot: N80

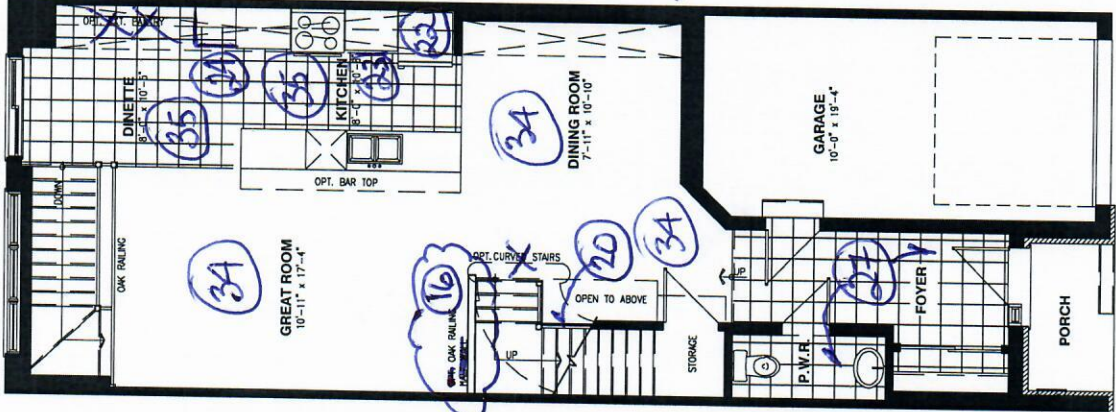
Date: July 8, 2021

Purchaser: Ryan Brodie Debrunyn

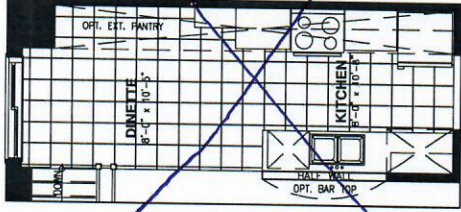
Purchaser: Nancy B Schepers



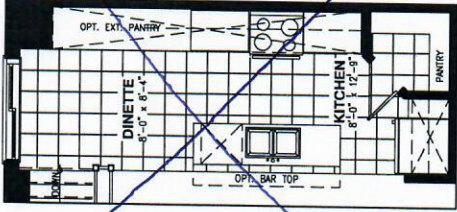
BASEMENT FLOOR



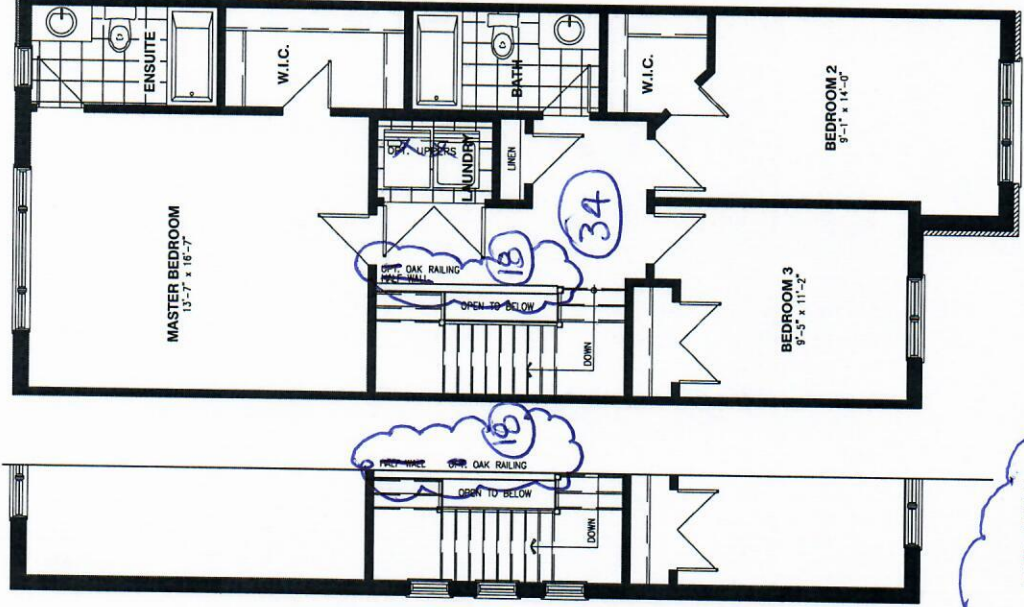
GROUND FLOOR



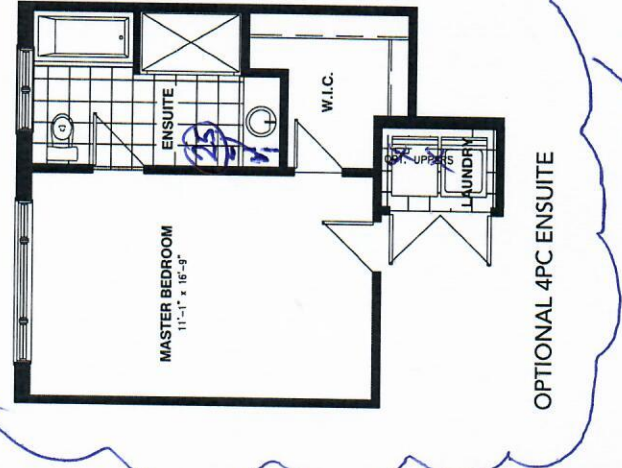
OPTIONAL KITCHEN #1



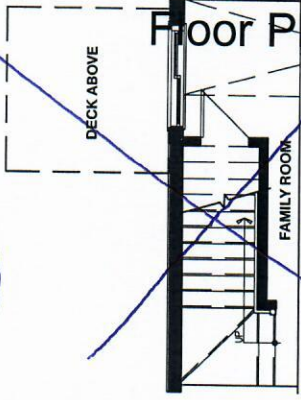
OPTIONAL KITCHEN #2



SECOND FLOOR



OPTIONAL 4PC ENSUITE



Floor Plan Sketch

WALKOUT BASEMENT WHERE APPLICABLE



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



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Homes Ltd.

Standard Edge Profiles for Granite & Quartz



Eased Edge



1/4 Bevel



1/2 Bevel



3/4 Bevel



Pencil Top Only  
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose

Kitchen



Full Bullnose

<sup>DS</sup>

<sup>DS</sup>

<sup>DS</sup>

Project: Deerfield Village 2

Purchaser: Ryan Brodie Debruyn

Plan #: 4M-1290

Purchaser: Nancy B. Schepers

Lot: N-80

Date: July 8, 2021

Model: 110 Thomas STD End

Upgrade #: 9



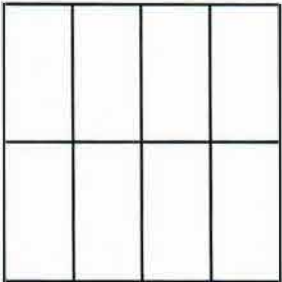


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Tile Installation Options

WALL TILE

Vertical stacked

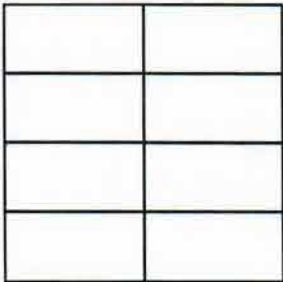


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Horizontal stacked

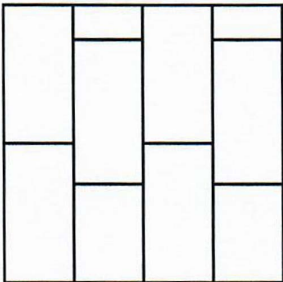


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Vertical 1/3 offset brick

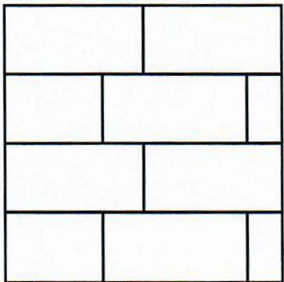


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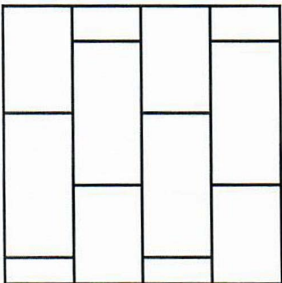
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Horizontal 1/3 offset brick



Kitchen Backsplash in  
std Areas and Behind  
Chimney Style  
Hood Fan.  
Main Bathroom Wall  
Tub / Surround

Vertical brick

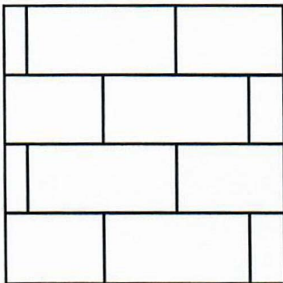


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Horizontal brick

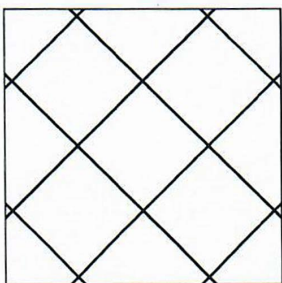


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45 degree

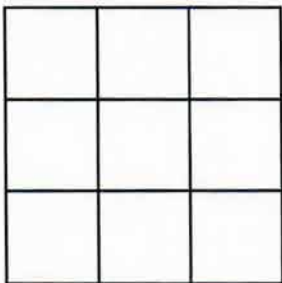


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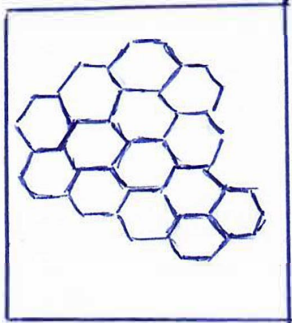
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Standard square



4PC Ensuite Tub Deck  
and Tub Backsplash

MOSAIC INSTALL



4 PC ENSUITE  
SHOWER WALLS.

DS DS DS

Project: DV2  
Plan #: 4M-1290  
Lot: N80  
Model: 110 Thomas Std. End.

Purchaser: Ryan Brodie DeBruyn  
Purchaser: Nancy B Schepers  
Date: July 8 , 2021  
Upgrade #: 29, 30, 31, 32, 33

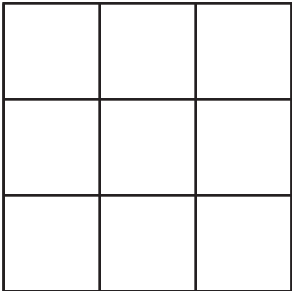


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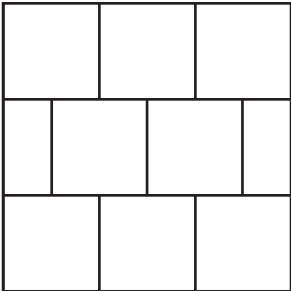
Tile Installation Options

FLOOR TILE

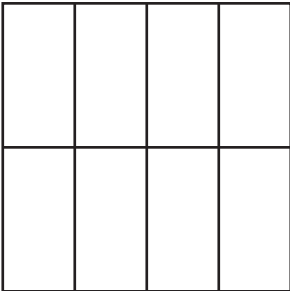
Standard square



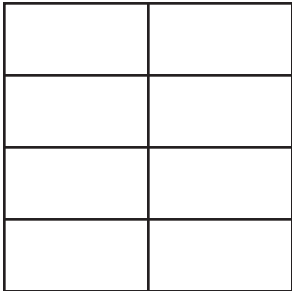
Square brick



Rectangular  
front to back of the house

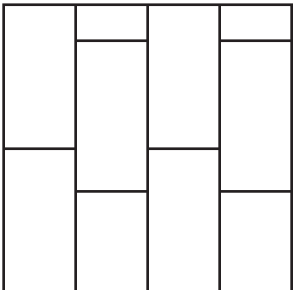


Rectangular  
side to side of the house

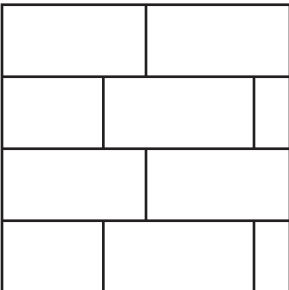


Laundry Area  
Main Bathroom  
4PC Ensuite

Rectangular 1/3 staggered  
front to back of the house

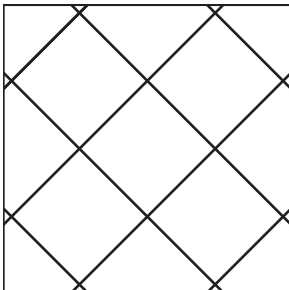


Rectangular 1/3 staggered  
side to side of the house



Foyer and Powder  
Room

45 degree



Project: Deerfield Village 2

Purchaser: Ryan Brodie Debruyn

Plan #: 4M-1290


Purchaser: Nancy B Schepers

Lot: N-80

Date: July 8, 2021

Model: 110 Thomas STD End

Upgrade #: 27, 28

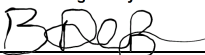
 <b>Valecraft</b> Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Deerfield Village 2	Reg'd Plan #:	4M-1290	Sales Rep:	N. Trudel
	Lot No:	N80	Civic Address:	626 Tranquil Stream Private		
	Purchaser(s):	Ryan Brodie DeBruyn			Model Name/#:	110 Thomas Std End
	Purchaser(s):	Nancy B Schepers			Closing Date:	Feb 16-2022
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Nivaga Baseboards and Casings					STD
DOOR STYLE	Cambridge Style Passage Doors					STD
INTERIOR HARDWARE	Standard Satin Chrome					STD
INTERIOR LIGHTING PACKAGE	Roma Lighting Package					1, 6
BATHROOM ACCESSORIES	Standard Infinity Series in Chrome					1
FIREPLACE MANTLE	N/A					N/A

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Contemporary	SB 206	16, 18, 20, 34
BRACKET (if applicable)	Metal	N/A	Stainless Steel	16, 18, 20
SPINDLES	Metal	Round	Stainless Steel	16, 18, 20
POSTS	Red Oak	3-1/2" Wide Modern with Cap	SB 206	16, 18, 20, 34
NOSINGS	Maple	N/A	SB 106	16, 18, 34
HARDWOOD STAIRCASE <small>(WHERE APPLICABLE)</small>	Red Oak	N/A	SB 206	5, 34

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Standard Opening	STD	Water line	21
RANGE	Standard Opening	STD	N/A	N/A
DISHWASHER	Standard Opening	STD	N/A	N/A
MICROWAVE/HOODFAN <small>(Specify if convection)</small>	Standard Opening for Chimney Hoodfan	13	Whirlpool 300CFM 30" wide stainless steel chimney hoodfan	13
WASHING MACHINE/DRYER	Standard Opening	STD	N/A	N/A

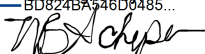
Purchaser's Signature(s) :

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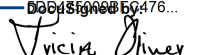
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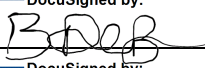
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	Community:	Deerfield Village 2	Reg'd Plan #:	4M-1290	Sales Rep:	N. Trudel
	Lot No:	N80	Civic Address:	626 Tranquil Stream Private		
	Purchaser(s):	Ryan Brodie DeBruyn			Model Name/#:	110 Thomas Std End
	Purchaser(s):	Nancy B Schepers			Closing Date:	Feb 16-2022
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Shaker 90 AV-K64			STD	8, 9, 13, 22, 23, 24
	HARDWARE CODE	Doors: 5923-900 + Drawers: 7814-900	TYPE	Doors: Knobs + Drawers: Pulls	STD	22, 23
	COUNTERTOP	Black Pearl	COUNTERTOP EDGE PROFILE	1/2 Bullnose	Level 1 Granite	9
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K64			STD	STD
	HARDWARE CODE	5923-900	TYPE	Knobs	STD	STD
	COUNTERTOP	4888-38	COUNTERTOP EDGE PROFILE	Standard	STD	STD
4PC ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K64			STD	1, 25
	HARDWARE CODE	Doors: 5923-900 + Drawers: 7814-900	TYPE	Doors: Knobs + Drawers: Pulls	STD	1, 25
	COUNTERTOP	4888-38	COUNTERTOP EDGE PROFILE	Standard	STD	1
POWDER ROOM	STYLE AND COLOUR	Pedestal			STD	STD
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
LAUNDRY ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A

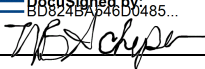
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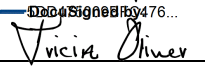
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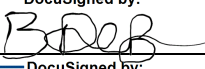
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	Community:	Deerfield Village 2	Reg'd Plan #:	4M-1290	Sales Rep:	N. Trudel
	Lot No:	N80	Civic Address:	626 Tranquil Stream Private		
	Purchaser(s):	Ryan Brodie DeBruyn			Model Name/#:	110 Thomas Std End
	Purchaser(s):	Nancy B Schepers			Closing Date:	Feb 16-2022
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL	STD/UPG #	
TRIM	Semi Gloss OC-117 simply white		STD	N/A	N/A	
FOYER	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
POWDER ROOM	Semi Gloss OC-30 Gray Mist		STD	N/A	N/A	
MAIN FLOOR HALLWAY	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
DINING ROOM	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
FLEX ROOM	N/A		N/A	N/A	N/A	
GREAT ROOM	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
FAMILY ROOM	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
DEN/STUDY/HOME OFFICE	N/A		N/A	N/A	N/A	
KITCHEN /DINETTE	Semi Gloss OC-30 Gray Mist		STD	N/A	N/A	
LAUNDRY CLOSET	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
2nd FLOOR HALLWAY	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
MAIN BATH	Semi Gloss OC-30 Gray Mist		STD	N/A	N/A	
BEDROOM #2	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
BEDROOM #3	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
BASEMENT BEDROOM	N/A		N/A	N/A	N/A	
MASTER BEDROOM	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
MASTER BEDROOM WALK-IN CLOSET	Low Lustre OC-30 Gray Mist		STD	N/A	N/A	
MASTER BEDROOM 4PC ENSUITE	Semi Gloss OC-30 Gray Mist		STD	N/A	N/A	
FINISHED BASEMENT RECREATION ROOM	N/A		N/A	N/A	N/A	
BASEMENT BATHROOM	N/A		N/A	N/A	N/A	

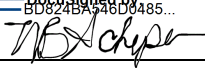
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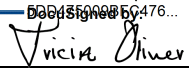
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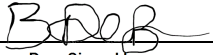
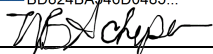
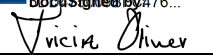
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 <b>Valecraft</b> Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Deerfield Village 2	Reg'd Plan #:	4M-1290	Sales Rep:	N. Trudel
	Lot No:	N80	Civic Address:	626 Tranquil Stream Private		
	Purchaser(s):	Ryan Brodie DeBruyn			Model Name/#:	110 Thomas Std End
	Purchaser(s):	Nancy B Schepers			Closing Date:	Feb 16-2022
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Ceratec Stone Glamour 11.6" x 23.6" Calacatta Matt (Rectangular 1/3 Staggered Side to Side Install)	949 Silverado	Silver Floor Tile + UPG Install + UPG Grout	26, 27, 28	
POWDER ROOM	FLOOR	Ceratec Stone Glamour 11.6" x 23.6" Calacatta Matt (Rectangular 1/3 Staggered Side to Side Install)	949 Silverado	Silver Floor Tile + UPG Install + UPG Grout	26, 27, 28	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
MUDROOM	FLOOR	N/A	N/A	N/A	N/A	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
LAUNDRY CLOSET	FLOOR	Ceratec Bien Pietra Moda 13"x13" Silver (Standard Square Install)	949 Silverado	STD Floor Tile + UPG Grout	26	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	See Hardwood Flooring Sheet	N/A	N/A	35	
	BACKSPLASH	Euro Pasha Classic 3"x6" Calacatta (Horizontal 1/3 offset brick install)	949 Silverado	Bronze Wall Tile + UPG Install + UPG Grout	26, 29, 30	
	INSERT OR BORDER	N/A				
BREAKFAST AREA/DINETTE	FLOOR	See Hardwood Flooring Sheet	N/A	N/A	35	
FIREPLACE	HEARTH	N/A	N/A	N/A	N/A	
	SURROUND (Floor to ceiling)	N/A	N/A	N/A	N/A	
ADDITIONAL FIREPLACE	HEARTH	N/A	N/A	N/A	N/A	
	SURROUND	N/A	N/A	N/A	N/A	

Purchaser's Signature(s) :

Purchaser's Signature(s) :

Approved By :


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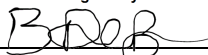
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	Community:	Deerfield Village 2	Reg'd Plan #:	4M-1290	Sales Rep:	N. Trudel
	Lot No:	N80	Civic Address:	626 Tranquil Stream Private		
	Purchaser(s):	Ryan Brodie DeBruyn			Model Name/#:	110 Thomas Std End
	Purchaser(s):	Nancy B Schepers			Closing Date:	Feb 16-2022
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" Silver (Standard Square Install)		949 Silverado	STD Floor Tile + UPG Grout	26
	WALL/TUB SURROUND	Olympia Construct 8"x12" Glossy Black TH.CT.BLK.0812.GL (Horizontal 1/3 Offset Brick install)		941 Raven	STD Wall Tile + UPG Install + UPG Grout	26, 31
	INSERT OR BORDER	N/A				
3PC ENSUITE BATHROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL/TUB SURROUND	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
4PC ENSUITE BATHROOM	FLOOR	Ceratec Bien Pietra Moda 13"x13" Silver (Standard Square Install)		949 Silverado	STD Floor Tile + UPG Grout	1, 26
	TUB DECK	Ceratec Bien Pietra Moda 13"x13" Silver (Standard Square Install)		949 Silverado	STD Floor Tile on Wall + UPG Grout	1, 26, 32
	TUB BACKSPLASH	Ceratec Bien Pietra Moda 13"x13" Silver (Standard Square Install)		949 Silverado	STD Floor Tile on Wall + UPG Grout	1, 26, 32
	INSERT OR BORDER	N/A				
	SHOWER WALLS	Olympia Ontario Hexagon Series 2" x 2" Mosaic Black Matte OD.ON.BLK.02.HEX.MT (Mosaic Tile Install)		941 Raven	Quote Floor / Wall Tile + UPG Grout	1, 26, 33
BASEMENT/OTHER BATHROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL/TUB SURROUND	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				

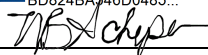
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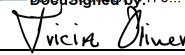
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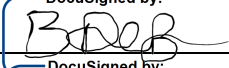
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	Community:	Deerfield Village 2	Reg'd Plan #:	4M-1290	Sales Rep:	N. Trudel
	Lot No:	N80	Civic Address:	626 Tranquil Stream Private		
	Purchaser(s):	Ryan Brodie DeBruyn			Model Name/#:	110 Thomas Std End
	Purchaser(s):	Nancy B Schepers			Closing Date:	Feb 16-2022
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple Richmond 3-1/8" wide			UPG	34	
DINING ROOM	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple Richmond 3-1/8" wide			UPG	34	
FLEX ROOM	N/A			N/A	N/A	
FAMILY ROOM	Beaulieu Spartacus A4531 Morning Light 88664 + Standard Underpad			STD Carpet + STD Underpad	STD	
GREAT ROOM	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple Richmond 3-1/8" wide			UPG	34	
DEN/HOME OFFICE	N/A			N/A	N/A	
UPPER HALLWAY	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple Richmond 3-1/8" wide			UPG	34	
KITCHEN	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple Richmond 3-1/8" wide			UPG	35	
BREAKFAST AREA/DINETTE	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple Richmond 3-1/8" wide			UPG	35	
MAIN STAIRS TO BEDROOMS	Red Oak SB 206			UPG	5, 34	
MAIN FLOOR HALLWAY	N/A			N/A	N/A	
BEDROOM # 2	Beaulieu Spartacus A4531 Morning Light 88664 + Standard Underpad			STD Carpet + STD Underpad	STD	
BEDROOM # 3	Beaulieu Spartacus A4531 Morning Light 88664 + Standard Underpad			STD Carpet + STD Underpad	STD	
BEDROOM # 4	N/A			N/A	N/A	
MASTER BEDROOM	Beaulieu Spartacus A4531 Morning Light 88664 + Standard Underpad			STD Carpet + STD Underpad	STD	
MASTER BEDROOM WALK-IN CLOSET	Beaulieu Spartacus A4531 Morning Light 88664 + Standard Underpad			STD Carpet + STD Underpad	STD	
STAIRS TO BASEMENT	Beaulieu Spartacus A4531 Morning Light 88664 + Standard Underpad			STD Carpet + STD Underpad	STD	
FINISHED BASEMENT BEDROOM ROOM	N/A			N/A	N/A	

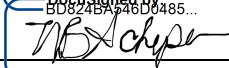
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Purchaser's Signature(s) :

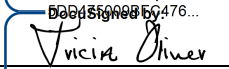
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Purchaser's Signature(s) :

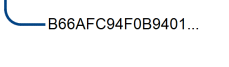
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Approved By :


DocuSigned by:



BO824BA746D0485...

Date: July 8, 2021


DocuSigned by:



BO824BA746D0485...


Date: July 8, 2021

DocuSigned by:




BO824BA746D0485...

Date: July 8, 2021

 <b>Valecraft</b> Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Deerfield Village 2	Reg'd Plan #:	4M-1290	Sales Rep:	N. Trudel
	Lot No:	N80	Civic Address:	626 Tranquil Stream Private		
	Purchaser(s):	Ryan Brodie DeBruyn			Model Name/#:	110 Thomas Std End
	Purchaser(s):	Nancy B Schepers			Closing Date:	Feb 16-2022
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Franke Cube CUX120-CA Undermount Double Bowl Stainless Steel Kitchen Sink			Stainless Steel	36
	FAUCET	Delta Essa Single Handle Pull-Down Kitchen Faucet 9113-BL-DST			Matte Black	37
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
4PC ENSUITE BATHROOM	SINKS	Standard			White	1
	VANITY FAUCETS	Standard			Chrome	1
	WATER CLOSET	Standard			White	1
	SHOWER	Standard			Chrome/Clear Glass/White	1
	SHOWER FAUCET	Delta Linden 17 Series with In2ition T17294-I Shower Trim			Chrome	1, 38
	BATHTUB	Standard			White	1
	BATHTUB FAUCET	Standard			Chrome	1
POWDER ROOM	PEDESTAL	Standard			White	STD
	SINK FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
BASEMENT/OTHER BATHROOM	SINK	N/A			N/A	N/A
	VANITY FAUCET	N/A			N/A	N/A
	WATER CLOSET	N/A			N/A	N/A
	SHOWER	N/A			N/A	N/A
	SHOWER FAUCET	N/A			N/A	N/A
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :


DocuSigned by:



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Purchaser's Signature(s) :

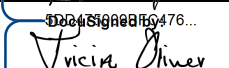
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