

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 10 DAY OF August, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 294  
LOT: 294 BLOCK :  
4M-1589 RATHWELL LANDING  
CIVIC ADDRESS: 176 Hickstead Way

PURCHASERS: Tara Patricia Fern Bradley and Justin Sterling

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: August 17, 2020

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: \$554,984.00  
BALANCE AT CLOSING: \$503,984.00  
LESS H.S.T. AMOUNT: \$512,375.22  
SCHEDULE "G" DATED: August 10,2020  
TARION SCHEDULE "B" DATED: August 10,2020

INSERT: 680 dated: October 11, 2020 in the amount of: \$14,593.87  
NEW PURCHASE PRICE: \$569,577.87  
NEW BALANCE AT CLOSING: \$518,577.87  
NEW LESS H.S.T. AMOUNT: \$525,290.15  
SCHEDULE "G" DATED: October 11, 2020  
TARION SCHEDULE "B" DATED: October 11 2020

Dated at Ottawa this 11th day of October, 2020

In the presence of:

WITNESS

DocuSigned by:  
Tara Patricia Fern Bradley  
PURCHASER

WITNESS

DocuSigned by:  
Justin Sterling  
PURCHASER

Dated at Ottawa this 18th day of November, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: Vicia 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.

  
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 \$525,290.18 \$525,382.19. 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 11 day of October, 2020

DocuSigned by:  
X [Signature]  
PURCHASER  
14383067124EF...

VALECRAFT HOMES LIMITED

DocuSigned by:  
X [Signature]  
PURCHASER  
14383067124EF...

PER: [Signature]

DATE: November 18, 2020

PROJECT: RATEWELL LANDING LOT: 294



NON STANDARD EXTRAS (680)  
Rathwell Landing - Phase 2

PURCHASERS: Tara Patricia Fern Bradley and Justin Sterling

Printed: 11-Oct-20 1:50 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
294	2	1020 THE MORGAN ELEV C	17-Aug-21
21 28245	1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12		\$ 625.00
23401	Note: As per Sketch - located directly next to refrigerator		Each
22 116517	1 - - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W GABLE - LEVEL 2 SERIES CABINETRY		\$ 677.00
23403	Note: see sketch attached		Each
23 221	1 - - INTERIOR DOOR - STYLE - CONMORE 5 PANEL -- ALL AREAS - .		\$ 370.00
23414	Note:		Each
24	1 - KITCHEN - DELETE THE UPPER CABINET ABOVE LOWERS BESIDE THE FRIDGE LOCATION, NOTE BACKSPLASH TILE TO REMAIN AT STD HEIGHT ABOVE LOWER CABINE		\$ 75.00
23732	Note: see sketch attached		Each
25	1 - GREAT ROOM - BUMP FIREPLACE INTO GREAT ROOM BY APPROX 10" see sketch attached		\$ 150.00
23733	Note:		Each
26	1 - GREAT ROOM - DELETE FIREPLACE TILE SURROUND AND PROVIDE DRYWALL FINISH		\$ 0.00
23734	Note:		Each
27	1 - KITCHEN - PROVIDE FOR A 2 COLOUR KITCHEN		\$ 260.00
23742	Note:		Each
28	1 - KITCHEN - UPGRADE CABINETRY HARDWARE TO POI-R20004-256-NM (POTS & PANS DRAWERS) & POI-R20004-256-NM ALL OTHER CABINETRY 192 Kitchen		\$ 740.00
23743	Note:		Each
*29 33233	1 - MAIN BATHROOM - VANITY - UPGRADE MAIN BATHROOM VANITY CABINETRY TO LEVEL 2		*\$ 513.00
23774	Note: Standard Layout		Each
30	1 - MAIN BATHROOM - UPGRADE CABINETRY HARDWARE TO POI-R7040-160-BSAE		\$ 75.00
23745	Note:		Each
*31 117060	1 - ENSUITE BATH - VANITY - UPGRADE 5PC ENSUITE VANITY CABINETRY TO LEVEL 2		*\$ 1,174.00
23775	Note: Standard Layout		Each
32	1 - ENSUITE BATH - UPGRADE CABINETRY HARDWARE TO 305-96-195		\$ 75.00
23747	Note:		Each

Vendor Initials: Purchaser Initials:

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1,163-1

InvoiceSQL\_rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Tara Patricia Fern Bradley and Justin Sterling

Printed: 11-Oct-20 1:50 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
294	2	1020 THE MORGAN ELEV C	17-Aug-21

33 23749	1 - FOYER - UPGRADE STD SERIES FLOOR TILE IN FOYER AND MAIN BATH TO SILVER SERIES Note: see sketch attached	\$ 1,021.00	Each
34 23750	1 - FOYER - PROVIDE FOR STAGGERED INSTALLATION OF FLOOR TILE IN FOYER / MAIN BATH seesketch attached Note:	\$ 280.00	Each
*35 55 24893	*1 - - TILE - FLOOR - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- MUD / LAUNDRY ROOM (6) - . Note:	*\$ 85.00	Each
36 23755	1 - ENSUITE BATH - UPGRADE STD SERIES FLOOR TILE IN 5PC ENSUITE BATHROOM TO SILVER SERIES seesketch attached Note:	\$ 372.00	Each
37 23753	1 - ENSUITE BATH - PROVIDE FOR STAGGERED INSTALLATION OF FLOOR TILE IN 5PC ENSUITE BATHROOM see sketch attached Note:	\$ 102.00	Each
38 28848 23757	2 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:	<del>\$ 75.00</del> \$150.00	Each
39 23784	1 - MAIN BATHROOM - UPGRADE STD WALL TILE IN MAIN BATHROOM TUB/SHOWER AREA TO BRONZE SERIES WALL TILE see sketch attached Note: BRONZE SERIES - \$204 Delete Item # 39 (Selection Standard)	<del>-\$ 204.00</del> N/C	Each
40 23783	1 - ENSUITE BATH - UPGRADE STD WALL TILE IN 5PC ENSUITE BATHROOM TUB DECK AND SHOWER AREA TO SILVER SERIES FLOOR TILE see sketch attached Note: SILVER SERIES - \$950	\$ 950.00	Each
41 24528	1 - KITCHEN/DINETTE - CABINETRY - UPC9-3A - LEVEL 2 -STD KITCHEN LAYOUTAND EXTENDED PANTRY - INCLUDES UPGRADE TO 40IN UPpers WITH CROWN MOULDING AND FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style see sketch attached	\$ 2,582.00	Each
42 28174 24504	1 - - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS Note:	\$ 75.00	Each
43 24699	1 - KITCHEN/DINETTE - UPGRADE STD BACKSPLASH WALL TILE IN KITCHEN TO BRONZE SERIES FOR STD LAYOUT AND EXTENDED PANTRY AREA see sketch attached Note:	\$ 105.00	Each
44 24720	1 - KITCHEN - STOVE WALL AND CABINETS - IN THE STD KITCHEN LAYOUT MOVE THE STOVE SO THERE IS EQUAL CABINETS ON EACH SIDE OF THE STOVE SEE SKETCH ATTACHED Note:	\$ 75.00	Each

Vendor Initials: Purchaser Initials:

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1,163-2

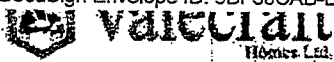
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:





NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Tara Patricia Fern Bradley and Justin Sterling

Printed: 17-Oct-20 11:31 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
294	2	1020 THE MORGAN ELEV C	17-Aug-21
45	1 - KITCHEN - Delete # 9 - Upgrade to optional kitchen #1		
24730	Note:		
46	1 - KITCHEN - DELETE ITEM 18 - KITCHEN OPTIONAL KITCHEN LAYOUT LEVEL 2 CABINETRY AND BUILDER'S STD BACKSPLASH		
24754	Note:		
47	1 - KITCHEN - KITCHEN - STANDARD KITCHEN KAYOUT - LEVEL 2 CABINERTY AND BUILDER'S STANDARD BACKSPLASH		
24755	Note:		
*48 29145	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH		
24757	Note: ESTIMATE NO # OR4298 Rev 01 dated 09/25/2020 544.00+70.72 (GST) = \$614.72		
*49 29142	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH		
24758	Note: note ESTIMATE NO# SS3581 Rev 01 dated 09/25/2020 2755+358.18(GST) +\$3113.15		
*50 63 25002	*1 - MAIN BATHROOM - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- MAIN BATHROOM (18) - .		
*51 63 25003	*1 - ENSUITE BATH - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - .		
*52 63 25004	*1 - ENSUITE BATH - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - .		
53 25005	1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - STD KITCHEN & EXTENDED PANTRY - INSTALLATION HORIZONTAL BRICK PATTERN		
Note:			

Sub Total	\$14,697.87
HST	\$0.00
Total	14,593.87

PREPARED BY: Samar Merhi  
LOCKED BY:  
PE 1.163-3  
InvoiceSQL.qpt 16May20

Vendor Initials:

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL  
PER: \_\_\_\_\_  
DATE: \_\_\_\_\_



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Tara Patricia Fern Bradley and Justin Sterling

Printed: 17-Oct-20 11:31 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
294	2	1020 THE MORGAN ELEV C	17-Aug-21
ITEM QTY EXTRA CHARGE		PRICE	INTERNAL FSE

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

PURCHASER:

DocuSigned by:

Tara Patricia Fern Bradley

DocuSigned by:

Justin Sterling

11

17-Oct-20

DATE

11

17-Oct-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE: November 18, 2020

PREPARED BY: Samar Merhi  
LOCKED BY:  
PE 1.163-4  
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
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.

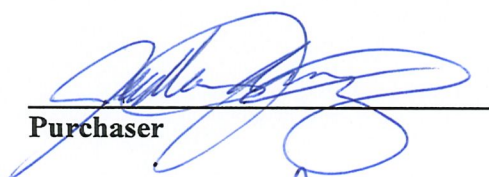
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. \$225.00 + HST= \$254.25

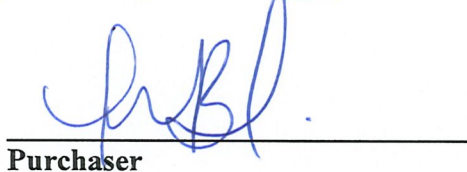
**PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement**

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 #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 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 #6 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.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated October 11, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 32 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 11 day of October, 2020.

  
Purchaser

  
Purchaser

Valecraft Homes Limited

  
Per:

November 18, 2020  
Date:

Lot #: 294

Project: **Rathwell Landing**





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

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

Estimate No#: OR4298 Rev.01

Customer Copy

Customer:

Tara Patricia Fern Bradley & Justin Sterling

Home: 613-266-4612  
Cell: 613-608-2328  
Email: t.p.f.bradley@hotmail.com

Builder: VALECRAFT HOMES LTD.  
Project: Rathwell Landing Singles Ph 2 -  
Lot: 200amp included  
Closing Date: RL294  
08/17/2021

Salesperson: Jason Thompson (OR)  
Date: 09/25/2020

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 \$
Basement	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 \$
Bedroom #2	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 \$
Bedroom #3	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	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	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		225.00 \$	225.00 \$
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		128.00 \$	128.00 \$
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		191.00 \$	191.00 \$

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson (OR) - Page: 2



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

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[www.ssbolton.com](http://www.ssbolton.com)

\*\*\* Total price does not include any applicable taxes.

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<b>Customer Total:</b>	<b>544.00 \$</b>
	GST 70.72
	Total - \$ 614.72

  
Customer Signature

  
Date



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

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www.ssbolton.com

Estimate No#: SS3581 Rev.01

Customer Copy

Customer:

Tara Patricia Fern Bradley & Justin Sterling

Home: 613-266-4612  
Cell: 613-608-2328  
Email: t.p.f.bradley@hotmail.com

Builder: VALECRAFT HOMES LTD.  
Project: Rathwell Landing Singles Ph 2 -  
Lot: 200amp included  
Closing Date: RL294  
08/17/2021

Salesperson: Jason Thompson  
Date: 09/25/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	90.00 \$	90.00 \$
Master Bedroom	1.00	Add 15 AMP plug approx 60 inches from floor beside conduit	B	90.00 \$	90.00 \$
Garage	1.00	Add 15 Amp separate circuit plug for central vacuum	C	218.00 \$	218.00 \$
Front Out	1.00	Add Holiday soffit plug with switch	D	248.00 \$	248.00 \$
Kitchen	1.00	Relocate standard fixture and leave as keyless fixture and add keyless fixture (2 in total) for future pendant lighting	E	99.00 \$	99.00 \$
Kitchen	1.00	Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	F	738.00 \$	738.00 \$
Great Room	1.00	Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	G	1,023.00 \$	1,023.00 \$
Kitchen	1.00	Upgrade to USB plug	J	\$	0.00 \$
Various Locations	3.00	Dimmer switch in Kitchen (potlight), Great Room & Dining room	K	83.00 \$	249.00 \$

\*\*\* Total price does not include any applicable taxes.

Customer Total: 2,755.00 \$  
GST 358.15 GST  
Total \$3,113.15

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

  
Date

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3

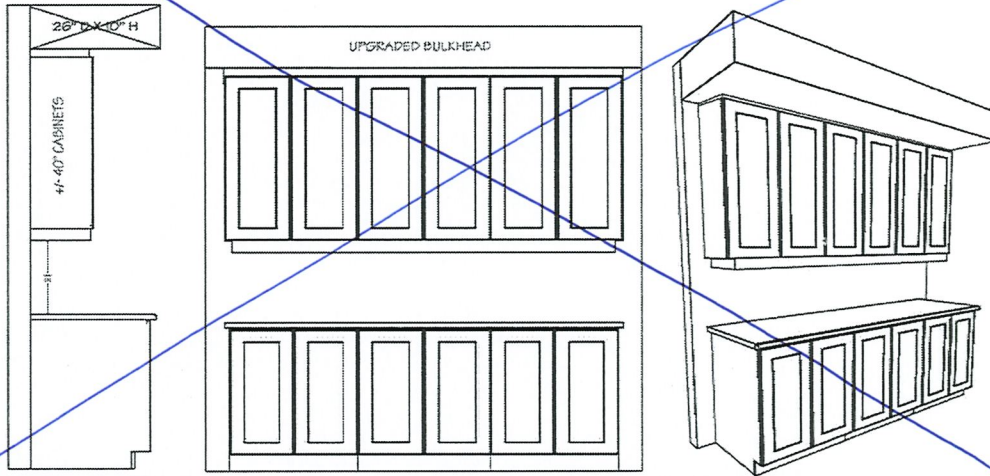
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# OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & **UPGRADE** BULKHEAD DETAILS

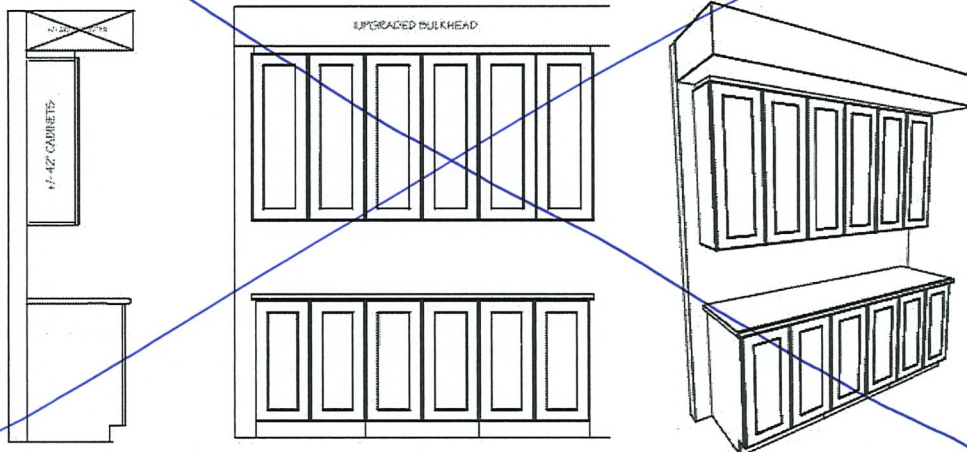
## UPC9-1C Upgrade #: \_\_\_\_\_

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



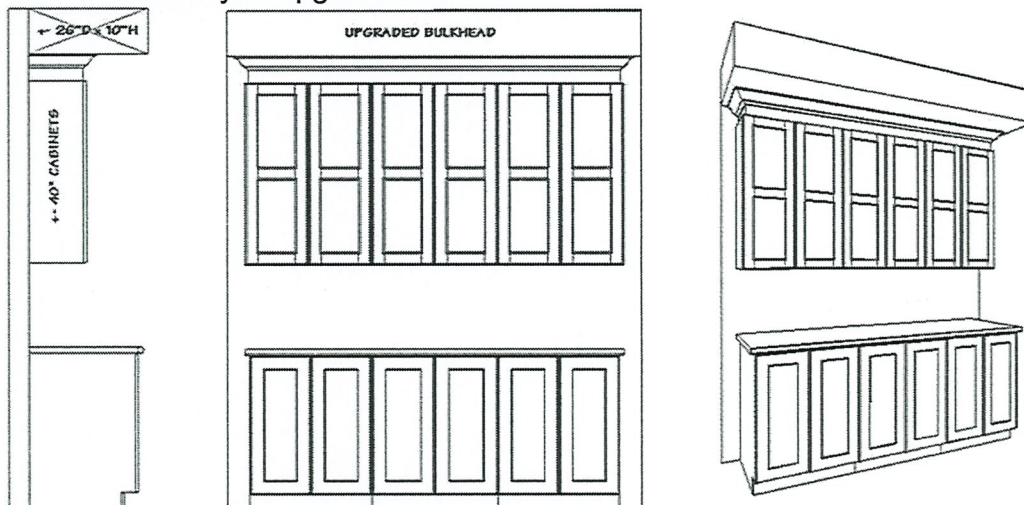
## UPC9-2B Upgrade #: \_\_\_\_\_

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



## UPC9-3A Upgrade #: 41

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



Site: Rathwell landing

Purchaser: Tara Patricia Fern Bradley

Plan No: 4m-1589

Lot: 294

Purchaser: Justin Sterling

Date: Oct 7, 2020



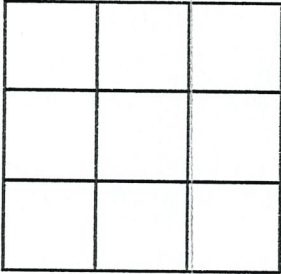


Valecraft  
Homes Ltd.

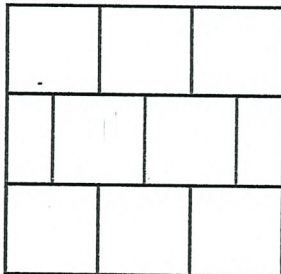
## Tile Installation Options

### FLOOR TILE

Standard square

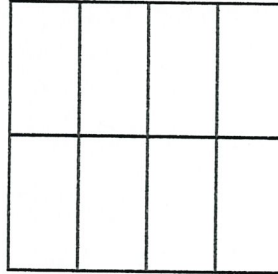


Square brick

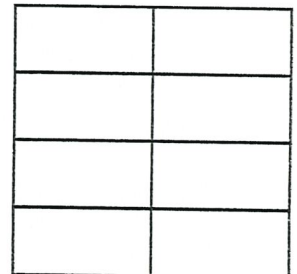


Laundry Room

Rectangular  
front to back of the house

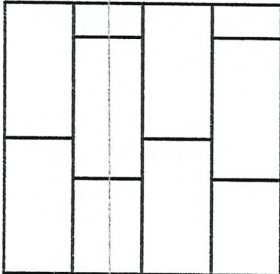


Rectangular  
side to side of the house



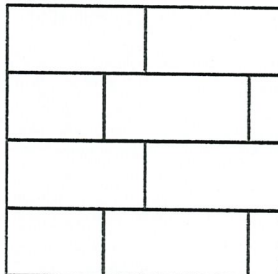
*Handwritten initials: JH and JB*

Rectangular 1/3 staggered  
front to back of the house



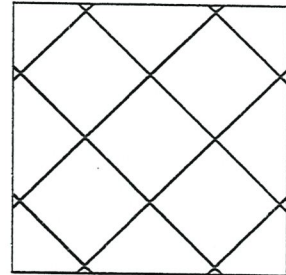
- En-suite Bath Room

Rectangular 1/3 staggered  
side to side of the house



- Foyer  
- Main Bath Room

45 degree



*Handwritten initials: JP*

Project: Rathwell Landing

Plan #: 4M-1589

Lot: 294

Model: Morgan - 1020

Purchaser: Tara Patricia Fern Bradley

Purchaser: Justin Sterling

Date: October 7, 2020

Upgrade #: 34, 37, 35, 33, 36

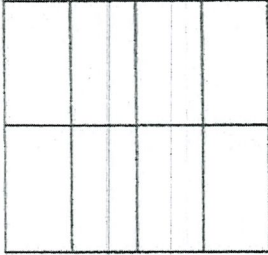


Valecraft  
Homes Ltd.

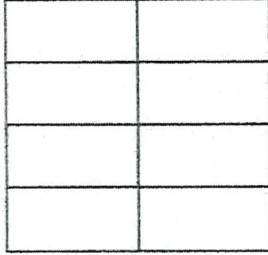
## Tile Installation Options

### WALL TILE

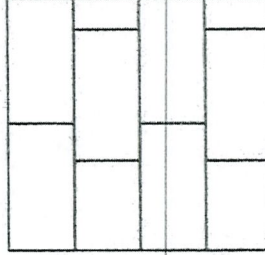
Vertical stacked



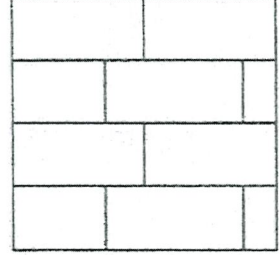
Horizontal stacked



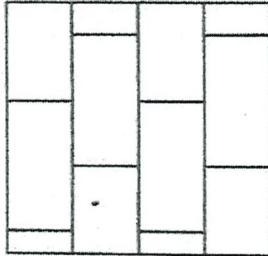
Vertical 1/3 offset brick



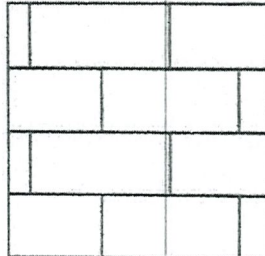
Horizontal 1/3 offset brick



Vertical brick



Horizontal brick



Kitchen back splash  
Main bath room  
Ensuite tub deck  
Ensuite tub back splash  
Ensuite shower



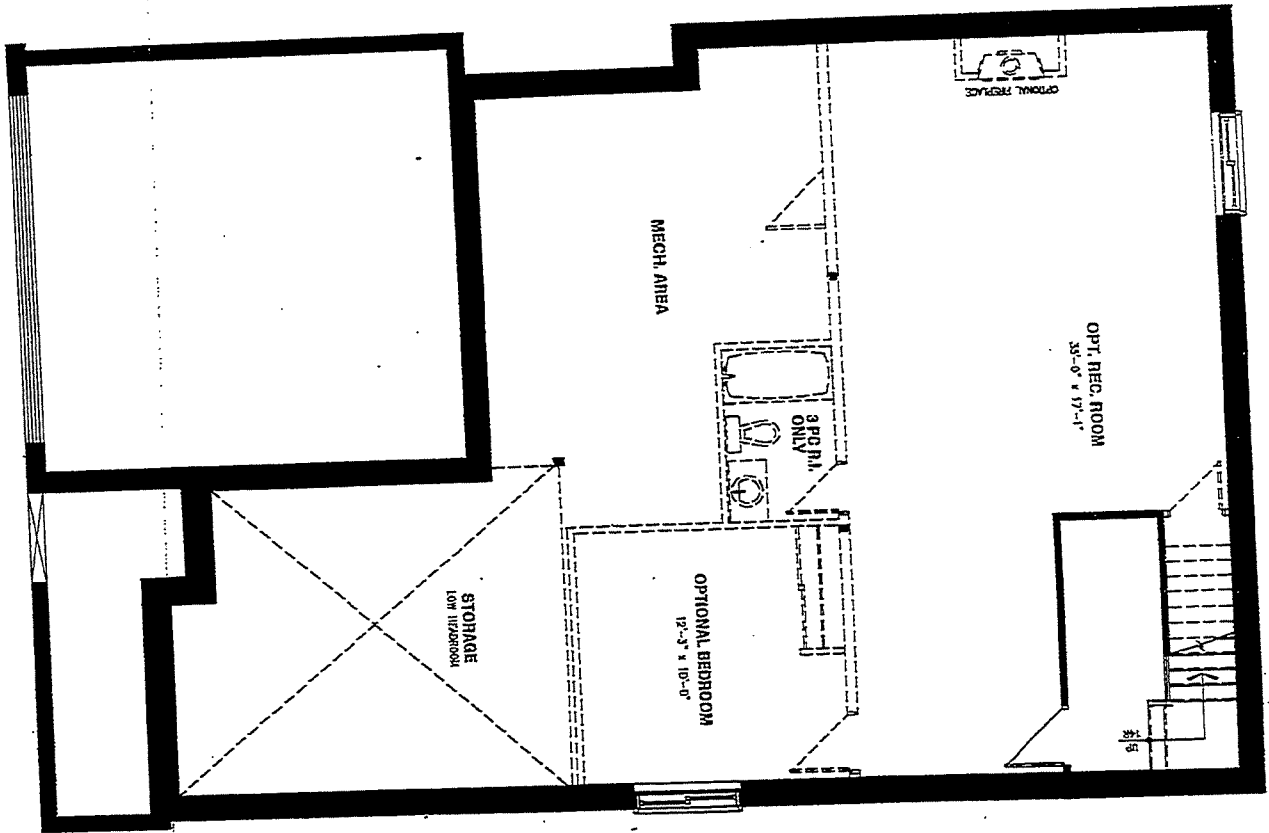
Project: Rathwell Landing  
Plan #: 4M-1589  
Lot: 294  
Model: Morgan - 1020

K/Sales/Light Fixtures

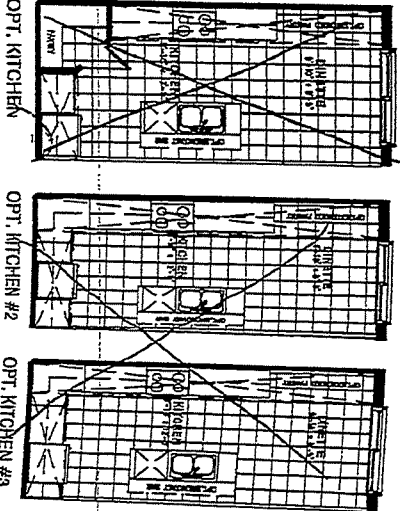
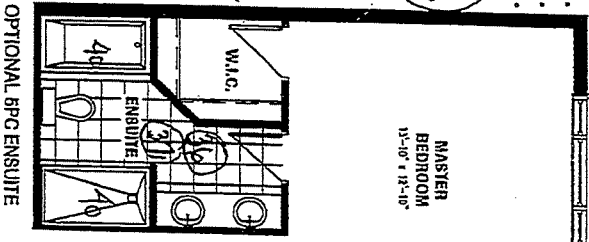
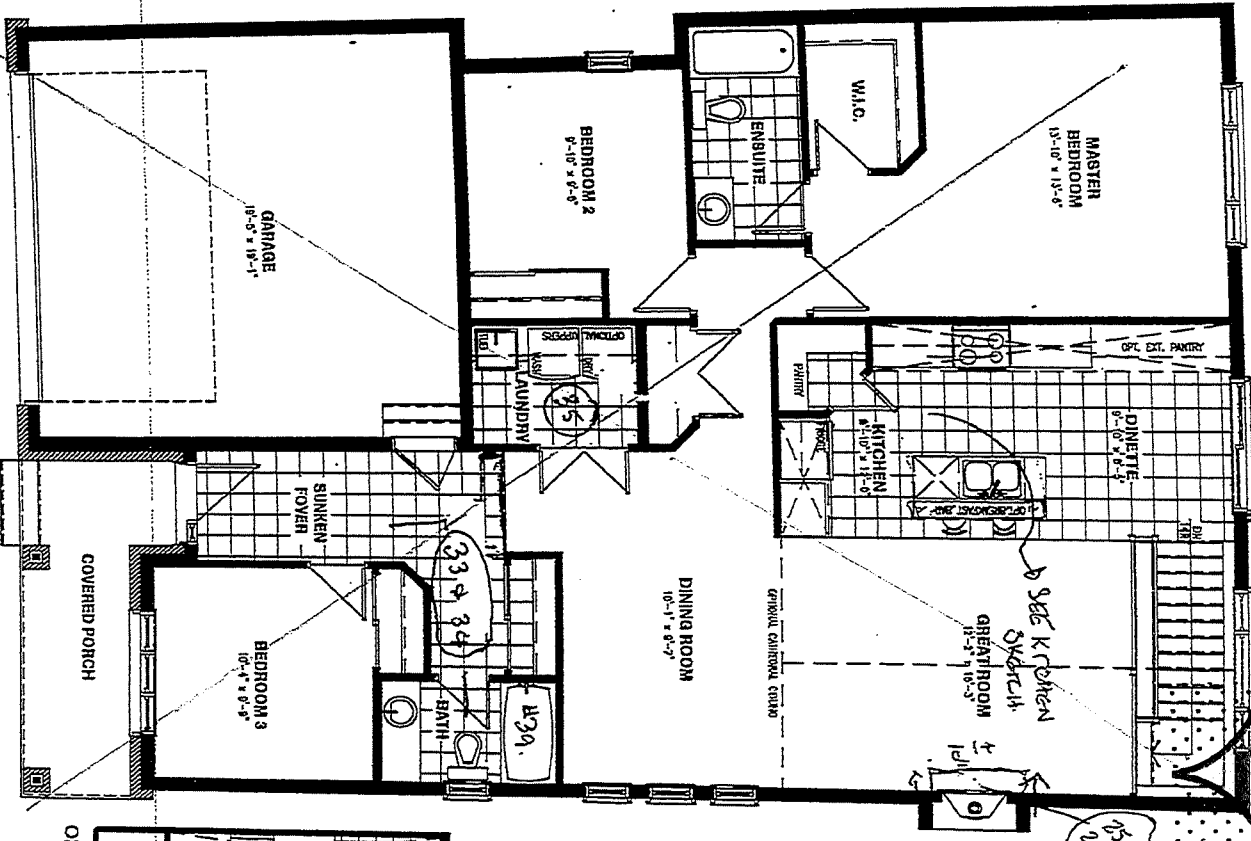
Purchaser: Tara Patricia Fern Bradley  
Purchaser: Justin Sterling  
Date: October 7, 2020  
Upgrade #: # 50, 51, 52 53, 40, 43

Revised 01/10/2015

BASEMENT FLOOR



GROUND FLOOR



SKETCH DATED 04/10/2020

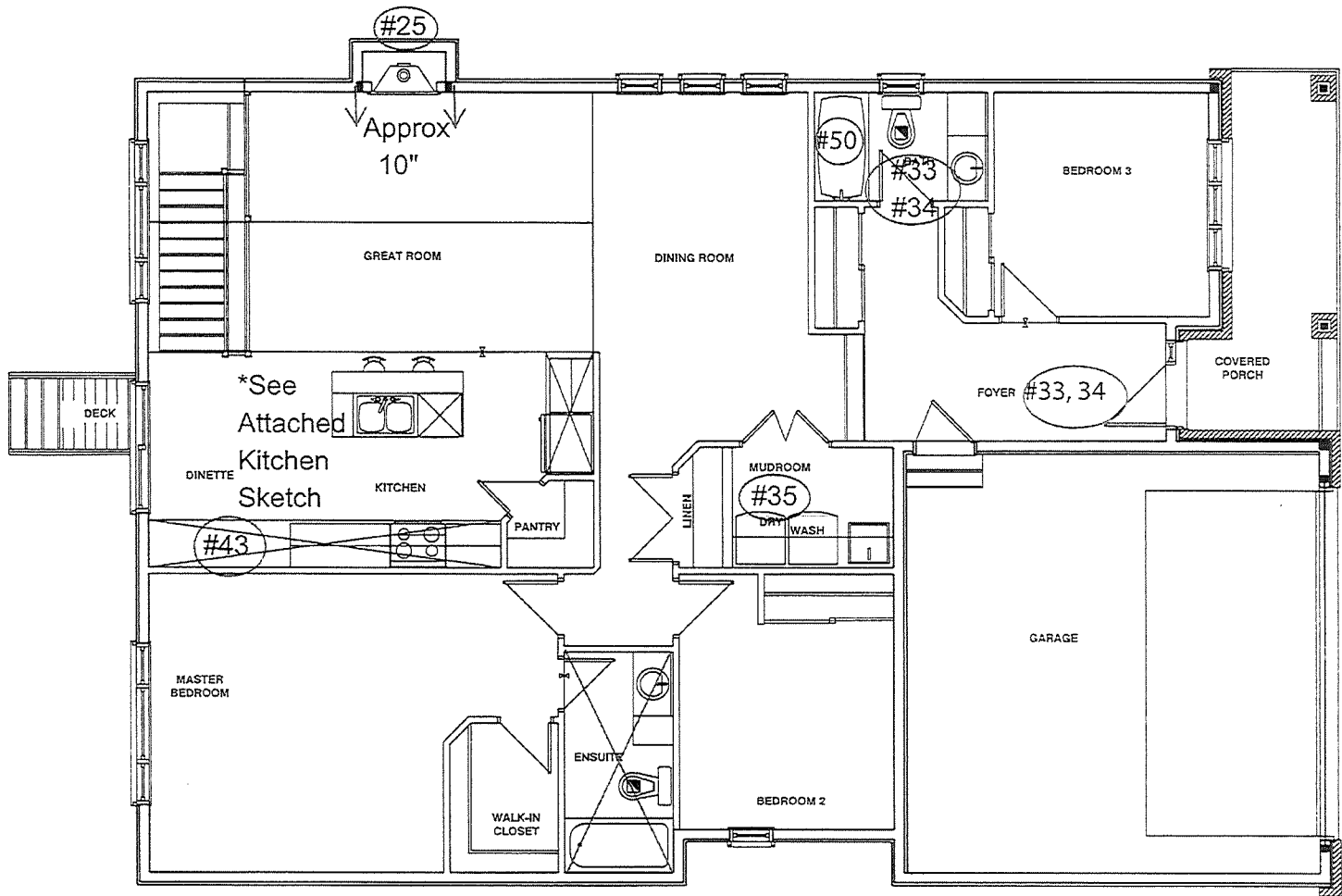
Project: RATHWELL LANDING  
Plan No. 4m - 1589  
Lot: 294  
Model: MORGAN 1020 REV.  
Purchaser: TARA PATRICIA FERN BRADLEY  
JUSTIN STEALING.

LOT 294 - BROCHURE PLAN  
1020 - THE MORGAN 1020  
REVISED 11/20/2020

SKETCH



FRONT ELEVATION



GROUND FLOOR PLAN

\*See Attached Sketch

RATHWELL LANDING - LOT 294  
SKETCH DATE: 08-10-20  
NOTE: Furnace/HWT locations may vary from plan  
All dimensions are approximate  
Exterior illustrations are artist concepts only and may not be as shown.  
E & OE, plans, materials and specifications are subject to change without notice.

Rathwell Landing  
Lot 294  
Tara Patricia Fern Bradley  
Justin Sterling

DS DS  
TPFB JS





BUILDER: VALECRAFT

REDESIGN NUMBER:

DONE BY:

PROJECT: 4M-1'589

MODEL: 1020 MORGAN STND

DATE: 03/05/19

RL 294

LOT: STANDARD

