

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

ON THE 1 DAY OF May, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: 18
LOT: 18 BLOCK:
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 768 Namur Street
PURCHASERS: Rochelle James & Samuel Idachaba

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: May 4, 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: \$604,830.31
BALANCE AT CLOSING: \$564,830.31
LESS H.S.T. AMOUNT: \$556,487.00
SCHEDULE "G" DATED: June 15, 2021
TARION SCHEDULE "B" DATED: June 15, 2021

INSERT: 680 dated: June 27, 2021 in the amount of: \$11,890.00
NEW PURCHASE PRICE: \$616,720.31
ADDITIONAL DEPOSIT OF: \$10,910.00
NEW BALANCE AT CLOSING: \$565,810.31
NEW LESS H.S.T. AMOUNT: \$567,009.12
SCHEDULE "G" DATED: June 27, 2021
TARION SCHEDULE "B" DATED: June 27, 2021

Dated at Embrun, ON this 27 day of June, 2021

In the presence of:

[Signature]
WITNESS

[Signature]
PURCHASER

[Signature]
WITNESS

[Signature]
PURCHASER

Dated at Ottawa this 29 day of June, 2021

VALECRAFT HOMES (2019) LIMITED

Per: [Signature]

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (the "**New Housing Rebate**") in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the GST/HST "**New Residential Rental Property Rebate**"). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.



Purchaser



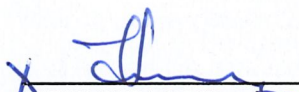
Purchaser




Vendor

6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$567,009.12. 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.


Dated at Embrun, ON this 27 day of June, 2021


PURCHASER

VALECRAFT HOMES (2019) LIMITED


PURCHASER

PER:


June 29, 2021
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: 18

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Rochelle James and Samuel Idachaba

Printed: 23-Jun-21 4:17 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
18		6	826 THE BRADLEY 4 BED ELEV C	28-Apr-22
ITEM QTY EXTRA / CHANGE			PRICE	INTERNAL USE
16 34630	1 - <i>LAUNDRY ROOM</i> - UPGRADE TO STACKABLE CONFIGURATION OF WASHER-DRYER IN LIEU OF SIDE-BY-SIDE CONFIGURATION. TO BE LOCATED ON SIDE OF CLOSET CLOSEST TO STAIRS Note: - As per Floor Plan Sketch dated June 27, 2021		\$ 125.00	Each
17; 617 34636	1 - <i>KITCHEN</i> - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note:		\$ 285.00	Each
18 871 34637	1 - <i>KITCHEN</i> - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE. Note: - As per Kitchen Sketch #2 dated June 27, 2021 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.		\$ 86.00	Each
19 34685	1 - <i>KITCHEN</i> - PROVIDE FOR FALSE BOTTOMS ON UPPER CABINETS ON EACH SIDE OF STOVE AND ADD 2 LED PUCK LIGHTS C/W SEPERATE SWITCH Note: - As per Kitchen Sketch #2 dated June 27, 2021 - Located on either side of the stove		\$ 922.00	Each
20 13103 34639	1 - <i>KITCHEN</i> - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR Note: - As per Kitchen Sketch #2 dated June 27, 2021 - As per Floor Plan Sketch dated June 27, 2021 - 1/4 bevel as per Countertop Edge Profile Sketch dated June 27, 2021 - Includes side gable ends in standard cabinetry		*\$ 5,244.00	Each
21 704 34640	1 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:		\$ 75.00	Each
22 99083 34641	1 - <i>GREAT ROOM</i> - CERAMIC TILE - DELETE FIREPLACE SURROUND Note:		*\$ 0.00	Each
23 34655	1 - <i>KITCHEN</i> - SUPPLY & INSTALL BRONZE LEVEL TILE ON KITCHEN BACKSPLASH INCLUDING AREA BEHIND CHIMNEY HOODFAN (TO THE TOP OF CABINETS ONLY) - 1/3 STAGGED INSTALLATION Note: - As per Wall Tile installation sketch dated June 27, 2021 - As per Kitchen Sketch #2 dated June 27, 2021 - See item #12 (Chimney Hood Fan) *Do not include backsplash tiles above the upper cabinets*		\$ 240.00	Each
24 62436 34644	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - STANDARD AREAS Note: - As per Floor Plan Sketch dated June 27, 2021 - Includes Great room, Dining room, Main floor hallway & Upper hallway		*\$ 2,593.00	Each
25 28041 34645	1 - <i>KITCHEN</i> - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK Note: - See item #17 for solid surface countertop		\$ 143.00	Each
26 34648	1 - <i>ENSUITE BATH</i> - UPGRADE- 1.25" STAINLESS STEEL GRAB BAR- 24" LONG - INSTALLED ON LONGEST WALL IN ENSUITE BATHROOM- INCLUDES BACKING ON FULL WALL (APPROX. 5'-0" X 8'-0") Note: - Centred & installed horizontally (approx. 35 inches from the floor).		\$ 525.00	Each

Vendor Initials:

Purchaser Initials:

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,597-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Rochelle James and Samuel Idachaba

Printed: 23-Jun-21 4:17 pm


LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
18	6	826 THE BRADLEY 4 BED ELEV C	28-Apr-22
ITEM QTY EXTRA PRICE UNIT			
27 34649	1 - BASEMENT BATHROOM - UPGRADE- 1.25" STAINLESS STEEL GRAB BAR- 24" LONG - INSTALLED ON LONGEST WALL IN ENSUITE BATHROOM- INCLUDES BACKING ON FULL WALL (APPROX. 5'-0" X 8'-0") Note: - Centred & installed horizontally (approx. 35 inches from the floor).		\$ 525.00 Each
28 634 34650	1 - KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF CHROME Note: - See item #17 for solid surface countertop		\$ 228.00 Each
29 113366 34652	1 - GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT Note: - Not available through retail outlets/professionally installed to MNF Specs		*\$ 899.00 Each
30 34714	1 - GARAGE - CLARIFICATION - ITEM #15 - CAR CHARGING ROUGH-IN - LOCATION AS PER SKETCH Note: - As per Floor Plan Sketch dated June 27, 2021 - Installed approx. 5 feet from garage floor		Each

Sub Total	\$11,890.00
HST	\$0.00
Total	\$11,890.00

Payment Summary

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

PURCHASER:

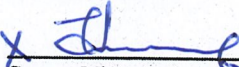

Rochelle James

June 27, 2021
DATE

VENDOR:


PER: Valecraft Homes (2019) Limited

PURCHASER:


Samuel Idachaba

June 27, 2021
DATE

DATE: June 29, 2021

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,597-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



THE BRADLEY

MODEL 826

2183 sq.ft. or 2376 sq.ft.

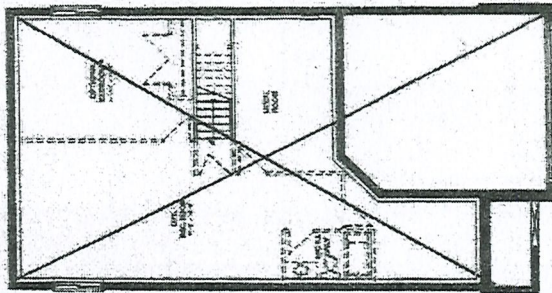
Site: Place St. Thomas 6 Purchaser: Rochelle James

Plan No.: 50M-352

Lot: 18 - Phase 6

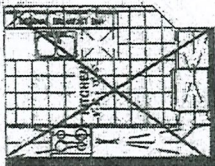
Date: June 27, 2021

Purchaser: Samuel Idachaba

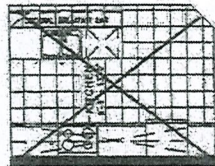


BASEMENT FLOOR

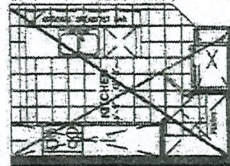
See Basement Sketch dated May 1, 2021



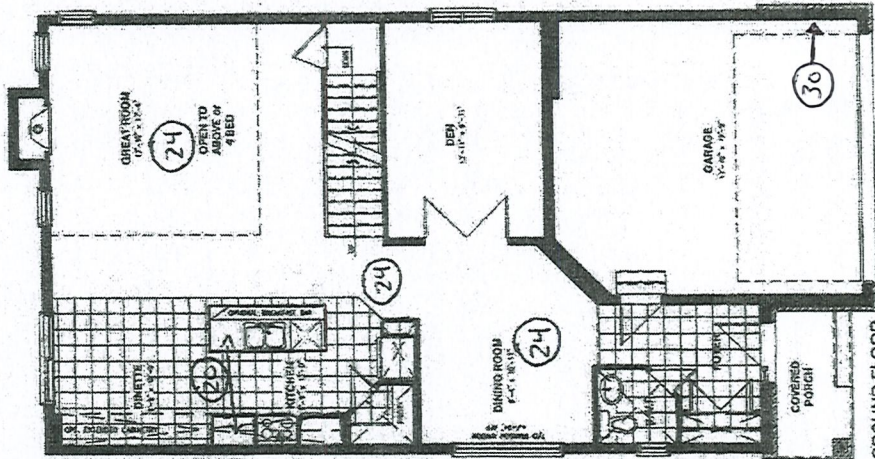
OPTIONAL KITCHEN #1



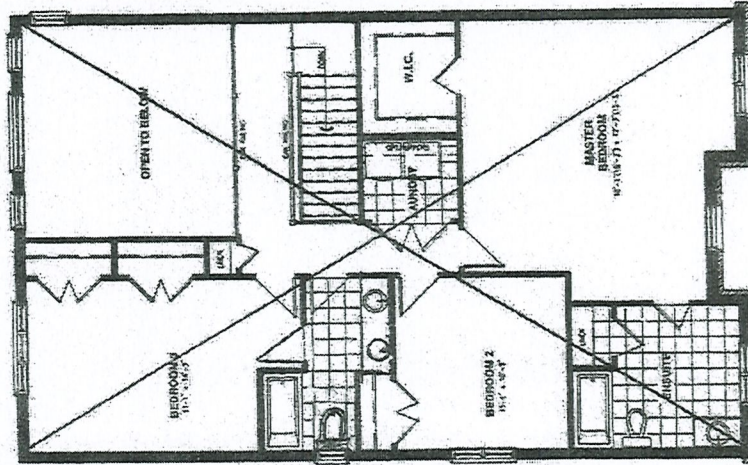
OPTIONAL KITCHEN #2



OPTIONAL KITCHEN #3



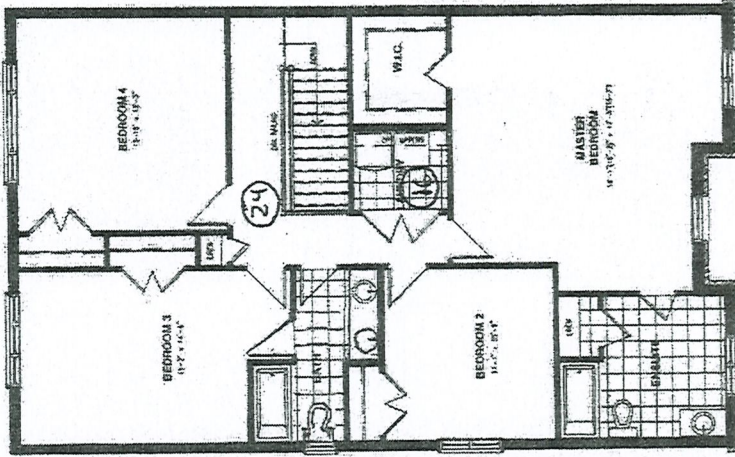
GROUND FLOOR



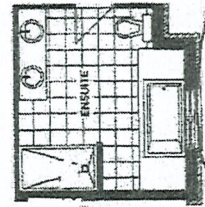
SECOND FLOOR - 3 BEDROOMS - ELEVATION X



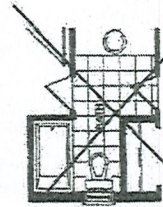
OPTIONAL 5TH BEDROOM



SECOND FLOOR - 4 BEDROOMS - ELEVATION X




OPTIONAL 5TH BEDROOM

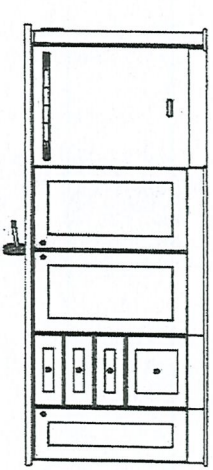
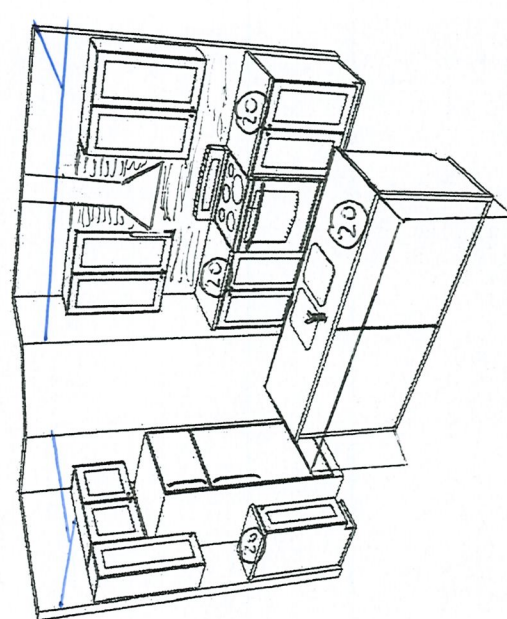
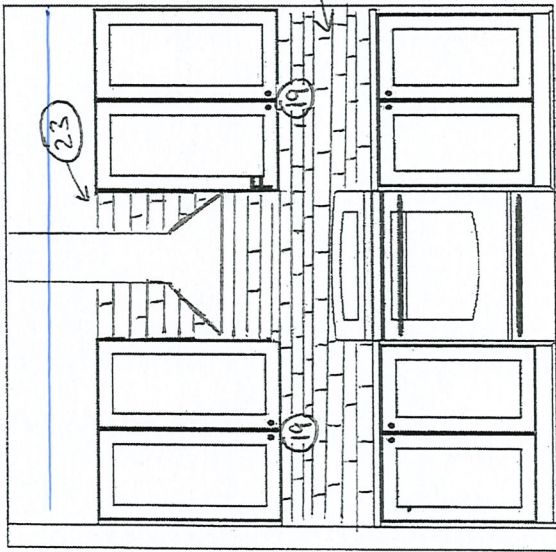
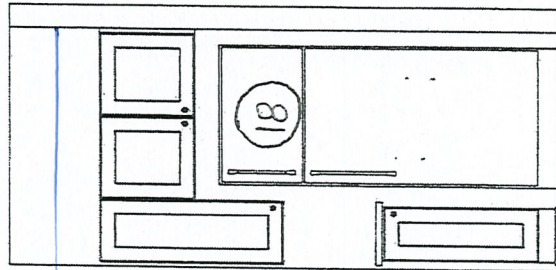


OPTIONAL JACK & JILL

All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. 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. E. & D.E. 07/31/2020-5

Kitchen Sketch #2 - June 27, 2021

 potvin KITCHENS & CABINETS	Place St. Thomas 6	Model: #826 "B" Std Bradley 4Bed	Purchaser: Rochelle James
	Phase 6 - Lot 18	Plan No: 50M-352	Purchaser: Samuel Idachaba
	Date: June 27, 2021		



NOTE: A standard bulkhead will be in the kitchen as per plan, with a gap between the top of the cabinetry and the bulkhead

S-I

RF

S-I

RF

SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

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

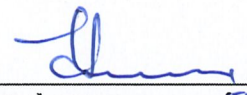
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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


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

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated June 27, 2021.

Signed at Embrun, ON, this 27 day of June, 2021.

X 
Purchaser

Valecraft Homes (2019) Limited

X 
Purchaser

Per: 

Date: June 29, 2021

Lot #: 18 - Phase 6

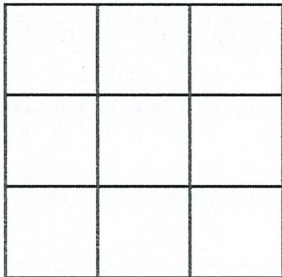
Project: Place St. Thomas 6



Tile Installation Options

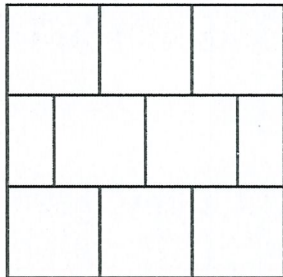
FLOOR TILE

Standard square

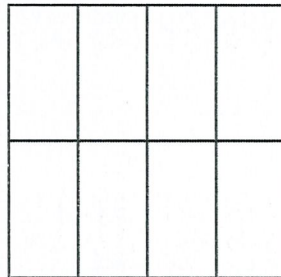


Foyer, Powder Room,
Laundry Room, Kitchen,
Dinette, Main
Bathroom, 5PC Ensuite
Bathroom, Basement
Bathroom

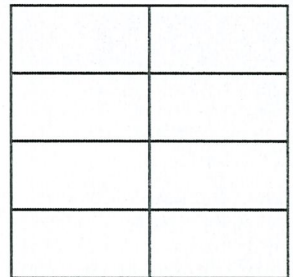
Square brick



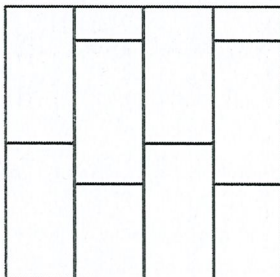
Rectangular
front to back of the house



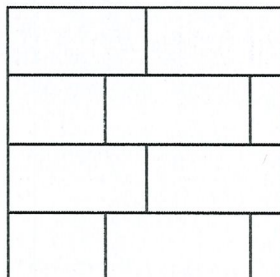
Rectangular
side to side of the house



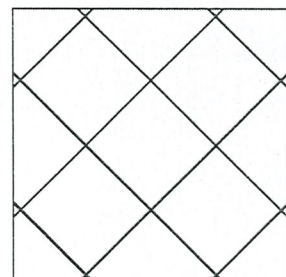
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 18 - Phase 6

Model: 826 "C" Std Bradley 4Bed

Purchaser: Rochelle James

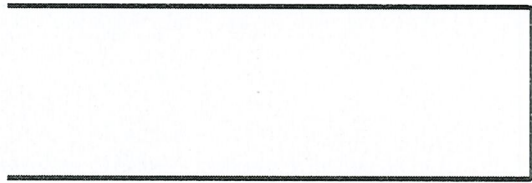
Purchaser: Samuel Idachaba

Date: June 27, 2021

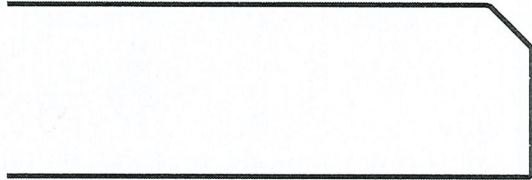
Upgrade #: Standard 9, 10, 11



Standard Edge Profiles for Granite & Quartz

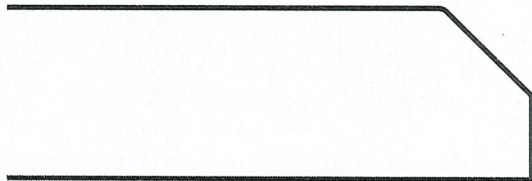


Eased Edge

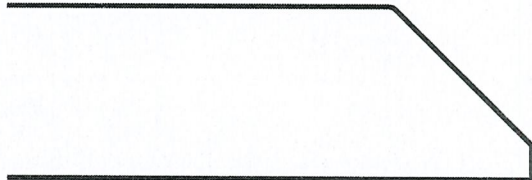


1/4 Bevel

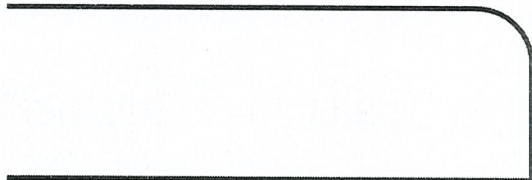
Kitchen



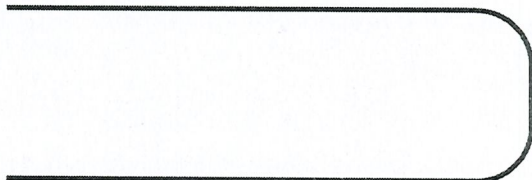
1/2 Bevel



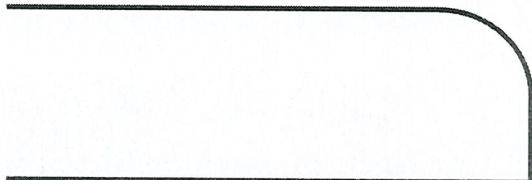
3/4 Bevel



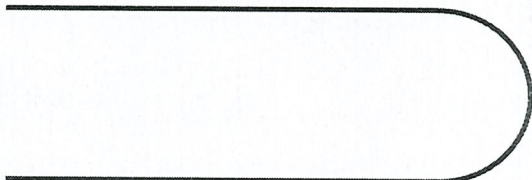
Pencil Top Only
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: Place St. Thomas 6

Purchaser: Rochelle James

Plan #: 50M-352

Purchaser: Samuel Idachaba

Lot: 18 - Phase 6


Date: June 27, 2021

Model: #826 "C" Std Bradley 4Bed

Upgrade #: 20





	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	18 - Phase 6	Civic Address:	768 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Rochelle James			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Samuel Idachaba			Closing Date:	28-Apr-22

INTERIOR FINISHES		
	DESCRIPTION	STD/UPG #
TRIM STYLE	Standard	STD 5, 6, 7, 9
DOOR STYLE	Standard	STD 5, 6, 7, 9, 11
INTERIOR HARDWARE	Standard + Stainless Steel Grab Bars 1.25" x 24" in Ensuite and Basement Showers	STD 5, 6, 7, 9
INTERIOR LIGHTING PACKAGE	Standard Roma Collection + 2x under cabinet puck lights on upper kitchen cabinets with false bottom (one on either side of range) + S&S Electric Estimate	STD, 19, 14 5, 6, 7, 9, 10
BATHROOM ACCESSORIES	Standard	STD 10
FIREPLACE MANTLE	Standard	STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 202	STD, 24
BRACKET	Red Oak	Colonial	SB 202	STD, 24
SPINDLES	Red Oak	Colonial	SB 202	STD, 24
POSTS	Red Oak	Colonial	SB 202	STD, 24
NOSINGS	Red Oak	/	SB 202	STD, 24
HARDWOOD STAIRCASE (WHERE APPLICABLE)	/	/	/	/

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Opening approx. 37" wide x 73" High	18	Rough in for future water line + Water line	3, 17
RANGE	Standard Opening	STD	/	/
DISHWASHER	Standard Opening	STD	/	/
CHIMNEY HOODFAN	30IN Chimney Hoodfan Opening	12	Broan 400CFM 30" wide stainless steel chimney hoodfan	12
WASHING MACHINE/DRYER	Standard Opening - Stackable Configuration	16	/	/

Purchaser's Signature(s) :


Purchaser's Signature(s) :

Approved By :

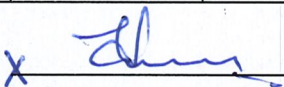
Date: 27-Jun-21

Date: 27-Jun-21

Date: June 29, 2021

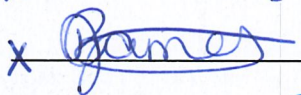
		SINGLES AND TOWNS COLOUR CHART					
		Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
		Lot No:	18 - Phase 6	Civic Address:	768 Namur Street, Emrbun ON K0A 1W0		
		Purchaser(s):	Rochelle James			Model Name/#:	Bradley 4Bed #826
		Purchaser(s):	Samuel Idachaba			Closing Date:	28-Apr-22
CERAMIC & GROUT SELECTIONS (2)							
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Olympia Construct 12"x12" Matte Light Grey TH.CT.LGR.1212.MT (Standard Square Install)		908 Dove Gray	STD + UPG Grout	STD, 21, 11	
	WALL	Olympia Construct 08"x12" Glossy Light Grey TH.CT.LGR.0812.GL (Vertical Stacked Install)		908 Dove Gray	STD + UPG Grout	STD, 21, 11	
	INSERT OR BORDER	/					
3PC ENSUITE BATHROOM	FLOOR	/		/	/		
	WALL	/		/	/		
	INSERT OR BORDER	/					
5PC ENSUITE BATHROOM	FLOOR	Olympia Venus Serie 13"x13" Grey GE.VN.GRY.1313.MT (Standard Square Install)		908 Dove Gray	STD + UPG Grout	STD, 21, 10	
	TUB DECK	Olympia Venus Serie 10"x16" Grey GE.VN.GRY.1016 (Horizontal stacked Install)		908 Dove Gray	STD + UPG Grout	STD, 21, 10	
	TUB BACKSPLASH	Olympia Venus Serie 10"x16" Grey GE.VN.GRY.1016 (Horizontal stacked Install)		908 Dove Gray	STD + UPG Grout	STD, 21, 10	
	INSERT OR BORDER	/					
	SHOWER WALLS	Olympia Venus Serie 10"x16" Grey GE.VN.GRY.1016 (Vertical stacked Install)		908 Dove Gray	STD + UPG Grout	STD, 21, 10	
BASEMENT BATHROOM	FLOOR	Ceratec Graniser Kafka 13"x13" Grey (Standard Square Install)		908 Dove Gray	STD + UPG Grout	STD, 21, 9	
	WALL	Ceratec Kafka 7.9"x 9.8" Grey (Vertical Stacked Install)		908 Dove Gray	STD + UPG Grout	STD, 21, 9	
	INSERT OR BORDER	/					

Purchaser's Signature(s) :



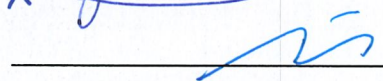
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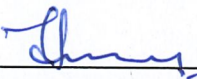
SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	18 - Phase 6	Civic Address:	768 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Rochelle James			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Samuel Idachaba			Closing Date:	28-Apr-22
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	<i>Blew</i> Ceratec Pietra Moda 13"x13" Silver (Standard Square Install)	908 Dove Gray	STD + UPG Grout	STD, 21	
POWDER ROOM	FLOOR	<i>Blew</i> Ceratec Pietra Moda 13"x13" Silver (Standard Square Install)	908 Dove Gray	STD + UPG Grout	STD, 21	
	WALL	/ <i>S-I</i> <i>(S)</i> <i>(S)</i>	/	/	/	
	INSERT OR BORDER	/	/	/	/	
MUDROOM	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	
LAUNDRY ROOM	FLOOR	Centura Vitra Linen Series GREY 13x13 #K939563 (Standard Square Install)	908 Dove Gray	STD + UPG Grout	STD, 21	
	WALL	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	
KITCHEN	FLOOR	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)	908 Dove Gray	STD + UPG Grout	STD, 21	
	BACKSPLASH	Olympia C.D.C 2"x16" Bright Arctic White QT.CD.ARW.0216.BR (Horizontal 1/3 staggered install)	931 Standard White	Bronze + UPG Install + STD Grout	23, STD, 12	
	INSERT OR BORDER	/				
BREAKFAST AREA/DINETTE	FLOOR	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)	908 Dove Gray	STD + UPG Grout	STD, 21	
FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	Delete and continue drywall!	/	/	22	
ADDITIONAL FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	/	/	/	/	

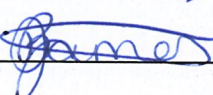
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Date: 27-Jun-21

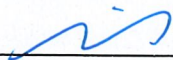
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Approved By : *[Signature]*
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	18 - Phase 6	Civic Address:	768 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Rochelle James			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Samuel Idachaba			Closing Date:	28-Apr-22
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Engineered Hardwood Essential Red Oak Oscuro Tradition Grade 3-1/8" <i>None</i>			UPG	24	
LIVING/DINING ROOM	Lauzon Engineered Hardwood Essential Red Oak Oscuro Tradition Grade 3-1/8" <i>None</i>			UPG	24	
FLEX ROOM	/			<i>S-I</i> <i>Q</i>	/	/
FAMILY ROOM	/			<i>S-I</i> <i>Q</i>	/	/
GREAT ROOM	Lauzon Engineered Hardwood Essential Red Oak Oscuro Tradition Grade 3-1/8" <i>None</i>			UPG	24	
DEN	Beaulieu A4531 Spartacus + 16787 Mystic Beige + Standard Underpad			STD	STD, STD	
REAR HALLWAY	/			/		
KITCHEN	/			/		
BREAKFAST AREA/DINETTE	/			/		
MAIN STAIRS TO BEDROOMS	Beaulieu A4531 Spartacus + 16787 Mystic Beige + Standard Underpad			<i>Q</i> STD	STD, STD	
UPPER HALLWAY	Lauzon Engineered Hardwood Essential Red Oak Oscuro Tradition Grade 3-1/8" <i>None</i>			<i>S-I</i> UPG	24	
BEDROOM # 2	Beaulieu A4531 Spartacus + 16787 Mystic Beige + Standard Underpad			<i>S-I</i> STD	STD, STD	
BEDROOM # 3	Beaulieu A4531 Spartacus + 16787 Mystic Beige + Standard Underpad			STD	STD, STD <i>11</i>	
BEDROOM # 4	Beaulieu A4531 Spartacus + 16787 Mystic Beige + Standard Underpad			STD	STD, STD	
MASTER BEDROOM	Beaulieu A4531 Spartacus + 16787 Mystic Beige + Standard Underpad			STD	STD, STD	
MASTER BEDROOM WALK-IN CLOSET	Beaulieu A4531 Spartacus + 16787 Mystic Beige + Standard Underpad			STD	STD, STD	
STAIRS TO BASEMENT	Beaulieu A4531 Spartacus + 16787 Mystic Beige + Standard Underpad			STD	STD, STD <i>5</i>	
BASEMENT + BASEMENT BEDROOM + BASEMENT STUDY	Beaulieu A4531 Spartacus + 16787 Mystic Beige + Standard Underpad			STD	STD, STD <i>5, 6, 7</i>	

Purchaser's Signature(s) : *X*  _____


Purchaser's Signature(s) : *X*  _____

Approved By :  _____

Date: 27-Jun-21

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 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	18 - Phase 6	Civic Address:	768 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Rochelle James			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Samuel Idachaba			Closing Date:	28-Apr-22
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i-R477W			STD	STD, 18, 19 <i>20</i>
	HARDWARE CODE	Doors: 7814-BORB + Drawers: 81091-BORB	TYPE	Doors: Handles + Draewrs: Knobs	STD	STD
	COUNTERTOP	Silestone Quartz Blanco Maple	COUNTERTOP EDGE PROFILE	1/4 bevel	Level 1 quartz	20
MAIN BATHROOM	STYLE AND COLOUR	100i PM-V392WT			STD	STD, 11
	HARDWARE CODE	7814-142	TYPE	Handles	STD	STD, 11
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD, 11
ENSUITE BATHROOM	STYLE AND COLOUR	100i PM-V392WT			STD	STD, 10
	HARDWARE CODE	81092-142	TYPE	Handles	STD	STD, 10
	COUNTERTOP	4886-38	COUNTERTOP EDGE PROFILE	Standard	STD	STD, 10
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			STD	STD
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	Lastra Sunset Cruise TA-M2002			STD	STD, 9
	HARDWARE CODE	7814-142	TYPE	Handles	STD	STD, 9
	COUNTERTOP	RK7002-T	COUNTERTOP EDGE PROFILE	Standard	STD	STD, 9
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

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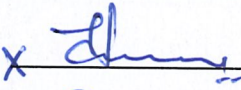
Approved By : *[Signature]*
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Prices, terms and specifications are subject to change without notice E/O.E
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	Purchaser(s):	Samuel Idachaba			Closing Date:	28-Apr-22
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss OC-117 simply white		STD	/		/
FOYER	Low Luster OC-30 Gray Mist		STD	/		/
POWDER ROOM	Semi Gloss OC-30 Gray Mist		STD	/		/
MAIN FLOOR HALLWAY	Low Luster OC-30 Gray Mist		STD	/		/
LIVING/DINING ROOM	Low Luster OC-30 Gray Mist		STD	/		/
FLEX ROOM	/		/	/		/
GREAT ROOM	Low Luster OC-30 Gray Mist		STD	/		/
FAMILY ROOM	/		/	/		/
DEN/STUDY/HOME OFFICE	Low Luster OC-30 Gray Mist		STD	/		/
KITCHEN/DINETTE/ BREAKFAST	Semi Gloss OC-30 Gray Mist		STD	/		/
LAUNDRY/MUDROOM	Low Luster OC-30 Gray Mist		STD	/		/
2nd FLOOR HALLWAY	Low Luster OC-30 Gray Mist		STD	/		/
MAIN BATH	Semi Gloss OC-30 Gray Mist		STD	/		/
BEDROOM #2	Low Luster OC-30 Gray Mist		STD	/		/
BEDROOM #3	Low Luster OC-30 Gray Mist		STD	/		/
BEDROOM #4	Low Luster OC-30 Gray Mist		STD	/		/
MASTER BEDROOM	Low Luster OC-30 Gray Mist		STD	/		/
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-30 Gray Mist		STD	/		/
MASTER BEDROOM ENSUITE	Semi Gloss OC-30 Gray Mist		STD	/		/
BASEMENT + BASEMENT BEDROOM + BASEMENT STUDY	Low Luster OC-30 Gray Mist		STD 5, 6, 7	/		/
BASEMENT BATHROOM	Semi Gloss OC-30 Gray Mist		STD 9	/		/

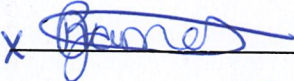
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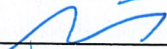


Purchaser's Signature(s) :

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Approved By :



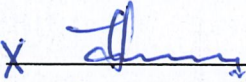
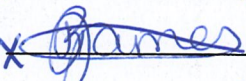
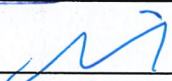
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	Purchaser(s):	Samuel Idachaba			Closing Date:	28-Apr-22
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Kindred Reginox Double Bowl Stainless Steel Undermount ND1831UA/9		Stainless Steel	25	
	FAUCET	Delta Marley Single Hole Pull Down 986LF-AR		chrome Arctic Stainless	28	
MAIN BATHROOM	SINKS	Standard		White	STD, 11	
	VANITY FAUCETS	Standard		Chrome	STD, 11	
	WATER CLOSET	Standard		White	STD, 11	
	TUB/SHOWER	Standard		White	STD, 11	
	TUB/SHOWER FAUCET	Standard		Chrome	STD, 11	
ENSUITE BATHROOM	SINKS	Standard		White	STD, 10	
	VANITY FAUCETS	Standard		Chrome	STD, 10	
	WATER CLOSET	Standard		White	STD, 10	
	SHOWER	Standard		White/ Chrome / Glass	STD, 10	
	SHOWER FAUCET	Standard		Chrome	STD, 10	
	BATHTUB	Standard		White	STD, 10	
	BATHTUB FAUCET	Standard		Chrome	STD, 10	
POWDER ROOM	PEDESTAL	Standard		White	STD	
	SINK FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
BASEMENT/OTHER BATHROOM	SINK	Standard		White	STD, 9	
	VANITY FAUCET	Standard		Chrome	STD, 9	
	WATER CLOSET	Standard		White	STD, 9	
	SHOWER	Acrylic Base with Kameleon soft-close sliding clear glass shower doors with chrome standard towel bars and trim		White/Chrome / Glass	STD, 9	
	SHOWER FAUCET	Standard		Chrome	STD, 9	

NOTE: All fixtures are white as standard

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