

Internal B1A Deerfield 2 - Phase Condo				
PURCHASER: Portobello Partnership		Printed: 23-Sep-21 1:15 pm		
LOT NUMBER U46 Level: 3	PHASE Condo	HOUSE TYPE 5310	CLOSING DATE 5-May-22	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*9 119738	1	KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 5,347.00	Each
37020	Note:	Countertop edge to be eased edge, as per countertop edge profile sketch and Schedule H dated September 23, 2021. See items 5, 21, and 22 for Kitchen Design, sink, and faucet		
10 90835	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP (ALL SERIES)	\$ 187.00	Each
36974	Note:	In standard series cabinetry, as per Schedule H dated September 23, 2021.		
11 87999	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 704.00	Each
36975	Note:	In standard series cabinetry. To be located next to kitchen sink on opposite side of dishwasher, as per Schedule H dated September 23, 2021		
12	1	KITCHEN - SUPPLY AND INSTALL KITCHEN CABINETRY HARDWARE POI-R7040-128-BNL. INCLUDING ON POTS AND PANS 3 DRAWERS.	\$ 462.00	Each
36976	Note:	See items 5 and 11 for Kitchen Design and pots and pans		
13	1	ENSUITE BATH - SUPPLY AND INSTALL ENSUITE BATHROOM CABINETRY HARDWARE POI-R7040-128-BNL.	\$ 42.00	Each
36977	Note:	To be installed in Ensuite Bathroom.		
14	1	MAIN BATHROOM - SUPPLY AND INSTALL MAIN BATHROOM CABINETRY HARDWARE POI-R7040-128-BNL.	\$ 42.00	Each
36978	Note:	To be installed in Main Bathroom.		
15 36983	1	- DELETE ALL BUILDER'S STANDARD FLOORING IN ALL ROOMS (CERAMIC FLOORS, HARDWOOD FLOORS, CARPET & UNDERPAD) AND SUPPLY AND INSTALL TORLYS FLOORING. UPGRADE STD CARPET IN STAIRWELL TO QUOTE LEVEL BEAULIEU SILEX II. Note: To be installed (side to side) in Dinette, Kitchen, Pantry/Storage, Living Room, Mechanical Room, Laundry Closet, Bedroom Hallway, Master Bedroom & WIC and Bedroom #2. To be installed (front to back 1/2 brick) in Entry/Foyer and Ensuite Bathroom. To be installed (side to side 1/2 brick) in Main Bathroom. Including stain on railing system. As per floor tile installation sketch and Schedule H dated September 23, 2021.	\$ 2,957.00	Each
*16 107	*1	- UNDERPAD - UPGRADE - LEVEL 1 - - STAIRCASE - LEVEL 1	*\$ 150.00	Each
36984	Note:	As per Schedule H dated September 23, 2021.		
17 128	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - GOLD - - KITCHEN - GOLD	\$ 152.00	Each
36985	Note:	As per wall tile installation sketch dated September 23, 2021. See item 5 for Kitchen Design		
18 88508	2	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00	
36986	Note:			
19 140	1	ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - ENSUITE BATHROOM - SILVER	\$ 1,129.00	Each
36987	Note:	To be installed in Ensuite Bathroom shower walls, as per wall tile installation sketch dated September 23, 2021.		

Internal B1A

Deerfield 2 - Phase Condo

PURCHASER: Portobello Partnership

Printed: 23-Sep-21 1:15 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
U46 Level: 3	Condo	5310	5-May-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
20 140	1	MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - MAIN BATHROOM - SILVER	\$ 983.00	Each
36988	Note:	To be installed in Main Bathroom tub/shower combo, as per wall tile installation sketch dated September 23, 2021.		
21 88428	1	KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	\$ 358.00	Each
36989	Note:	See item #9 for solid surface countertop. See item # 22 for sink.		
22 88544	1	KITCHEN - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK	\$ 143.00	Each
36990	Note:	See item #9 for solid surface countertop. See item #21 for faucet.		
23	1	- - SUPPLY AND INSTALL STAINED RED OAK 3-1/2" WIDE MODERN POSTS WITH ROUTED TOP, CONTEMPORARY HANDRAILS & SQUARE STAINLESS STEEL METAL SPINDLES, C/W METAL BRACKETS, IN ALL STANDARD AREAS.	\$ 2,776.00	Each
36991	Note:	As per Schedule H dated September 23, 2021		
24	1	- - Upgrade Carpet to Beaulieu Silex II Broadloom on Staircase as per Schedule H dated September 23, 2021	\$ 308.00	Each
37036	Note:			

Sub Total	\$15,890.00
HST	\$0.00
Total	\$15,890.00

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
APS	\$15,890.00
<u>Total Payment:</u>	<u>\$15,890.00</u>

PURCHASER:

Portobello Partnership

23-Sep-21
DATE

VENDOR: PER: Valecraft Homes Limited

DATE:



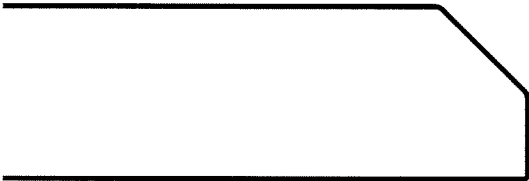
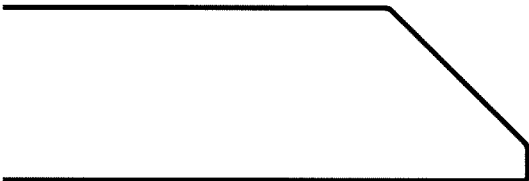
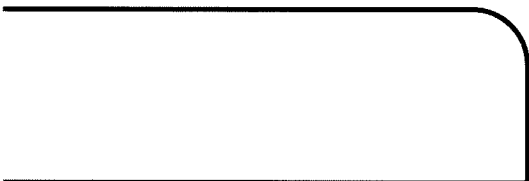



CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



Standard Edge Profiles for Granite & Quartz

	Eased Edge	#9 Kitchen
	1/4 Bevel	
	1/2 Bevel	
	3/4 Bevel	
	Pencil Top Only with Square Bottom	
	Pencil Top and Bottom	
	1/2 Bullnose	
	Full Bullnose	

Project: DV2

Purchaser: Portobello Partnership

Plan #: 4M-1290

Purchaser: _____

Lot: U46

Date: September 23, 2021

Model: 5310

Upgrade #: 5, 9

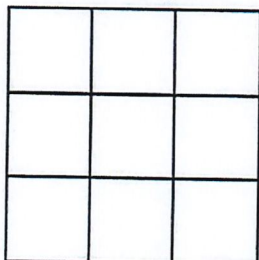


Valecraft
Homes Ltd.

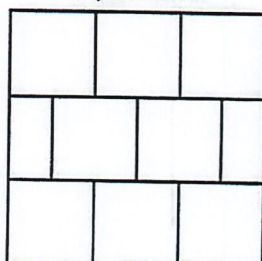
Tile Installation Options

FLOOR TILE

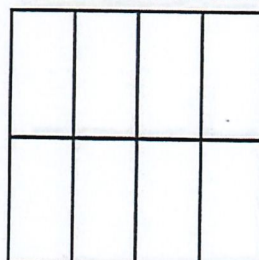
Standard square



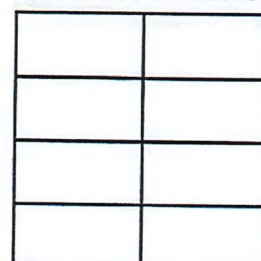
Square brick



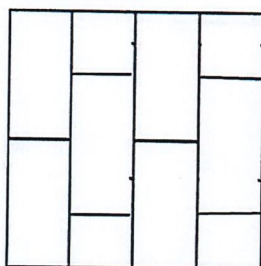
Rectangular
front to back of the house



Rectangular
side to side of the house

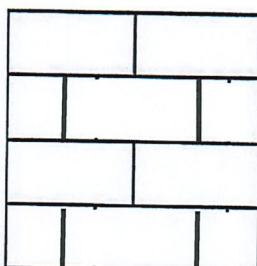


1/2 brick front to back
of the house



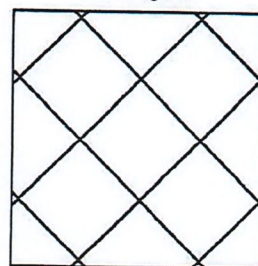
Entry - Foyer
Ensuite Bathroom

1/2 brick side to side of
house



Main Bathroom

45 degree



Project: DV2

Plan #: 4M-1290

Lot: U46

Model: 5310

Purchaser: Portobello Partnership

Purchaser: _____

Date: September 23, 2021

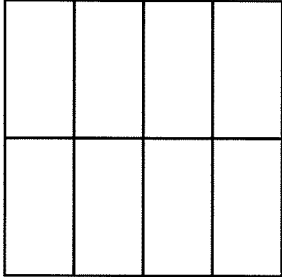
Upgrade #: 15



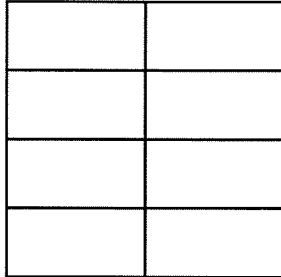
Tile Installation Options

WALL TILE

Vertical stacked

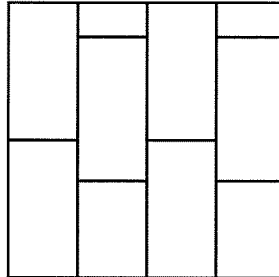


Horizontal stacked

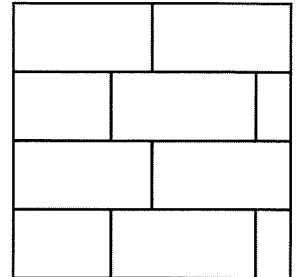


Kitchen Backsplash
Ensuite Bathroom
Main Bathroom

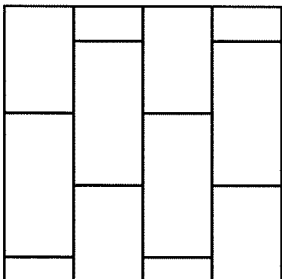
Vertical 1/3 staggered



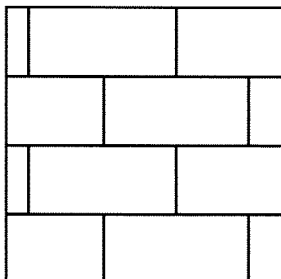
Horizontal 1/3 staggered



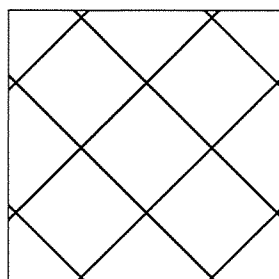
Vertical brick



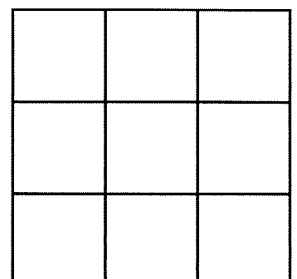
Horizontal brick



45 degree



Standard square



Project: DV2

Plan #: 4M-1290

Lot: U46

Model: 5310

Purchaser: Portobello Partnership

Purchaser: _____

Date: September 23, 2021

Upgrade #: 5, 17, 19, 20

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name:	<u>Portobello Partnership</u>	Lot no:	<u>U46</u>
Purchaser's name:	<u>Contact: Samar Merhi</u>	Project:	<u>DEERFIELD VILLAGE 2</u>
Home Phone:	<u></u>	Model:	<u>5310</u>
Work Phone:	<u>613-837-1104</u>	Closing Date:	<u>May 5th, 2022</u>
E-Mail (1):	<u>design@valecraft.com</u>	E-Mail (2):	<u></u>

Valecraft Homes Ltd. continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Portobello Partnership
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite countertops.

<input checked="" type="checkbox"/>	We <u>accept</u> this opportunity
<input type="checkbox"/>	We <u>decline</u> this opportunity

Project: DEERFIELD VILLAGE 2 LOT NO: U46

Purchaser Date:

Purchaser Date:

T. Oliver September 23-21
Valecraft Homes Limited Date:

Appointment date given: Spoke with/left message:

Time scheduled: Date & Time:

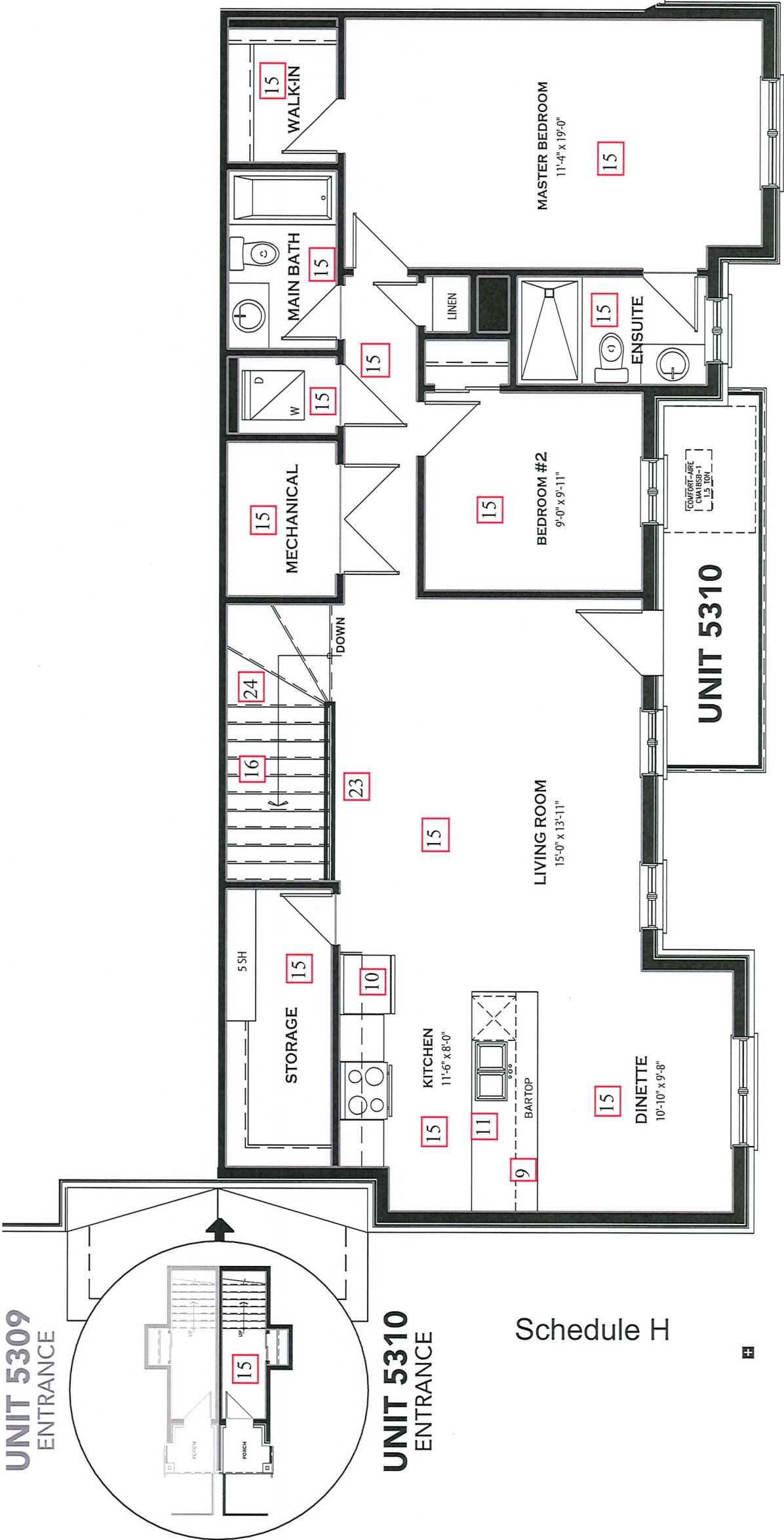


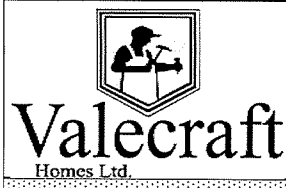
THIRD FLOOR

MODEL 5310
BLOCKS T - U - V
1348 SQ.FT

Site: DV2
Plan No.: 4M-1290
Unit: U46
Date: September 23, 2021

Purchaser: Portobello Partnership
Purchaser:
Purchaser:



	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	U46	Civic Address:	535-B Fawn Valley Private		
	Purchaser(s):	Portobello Partnership			Model Name/#:	5310
	Purchaser(s):				Closing Date:	May 5-2022

INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE	Standard Nivaga Baseboards and Casings	6
DOOR STYLE	Standard Cambridge Style Passage Doors	6
INTERIOR HARDWARE	Standard Satin Chrome	6
INTERIOR LIGHTING PACKAGE	Roma Lighting Package	4
BATHROOM ACCESSORIES	Standard Infinity Series in Chrome	STD

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 simply white	STD	N/A	N/A
ENTRANCE	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
PANTRY / STORAGE ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
LAUNDRY CLOSET	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
STAIRWAY	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
LIVING ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
KITCHEN/ DINETTE	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
MECHANICAL ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
BEDROOM HALLWAY	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
MASTER BEDROOM & WIC	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
BEDROOM #2	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
ENSUITE BATHROOM	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
MAIN BATHROOM	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A

Purchaser's Signature(s) : _____

Date: _____

Purchaser's Signature(s) : _____

Date: _____

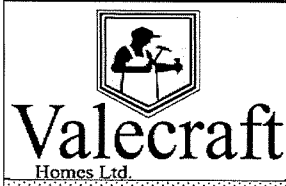
Approved By :

T. Oliver

Date:

September 23, 2021

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	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	U46	Civic Address:	535-B Fawn Valley Private		
	Purchaser(s):	Portobello Partnership			Model Name/#:	5310
	Purchaser(s):				Closing Date:	May 5-2022

CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	B10R 2164			STD	5, 7, 9, 10, 11
	HARDWARE CODE	POI-R7040-128-BNL	TYPE	Pulls	UPG	5, 6,11, 12
	COUNTERTOP	Black Pearl (Slab Viewing Required)	COUNTERTOP EDGE PROFILE	Eased Edge	Granite Level 1	5, 9
MAIN BATHROOM	STYLE AND COLOUR	V202S 2164			STD	STD
	HARDWARE CODE	POI-R7040-128-BNL	TYPE	Pulls	UPG	14
	COUNTERTOP	RK7002-T	COUNTERTOP EDGE PROFILE	Standard	STD Laminate	STD
ENSUITE BATHROOM	STYLE AND COLOUR	V202S 2164			STD	STD
	HARDWARE CODE	POI-R7040-128-BNL	TYPE	Pulls	UPG	13
	COUNTERTOP	RK7002-T	COUNTERTOP EDGE PROFILE	Standard	STD Laminate	STD
POWDER 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

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Standard Opening	STD	Basic Stainless Steel	2
RANGE	Standard Opening	STD	Basic Stainless Steel	2
DISHWASHER	Standard Opening	STD	Basic Stainless Steel	2
MICROWAVE / HOODFAN	Standard Opening	STD	Basic Stainless Steel	2
WASHING MACHINE/DRYER	Standard Opening	STD	Basic White StackableWasher / Dryer with Stacking Kit	2

Purchaser's Signature(s) : _____

Date: _____

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	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	U46	Civic Address:	535-B Fawn Valley Private		
	Purchaser(s):	Portobello Partnership			Model Name/#:	5310
	Purchaser(s):				Closing Date:	May 5-2022
CERAMIC / VINYL TILE & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
ENTRY	FLOOR	Torlys Evertile Premier ET24001 Cliff Island 11-1/2" wide x 23-5/8" long (Front to Back 1/2 Brick Install)		N/A	Quote	15
PANTRY /STORAGE ROOM	FLOOR	See Vinyl EverWood Flooring Selection		N/A	N/A	15
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
MECHANICAL ROOM	FLOOR	See Vinyl EverWood Flooring Selection		N/A	N/A	15
LAUNDRY CLOSET	FLOOR	See Vinyl EverWood Flooring Selection		N/A	N/A	15
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	See Vinyl EverWood Flooring Selection		N/A	N/A	15
	BACKSPLASH	Euro Pasha Soho 4"x16" Matte White (Horizontal stacked install)		910 Bright White	Gold Wall Tile + UPG Grout	5, 17, 18
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	See Vinyl EverWood Flooring Selection		N/A	N/A	15
MAIN BATHROOM	FLOOR	Torlys Evertile Premier ET-24013 Calcatta 11-1/2" Wide x 23-5/8" Long (Side to Side 1/2" Brick Install)		N/A	Quote	15
	WALL	Ceratec Visuals Gaia 11.6"x23.4" Taupe (Horizontal Stacked Install)		908 Dove Gray	Silver Floor Tile on Wall + UPG Grout	18, 20
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Torlys Evertile Premier ET-24013 Calcatta 11-1/2" Wide x 23-5/8" Long (Front to Back 1/2" Brick Install)		N/A	Quote	15
	WALL	Ceratec Visuals Gaia 11.6"x23.4" Taupe (Horizontal Stacked Install)		908 Dove Gray	Silver Floor Tile on Wall + UPG Grout	18, 19
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) : _____

Date: _____

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	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	U46	Civic Address:	535-B Fawn Valley Private		
	Purchaser(s):	Portobello Partnership			Model Name/#:	5310
	Purchaser(s):				Closing Date:	May 5-2022
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD / HARDWOOD / VINYL EVERWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	N/A				N/A	N/A
KITCHEN	Torlys Everwood Premier EW23001 Beach House 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)				Quote	5, 15
DINETTE	Torlys Everwood Premier EW23001 Beach House 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)				Quote	5, 15
PANTRY/ STORAGE	Torlys Everwood Premier EW23001 Beach House 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)				Quote	6, 15
MECHANICAL ROOM	Torlys Everwood Premier EW23001 Beach House 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)				Quote	15
LAUNDRY CLOSET	Torlys Everwood Premier EW23001 Beach House 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)				Quote	15
LIVING ROOM	Torlys Everwood Premier EW23001 Beach House 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)				Quote	15
OTHER	N/A				N/A	N/A
BEDROOM HALLWAY	Torlys Everwood Premier EW23001 Beach House 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)				Quote	15
MASTER BEDROOM & WIC	Torlys Everwood Premier EW23001 Beach House 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)				Quote	15
BEDROOM # 2	Torlys Everwood Premier EW23001 Beach House 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)				Quote	15
STAIRS FROM FOYER	Beaulieu Silex II Broadloom Carpet Pampa Beige 16320 + Upgraded Underpad				Quote Carpet + L1 Underpad	16, 24

Purchaser's Signature(s) : _____

Date: _____

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Date: _____

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September 23, 2021

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	U46	Civic Address:	535-B Fawn Valley Private		
	Purchaser(s):	Portobello Partnership			Model Name/#:	5310
	Purchaser(s):				Closing Date:	May 5-2022

PLUMBING FIXTURES

ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Reginox Kitchen Sink Undermount Double Bowl ND1831UA/9	Stainless Steel	22
	FAUCET	Delta Kitchen Faucet Single Handle Pull-Down Marley 986LF-AR	Arctic Stainless	21
ENSUITE BATHROOM	SINK	Standard	White	STD
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	SHOWER	Standard with Zitta Niche 12x 12 (Installed on wall opposing of shower head, approx. centered and top at approx. 5ft from floor)	White/ Chrome/ Clear Glass/ Stainless Steel	8
	SHOWER FAUCET	Standard	Chrome	STD
MAIN BATHROOM	SINK	Standard	White	STD
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	TUB/SHOWER	Standard	White	STD
	TUB/SHOWER FAUCET	Standard	Chrome	STD
POWDER ROOM	PEDESTAL	N/A	N/A	N/A
	SINK FAUCET	N/A	N/A	N/A
	WATER CLOSET	N/A	N/A	N/A

NOTE: All fixtures are white as standard

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Contemporary	SB 200	15, 23
BRACKET (if applicable)	Metal	Metal	Stainless Steel	23
SPINDLES	Metal	Square	Stainless Steel	23
POSTS	Red Oak	3-1/2" wide Modern Routed Top	SB 200	15, 23
FINISHINGS	Red Oak	N/A	SB 200	15, 23

Purchaser's Signature(s) : _____Date: _____

Purchaser's Signature(s) : _____Date: _____

Approved By : _____T. Oliver_____Date: September 23, 2021

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
\\SALES\Sales Legal Docs\Processed to construction\1-Electronic copies prepared but not yet sent

SUMMARY OF PRICING INVESTMENT

DATE:

PROJECT:DEERFIELD VILLAGE 2

LOT NO:U46

Reg'd Plan #:4M-1290

MODEL:5310

Name(s):Portobello Partnership

Name(s):

BASE PRICE DWELLING:TBD

PRICE OF ADDITIONAL PARKING:

NET TOTAL COST OF UPGRADES:\$22,731.55

CREDITS:

SUBTOTAL:\$22,731.55

TOTAL:\$22,731.55

No Tax or Rebate\$20,116.42

TOTAL INCLUDING ALL APPLICABLE HST (No Rebate):\$22,731.55

PURCHASER OFFER:

DIFFERENCE:-\$22,731.55

Basic Stainless Steel Appliance Package Bonus Included	
B1A #1 dated July 29-21 - \$6,841.55	
B1A #2 dated September 22-21 - \$15,890.00	

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:				
	TOTAL INCLUDING ALL APPLICABLE HST:				

COMMENTS:

*EXPECTED DATE OF CLOSING:

May 5th, 2022