

Internal B1A

Deerfield 2 - Phase Condo

PURCHASER: Portobello Partnership

Printed: 26-Oct-21 12:59 pm

LOT NUMBER V58 Level: 3	PHASE Condo	HOUSE TYPE 5312	CLOSING DATE 28-Jul-22
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*9 118370	1	KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 5,689.00	Each
37189		Note: Countertop edge to be eased edge, as per countertop edge profile sketch and Schedule H dated October 27, 2021. See items #5 (Kitchen Design), #25 (Kitchen Sink) & #24 (Kitchen Faucet).		
10 90835	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP (ALL SERIES)	\$ 187.00	Each
37546		Note: In standard series cabinetry, as per Schedule H dated October 27, 2021		
11 87999	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 704.00	Each
37547		Note: In standard series cabinetry. To be located between wall and range, as per Schedule H dated October 27, 2021		
12	1	KITCHEN - SUPPLY AND INSTALL KITCHEN CABINETRY HARDWARE POI-R7040-128-BSAE. INCLUDING POTS AND PANS C/W 3 DRAWERS.	\$ 400.00	Each
37548		Note: To be installed in kitchen. See items #5 (Kitchen Design) and #11 (pots and pans).		
13	1	ENSUITE BATH - SUPPLY AND INSTALL CABINETRY HARDWARE POI-R7040-128-BSAE.	\$ 42.00	Each
37549		Note: To be installed in Ensuite Bathroom.		
14	1	MAIN BATHROOM - SUPPLY AND INSTALL CABINETRY HARDWARE POI-R7040-128-BSAE.	\$ 42.00	Each
37550		Note: To be installed in Main Bathroom.		
15	1	- DELETE ALL BUILDERS STANDARD FLOORING IN ALL ROOMS (CERAMIC FLOORS, HARDWOOD FLOORS, CARPET AND UNDERPAD) AND SUPPLY AND INSTALL TORLYS FLOORING.	\$ 5,130.00	Each
37551		Note: To be installed (side to side) in Kitchen, Dinette, Living Room, Storage Room, Mechanical Room, Laundry closet, Bedroom Hallway, Master Bedroom & WIC, Bedroom #2, Ensuite Bathroom and Main Bathroom. To be installed (1/2 brick front to back) in Entry/Foyer, as per floor tile installation sketch and as per Schedule H dated October 27, 2021. Includes stain on the railing system.		
16	1	- UPGRADE STANDARD CARPET TO BEAULIEU SILEX II ON STAIRS TO ENTRY.	\$ 308.00	Each
37552		Note: As per Schedule H dated October 27, 2021		
*17 107	*1	- UNDERPAD - UPGRADE - LEVEL 1 - - STAIRCASE - LEVEL 1	*\$ 160.00	Each
37553		Note: As per Schedule H dated October 27, 2021		
18 88508	1	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 75.00	Each
37554		Note:		
19 127	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 80.00	Each
37555		Note: As per wall tile installation sketch dated October 27, 2021. See item #20 for installation pattern.		
20 126	1	KITCHEN - TILE - WALL - BACKSPLASH - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN - .	\$ 55.00	Each
37556		Note: As per wall tile installation sketch dated October 27, 2021. See item #19 for kitchen backsplash.		

Vendor Initials: \_\_\_\_\_

Purchaser Initials: \_\_\_\_\_

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 1,734-1

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

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

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

Internal B1A Deerfield 2 - Phase Condo			
PURCHASER: Portobello Partnership		Printed: 26-Oct-21 12:59 pm	
LOT NUMBER V58 Level: 3	PHASE Condo	HOUSE TYPE 5312	CLOSING DATE 28-Jul-22
ITEM	QTY	EXTRA / CHANGE	PRICE
21 140	1	ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - ENSUITE BATHROOM - SILVER	\$ 1,129.00
37557		Note: To be in Ensuite Bathroom shower walls, as per wall tile installation sketch dated October 27, 2021	Each
22 122	1	MAIN BATHROOM - TILE - WALL - UPGRADE - SILVER - - MAIN BATHROOM - SILVER	\$ 625.00
37558		Note: To be installed in Main Bathroom tub/shower combo, as per wall tile installation sketch dated October 27, 2021. See item #23 for installation pattern.	Each
23 118	1	MAIN BATHROOM - TILE - WALL - INSTALLED STAGGERED - INSTALLATION ONLY - - MAIN BATHROOM - .	\$ 268.00
37559		Note: As per wall tile installation sketch dated October 27, 2021	Each
24 88428	1	KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	\$ 358.00
37560		Note: As per item #9 for solid surface countertops. See item #25 for Kitchen sink.	Each
25 88544	1	KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK	\$ 143.00
37561		Note: As per item #9 for solid surface countertops. See item #24 for Kitchen faucet.	Each
26	1	- SUPPLY AND INSTALL STAINED RED OAK 3-1/2" WIDE MODERN WITH CAP POSTS, CONTEMPORARY RAILINGS & SQUARE METAL WRINKLED BLACK SPINDLES, C/W METAL BRACKETS, IN ALL STANDARD AREAS.	\$ 2,412.00
37562		Note: As per Schedule H dated October 27, 2021	Each

Sub Total	\$17,807.00
HST	\$0.00
Total	\$17,807.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER: Portobello Partnership 26-Oct-21 DATE

VENDOR: PER: Valecraft Homes Limited

DATE:

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 1,734-2

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



MODEL 5312

BLOCKS T - U - V

1400 SQ.FT

Site: DV2

Plan No.: 4M-1290

Unit: V58

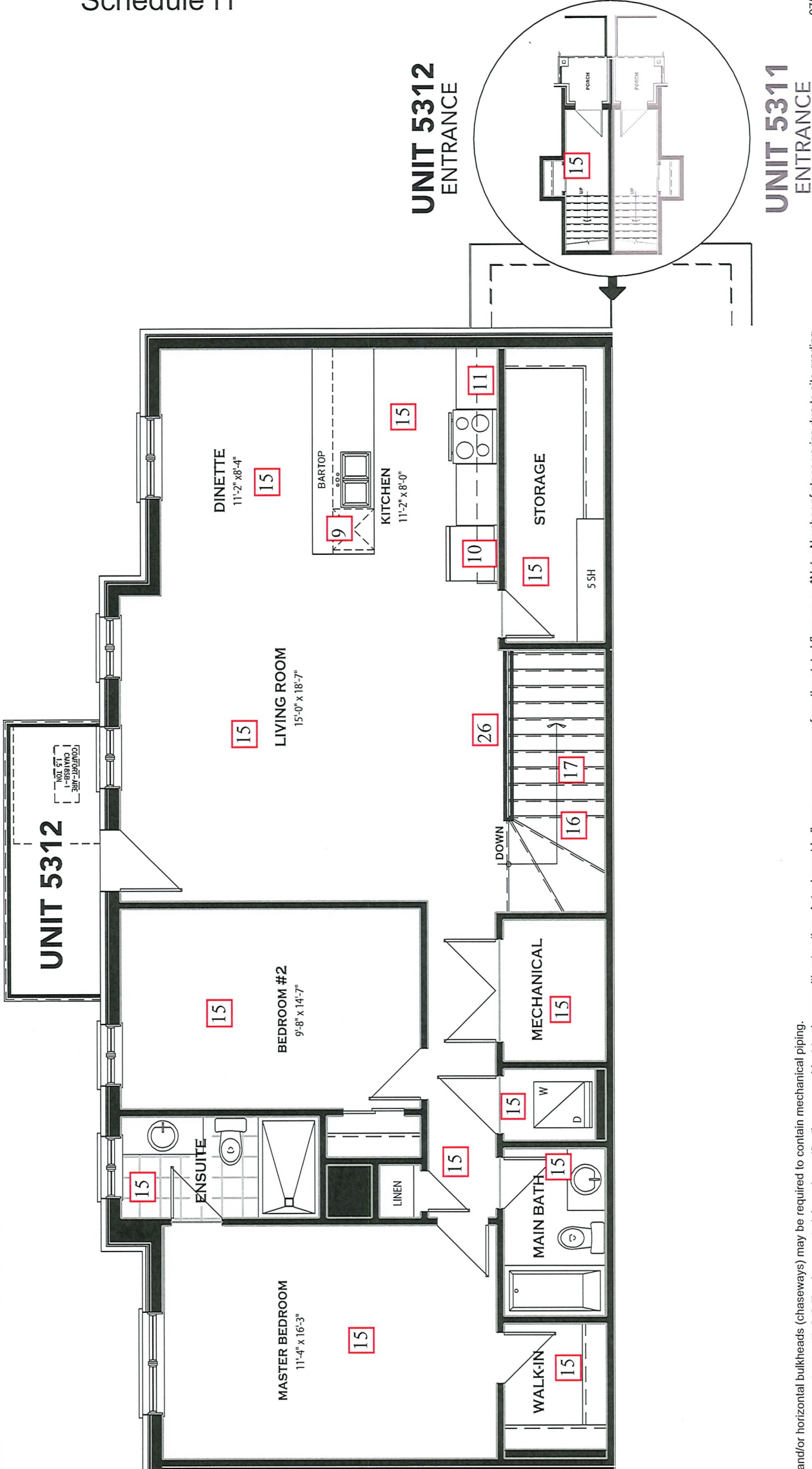
Date: October 27, 2021

Purchaser: Portobello Partnership

Purchaser:

THIRD FLOOR

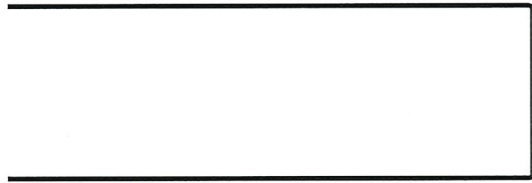
Schedule H



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.

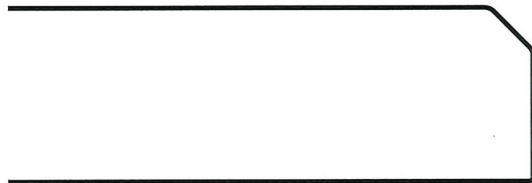


## Standard Edge Profiles for Granite & Quartz



Eased Edge

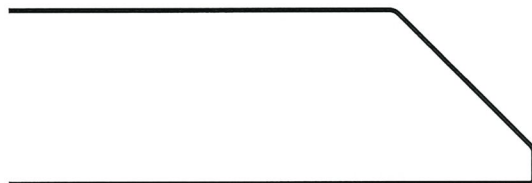
#9 Kitchen



1/4 Bevel



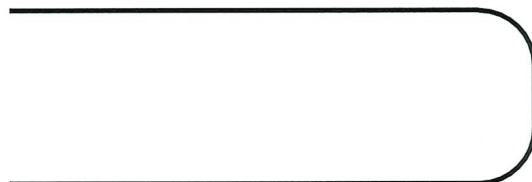
1/2 Bevel



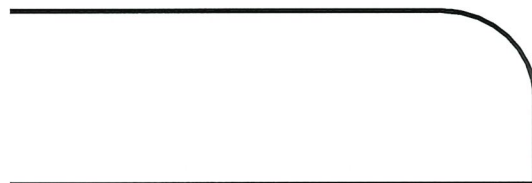
3/4 Bevel



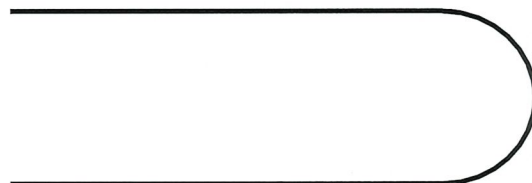
Pencil Top Only  
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: DV2

Purchaser: Portobello Partnership

Plan #: 4M-1290

Purchaser: \_\_\_\_\_

Lot: V58

Date: October 27, 2021

Model: 5312

Upgrade #: 5, 9



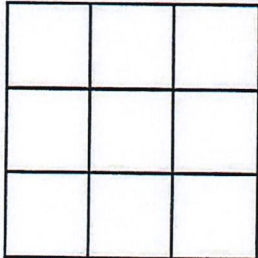


Valecraft  
Homes Ltd.

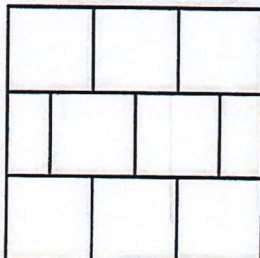
## Tile Installation Options

### FLOOR TILE

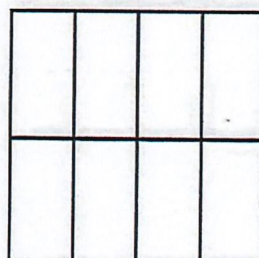
Standard square



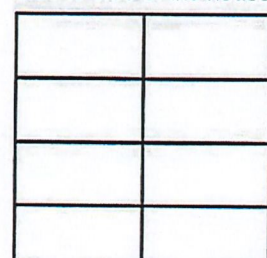
Square brick



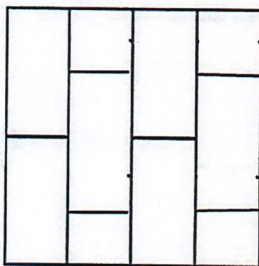
Rectangular  
front to back of the house



Rectangular  
side to side of the house



1/2 brick front to back  
of the house

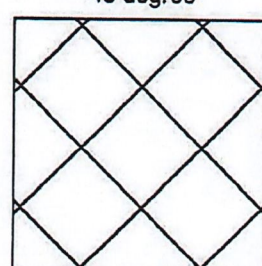


Entry - Foyer

1/2 brick side to side of  
house



45 degree



Project: DV2

Plan #: 4M-1290

Lot: V58

Model: 5312

Purchaser: Portobello Partnership

Purchaser: \_\_\_\_\_

Date: October 27, 2021

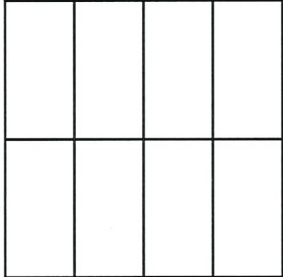
Upgrade #: 15



## Tile Installation Options

### WALL TILE

Vertical stacked

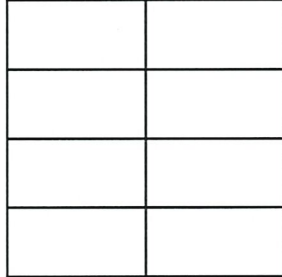


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Horizontal stacked



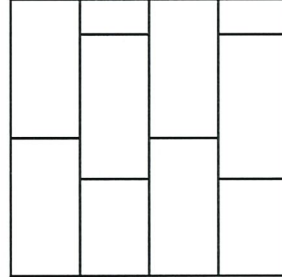
Ensuite Bathroom

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Vertical 1/3 staggered

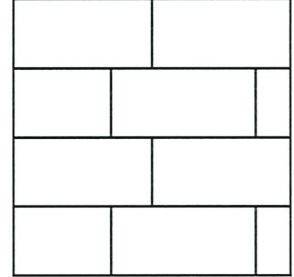


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Horizontal 1/3 staggered



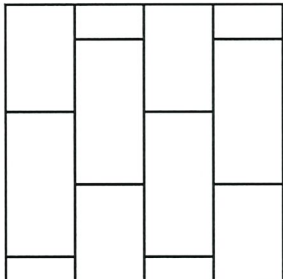
Kitchen Backsplash

Main Bathroom

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Vertical brick

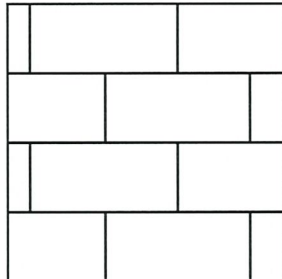


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Horizontal brick

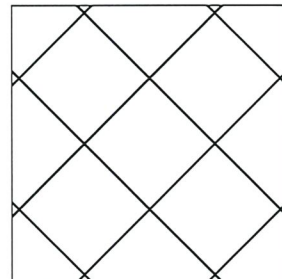


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45 degree

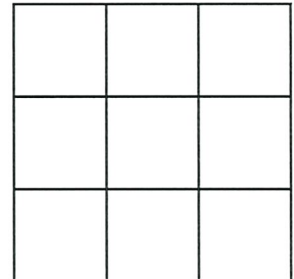


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Standard square



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Project: DV2

Plan #: 4M-1290

Lot: V58

Model: 5312

Purchaser: Portobello Partnership

Purchaser: \_\_\_\_\_

Date: October 27, 2021

Upgrade #: 5, 19, 20, 21, 22, 23

Schedule "W4"  
Granite & Variegated Quartz Colour Variation

Purchaser's name:	Portobello Partnership	Lot no:	V58
Purchaser's name:	Contact: Samar Merhi	Project:	DEERFIELD VILLAGE 2
Home Phone:		Model:	5312
Work Phone:	613-837-2754	Closing Date:	July 28th, 2022
E-Mail (1):	design@valecraft.com	E-Mail (2):	

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:	V58
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Purchaser	Date:
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Purchaser	Date:
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T. Oliver	October 27, 2021
Valecraft Homes Limited	Date:

Appointment date given:		Spoke with/left message:	
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Time scheduled:		Date & Time:	
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CONDOMINIUM HOME COLOUR CHART					
Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	V58	Civic Address:	615-B Tranquil Stream Private		
Purchaser(s):	Portobello Partnership			Model Name/#:	5312
Purchaser(s):				Closing Date:	July 28-2022

## 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, 6
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
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
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
NOTES:				

**Purchaser's Signature(s) :** \_\_\_\_\_

Date: \_\_\_\_\_

**Purchaser's Signature(s) :** \_\_\_\_\_


Date: \_\_\_\_\_

Approved By : T. OLIVER

**Date:** October 27, 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  
K:\Sales\Sales Legal Docs\Site - Deerfield\Block VV58\DC\DV2 V58 Colour Sheet (HO COPY) Oct 27-





Valecraft

Homes Ltd.

CONDOMINIUM HOME COLOUR CHART

Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	V58	Civic Address:	615-B Tranquil Stream Private		
Purchaser(s):	Portobello Partnership			Model Name/#:	5312
Purchaser(s):				Closing Date:	July 28-2022

CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	V202S 2164			STD	5, 7, 10, 11
	HARDWARE CODE	POI-R7040-128-BSAE	TYPE	Pulls	UPG	5, 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-BSAE	TYPE	Pulls	UPG	14
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD Laminate	STD
ENSUITE BATHROOM	STYLE AND COLOUR	V202S 2164			STD	STD
	HARDWARE CODE	POI-R7040-128-BSAE	TYPE	Pulls	UPG	13
	COUNTERTOP	P394-VL	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 <small>(Standard Minimum Opening is 33" x 70.75")</small>	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	OTR - Basic Stainless Steel	2
WASHING MACHINE/DRYER	Standard Opening	STD	Basic White Stackable Washer/ Dryer with Stacking Kit	2

Purchaser's Signature(s) : \_\_\_\_\_

Date: \_\_\_\_\_

Purchaser's Signature(s) : \_\_\_\_\_

Date: \_\_\_\_\_

Approved By : \_\_\_\_\_


T. OLIVER

\_\_\_\_\_

Date: October 27, 2021

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 <b>Valecraft</b> Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	V58	Civic Address:	615-B Tranquil Stream Private		
	Purchaser(s):	Portobello Partnership			Model Name/#:	5312
	Purchaser(s):				Closing Date:	July 28-2022
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD / HARDWOOD / VINYL EVERWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	N/A			N/A	N/A	
KITCHEN /DINETTE	Torlys EverWood Premier EW-23022 Branchport 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)			Quote	5, 15	
STORAGE / PANTRY	Torlys EverWood Premier EW-23022 Branchport 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)			Quote	6, 15	
MECHANICAL ROOM	Torlys EverWood Premier EW-23022 Branchport 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)			Quote	15	
LAUNDRY CLOSET	Torlys EverWood Premier EW-23022 Branchport 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)			Quote	15	
LIVING ROOM	Torlys EverWood Premier EW-23022 Branchport 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)			Quote	15	
MAIN BATHROOM FLOOR	Torlys EverWood Premier EW-23022 Branchport 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)			Quote	15	
ENSUITE BATHROOM FLOOR	Torlys EverWood Premier EW-23022 Branchport 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)			Quote	15	
BEDROOM HALLWAY	Torlys EverWood Premier EW-23022 Branchport 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)			Quote	15	
MASTER BEDROOM & WIC	Torlys EverWood Premier EW-23022 Branchport 4-7/8" Wide x 48-3/8" Long Plank (Side to Side Install)			Quote	15	
BEDROOM # 2	Torlys EverWood Premier EW-23022 Branchport 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, 17	

Purchaser's Signature(s) : \_\_\_\_\_

Date: \_\_\_\_\_

Purchaser's Signature(s) : \_\_\_\_\_


Date: \_\_\_\_\_

Approved By : 

T. OLIVER

\_\_\_\_\_

Date: October 27, 2021\_\_\_\_\_

 <b>Valecraft</b> <small>Homes Ltd.</small>	<b>CONDOMINIUM HOME COLOUR CHART</b>					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	V58	Civic Address:	615-B Tranquil Stream Private		
	Purchaser(s):	Portobello Partnership			Model Name/#:	5312
	Purchaser(s):				Closing Date:	July 28-2022

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Reginox Kitchen Sink Undermount Double Bowl ND1831UA/9	Stainless Steel	25
	FAUCET	Delta Kitchen Faucet Single Handle Pull-Down Marley 986LF-AR	Arctic Stainless	24
ENSUITE BATHROOM	SINK	Standard	White	STD
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	SHOWER	Standard with Zitta Niche 12 x 12 (Installed on short wall opposing shower head, approx. centered and the top of niche approx. 5ft from shower base)	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

NOTE: All fixtures are white as standard

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Contemporary	SB 200	15, 26
BRACKET (if applicable)	Metal	N/A	Wrinkled Black	26
SPINDLES	Metal	Square	Wrinkled Black	26
POSTS	Red Oak	3-1/2" wide Modern with Cap	SB 200	15, 26
NOSINGS	Red Oak	N/A	SB 200	15
HARDWOOD STAIRCASE <small>(WHERE APPLICABLE)</small>	N/A	N/A	N/A	N/A

Purchaser's Signature(s) : \_\_\_\_\_ Date: \_\_\_\_\_

Purchaser's Signature(s) : \_\_\_\_\_ Date: \_\_\_\_\_

Approved By : \_\_\_\_\_ T. OLIVER Date: October 27, 2021