

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

ON THE 15th DAY OF November, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : R04
LOT: R04 BLOCK:
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 735-H Dearborn Private

PURCHASERS: Jacob Joseph Alexander and Melina Marchand

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: November 27th, 2020

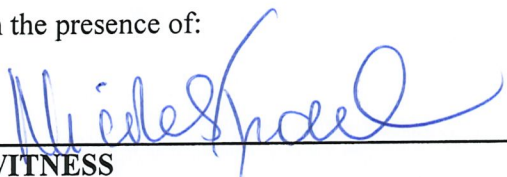
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: PURCHASE PRICE: \$364,596.77
BALANCE AT CLOSING: \$349,596.77
LESS H.S.T. AMOUNT: \$346,574.88
SCHEDULE "G" DATED: November 15th, 2020
TARION SCHEDULE "B" DATED: November 15th, 2020


INSERT: 680 dated: December 16th, 2020 in the amount of: \$1,031.00
NEW PURCHASE PRICE: \$365,627.77
NEW BALANCE AT CLOSING: \$350,627.77
NEW LESS H.S.T. AMOUNT: \$347,554.91
SCHEDULE "G" DATED: December 16th, 2020
TARION SCHEDULE "B" DATED: December 16th, 2020

Dated at Ottawa this 16th day of December, 2020

In the presence of:


WITNESS


PURCHASER


WITNESS


PURCHASER

Dated at Ottawa this 23 day of December, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

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.

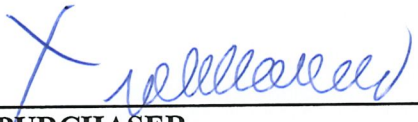
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$347,554.91. The Purchaser is 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 16th day of December, 2020


PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER


PER:

December 23, 2020
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: R04

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASERS: Jacob Joseph Alexander and Melina Marchand

Printed: 19-Dec-20 6:10 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
R04 Level: 3		Condo	5310	16-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
34 88508 27573	1	- CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 75.00	Each
35 27574	1	- KITCHEN - DELETE ITEM #25 IN B1A's RE: INSTALLATION OF KITCHEN BACKSPLASH TILE TO BE HORIZONTAL 1/3 OFFSET BRICK INSTALL IN STANDARD AREAS. SEE ITEM #45. Note:	-\$50.00	Each
36 88428 27575	1	- KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS Note: SEE ITEM #15.	\$ 342.00	Each
37 27577	1	- FOYER - SUPPLY AND INSTALL BRONZE SERIES FLOOR TILES, RECTANGULAR 1/3 STAGGERED SIDE TO SIDE OF THE HOUSE, AS PER FLOOR PLAN SKETCH AND AS PER FLOOR TILE INSTALLATION SKETCH Note:	\$ 419.00	Each
38 27578	1	- MASTER BEDROOM - SUPPLY AND INSTALL LEVEL 1 CARPET IN MASTER BEDROOM AND WALK IN CLOSET IN LIEU OF STANDARD, AS PER FLOOR PLAN SKETCH. Note:	\$ 340.00	Each
39 27579	1	- BEDROOM 2 - SUPPLY AND INSTALL LEVEL 1 CARPET IN BEDROOM #2 IN LIEU OF STANDARD, AS PER FLOOR PLAN SKETCH. Note:	\$ 140.00	Each
40 27582	1	- - SUPPLY AND INSTALL LEVEL 1 CARPET ON STAIRS IN LIEU OF STANDARD, AS PER FLOOR PLAN SKETCH. Note:	\$ 240.00	Each
41 27583	1	- - SUPPLY AND INSTALL LEVEL 1 UNDERPAD ON STAIRS IN LIEU OF STANDARD, AS PER FLOOR PLAN SKETCH. Note:	\$ 137.00	Each
42 27584	1	- MASTER BEDROOM - DELETE ITEM #9 IN B1A'S RE: SUPPLY AND INSTALL LEVEL 2 CARPET IN MASTER BEDROOM Note:	-\$469.00	Each
43 27585	1	- BEDROOM 2 - DELETE ITEM #10 IN B1A'S RE: SUPPLY AND INSTALL LEVEL 2 CARPET IN BEDROOM 2 Note:	-\$193.00	Each
44 27586	1	- KITCHEN - CLARIFICATION RE: ITEM # 15 IN B1A'S, KITCHEN QUARTZ COUNTERTOPS TO BE PENCIL TOP ONLY WITH SQUARE BOTTOM EDGE, AS PER EDGE PROFILES SKETCH. SEE ITEM # 15. Note:	\$ 0.00	Each
45 27638	1	- KITCHEN - KITCHEN BACKSPLASH INSTALLATION ONLY TO BE HORIZONTAL BRICK INSTALL, AS PER WALL TILE INSTALLATION SKETCH. SEE ITEM #16. Note:	\$ 50.00	Each

Vendor Initials:  Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASERS: Jacob Joseph Alexander and Melina Marchand

Printed: 15-Dec-20 6:20 pm


LOT NUMBER R04 Level: 3	PHASE Condo	HOUSE TYPE 5310	CLOSING DATE 16-Nov-21
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE

Payment Summary

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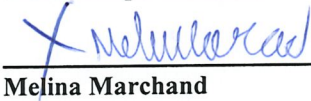
Total Payment:

PURCHASER:


Jacob Joseph Alexander

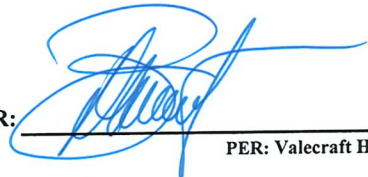
16-Dec-20
DATE

PURCHASER:


Melina Marchand

16-Dec-20
DATE

VENDOR:


PER: Valecraft Homes Limited

DATE: December 23, 2020

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

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


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

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #8(g) of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #8(a) 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 #8(b) of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated **December 16th, 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 # 48 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 16th day of December, 2020.


Purchaser

Valecraft Homes Limited


Purchaser


Per:

December 23, 2020
Date:

Lot #: R04

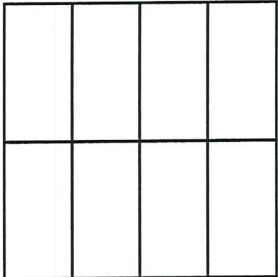
Project: Deerfield Village 2



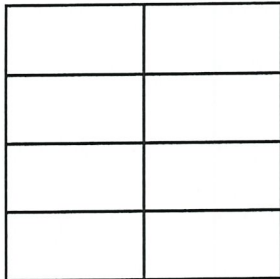
Tile Installation Options

WALL TILE

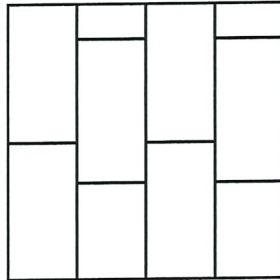
Vertical stacked



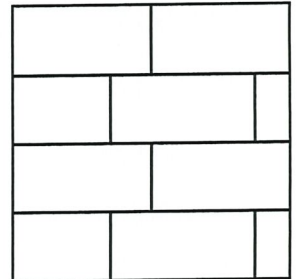
Horizontal stacked



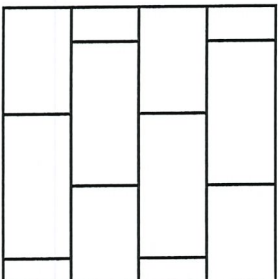
Vertical 1/3 offset brick



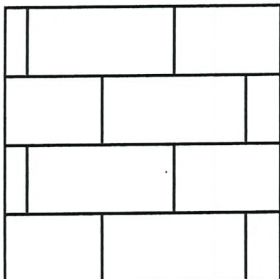
Horizontal 1/3 offset brick



Vertical brick

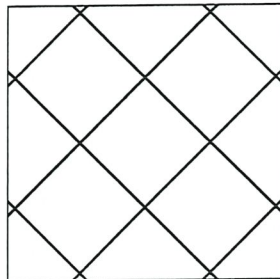


Horizontal brick

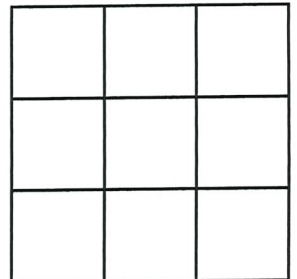


Kitchen Backsplash

45 degree



Standard square



JA
MM
[Signature]

JA
mm
[Signature]

Project: DV2

Plan #: 4M-1290

Lot: R04

Model: 5310

Purchaser: Jacob Joseph Alexander

Purchaser: Melina Marchand

Date: December 16th, 2020

Upgrade #: 16, 19, 20, 23, 24, 35, 45

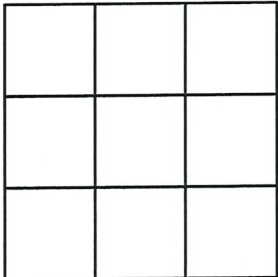
JA
MM
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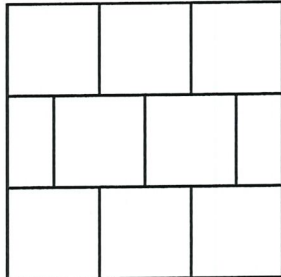
Tile Installation Options

FLOOR TILE

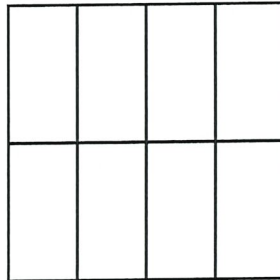
Standard square



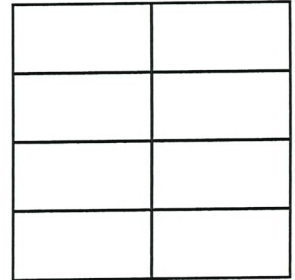
Square brick



Rectangular
front to back of the house



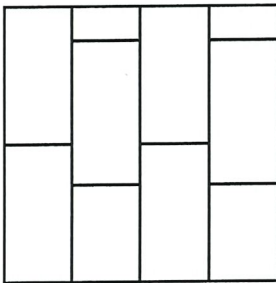
Rectangular
side to side of the house



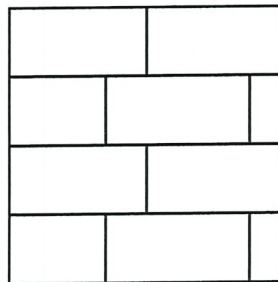
Mechanical Room
Laundry Area



Rectangular 1/3 staggered
front to back of the house



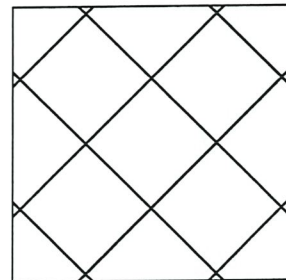
Rectangular 1/3 staggered
side to side of the house



Entry
Kitchen
Main Bathroom
Ensuite Bathroom



45 degree



Project: DV2

Plan #: 4M-1290

Lot: R04

Model: 5310

Purchaser: Jacob Joseph Alexander

Purchaser: Melina Marchand

Date: December 16th, 2020

Upgrade #: 17, 18, 21, 22, 32, 33, 37

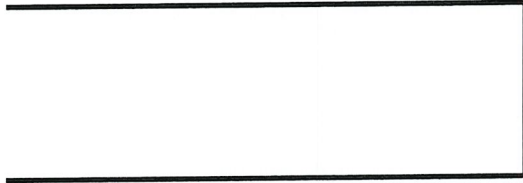




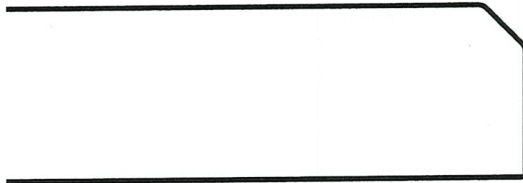
Valecraft
Homes Ltd.

JA MM JB

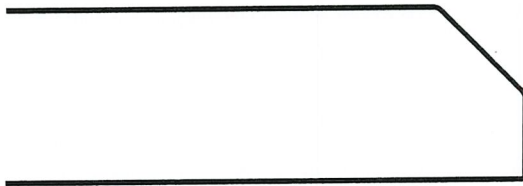
Standard Edge Profiles for Granite & Quartz



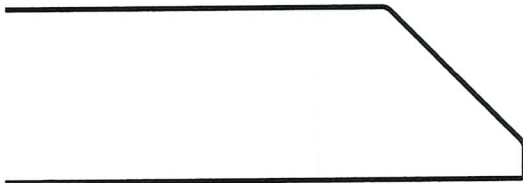
Eased Edge



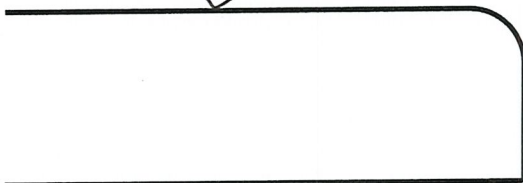
1/4 Bevel



1/2 Bevel



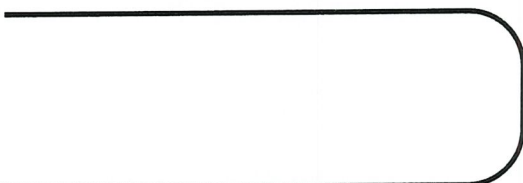
3/4 Bevel



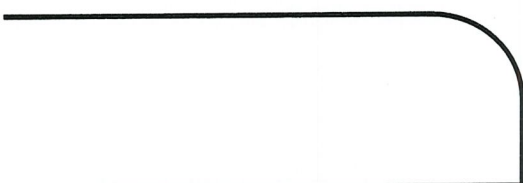
Pencil Top Only
with Square Bottom

Kitchen countertops c/w Flush
Breakfast Bar

JA MM JB



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: DV2

Purchaser: Jacob Joseph Alexander

Plan #: 4M-1290

Purchaser: Melina Marchand

Lot: R04

Date: December 16th, 2020

Model: 5310

Upgrade #: 15 & 44

JA MM JB



THIRD FLOOR

MODEL 5310
1348 SQ.FT

Site: DV2

Purchaser: Jacob Joseph Alexander

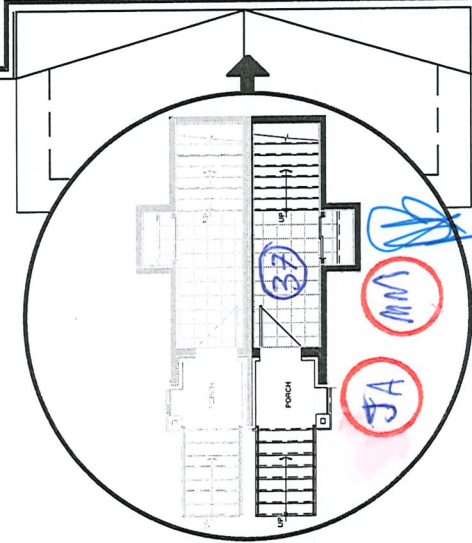
Plan No.: 4M-1290

Unit: R-04

Purchaser: Melina Marchand

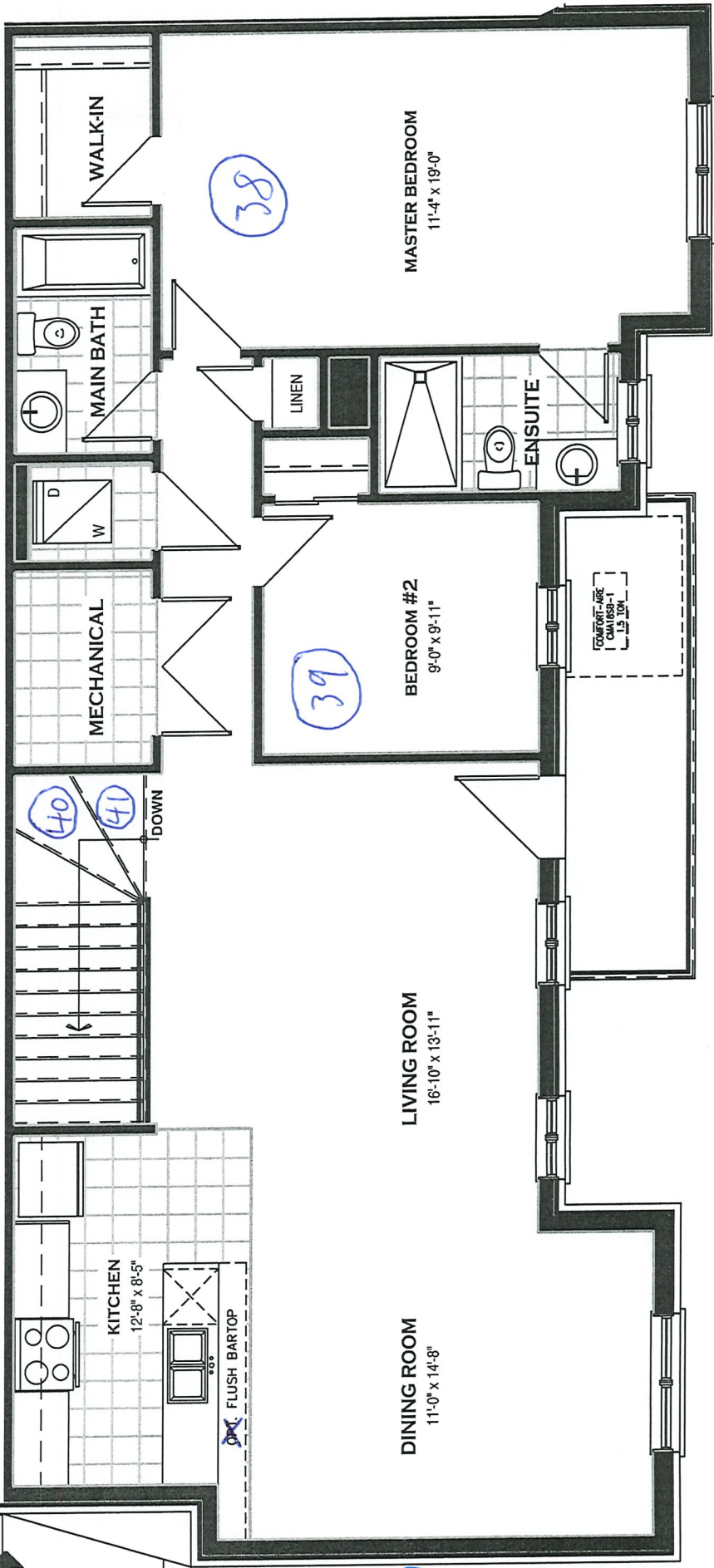
Date: December 16th, 2020

UNIT 5309
ENTRANCE



UNIT 5310
ENTRANCE


SKETCH



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.

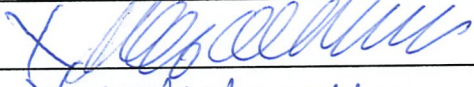


01/30/2020

	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R04	Civic Address:	735-H Dearborn Private		
	Purchaser(s):	Jacob Joseph Alexander			Model Name/#:	5310
	Purchaser(s):	Melina Marchand			Closing Date:	Nov 16-2021

INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE	Standard Nivaga Baseboards and Casings	STD
DOOR STYLE	Standard Cambridge Style Passage Doors	STD
INTERIOR HARDWARE	Standard Satin Chrome	STD
INTERIOR LIGHTING PACKAGE	Standard Roma Lighting	5, 6
BATHROOM ACCESSORIES	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
FOYER + STAIRWAY	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
STORAGE ROOM	N/A	N/A	N/A	N/A
LAUNDRY ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
MAIN FLOOR HALLWAY	N/A	N/A	N/A	N/A
LIVING ROOM / DINING ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
KITCHEN	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	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) :

Purchaser's Signature(s) :

Approved By :

Date: December 16th, 2020

Date: December 16th, 2020

Date: Dec 23, 2020



CONDOMINIUM HOME COLOUR CHART

Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	R04	Civic Address:	735-H Dearborn Private		
Purchaser(s):	Jacob Joseph Alexander			Model Name/#:	5310
Purchaser(s):	Melina Marchand			Closing Date:	Nov 16-2021

CABINETRY

ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Banff (MDF Seamless) Navy Blue, Pots and Pans 3 Drw Fronts 10/10/10			Level 2	4, 12, 13, 30, 31
	HARDWARE CODE	81092-142	TYPE	Pulls	STD	12, 13, 30, 31
	COUNTERTOP	Desert Silver	COUNTERTOP EDGE PROFILE	Pencil top Only with Square Bottom Edge	Level 2 Quartz	15, 44
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K64			STD	4
	HARDWARE CODE	7814-142	TYPE	Pulls	STD	STD
	COUNTERTOP	P395-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K64			STD	4
	HARDWARE CODE	7814-900	TYPE	Pulls	STD	STD
	COUNTERTOP	P395-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD
POWDER ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	N/A	N/A	N/A	N/A
	COUNTERTOP	N/A	N/A	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	STD	Sleeve for future water line + Basic Stainless Steel	3, 28
RANGE	Standard	STD	Level 1 Whirlpool Stainless Steel Slide-In Range 30" wide	14, 28
DISHWASHER	Standard	STD	Basic Stainless Steel	28
MICROWAVE / HOODFAN	Standard	STD	Basic Stainless Steel	28
WASHING MACHINE/DRYER	Standard	STD	White	28

Purchaser's Signature(s) : _____

Date: December 16th, 2020

Purchaser's Signature(s) : _____

Date: December 16th, 2020

Approved By : _____

Date: Dec 23, 2020

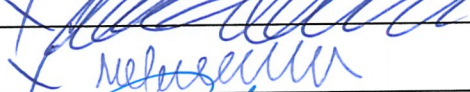


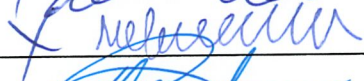
CONDOMINIUM HOME COLOUR CHART

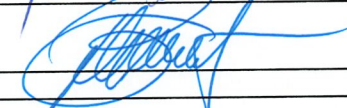
Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	R04	Civic Address:	735-H Dearborn Private		
Purchaser(s):	Jacob Joseph Alexander			Model Name/#:	5310
Purchaser(s):	Melina Marchand			Closing Date:	Nov 16-2021

CERAMIC & GROUT SELECTIONS

ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
ENTRY	FLOOR	Ceratec Authentik Rhapsody 11.8"x23.6" Grey (Rectangular 1/3 staggered side to side install)	908 Dove Gray	Bronze Floor Tile + UPG Install + UPG Grout	34, 37
STORAGE ROOM	FLOOR	N/A	N/A	N/A	N/A
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
MECHANICAL ROOM	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	908 Dove Gray	STD Floor Tile + UPG Grout	34
LAUNDRY ROOM	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	908 Dove Gray	STD Floor Tile + UPG Grout	34
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
KITCHEN	FLOOR	Ceratec Authentik Rhapsody 11.8"x23.6" Grey (Rectangular 1/3 staggered side to side install)	908 Dove Gray	Bronze Floor Tile + UPG Install + UPG Grout	17, 32, 34
	BACKSPLASH	Ceratec Feng Shui 3.9"x 7.9" White Bevelled (Horizontal brick install)	931 Standard White	Bronze Wall Tile + UPG Install + STD Grout	16, 35 X 45
	INSERT OR BORDER	N/A			
DINETTE	FLOOR	N/A	N/A	N/A	N/A
MAIN BATHROOM	FLOOR	Ceratec Authentik Rhapsody 11.8"x23.6" Grey (Rectangular 1/3 staggered side to side install)	908 Dove Gray	Bronze Floor Tile + UPG Install + UPG Grout	18, 33, 34
	WALL	Olympia New Serenity 8"x16" Bright Arctic White QT.SR.ARW.0816.BR (Horizontal 1/3 offset Brick Install)	931 Standard White	Bronze Wall Tile + UPG Install + STD Grout	19, 20
	INSERT OR BORDER	N/A			
ENSUITE BATHROOM	FLOOR	Ceratec Authentik Rhapsody 11.8"x23.6" Grey (Rectangular 1/3 staggered side to side install)	908 Dove Gray	Bronze Floor Tile + UPG Install + UPG Grout	21, 22, 34
	WALL	Olympia New Serenity 8"x16" Bright Arctic White QT.SR.ARW.0816.BR (Horizontal 1/3 offset Brick Install)	931 Standard White	Bronze Wall Tile + UPG Install + STD Grout	23, 24
	INSERT OR BORDER	N/A			

Purchaser's Signature(s) : 

Purchaser's Signature(s) : 

Approved By : 

Date: December 16th, 2020

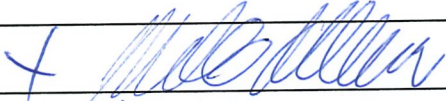
Date: December 16th, 2020


Date: December 23, 2020




CONDOMINIUM HOME COLOUR CHART					
Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	R04	Civic Address:	735-H Dearborn Private		
Purchaser(s):	Jacob Joseph Alexander			Model Name/#:	5310
Purchaser(s):	Melina Marchand			Closing Date:	Nov 16-2021

FLOORING SELECTIONS			
ROOM	CARPET/UNDERPAD OR HARDWOOD	LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	N/A	N/A	N/A
KITCHEN	N/A	N/A	N/A
DINING ROOM	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Celtik Character Grade Ultra-Matte 6-1/4" Wide, Pure Genius	UPG	11
LIVING ROOM	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Celtik Character Grade Ultra-Matte 6-1/4" Wide, Pure Genius	UPG	11
MAIN STAIRS	Beaulieu A6133 Montara 86590 Rustic Wool + Upgrade Underpad	L1 Carpet + L1 Underpad	40, 41
BEDROOM HALLWAY	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Celtik Character Grade Ultra-Matte 6-1/4" Wide, Pure Genius	UPG	11
MASTER BEDROOM	Beaulieu A6133 Montara 86590 Rustic Wool + Upgrade Underpad	L1 Carpet + L1 Underpad	7, 38
BEDROOM # 2	Beaulieu A6133 Montara 86590 Rustic Wool + Upgrade Underpad	L1 Carpet + L1 Underpad	8, 39
STAIRS FROM FOYER	N/A	N/A	N/A

Purchaser's Signature(s) : 


Purchaser's Signature(s) : 

Approved By : 

Date: December 16th, 2020

Date: December 16th, 2020

Date: Dec 23, 2020

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R04	Civic Address:	735-H Dearborn Private		
	Purchaser(s):	Jacob Joseph Alexander			Model Name/#:	5310
	Purchaser(s):	Melina Marchand			Closing Date:	Nov 16-2021
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Franke Cube CUX120-CA Stainless Steel Double Bowl 9" deep undermount kitchen sink			Stainless Steel	29
	FAUCET	Delta Marley Single Handle, Single Hole Pull-down 986LF-AR			Arctic Stainless	36
ENSUITE BATHROOM	SINK	Standard			White	STD
	VANITY FAUCET	Delta Trinsic Single Handle High-Arc Lavatory Faucet 559HA-BL-DST			Matte Black	27
	WATER CLOSET	Standard			White	STD
	SHOWER	Standard			White/ Chrome / Clear Glass	STD
	SHOWER FAUCET	Delta Trinsic Shower Faucet T14259-BL-R10000-UNBX with H2O kinetic raincan shower head			Matte Black	26
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

Purchaser's Signature(s) : 

Date: December 16th, 2020

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Approved By :

Date:

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 214	STD, 11
BRACKET (if applicable)	Red Oak	Colonial	SB 214	STD, 11
SPINDLES	Red Oak	Colonial	SB 214	STD, 11
POSTS	Red Oak	Colonial	SB 214	STD, 11
NOSINGS	Red Oak	N/A	SB 214	STD, 11
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

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Approved By : 

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