



Welcome to Place St. Thomas

Dear Sabrina Anne Pelletier-Vaillant & Joseph Glenn Carl Prezeau,

RE: Place St. Thomas Phase 6 Lot G38

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **January 13, 2022**

You now have five (5) business days from **January 13, 2022** to obtain your Lawyer's & Financing approvals.

On or before **January 20, 2022** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your interior colour selections & all remaining upgrades must be completed by **February 3, 2022** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-370-0288.

Sincerely,

Lisa Ballard

Valecraft 2019 Homes Sales Department

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST THOMAS 6		LOT NO: G38			
Reg'd Plan #: 50M-352		MODEL: 140 Green Std			
Name(s): Sabrina Anne Pelletier-Vaillant					
Name(s): Joseph Glenn Carl Prezeau					
		BASE PRICE:		\$516,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$29,505.63	
		CREDITS:		-\$5,000.00	
		SUBTOTAL:		\$24,505.63	
		TOTAL:		\$541,405.63	
		PURCHASER OFFER:		\$541,405.63	
		DIFFERENCE:			
Décor bonus of \$5,000.00 applied in full to the purchase price.				-\$5,000.00	
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$500,358.96
COMMENTS:					
*EXPECTED DATE OF CLOSING:				October 27, 2022	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Critical Dates Calculator

To complete the first page of the Addendum, which is a Statement of Critical Dates, the first step is to select the appropriate type of sales transaction:

Freehold Firm; Freehold Tentative; Condominium Firm; or Condominium Tentative.

Once you have made this selection, in the table below, a new field will appear where you will enter the first Critical Date. Depending on the type of sales transaction, this Critical Date will be one of the following: the First Tentative Closing Date; the Firm Closing Date; the First Tentative Occupancy Date; or the Firm Occupancy Date. For condominiums, you will also enter the Outside Occupancy Date.

Please note that all Closing or Occupancy Dates must be on a business day.

Enter the first Critical Date by clicking on the calendar icon once it has appeared below. After you have selected this date, all of the remaining Critical Dates needed to complete the Statement of Critical Dates document will automatically be determined.

Critical Dates Calculator

Type of Transaction

Freehold Firm

Freehold Tentative

Enter Tentative Closing Date

October 27, 2022

Nov 1/22

Freehold Tentative - Critical Dates

First Tentative Date

October 27, 2022

Nov 1

Second Tentative Date

February 24, 2023

Mar 1

Firm Closing Date

June 26, 2023

June 29

Outside Closing Date

February 26, 2024

Feb 29

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date

July 29, 2022

Aug 3

Notice to set Firm Closing Date

November 25, 2022

Dec 1

Purchaser's Termination Period

End of Purchaser's Termination Period

March 27, 2024

Apr 2

To generate and print a Statement of Critical Dates, choose one of the following:

What is a POTL?

Condominium Firm

Condominium Tentative



https://www.tarion.com/resources/cdc

1/1

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Sabrina Anne Pelletier-Vaillant and Joseph Glenn Carl Prezeau			Printed: 5-Jan-22 5:21 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G38	6	140 THE GREEN	27-Oct-22
ITEM	QTY	EXTRA / CHANGE	PRICE
11 114566	1	- HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - STANDARD AREAS	\$ 2,856.00
38105	Note:	- As per Schedule H dated October 1, 2021 - Standard areas include Great Room, Dining Room & Upper Hallway.	Each ✓ Q1806-1 #11
12 114584	1	- MASTER BEDROOM - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - MASTER BEDROOM / WIC OPT ENSUITE	\$ 3,596.00
38106	Note:	- As per Schedule H dated October 1, 2020 - See item #8 (5pc ensuite)	Each ✓ Q1806-1 #12
13 105	2	- KITCHEN - LOWER CABINETS - LOWER AND COUNTER TOP - PER LINEAR FOOT, STANDARD CABINETRY	\$ 702.00
38108	Note:	- As per Kitchen Sketch & Schedule H dated October 1, 2021 - Island extended by approximately 2 feet. - See item #4 (Optional Kitchen Layout #2) - Does not include backsplash tiles or optional breakfast bars.	✓ Purchasers acknowledge island will bypass sink/stove wall cabinetry & will not align.
*14 115190	1	- KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPTION #2 C/W FLUSH BREAKFAST BAR	*\$ 5,165.00
38110	Note:	- As per Kitchen Sketch & Schedule H dated October 1, 2021 - See item #4 (Optional Kitchen Layout #2) - See item #13 (Includes 2 feet extension on kitchen island) - Does not include undermount sink or upgraded faucet	Each ✓
15 165	1	- KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE -- KITCHEN - BRONZE	\$ 90.00
38114	Note:	- See item #4 (Optional Kitchen Layout #2)	Each ✓
16 90826	1	- KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - STD SERIES CABINETRY	\$ 187.00
38116	Note:	- As per Schedule H & Kitchen Sketch dated October 1, 2021 - See item #4 (Optional Kitchen Layout #2)	Each ✓
17 120125	1	- KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL	\$ 75.00
38117	Note:		Each ✓
18 104416	1	- ENSUITE BATH - BATHROOMS - SHOWER DOOR - HALO 5 FT CHROME/CLEAR SINGLE SLIDING DOOR W/ FIXED PANEL IN LIEU OF KAMELEON GLASS DOOR	\$ 950.00
38121	Note:	- As per Schedule H dated October 1, 2021 - See item #8 (5 pc ensuite)	Each ✓
19	1	- ENSUITE BATH - ENSUITE BATHROOM WALK-IN SHOWER - SHOWER HEAD INSTALLED APPROXIMATELY 88 INCHES FROM FLOOR.	\$ 75.00
38230	Note:	- See item #8 (5 pc ensuite)	Each ✓

Sub Total	\$13,696.00
HST	\$0.00
Total	\$13,696.00

Vendor Initials: _____

Purchaser Initials:  

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,806-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 6


PURCHASERS: Sabrina Anne Pelletier-Vaillant and Joseph Glenn Carl Prezeau

Printed: 5-Jan-22 5:22 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G38	6	140 THE GREEN	27-Oct-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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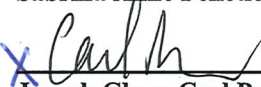
Payment Summary	
<u>Paid By</u>	<u>Amount</u>
APS	\$15,809.63
<u>Total Payment:</u>	<u>\$15,809.63</u>

PURCHASER: 

Sabrina Anne Pelletier-Vaillant

9-Jan-22

DATE

PURCHASER: 

Joseph Glenn Carl Prezeau

9-Jan-22

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Quote Pricing - G38



QUOTE			
Place St. Thomas - Phase 6			
PURCHASER: Inventory Lot_G38		Printed: 24-Sep-21 1:22 pm	
LOT NUMBER G38	PHASE 6	HOUSE TYPE 140 THE GREEN	CLOSING DATE 15-Sep-22
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

*1 87532	1 - - BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00	Each
36946	Note: Decor bonus of \$5000.00 has been applied in full to the purchase price.		

*2 90162	1 - KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
36947	Note:		

*3 120313	1 - - STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE	\$ 0.00	Each
36948	Note: Location to be determined by Head Office		

*4 115545	1 - KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 2 - STD LEVEL CABINETRY - STD LEVEL COUNTERTOP AND BACKSPLASH	*\$ 403.00	Each
37057	Note: As per Schedule H dated		

*5 120321	1 - KITCHEN - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - OPTIONAL KITCHEN 2. INCLUDES UPGRADE TO 42IN UPpers WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	*\$ 470.00	Each
37058	Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per Sketch dated		

*6 113897	1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES	*\$ 1,756.00	Each
37059	Note:		

*7 113595	1 - UPPER HALL - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY	*\$ 1,654.00	Each
37060	Note:		

8 120160	1 - ENSUITE BATH - ENSUITE - 5PC ENSUITE WITH DOUBLE VANITY, SOAKER TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS	\$ 7,062.00	Each
36953	Note: - As per Schedule H		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,714-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL
PER: <u>DA</u>
DATE: <u>SEPT 24/21</u>

QUOTE			
Place St. Thomas - Phase 6			
PURCHASER: Inventory Lot_G38		Printed: 24-Sep-21 1:22 pm	
LOT NUMBER G38	PHASE 6	HOUSE TYPE 140 THE GREEN	CLOSING DATE 15-Sep-22
ITEM	QTY	EXTRA	CHANGE
		PRICE	INTERNAL USE

*9 999	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 0.00	Each
36954	Note: As per Sketch dated		

*10 998	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 0.00	Each
36955	Note:		

Sub Total	\$11,345.00
HST	\$0.00
Total	\$11,345.00

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

NOTE: Quotes are only valid for 60 days from the issue date

QUOTE			
Place St. Thomas - Phase 6			
PURCHASERS: Sabrina Anne Pelletier-Vaillant and Joseph Glenn Carl Prezeau			Printed: 23-Dec-21 9:15 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G38	6	140 THE GREEN	15-Sep-22
ITEM QTY PRICE / CHANGE		PRICE INTERNAL USE	

11 114566	1 - - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - STANDARD AREAS	\$ 2,856.00	Each
38105	Note: - Standard areas include Great Room, Dining Room & Upper Hallway.		

12 114584	1 - <i>MASTER BEDROOM</i> - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - MASTER BEDROOM / WIC OPT ENSUITE	\$ 3,596.00	Each
38106	Note:		

13 105	2 - <i>KITCHEN</i> - LOWER CABINETS - LOWER AND COUNTER TOP - PER LINEAR FOOT, STANDARD CABINETRY	\$ 702.00	
38108	Note: - Island extended by approximately 2 feet. Please see Sketch 001 - Pelletier - Optional Kitchen Layout #2 - Does not include backsplash tiles or optional breakfast bars.		

Quote Line

*14 120161	1 - <i>KITCHEN</i> - CABINETRY - FLUSH BREAKFAST BAR - KITCHEN STD LAYOUT - STD LAMINATE COUNTERTOP	*\$ 989.00	Each
38109	Note: - Includes 2 feet extension on kitchen island (item #13) - Please see Sketch 001 - Pelletier		

Quote Line

*15 115190	1 - <i>KITCHEN</i> - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPTION #2 C/W FLUSH BREAKFAST BAR	*\$ 5,165.00	Each
38110	Note: - Includes 2 feet extension on kitchen island (item #13) - Please see Sketch 001 - Pelletier - Does not include undermount sink or upgraded faucet		

Quote Line

*16 120856	1 - <i>KITCHEN</i> - COUNTERTOP - QUARTZ - LEVEL 5 - KITCHEN OPTION #2 C/W FLUSH BREAKFAST BAR	*\$ 7,936.00	Each
38111	Note: - Includes 2 feet extension on kitchen island (item #13) - Please see Sketch 001 - Pelletier - Does not include undermount sink or upgraded faucet		

17 120422	1 - <i>KITCHEN/DINETTE</i> - CABINETRY - OPTIONAL EXTENDED PANTRY 1 - BUILDERS STANDARD SELECTIONS	\$ 6,426.00	Each
38112	Note: - Includes Builders Standard Backsplash. - Does Not Include Bulkhead Extension. - As per Pantry Sketch		

Vendor Initials: _____ Purchaser Initials: _____


PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,806-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: Dec 23/21

QUOTE

Place St. Thomas - Phase 6

PURCHASERS: Sabrina Anne Pelletier-Vaillant and Joseph Glenn Carl Prezeau

Printed: 23-Dec-21 9:15 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G38	6	140 THE GREEN	15-Sep-22

UNIT 38, EXTRA CHARGE	PRICE, INTERNAL SET
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18 114863 38113	1 - <i>KITCHEN/DINETTE</i> - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - EXTENDED PANTRY. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - As per UPC Sketch	\$ 236.00	Each
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Quote Line

19 165 38114	1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE -- KITCHEN - BRONZE Note: - Optional Kitchen Layout #2	\$ 90.00	Each
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Quote Line

20 38115	1 - <i>KITCHEN/DINETTE</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - DESK AREA IN OPTIONAL EXTENDED PANTRY - DINETTE - BRONZE Note: - As per Pantry Sketch Sketch	\$ 35.00	Each
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21 90826 38116	1 - <i>KITCHEN</i> - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - STD SERIES CABINETRY Note: - As per Sketch 001 - Pelletier	\$ 187.00	Each
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22 120125 38117	1 - <i>KITCHEN</i> - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL Note:	\$ 75.00	Each
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23 689 38119	1 - - TOILET - AMERICAN STANDARD CHAMPION PRO ELONGATED FRONT 211AA 104 W/ SOFT CLOSE SEAT Note:	\$ 760.00	Each
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24 694 38120	1 - - TOILET - AMERICAN STANDARD STUDIO 2 - PC TOILET ELONGATED DUAL FLUSH & SOFT CLOSE SEAT Note:	\$ 874.00	Each
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25 104416 38121	1 - <i>ENSUITE BATH</i> - BATHROOMS - SHOWER DOOR - HALO 5 FT CHROME/CLEAR SINGLE SLIDING DOOR W/ FIXED PANEL IN LIEU OF KAMELEON GLASS DOOR Note: - As per Sketch 001 - Pelletier	\$ 950.00	Each
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Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,806-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: DR

DATE: DR 23/21

QUOTE			
Place St. Thomas - Phase 6			
PURCHASERS: Sabrina Anne Pelletier-Vaillant and Joseph Glenn Carl Prezeau			Printed: 23-Dec-21 9:15 am
LOT NUMBER G38	PHASE 6	HOUSE TYPE 140 THE GREEN	CLOSING DATE 15-Sep-22
PRICE		INTERVAL	

26	1 - <i>ENSUITE BATH</i> - BATHROOMS - DELTA TRINSIC SHOWER FAUCET	\$ 160.00	Each
28065	T14259-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME		
38122	Note: - Ensuite Bathroom Walk-In Shower - Shower Faucet installed approx. 88 inches from shower base floor.		

Sub Total	\$31,037.00
HST	\$0.00
Total	\$31,037.00

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

NOTE: Quotes are only valid for 60 days from the issue date

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DG</u>
DATE:	<u>DEC 23/21</u>

Place St. Thomas Price List

THE 100 SERIES - Block G



Executive Freehold Townhouses

Model	Model No.	Sq. Ft.	# of Bedrooms	Current Upgrades	<i>Priced From</i>
The Lewis - G34	(130)	2136	3	\$22,480.63	\$542,380.63
The Green - G35	(140)	2140	3	\$15,330.63	\$532,230.63
The Stanley II - G36	(160-2)	2135	3	\$24,644.62	\$554,544.62
The Stanley II - G37	(160-2)	2135	3	\$23,759.62	\$553,659.62
The Green - G38	(140)	2140	3	\$15,809.63	\$532,709.63
The Bassett - G39	(170)	2315	3	\$16,410.62	\$591,310.63

Price subject to change without notice and includes HST (based on Purchaser qualifying for and assigning full new housing rebates for owner occupied only.)

(See Sales Consultant for Details to Qualify)

End unit premium of \$15,500.00 will be added to the base price excluding the Mann (105) & Bassett (170) models (Included in base price).

Sales Consultant
Adam Bowman
613-370-0288
place-st-thomas@valecraft.com

Monday to Wednesday 12:00 PM to 7:00 PM
Thursday & Friday Closed
Saturday to Sunday 12:00 PM to 5:00 PM

Prices Subject to Change Without Notice

E. & O.E

November 24, 2021

K:\SALES\Admin-VH2019\VH 2019PRICELISTS&LOTS PREMIUMS

Lisa Ballard

From: Kirk Richards
Sent: Sunday, December 5, 2021 2:45 PM
To: Lisa Ballard
Subject: Footings poured


Afternoon

Block G(33) pst6
Footings were poured in the afternoon of Friday December 3,2021.

Thank you,

***all persons entering the site must submit the online questionnaire prior to entering the site at
Valecraft.com/trades***

Kirk Richards 613-868-3104
krichards@valecraft.com
Place St. Thomas(Embrun)
Valecraft Homes (2019)Limited

BMO  Bank of Montreal • Banque de Montréal

CANADIAN \$ DRAFT / TRAITE EN DOLLARS CANADIENS

INNES AND 10TH LINE
4392 INNES ROAD

OTTAWA, ONTARIO, CANADA K4A 3W3

CTI

416661

DATE 2022 01 05
Y/A M/M D/J

Pay to the order of
Payez à l'ordre de

Valecraft Homes (2019) Ltd.

\$ 5 000.00

BANK OF MONTREAL

500000

/100 Canadian Dollars Canadiens

for Bank of Montreal/pour la Banque de Montréal

Carl Joseph Prezeau

Name of remitter / Nom de l'expéditeur

156 Provender Ave. Ottawa, ON

Address of remitter / Adresse de l'expéditeur

Signing Officer / Signature

Signing Officer / Signature

⑆06952⑉001⑆ 3219024166617⑈ 90

Project: Place St. Thomas 6
Plan No: 504-352 Lot No: 638
Model: 140 Green Stl Date: Jan 9, 2022
Purchaser: Sabrina Anne Palletier - Vaillancourt
Purchaser: Joseph Glenn Carl Prezeau