

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 30 DAY OF April , 20 21 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 24
LOT: 24 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 792 Namur Street
PURCHASERS: Analiza Reyes & Dandelo De Guzman

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: April 30, 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: \$781,370.36
BALANCE AT CLOSING: \$690,090.36
LESS H.S.T. AMOUNT: \$712,717.13
SCHEDULE "G" DATED: November 10, 2022
TARION SCHEDULE "B" DATED: November 10, 2022

INSERT: 680 dated: February 4, 2022 in the amount of: \$21,515.35
NEW PURCHASE PRICE: \$802,885.71
NEW BALANCE AT CLOSING: \$711,605.71
NEW LESS H.S.T. AMOUNT: \$731,757.27
SCHEDULE "G" DATED: February 4, 2022
TARION SCHEDULE "B" DATED: February 4, 2022

Dated at Oshawa, ON this 4 day of February , 2022
In the presence of:

WITNESS
PURCHASER
DocuSigned by:
Analiza Reyes
104151E6B013746F...

WITNESS
PURCHASER
DocuSigned by:
Dandelo De Guzman
104151E6B013746F...

Dated at Ottawa, ON this 4 day of February , 2022

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President
I HAVE THE AUTHORITY TO BIND THE CORPORATION



Freehold Form
(Tentative Closing 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 #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 February 4, 2022.

Signed at Oshawa, ON, this 4 day of February, 2022.

DocuSigned by:
Analiza Reyes
Purchaser 8811DE63D13746F...

Valecraft Homes (2019) Limited

DocuSigned by:
Dandelo De Guzman
Purchaser 5C45812B72BC492...

DocuSigned by:
Frank Nieuwkoop
Per: A04F827301214EE...

February 4, 2022
Date:

Lot #: 24 - Phase 6

Project: **Place St. Thomas 6**



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Analiza Reyes and Dandelo De Guzman			Printed: 4-Feb-22 9:29 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	6	1086 THE STEEL ELEV B	29-Jun-22
ITEM	QTY	EXTRA / CHANGE	PRICE
86	1	MASTER BEDROOM - HARDWOOD - MAPLE - 5 3/16" STAINED - MASTER BEDROOM	\$9,003.00
37942	Note:	As per Floor Plan Sketch dated February 4, 2022	Each
87	1	BEDROOM 2 - HARDWOOD - MAPLE - 5 3/16" STAINED - BEDROOM #2	\$4,524.00
37936	Note:	As per Floor Plan Sketch dated February 4, 2022	Each
88	1	BEDROOM 3 - HARDWOOD - MAPLE - 5 3/16" STAINED - BEDROOM #3	\$3,865.00
37937	Note:	As per Floor Plan Sketch dated February 4, 2022	Each
89	1	BEDROOM 4 - HARDWOOD - MAPLE - 5 3/16" STAINED - BEDROOM #4	\$3,456.00
37938	Note:	As per Floor Plan Sketch dated February 4, 2022	Each
*90 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$535.62
38126	Note:	Orbital Estimate No#: OR7084 dated 12/16/2021 & Sketch dated December 20, 2021.	Each
*91 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$1,831.73
38127	Note:	S&S Electric Estimate No#: SS5628 Rev.04 & Sketch dated 12/20/2021	Each
92	1	- REVISION # 3 TO INTERIOR COLOUR CHART DATED JULY 14, 2021.	
38345	Note:		Each
93	1	- ADMINISTRATION FEE	\$300.00
37939	Note:	- Changes after File Completion	Each
94	1	- BONUS - DECOR CENTER CREDIT IF \$2,000.00	-\$2,000.00
38344	Note:	- Additional decor bonus applied in full to the purchase price.	Each

Sub Total	\$21,515.35
HST	\$0.00
Total	\$21,515.35

PREPARED BY: Dan Guerin
LOCKED BY: Lisa Ballard
PE 1,558-1
InvoiceSQL.rpt 05may21

Vendor Initials

DS

FN

Purchaser Initials

DS

AR

DS

DDG

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Analiza Reyes and Dandelo De Guzman			Printed: 4-Feb-22 9:29 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	6	1086 THE STEEL ELEV B	29-Jun-22
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

Payment Summary

<u>Paid By</u>	<u>Amount</u>
Amendment	\$21,515.35
<u>Total Payment:</u>	<u>\$21,515.35</u>

PURCHASER:

DocuSigned by:

Analiza Reyes

0811DE63D13746F...

Analiza Reyes

04-Feb-22

DATE

PURCHASER:

DocuSigned by:

Dandelo De Guzman

4166C878A92...

Dandelo De Guzman

04-Feb-22

DATE

VENDOR:

DocuSigned by:

Frank Nieuwkoop

A04F827301214EE...

PER: Valecraft Homes (2019) Limited

DATE:

February 4, 2022

PREPARED BY: Dan Guerin

LOCKED BY: Lisa Ballard

PE 1,558-2

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

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.

DS

Purchaser

DS

Purchaser

DS

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 \$731.757.27 . 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 Oshawa, ON this 4 day of February , 2022

DocuSigned by:

Analiza Reyes

A5B1E63D13746F...

PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:

Dandelo De Guzman

5C45812B72BC492...

PURCHASER

DocuSigned by:

Frank Nieuwkoop


A04F827301214EE...

PER:

February 4, 2022

DATE:


PROJECT: PLACE ST THOMAS 6 LOT: 24

	SINGLES AND TOWNS COLOUR CHART - Rev.03					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	24 - Phase 6	Civic Address:	792 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Analiza Reyes			Model Name/#:	Steel #1086
	Purchaser(s):	Dandelo De Guzman			Closing Date:	29-Jun-22
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE						
DOOR STYLE						
INTERIOR HARDWARE						
INTERIOR LIGHTING PACKAGE	Standard Roma Collection + S&S Electric Upgrades + Orbital and S&S Electric Upgrades (late change)					STD, 36 74, 91
BATHROOM ACCESSORIES						
FIREPLACE MANTLE						

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL				
BRACKET (if applicable)				
SPINDLES / Glass Panels				
POSTS				
NOSINGS				
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>				
COOKTOP				
DISHWASHER				
MICROWAVE / WALL OVEN				
CHIMNEY HOODFAN				
WASHING MACHINE/DRYER				

DocuSigned by:

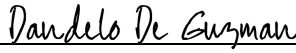


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DocuSigned by:

Purchaser's Signature(s) :

Date: 4-Feb-22

DocuSigned by:




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DocuSigned by:

Purchaser's Signature(s) :

Date: 4-Feb-22


DocuSigned by:



A04F827301214EE...


Approved By :

Date: February 4, 2022

	SINGLES AND TOWNS COLOUR CHART - Rev.03					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	24 - Phase 6	Civic Address:	792 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Analiza Reyes			Model Name/#:	Steel #1086
	Purchaser(s):	Dandelo De Guzman			Closing Date:	29-Jun-22
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY						
LIVING/DINING ROOM						
FLEX ROOM						
FAMILY ROOM						
GREAT ROOM						
DEN/HOME OFFICE						
REAR HALLWAY						
KITCHEN						
BREAKFAST AREA/DINETTE						
MAIN STAIRS TO BEDROOMS						
UPPER HALLWAY						
BEDROOM # 2	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"				UPG	87
BEDROOM # 3	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"				UPG	88
BEDROOM # 4	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"				UPG	89
MASTER BEDROOM	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"				UPG	86
MASTER BEDROOM WALK-IN CLOSET	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"				UPG	86
PARTIAL STAIRS TO BASEMENT DOOR (LANDING)						
FINISHED BASEMENT RECREATION ROOM						

Purchaser's Signature(s) :

DocuSigned by:




0811D63D143746F...

Date: 4-Feb-22

Purchaser's Signature(s) :

DocuSigned by:




5D66E5192B692...

Date: 4-Feb-22

Approved By :

DocuSigned by:



A04F827301214EE...

Date: February 4, 2022



THE STEEL

MODEL 1086
3205 SQ. FT.

Site: Place St. Thomas 6

Plan No.: 50M-352

Lot: 24

Date: December 20, 2021

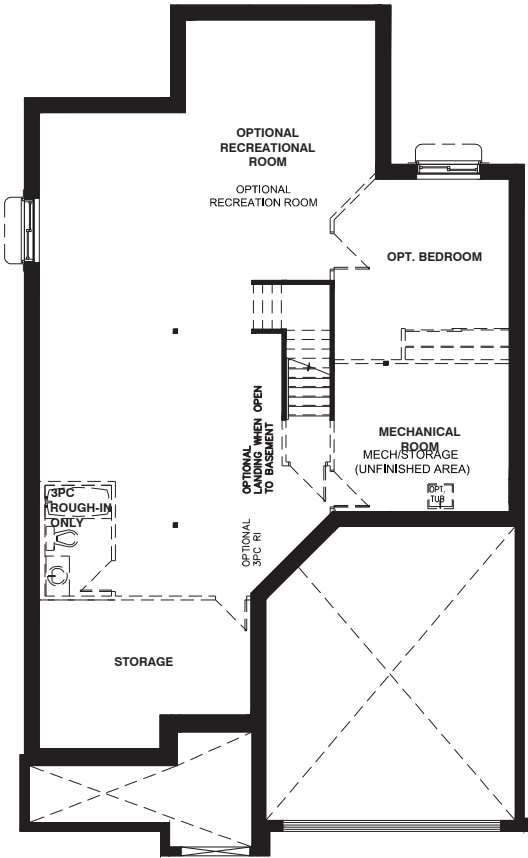
Purchaser: Analiza Reyes

Purchaser: Dandelo De Guzman

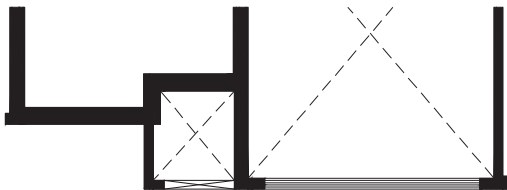
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DS
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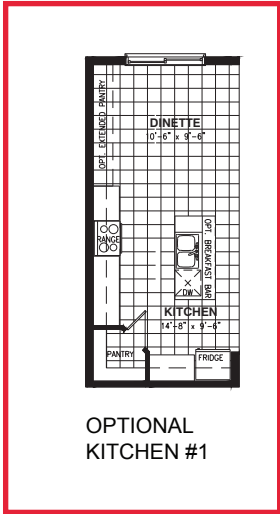
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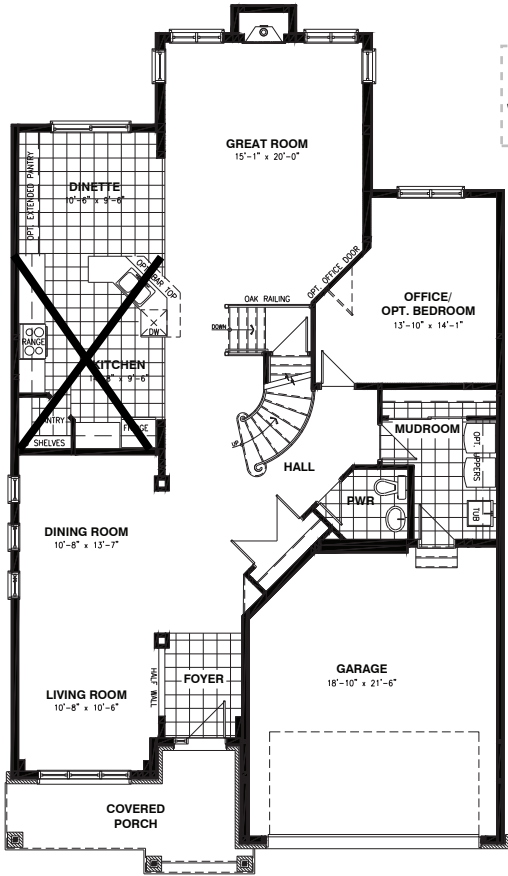
BASEMENT FLOOR - ELEVATION A & C



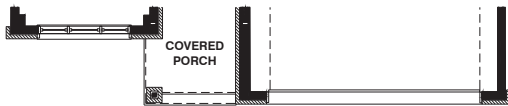
BASEMENT FLOOR - ELEVATION B



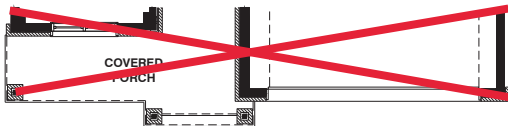
OPTIONAL
KITCHEN #1



GROUND FLOOR - ELEVATION A

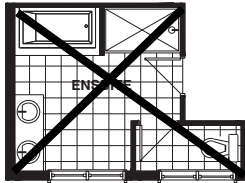


GROUND FLOOR - ELEVATION B

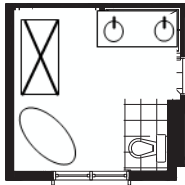


GROUND FLOOR - ELEVATION C

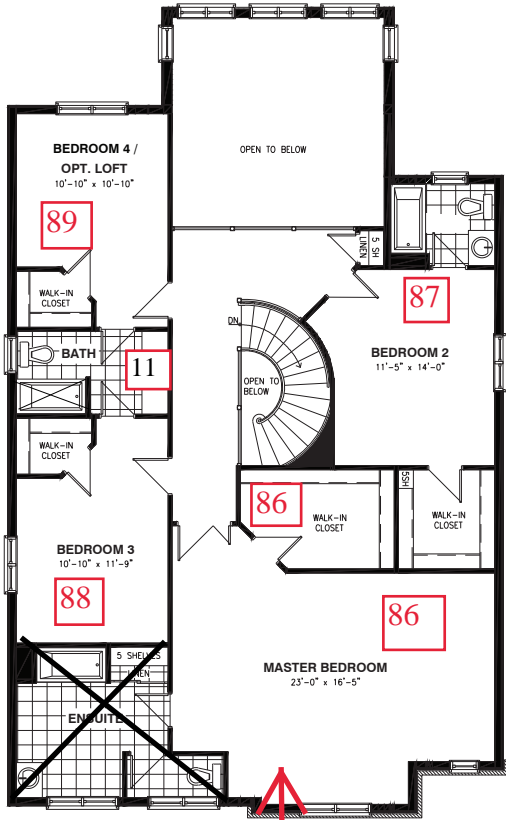
SS-Orbital Sketch



OPTIONAL 5PC ENSUITE
ELEVATION A



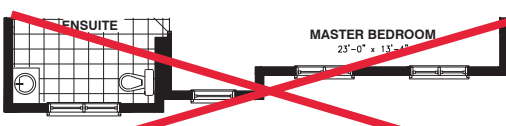
OPTIONAL 5PC ENSUITE
ELEVATION B & C



SECOND FLOOR - ELEVATION A



SECOND FLOOR - ELEVATION B



SECOND FLOOR - ELEVATION C



Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

Estimate No#: OR7084

Customer Copy

Customer:

Analiza Reyes & Dandelo De Guzman

Home: 647-302-5521; 416-803-2396
Email: dan.deguzman@gmail.com;
analizareyes25@yahoo.ca

Builder:

Project:

Lot:




Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
Lot 24- Phase 6
'2

Salesperson:

Date:

Jason Thompson (OR)
12/16/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Various Locations	1.00	Note - confirm locations at walkthrough		\$	\$0.00
Second Floor Hall	1.00	(1) Port Plate - (1) Data CAT5e Outlet (1) Port Plate - (1) Data CAT5e Outlet - Location as shown on floor plan - in ceiling for future wifi access point		\$158.00	\$158.00
Foyer	1.00	(1) Port Plate - (1) Data CAT5e Outlet (1) Port Plate - (1) Data CAT5e Outlet - Location as shown on floor plan - in ceiling for future wifi access point		\$158.00	\$158.00
Great Room	1.00	(1) Port Plate - (1) Data CAT5e Outlet (1) Port Plate - (1) Data CAT5e Outlet - Location as shown on floor plan - above fireplace beside electrical (~60" from floor)		\$158.00	\$158.00

*** Total price includes all applicable taxes

Customer Subtotal: **\$474.00**

HST: **\$61.62**

Total: \$535.62

DocuSigned by:

Analiza Reyes

0011DE03D13740F...

Customer Signature

DocuSigned by:

Dandelo De Guzman

5C45812B72BC492...

February 4, 2022
January 24, 2022

Date



Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

Estimate No#: SS5628 Rev.04

Customer Copy

Customer:

Analiza Reyes & Dandelo De Guzman

Home: 647-302-5521; 416-803-2396
Email: dan.deguzman@gmail.com;
analizareyes25@yahoo.ca

DS
AR

DS
DDG

Builder:

Project:

Lot:

Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
Lot 24- Phase 6
2

Salesperson:

Date:

Jason Thompson
12/20/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Various Locations	1.00	Note conform locations at walkthrough		\$	\$0.00
Kitchen	1.00	note: Kitchen potlights NOT to be in bulkhead		\$	\$0.00
Bedroom 2 Ensuite	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) 4" LED slim Pot Light White (AFR4-0930-WH)	AA	\$238.00	\$238.00
Bedroom 2 Ensuite	1.00	Single Pole Switch Single Pole Switch for added shower potlight	AA	\$105.00	\$105.00
Main Bath (Jack & Jill)	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) 4" LED slim Pot Light White (AFR4-0930-WH)	BB	\$238.00	\$238.00
Main Bath (Jack & Jill)	1.00	Single Pole Switch Single Pole Switch for added shower potlight	BB	\$105.00	\$105.00
Master Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) 4" LED slim Pot Light White (AFR4-0930-WH)	CC	\$238.00	\$238.00
Master Ensuite Bath	1.00	Single Pole Switch Single Pole Switch for added show potlight	CC	\$105.00	\$105.00
Master Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add (1) LED Halo potlight (AFR4-0930-WH)	DD	\$171.00	\$171.00
Main Floor Hall	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add (1) 4" LED slim Pot Light White (AFR4-0930-WH) to on existing hall switch	EE	\$238.00	\$238.00
Main Floor Hall	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add (1) LED Halo potlight (AFR4-0930-WH)	EE	\$171.00	\$171.00
Second Floor Hall	1.00	15 Amp Standard Plug add (3) 15 Amp Standard Plug	GG	\$141.00	\$141.00

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3



Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Front Out	1.00	Delete Light Outlet (Keyless) Delete Item T from original Estimate: Standard Light Outlet (Keyless) - Wiring to a weather rated box for future floodlight	T	\$-129.00	\$-129.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$1,621.00
HST:	\$210.73
Total:	\$1,831.73

DocuSigned by: <i>Analiza Reyes</i> 0811DE63D13746F...	DocuSigned by: <i>Dandelo De Guzman</i> 5C45812B72BC492...	January 24, 2022
Customer Signature		Date



THE STEEL

S&S -ORBITAL SKETCH -
NEW UPGRADES

MODEL 1086
3205 SQ. FT.

Site: Place St. Thomas 6

Plan No.: 50M-352

Lot: 24

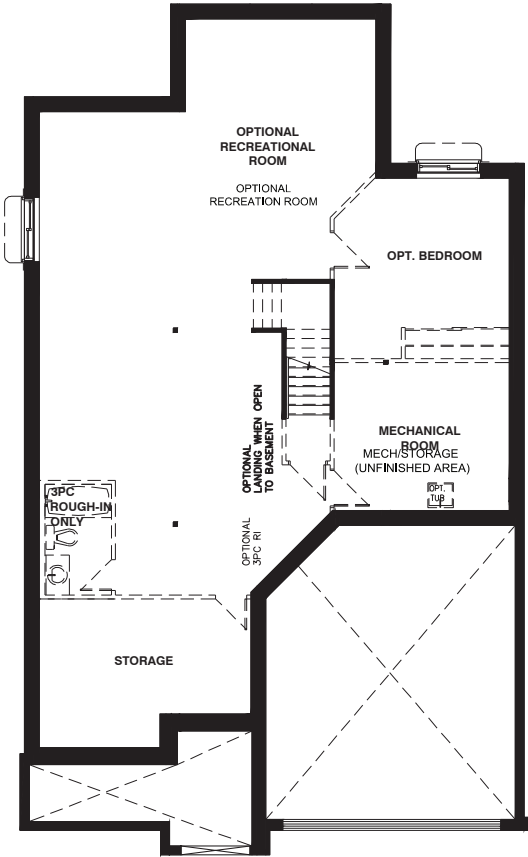
Date: December 20, 2021

Purchaser: Analiza Reyes

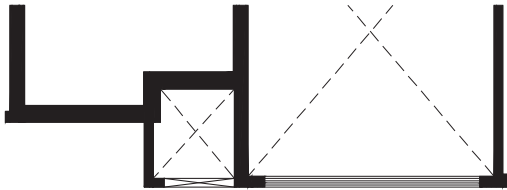
Purchaser: Dandelo De Guzman

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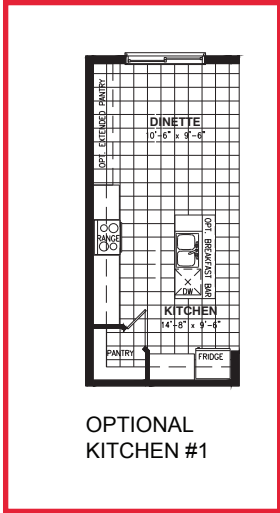
DS
DDG



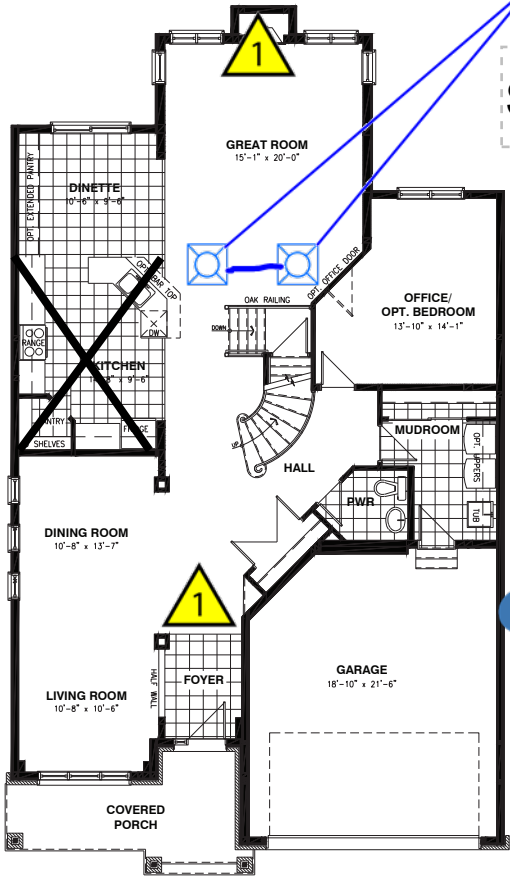
BASEMENT FLOOR - ELEVATION A & C



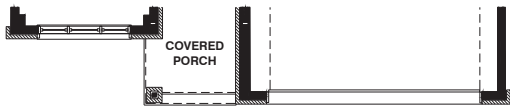
BASEMENT FLOOR - ELEVATION B



OPTIONAL
KITCHEN #1



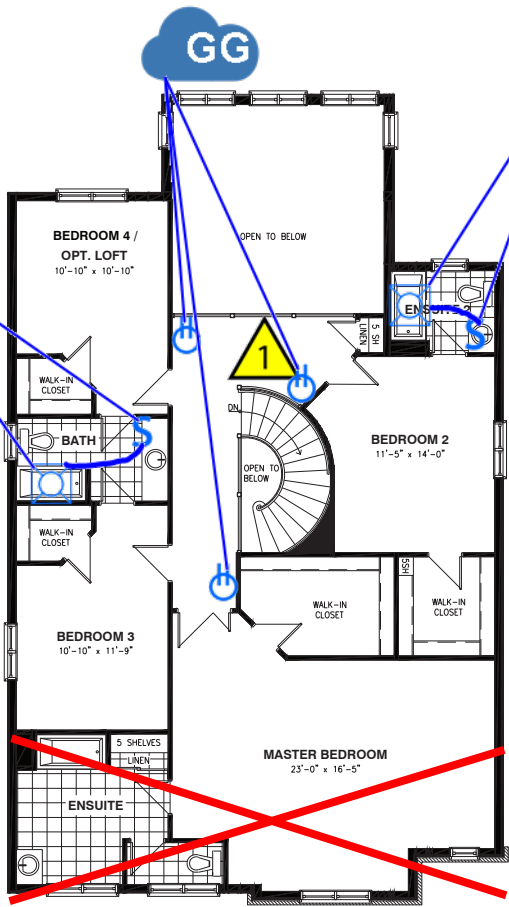
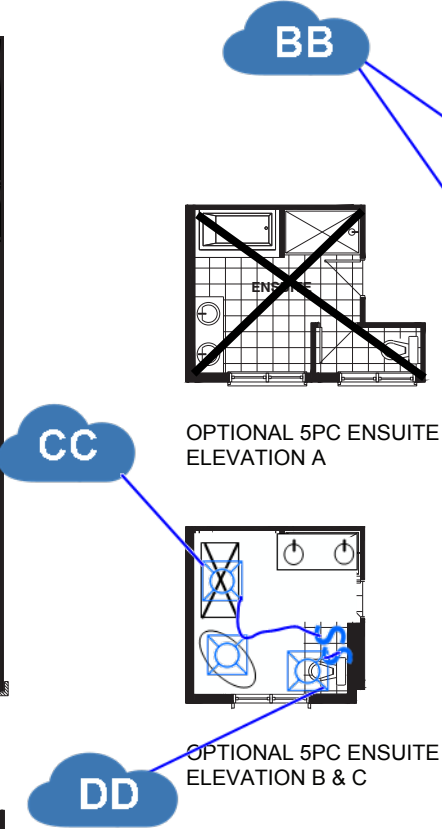
GROUND FLOOR - ELEVATION A



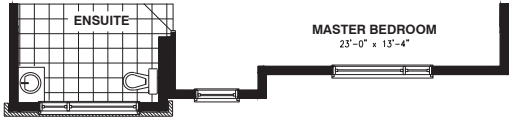
GROUND FLOOR - ELEVATION B



SS-Orbital Sketch



SECOND FLOOR - ELEVATION A



SECOND FLOOR - ELEVATION B



SECOND FLOOR - ELEVATION C

CUSTOMER ACCEPTANCE _____ DATE Jan 24, 2022



THE STEEL

MODEL 1086
3205 SQ. FT.

Site: Place St. Thomas 6
Plan No.: 50M-352
Lot: 24
Date: December 20, 2021

Purchaser: Analiza Reyes
Purchaser: Dandelo De Guzman

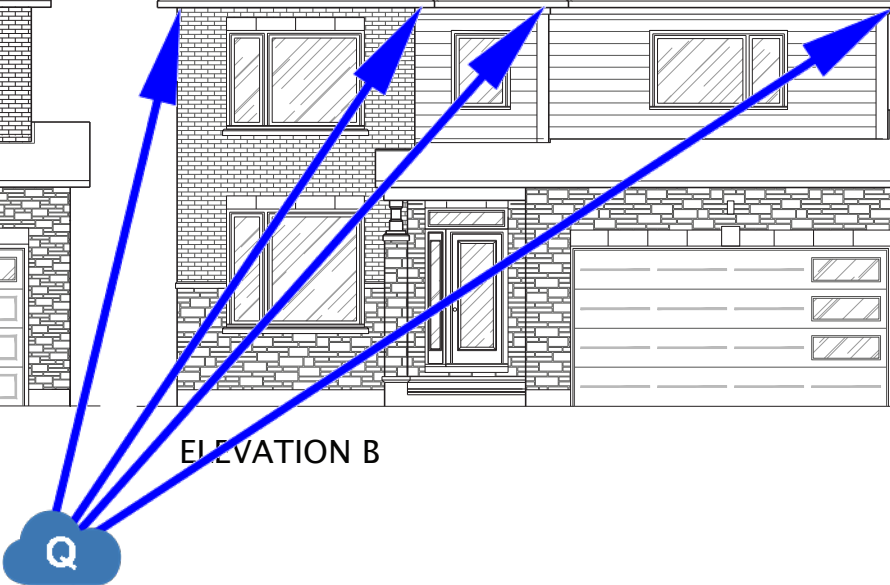
DS
ar DS
DDG

SS-Orbital Sketch

S&S Orbital Sketch - ALL UPGRADES



ELEVATION B



ELEVATION C

Valecraft.com



*Rendering is an artist concept only. Not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. E & O.E 01/20/2021



THE STEEL

MODEL 1086
3205 SQ. FT.

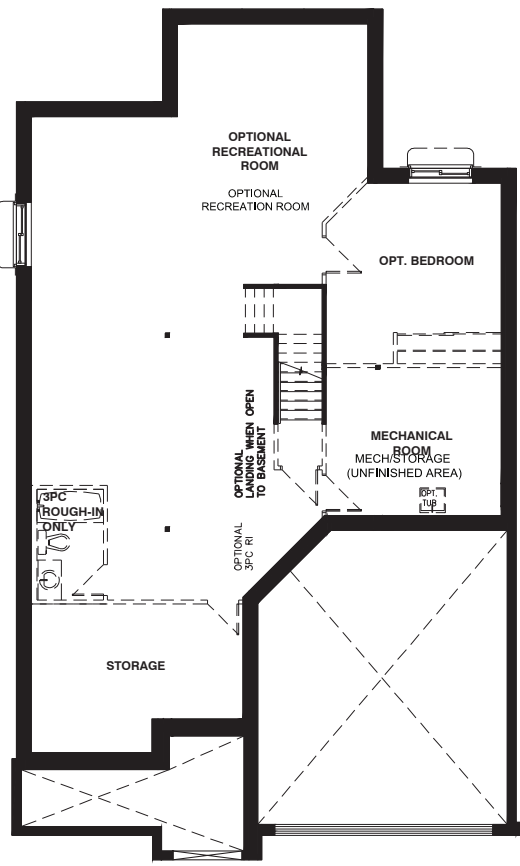
Note: 1st floor hall ceiling, not in high ceiling of great room

Place St. Thomas 6
Plan No.: 50M-352
Lot: 24
Date: December 20, 2021

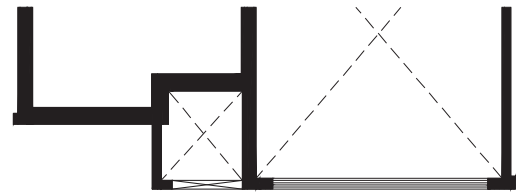
Purchaser: Analiza Reyes
Purchaser: Dandelo De Guzman
DS AR DS DDG

S&S Orbital Sketch - ALL UPGRADES

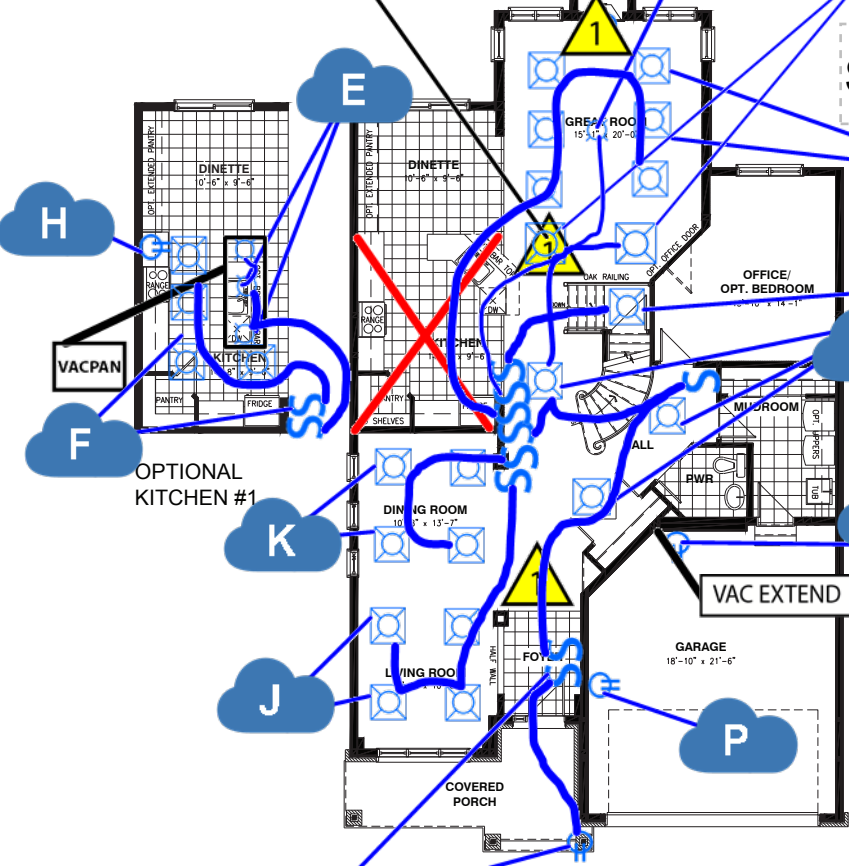
SS-Orbital Sketch



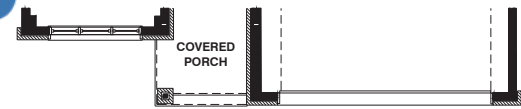
BASEMENT FLOOR - ELEVATION A & C



BASEMENT FLOOR - ELEVATION B



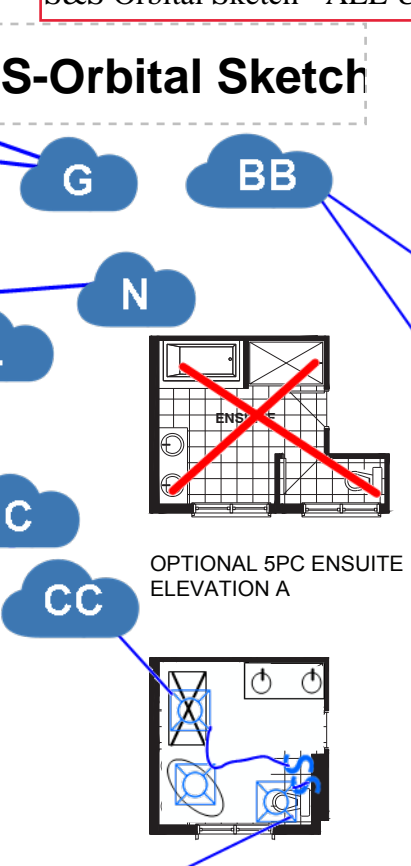
GROUND FLOOR - ELEVATION A



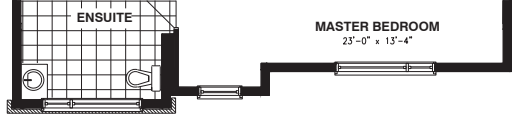
GROUND FLOOR - ELEVATION B



GROUND FLOOR - ELEVATION C



SECOND FLOOR - ELEVATION A



SECOND FLOOR - ELEVATION B



SECOND FLOOR - ELEVATION C

CUSTOMER ACCEPTANCE _____ DATE January 24, 2022