

SUMMARY OF PRICING INVESTMENT		DATE:	
PROJECT:	DEERFIELD VILLAGE 2	LOT NO:	M72
Reg'd Plan #:	4M-1290		
Name(s):	Portobello Partnership	MODEL:	120 Huntley Std.
Name(s):			
BASE PRICE DWELLING:		\$400,000.00	
LOT PREMIUM:			
END LOT PREMIUM:			
NET TOTAL COST OF UPGRADES:			
CREDITS:			
SUBTOTAL:		\$400,000.00	
TOTAL:			
No Tax or Rebate			
TOTAL INCLUDING ALL APPLICABLE HST (No Rebate):			
PURCHASER OFFER:		\$400,000.00	
DIFFERENCE:		\$400,000.00	
4 Pce Luxury Ensuite Bonus			
Basic Stainless Steel Appliance Package Bonus			
B1A #1 Dated March 30-21 - \$28,852.92			
680 Dated June 1-21 - \$31,742.00			
680 Dated August 11-21 - \$-2,901.00			
* LATEST REVISION August 31st, 2021.*			
PURCHASER OFFER HST BREAKDOWN			
	OFFER PRICE EXCLUDING HST:		\$353,982.30
	OFFER TOTAL INCLUDING ALL APPLICABLE HST:		\$400,000.00
COMMENTS:			
*EXPECTED DATE OF CLOSING:		December 15, 2021	

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901



GST/HST New Housing Rebate Application for Houses Purchased from a Builder

Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). **Do not use** this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*, or Form GST524, *GST/HST New Residential Rental Property Rebate Application*.

Note
GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at canada.ca/gst-hst-netfile or by using the "File a return" online service in My Business Account at canada.ca/my-cra-business-account. The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at canada.ca/taxes-representatives. If you choose to file your application online, **do not send** us this form.

For more information, including instructions, required documentation for rebate application Types 2, 3, and 5, and the definition of a house, see "General information" on page 4 of this form. Your claim may be delayed or denied if this form is not completed in full, the rebate calculation is not correct, or the required documentation is not submitted with your application.

Section A – Claimant information

Claimant's legal name (one name only, even if the house is purchased by several individuals)
Last name, first name, and initial(s)
Portobello Partnership

Business number (if applicable)
867271207RT0001

If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space.
Last name, first name, and initial(s) of other purchaser

Last name, first name, and initial(s) of other purchaser

Address of the house you purchased (Unit No. – Street No. Street name, RR)
642 Tranquil Stream Private

City
Ottawa

Province or territory
Ontario

Postal code
K1T0W3

Home telephone number

Daytime telephone number
613-837-1104

Extension

Language preference
☒ English ☐ French

Mailing address of claimant
☐ As above or

Unit No – Street No Street name, PO Box, RR
210 - 1455 Youville Drive

City
Orleans

Province/Territory/State
Ontario

Postal/ZIP code
K1C 6Z7

Country
Canada

Section B – House information

Did you purchase the house for use as your, or your relation's, primary place of residence?
☐ Yes ☒ No

If you purchased this house as a rental property, you do not qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, *GST/HST New Residential Rental Property Rebate Application*.

Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):
Year Month Day

Date ownership of the house or the share in the co-op was transferred to you:
Year Month Day

Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):
Year Month Day

Date possession of the house was transferred to you:
Year Month Day

Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.

Lot No:
M72

Plan No:
4M-1290

Other:
City of Ottawa

If a mobile home, state:
Manufacturer:

Model:

Serial number:

FOR INTERNAL USE ONLY

IC NC

GST190 E (17)

(Ce formulaire est disponible en français.)

Canada

Section C – Housing and application Type

Type of housing (tick one box)

☒ House (including condominium unit)

☐ Mobile home (including modular home)

☐ Floating home

☐ Bed and breakfast

☐ Duplex

Application Type (tick one box). See Guide RC4028, GST/HST New Housing Rebate, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

1A☐ When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.

1B☐ When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

2☐ When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

3☐ When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

5☐ When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

Builder's or co-op's legal name

Valecraft Homes Limited

Business number (if applicable)

888876273RT0001

Address (Unit No. – Street No. Street name, PO Box, RR)

210-1455 Youville Dr.

City

Orleans

Province/Territory/State

Ontario

Postal/ZIP code

K1C 6Z7

Country

Canada

Telephone number

613-837-1104

Extension

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house?

☐ Yes☐ No

If yes, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

YearMonthDay

YearMonthDay

Signature of builder or authorized official

Name (print)

YearMonthDay

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relations, primary residence and is not intended as a rental property.

Signature of the claimant

Name (print)

YearMonthDay

20211111

Page 2

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are **not** entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you **do not complete** Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations **do not apply** and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

Note
If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)	<div></div>	A
Enter the purchase price of the house (do not include GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)	<div></div>	B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<div></div>	C
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.	<div></div>	D
Total rebate amount including any provincial rebate (line C plus line D).	<div></div>	E

Part II – Rebate calculation for Application Type 1B or 5

Total purchase price for the house (do not include amounts for the lease of the land or the option to purchase the land).	<div></div>	F
Fair market value of the house (including the land and the building) when possession was transferred to you.	<div></div>	G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	<div></div>	H
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.	<div></div>	I
Total rebate amount including any provincial rebate (line H plus line I).	<div></div>	J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)	<div></div>	K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).	<div></div>	L
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.	<div></div>	M
Total rebate amount including any provincial rebate (line L plus line M).	<div></div>	N

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below **or** attach a blank cheque with the information encoded on it and "VOID" written across the front.

Branch number	Institution number	Account number
<div></div>	<div></div>	<div></div>
Name of the account holder		

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at canada.ca/cra-info-source, Personal Information Bank CRA PPU 241.

General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

Do not use this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use *Form GST524, GST/HST New Residential Rental Property Rebate Application*.

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

Note

If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

Note

You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

Do not send us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

Note

If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:
<ul style="list-style-type: none">• an individual, and the property is located in one of the areas indicated below; OR• a builder located in one of the areas indicated below, and you have filed your GST/HST return online. Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
<ul style="list-style-type: none">• an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR• a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none">• a builder who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)	The tax centre indicated on your return.

Note

If you are a builder and choose to file your application online, do **not** send us this form.

Definition

House – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to canada.ca/gst-hst, or call 1-800-959-5525.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.

ACKNOWLEDGEMENT OF RECEIPT

I/We Portobello Partnership

hereby acknowledge receipt of the Disclosure Statement and attachments for the Deerfield Village 2 Condominium.

Dated at Ottawa this 1st day of November, 2021

In the presence of:


WITNESS


PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 1st day of November, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

Project: DEERFIELD VILLAGE 2

Lot No: M72

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Portobello Partnership

Printed: 31-Aug-21 10:35 am

LOT NUMBER M72	PHASE 2	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 4-Nov-21
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*63 90565 35429	1	- BONUS - APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER. Note: See item #64.	\$ 0.00	Each
64 35430	1	- KITCHEN - DELETE ITEM #25 IN 680's (RE: KITCHEN OTR BASIC 1.7 C/F MICROWAVE WITH HOOD - STAINLESS). Note:	-\$75.00	Each
65 35431	1	- KITCHEN - DELETE ITEM #12 IN B1A's (RE:KITCHEN FAUCET DELTA ESSA 9113-AR-DST ARCTIC STAINLESS SINGLE HANDLE PULL- DOWN). Note:	-\$456.00	Each
*66 88428 35432	1	- KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS Note: See item #6 for solid surface countertop and item #68 for sink.	*\$ 361.00	Each
67 35434	1	- KITCHEN - DELETE ITEM # 51 IN 680's (RE:KITCHEN SINK - FRANKE CUBE CUX120-CA DOUBLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK). Note:	-\$1,140.00	Each
68 88544 35435	1	- KITCHEN - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK Note: See item #6 for solid surface countertops and item #66 for faucet.	\$ 143.00	Each
69 35436	1	- KITCHEN - DELETE ITEM # 19 IN 680's (RE: UPGRADE TO LEVEL 3 QUARTZ, EASED EDGE DETAIL, AS PER COUNTERTOP EDGE PROFILE SKETCH DATED June 1, 2021). Note: See item 6 for upgrade to Level 1 Granite	-\$1,569.00	Each
70 35437	1	- KITCHEN - IN REFERENCE TO ITEM # 6 IN B1A's, KITCHEN COUNTERTOP TO BE EASED EDGE DETAIL. Note: As per countertop edge profile sketch dated August 11, 2021..	\$ 0.00	Each
71 35438	1	- - DELETE ITEM # 16 IN B1A's (RE: GARAGE DOOR OPENER - BELT DRIVE 8355 WIFI - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT). Note:	-\$929.00	Each
72 35439	1	- GARAGE - DELETE ITEM # 17 IN 680's (RE: GARAGE DOOR OPENER - KEYLESS ENTRY - CONTROL PAD ON GARAGE DOOR FRAME). Note:	-\$90.00	Each
73 35440	1	- GARAGE - DELETE ITEM # 18 IN 680's (RE: GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER). Note:	-\$75.00	Each
74 35441	1	- KITCHEN - DELETE ITEM # 22 IN 680's (RE: HARDWOOD OAK LAUZON 6 1/4" WIDE ESTATE NATURAL IN KITCHEN IN LIEU OF STANDARD). Note:	-\$1,490.00	Each

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 1,660-1

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Portobello Partnership

Printed: 31-Aug-21 10:35 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
M72	2	120 THE HUNTLEY	4-Nov-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
75		1 - <i>KITCHEN</i> - SUPPLY AND INSTALL TORLYS EVERWOOD PREMIER EW-23024 SIERRA 4 7/8" WIDE x 48 3/8" LONG PLANK, FRONT TO BACK INSTALL.	\$ 0.00	Each
35442		Note: To be installed in Kitchen, as per floor plan sketch Dated August 11, 2021.		
76		1 - - DELETE ITEM # 23 IN 680's (RE: RHYTHM COLLECTION - UPGRADE FIXTURES THROUGHOUT).	-\$1,910.00	Each
35443		Note:		
77		1 - <i>MAIN BATHROOM</i> - DELETE ITEM # 29 IN 680's (RE: MAIN BATHROOM COUNTERTOP QUARTZ LEVEL 1).	-\$668.00	Each
35444		Note:		
78		1 - <i>ENSUITE BATH</i> - DELETE ITEM # 30 IN 680's (RE: 4PC ENSUITE BATHROOM COUNTERTOP QUARTZ LEVEL 1).	-\$998.00	Each
35445		Note:		
79		1 - - DELETE ITEM # 34 IN 680's (RE: PAINT ADDITIONAL COLOUR -NON DEEP BASE-BUILDER'S STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE).	-\$1,050.00	Each
35446		Note:		
80		1 - <i>FOYER</i> - DELETE ITEM # 35 IN 680's (RE: UPGRADE FOYER/POWDER ROOM FLOOR TILE TO SILVER LEVEL).	-\$1,131.00	Each
35447		Note:		
81		1 - <i>FOYER</i> - DELETE ITEM #36 IN 680's (RE: RECTANGULAR 1/3 STAGGERED SIDE TO SIDE INSTALLATION ONLY FOR SILVER LEVEL FLOOR TILES IN FOYER AND POWDER ROOM.	-\$323.00	Each
35478		Note:		
82		1 - <i>FOYER</i> - SUPPLY AND INSTALL TORLYS EVERTILE PREMIER ET24001 CLIFF ISLAND, 11 1/2" WIDE x 23 5/8" LONG, FRONT TO BACK AND 1/2 BRICK INSTALLATION IN FOYER AND POWDER ROOM.	\$ 371.00	Each
35448		Note: To be installed in Foyer and Powder Room, as per floor plan sketch and as per floor tile installation sketch dated August 11, 2021.		
83		1 - <i>LAUNDRY ROOM</i> - DELETE ITEM #37 IN 680's (RE: LAUNDRY ROOM SILVER LEVEL FLOOR TILE).	-\$173.00	Each
35483		Note:		
84		1 - <i>LAUNDRY ROOM</i> - SUPPLY AND INSTALL TORLYS EVERWOOD PREMIER EW-23024 SIERRA 4 7/8" WIDE x 48 3/8" LONG PLANK, FRONT TO BACK INSTALL.	\$ 0.00	Each
35453		Note: To be installed in Laundry Room, as per floor plan sketch dated August 11, 2021.		
85		1 - <i>GREAT ROOM</i> - DELETE ITEM #45 IN 680's (RE: HARDWOOD OAK 6 1/4" WIDE ESTATE SERIES NATURAL, IN STANDARD AREAS, GREATROOM, DINING ROOM, LOWER AND UPPER HALLWAYS).	-\$6,046.00	Each
35490		Note:		
86		1 - <i>GREAT ROOM</i> - SUPPLY AND INSTALL TORLYS EVERWOOD PREMIER EW-23024 SIERRA 4 7/8" WIDE x 48 3/8" LONG PLANK, FRONT TO BACK INSTALL, IN LIEU OF STANDARD.	\$ 1,979.00	Each
35454		Note: To be installed in Great Room, Dining Room, Lower and Upper hallways, As per floor plan sketch dated August 11, 2021.		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY: Lisa Ballard
PE 1,660-2
InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Portobello Partnership

Printed: 31-Aug-21 10:35 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
M72	2	120 THE HUNTLEY	4-Nov-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
87	1	BASEMENT - DELETE ITEM #47 IN 680's (RE: BASEMENT UNDERPAD LEVEL 1).	-\$333.00	Each
35495	Note:			
88	1	BASEMENT - SUPPLY AND INSTALL TORLYS EVERWOOD PREMIER EW-23024 SIERRA 4 7/8" WIDE x 48 3/8" LONG PLANK, FRONT TO BACK INSTALL.	\$ 4,753.00	Each
35455	Note:	To be installed in Family Room, as per floor plan sketch dated August 11, 2021.		
89	1	MAIN BATHROOM - DELETE ITEM #41 IN 680's (RE:MAIN BATHROOM CERAMIC FLOOR TILE BRONZE LEVEL).	-\$160.00	Each
35496	Note:			
90	1	MAIN BATHROOM - SUPPLY AND INSTALL TORLYS EVERWOOD PREMIER EW-23024 SIERRA 4 7/8" WIDE x 48 3/8" LONG PLANK, FRONT TO BACK INSTALL.	\$ 0.00	Each
35456	Note:	To be installed in Main Bathroom, as per floor plan sketch dated August 11, 2021.		
91	1	ENSUITE BATH - DELETE ITEM #38 IN 680's (RE: 4 PCE ENSUITE BATHROOM CERAMIC FLOOR TILE SILVER LEVEL).	-\$453.00	Each
35501	Note:			
92	1	ENSUITE BATH - SUPPLY AND INSTALL TORLYS EVERWOOD PREMIER EW-23024 SIERRA 4 7/8" WIDE x 48 3/8" LONG PLANK, FRONT TO BACK INSTALL.	\$ 113.00	Each
35457	Note:	To be installed in 4 Pce Ensuite bathroom, as per floor plan sketch dated August 11, 2021.		
93	1	BEDROOM 2 - DELETE ITEM #48 IN 680's (RE: UPGRADE UNDERPAD IN BEDROOM 2, LEVEL 1).	-\$140.00	Each
35502	Note:			
94	1	BEDROOM 2 - SUPPLY AND INSTALL TORLYS EVERWOOD PREMIER EW-23024 SIERRA 4 7/8" WIDE x 48 3/8" LONG PLANK, FRONT TO BACK INSTALL.	\$ 2,306.00	Each
35458	Note:	To be installed in Bedroom #2, as per floor plan sketch dated August 11, 2021.		
95	1	BEDROOM 3 - DELETE ITEM # 49 IN 680's (RE: UPGRADE UNDERPAD IN BEDROOM 3, LEVEL 1).	-\$153.00	Each
35503	Note:			
96	1	BEDROOM 3 - SUPPLY AND INSTALL TORLYS EVERWOOD PREMIER EW-23024 SIERRA 4 7/8" WIDE x 48 3/8" LONG PLANK, FRONT TO BACK INSTALL.	\$ 2,599.00	Each
35462	Note:	To be installed in Bedroom #3, as per floor plan sketch dated August 11, 2021.		
97	1	MASTER BEDROOM - DELETE ITEM #50 IN 680's (RE: UPGRADE UNDERPAD IN MASTER BEDROOM AND WIC, LEVEL 1).	-\$213.00	Each
35504	Note:			
98	1	MASTER BEDROOM - SUPPLY AND INSTALL TORLYS EVERWOOD PREMIER EW-23024 SIERRA 4 7/8" WIDE x 48 3/8" LONG PLANK, FRONT TO BACK INSTALL.	\$ 4,165.00	Each
35464	Note:	To be installed in Master Bedroom and WIC, as per floor plan sketch dated August 11, 2021.		

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 1,660-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase 2			
PURCHASER: Portobello Partnership		Printed: 31-Aug-21 10:35 am	
LOT NUMBER M72	PHASE 2	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 4-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE
99		1 - - SUPPLY AND INSTALL QUOTE LEVEL CARPET, BEAULIEU SILEX II BROADLOOM CARPET PAMPA BEIGE 16320, INSTALLED ON STAIRS TO BASEMENT, IN LIEU OF STANDARD.	\$ 1,500.00
35471		Note: To be installed on stairs to basement, as per floor plan sketch dated August 11, 2021.	Each
100		2 - - DELETE ITEM #44 IN 680's (RE: GROUT COLOUR PER COLOUR).	-\$150.00
35505		Note:	
101		1 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 75.00
88508			Each
35507		Note:	
102		1 - <i>MAIN BATHROOM</i> - DELETE ITEM # 52 IN 680's (RE: MAIN BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315-000).	-\$285.00
35508		Note:	Each
103		1 - <i>ENSUITE BATH</i> - DELETE ITEM # 53 IN 680's (RE: 4 PCE ENSUITE BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315-000).	-\$285.00
35509		Note:	Each
104		1 - <i>MAIN BATHROOM</i> - DELETE ITEM # 54 IN 680's (RE: MAIN BATHROOM DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA-DST).	-\$304.00
35510		Note:	Each
105		1 - <i>ENSUITE BATH</i> - DELETE ITEM # 55 IN 680's (RE: 4 PCE ENSUITE BATHROOM DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA-DST).	-\$304.00
35511		Note:	Each
106		1 - <i>POWDER ROOM</i> - DELETE ITEM # 56 IN 680's (RE: POWDER ROOM DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA-DST).	-\$304.00
35512		Note:	Each
107		1 - <i>ENSUITE BATH</i> - DELETE ITEM # 57 IN 680's (RE: 4 PCE ENSUITE BATHROOM DELTA TRINSIC SHOWER FAUCET T14259-R10000-UNBX WITH H20 KINETIC RAINCAN SHOWER HEAD CHROME).	-\$160.00
35513		Note:	Each
108		1 - <i>ENSUITE BATH</i> - DELETE ITEM # 58 IN 680's (RE: 4 PCE ENSUITE BATHROOM DELTA TRINSIC ROMAN TUB FAUCET T2759 CHROME).	-\$346.00
35514		Note:	Each
109		1 - <i>ENSUITE BATH</i> - BATHROOMS - ZITTA NICHE 12X12 STAINLESS STEEL	\$ 447.00
88441			Each
35706		Note: To be installed on small shower wall opposite shower head in 4 pce ensuite bathroom. Top of niche to be installed approximately 5'-0" from floor and centered, as per floor plan sketch dated August 11, 2021.	
110		1 - - REVISION #1 TO COLOUR SHEETS. NEW COLOUR SHEETS DATED AUGUST 11, 2021.	\$ 0.00
35707		Note:	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY: Lisa Ballard
PE 1,660-4
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PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Portobello Partnership

Printed: 31-Aug-21 10:35 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
M72	2	120 THE HUNTLEY	4-Nov-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$-2,901.00
HST	\$0.00
Total	\$-2,901.00

Payment Summary

<u>Paid By</u>	<u>Amount</u>
APS	-\$2,901.00
Total Payment:	-\$2,901.00

PURCHASER: _____

Portobello Partnership

31-Aug-21

DATE

VENDOR: _____

PER: Valecraft Homes Limited

DATE: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Spec Home

Printed: 1-Jun-21 1:04 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
M72		2	120 THE HUNTLEY	2-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*16 104336	1	GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	*\$ 929.00	Each
32888		Note: Not available through retail outlets/professionally installed to MNF Specs. See items #17 & #18.		
17 88300	1	GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	\$ 90.00	Each
32821		Note: As per floor plan sketch dated June 1, 2021. See items #16 & #18.		
18 88293	1	GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	\$ 75.00	Each
32822		Note: See items #16 and #17.		
19 33722	1	KITCHEN - UPGRADE FROM GRANITE LEVEL 1 IN STANDARD KITCHEN LAYOUT C/W FLUSH B-BAR TO LEVEL 3 QUARTZ, EASED EDGE DETAIL, AS PER COUNTERTOP EDGE PROFILE SKETCH DATED June 1, 2021. REFERENCE #6 IN B1A'S.	\$ 1,569.00	Each
		Note: As per floor plan sketch dated June 1, 2021. See items #12 & #51 for sink and faucet.		
20 33723	1	KITCHEN - DELETE ITEM #13 IN B1A'S RE: FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT KITCHEN SINK.	-\$855.00	Each
		Note:		
21 88290	1	FLAT CEILING IN WHOLE HOUSE	\$ 2,245.00	Each
33724		Note: Includes Family Room in Basement		
22 33786	1	KITCHEN - HARDWOOD - OAK - LAUZON 6 1/4" WIDE ESTATE NATURAL IN KITCHEN IN LIEU OF STANDARD.	\$ 1,490.00	Each
		Note: As per floor plan sketch dated June 1, 2021.		
*23 88877	1	RHYTHM COLLECTION - UPGRADE FIXTURES THROUGHOUT	*\$ 1,910.00	Each
33726		Note: Price for Standard Layout and 4pc Ensuite. Does not include additional areas or fixtures. As per Rhythm lighting package sketch dated June 1, 2021.		
24 33727	1	KITCHEN - SUPPLY AND INSTALL FALSE BOTTOM WITH 5 UNDER CABINET LED PUCK LIGHTS ON UPPER KITCHEN CABINETS IN STANDARD KITCHEN LAYOUT C/W SEPERATE SWITCH	\$ 1,687.00	Each
		Note:		
25 87972	1	KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS	\$ 75.00	Each
33728		Note:		
26 33729	1	SUPPLY AND INSTALL UPGRADED CABINETRY HARDWARE POI-R7040-128-BSAE IN STANDARD KITCHEN LAYOUT, MAIN BATHROOM AND 4 PCE ENSUITE BATHROOM, IN LIEU OF STANDARD.	\$ 620.00	Each
		Note:		
27 90835	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP (ALL SERIES)	\$ 187.00	Each
33730		Note: Level 1 series cabinets, as per floor plan and Kitchen sketch dated June 1, 2021.		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Simon Clarke

LOCKED BY: Tricia Oliver

PE 1,531-1

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PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Spec Home

Printed: 1-Jun-21 1:04 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
M72	2	120 THE HUNTLEY	2-Dec-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*28 87999	2	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	*\$ 1,408.00	
33731	Note:	To be located on either side of range in standard kitchen layout, As per floor plan and Kitchen sketch dated June 1, 2021.		
*29 89056	1	MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM	*\$ 668.00	Each
34352	Note:	As per Countertop Edge Profile Sketch and Floorplan dated June 1, 2021		
*30 89053	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 4PC	*\$ 998.00	Each
34353	Note:	As per Countertop Edge Profile Sketch and Floorplan dated June 1, 2021		
31 88914	1	MAIN BATHROOM - VANITY - UPGRADE MAIN BATHROOM VANITY CABINETRY TO LEVEL 1	\$ 229.00	Each
34354	Note:	Standard Layout		
*32 88912	1	ENSUITE BATH - VANITY - UPGRADE 4PC ENSUITE VANITY CABINETRY LEVEL 1	*\$ 317.00	Each
34355	Note:	Standard Layout		
*33 120185	2	ENSUITE BATH - LOWER CABINET BANK OF DRAWERS	*\$ 1,688.00	
34359	Note:	One on each side of the sink, as per Bathroom Vanity Sketch and Floorplan dated June 1, 2021.		
34 88288	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 1,050.00	Each
33738	Note:			
35 111	1	FOYER - TILE - FLOOR - UPGRADE - SILVER - - FOYER / POWDER ROOM - SILVER	\$ 1,131.00	Each
33739	Note:	As per floor plan and Floor tile sketch dated June 1, 2021. See item #36.		
36	1	FOYER - RECTANGULAR 1/3 STAGGERED SIDE TO SIDE INSTALLATION ONLY FOR (SILVER LEVEL) FLOOR TILES IN FOYER AND POWDER ROOM.	\$ 323.00	Each
33740	Note:	As per floor tile installation sketch and floorplan dated June 1, 2021. See item #35.		
37 111	1	LAUNDRY ROOM - TILE - FLOOR - UPGRADE - SILVER - - LAUNDRY ROOM - SILVER	\$ 173.00	Each
33741	Note:	As per floor plan and Floor Tile sketch dated June 1, 2021.		
38 111	1	ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATH 4PC - SILVER	\$ 453.00	Each
33742	Note:	As per floor plan and Floor Tiles sketch dated June 1, 2021.		
*39 140	*1	ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER	*\$ 1,024.00	Each
33743	Note:	- As per wall Tile Installation sketch dated June 1, 2021.		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Simon Clarke

LOCKED BY: Tricia Oliver

PE 1,531-2

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PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Spec Home

Printed: 1-Jun-21 1:04 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
M72		2	120 THE HUNTLEY	2-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*40 140 33744		*1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER Note: -Including Tub deck - As per wall Tile Installation sketch dated June 1, 2021.	*\$ 377.00	Each
41 108 33745		1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE - MAIN BATHROOM - BRONZE Note: - As per Floor Tile sketch and Floorplan dated June 1, 2021. Deleted \$34	\$ 160.00	Each
42 122 33746		1 - MAIN BATHROOM - TILE - WALL - UPGRADE - SILVER - MAIN BATHROOM - SILVER Note: To be installed on Tub/Shower wall. See item #43 for installation. - As per wall Tile Installation sketch dated June 1, 2021.	\$ 546.00	Each
43 33747		1 - MAIN BATHROOM - HORIZONTAL 1/3 OFFSET INSTALLATION ONLY FOR (SILVER LEVEL) WALL TILES IN MAIN BATHROOM TUB/SHOWER WALL. Note: - As per wall Tile Installation sketch dated June 1, 2021. See item #42.	\$ 234.00	Each
44 88508 33748		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note: Deleted \$100	\$ 150.00	
45 33787		1 - - HARDWOOD - OAK - 6 1/4" WIDE ESTATE SERIES NATURAL IN STANDARD AREAS. Note: To be installed in great room, dining room, Lower and upper hallways, as per floor plan sketch dated June 1, 2021. Deleted \$35	\$ 6,046.00	Each
*46 107 33750		*1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1 Note: As per floor plan sketch dated June 1, 2021.	*\$ 94.00	Each
*47 107 33751		*1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - FAMILY ROOM - LEVEL 1 Note: As per floor plan sketch dated June 1, 2021. Deleted \$37	*\$ 333.00	Each
*48 107 33752		*1 - BEDROOM 2 - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOM 2 - LEVEL 1 Note: As per floor plan sketch dated June 1, 2021. Deleted \$73	*\$ 140.00	Each
*49 107 33753		*1 - BEDROOM 3 - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOM 3 - LEVEL 1 Note: As per floor plan sketch dated June 1, 2021. Deleted \$75	*\$ 153.00	Each
*50 107 33754		*1 - MASTER BEDROOM - UNDERPAD - UPGRADE - LEVEL 1 - - MASTER BEDROOM / WIC. OPT ENSUITE - LEVEL 1 Note: As per floor plan sketch dated June 1, 2021. Deleted \$77	*\$ 213.00	Each
51 118342 33755		1 - KITCHEN - KITCHEN SINK - FRANKE CUBE CUX120-CA DOUBLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK Note: See Item 19 for Solid Surface Countertops. Deleted \$67	\$ 1,140.00	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Simon Clarke

LOCKED BY: Tricia Oliver

PE 1,531-3

InvoiceSQL.rpt 05may21

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PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Spec Home

Printed: 1-Jun-21 1:04 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
M72	2	120 THE HUNTLEY	2-Dec-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
52 88571	1	MAIN BATHROOM - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	\$ 285.00	Each
33756	Note:	See Item 29 for Solid Surface Countertops. Deleted \$102		
53 88571	1	ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	\$ 285.00	Each
33757	Note:	See Item 30 for Solid Surface Countertops. Deleted \$103		
*54 88217	1	MAIN BATHROOM - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	*\$ 304.00	Each
33758	Note:	See item #29. Deleted \$104		
*55 88217	1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	*\$ 304.00	Each
33759	Note:	See item #30 Deleted \$105		
*56 88217	1	POWDER ROOM - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	*\$ 304.00	Each
33760	Note:	Deleted \$106		
57 88043	1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T14259-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME	\$ 160.00	Each
34361	Note:	Deleted \$107		
*58 88562	1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC ROMAN TUB FAUCET T2759 CHROME	*\$ 346.00	Each
33762	Note:	Deleted \$108		
59 127	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE -- KITCHEN - BRONZE	\$ 152.00	Each
33763	Note:	- See item #60 for installation. - As per Wall Tile Installation sketch dated June 1, 2021.		
60 126	1	KITCHEN - TILE - WALL - BACKSPLASH - INSTALLED STAGGERED - INSTALLATION ONLY -- KITCHEN - .	\$ 114.00	Each
34425	Note:	As per Wall Tile Sketch dated June 1, 2021. See item 59		
61	1	- CLARIFICATION TO ITEMS # 7,# 8 & # 9: MODERN POSTS TO BE CAPPED INSTEAD OF BEVELLED.	\$ 0.00	Each
33765	Note:			
62	1	- RE: ITEM #10 IN B1A'S OAK STAIRCASE TO BE COMPLETE WITH UPGRADED 6 1/4" WIDE ENGINEERED HARDWOOD LANDINGS (NATURAL) IN LIEU OF STANDARD 3 1/8" WIDE ENGINEERED HARDWOOD LANDINGS.	\$ 418.00	Each
33785	Note:	As per floor plan sketch dated June 1, 2021.		

Sub Total	\$31,742.00
HST	\$0.00
Total	\$31,742.00

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Simon Clarke

LOCKED BY: Tricia Oliver

PE 1,531-4

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase 2			
PURCHASER: Spec Home		Printed: 1-Jun-21 1:04 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
M72	2	120 THE HUNTLEY	2-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Amendment	\$31,742.00
Total Payment:	\$31,742.00

PURCHASER:

Spec Home

01-Jun-21

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	