

SUMMARY OF PRICING - VH2019			
PROJECT:		PLACE ST. THOMAS 7	LOT NO: 23
Reg'd Plan #:		50M-361	
Name(s):		Luckner Cheris	MODEL: 1046 "B" Hazelwood Std
Name(s):		Gina Cheris Pamphile	
		BASE PRICE:	\$929,900.00
		ELEVATION:	
		LOT PREMIUM:	
		END LOT PREMIUM:	
		NET TOTAL COST OF UPGRADES:	\$14,359.00
		CREDITS:	-\$10,000.00
		SUBTOTAL:	\$4,359.00
		TOTAL:	\$934,259.00
		PURCHASER OFFER:	\$934,259.00
		DIFFERENCE:	
Décor bonus of \$10,000.00 applied in full to the purchase price.			-\$10,000.00
PURCHASER OFFER HST BREAKDOWN			
	OFFER PRICE EXCLUDING HST:	HST Formula 4	\$848,016.81
COMMENTS:			
*EXPECTED DATE OF CLOSING:			
		July 6, 2023	
1455 YOUNVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901			

Lisa Ballard

From: Place St Thomas
Sent: Monday, September 12, 2022 4:10 PM
To: Lisa Ballard
Subject: PST PH7 Lot 23 - Firm Up (DocuSign)

Hi Lisa,

The Firm Up & Exterior Colour Chart for PST PH7 Lot 23 is ready to be reviewed. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST7 23 - Firm Up (Sep 13-22)"

I can send this out first thing tomorrow.

Thanks!
Adam

Purchasers:

Luckner Cheris: lucknercheris4@gmail.com
Gina Cheris Pamphile: ginapamphile8@gmail.com

Adam Bowman
New Home Sales Consultant



944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

PURCHASERS ADDRESS:	
PURCHASERS NAME(S)	Luckner Cheris & Gina Cheris Pamphile
STREET	141 Rue du Martin-Pêcheur
CITY, PROVINCE	Terrebonne QC
POSTAL CODE	J6V 1M4
HOME PHONE	514-373-1959
WORK PHONE	450-651-0981
Cell Phone Purchaser (1)	438-349-3243
Cell Phone Purchaser (2)	514-451-3496
CIVIC	899 Cologne Street
AGREEMENT BLOCK#	
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	23
MODEL #	1046
ELEVATION	"B"
MODEL NAME	Hazelwood
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	1046 "B" Hazelwood Std
PHASE	7
PROJECT	PLACE ST. THOMAS 7
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$933,066.00
CLOSING DAY	29
CLOSING MONTH, YEAR	June, 2023
CLOSING DATE (MONTH DAY, YEAR)	June 29, 2023
DEPOSIT 1)	5,000
DEPOSIT 2)	20,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Adam Bowman
SOLICITORS INFO	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
SCHEDULE 1	
PURCHASER 1	Luckner Cheris
HOME ADDRESS (STREET, CITY, POSTAL CODE)	141 Rue du Martin-Pêcheur, Terrebonne QC J6V 1M4
HOME PHONE	438-349-3243
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2111 Fernand-Lafontaine Blvd., Longueuil QC J4G 2J4
WORK PHONE	450-651-0981
OCCUPATION	Genie Civil Technicien
ID TYPE	Permis de Conduire
ID NUMBER	C6205-061075-06
BIRTH DATE	October 6, 1975
PURCHASER 2	
PURCHASER 2	Gina Cheris Pamphile
HOME ADDRESS (STREET, CITY, POSTAL CODE)	141 Rue du Martin-Pêcheur, Terrebonne QC J6V 1M4
HOME PHONE	514-451-3496
WORK ADDRESS (STREET, CITY, POSTAL CODE)	7401 Rue Hochelaga, Montreal QC H1N 3M5
WORK PHONE	514-251-4000
OCCUPATION	Nurses Assistant
ID TYPE	Permis de Conduire
ID NUMBER	C6214-091178-07
BIRTH DATE	November 9, 1978
PART OF LOT(S)(singles)	23
PLACE SIGNED	Terrebonne, QC
SIGNING DAY	20
SIGNING MONTH	August
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	August 20, 2022
EMAIL ADDRESS (1)	lucknercheris4@gmail.com
EMAIL ADDRESS (2)	ginapamphile8@gmail.com
DATE: February 25, 2022	

LUCKNER CHERIS
GINA CHERIS PAMPHILE

FOLIO 750 033

031

PAYEZ À L'ORDRE DE Valecraft Homes (2019) LTD DATE 2022-07-24
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Luckner Cheris

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Project: Place St. Thomas 7

Plan No: 50M-361

Lot No: 23 - Phase 7

Model: #1046, Hazelwood, Std

Date: Aug 27, 2022

Purchaser: Luckner Cheris

Purchaser: Gina Cheris Pamphile

Internal B1A
Place St. Thomas - Phase 7

PURCHASERS: Luckner Cheris and Gina Cheris Pamphile Printed: 25-Aug-22 3:08 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
23	7	1046 THE HAZELWOOD ELEV B	6-Jul-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87529		1 - - BONUS - DECOR CENTER CREDIT OF \$10,000.00	\$ 0.00	Each
40033		Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price.		
*2 7193		1 - <i>ENSUITE BATH</i> - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	* \$ 7,040.00	Each
40015		Note: - As per Schedule H dated August 27, 2022		
3		1 - <i>KITCHEN</i> - OPTIONAL FLUSH BREAKFAST BAR - STANDARD 2CM QUARTZ COUNTERTOP - STANDARD KITCHEN LAYOUT	\$ 1,120.00	Each
40013		Note: - As per Schedule H dated August 27, 2022		
*4 850		1 - <i>BASEMENT</i> - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	* \$ 2,028.00	Each
40030		Note: - As per Schedule H dated August 27, 2022 -Subject to limiting distance at side yard as per Current Building Code.		
5 849		1 - <i>BASEMENT</i> - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP	\$ 125.00	Each
40022		Note: - As per Schedule H dated August 27, 2022 - Subject to limiting distance at side yard as per Current Building Code.		
6		1 - <i>GARAGE</i> - SUPPLY & INSTALL 2 PANEL WINDOW IN GARAGE APPROX 48"W x 48"H (1 OP)	\$ 1,890.00	Each
40023		Note: - As per Schedule H dated August 27, 2022 - Bottom of window installed approx. (3.5-4.0) feet from ground		
7		1 - <i>GARAGE</i> - SUPPLY & INSTALL A 32" SIDE DOOR TO GARAGE. INCLUDES 3 WAY SWITCH TO EXISTING INTERIOR GARAGE LIGHT, SWITCH TO EXTERIOR LIGHT & SINGLE SLAB WALKWAY.	\$ 2,156.00	Each
40024		Note: - As per Schedule H dated August 27, 2022 - Subject To Limiting Distance At Side Yard As Per O.B.C.		

Sub Total	\$14,359.00
HST	\$0.00
Total	\$14,359.00

Payment Summary	Amount
Paid By	
Total Payment:	

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,926-1

invoiceSQL.rpt 01sept21

Vendor Initials: Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Luckner Cheris and Gina Cheris Pamphile		Printed: 25-Aug-22 3:08 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
23	7	1046 THE HAZELWOOD ELEV B	6-Jul-23
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE

PURCHASER: Luckner Cheris 27-Aug-22 VENDOR: PER: Valecraft Homes (2019) Limited
DATE

PURCHASER: Gina Cheris Pamphile 27-Aug-22 DATE:
DATE

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Valecraft
Homes (2019) Limited

QUOTE

Place St. Thomas - Phase 7

PURCHASERS: Luckner Cheris and Gina Cheris Pamphile

Printed: 23-Aug-22 2:30 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
23	7	1046 THE HAZELWOOD ELEV B	29-Jun-23
ITEM QTY EXTRA/CHANGE		PRICE	INTERNAL USE

*1 87532	1 - BONUS - DECOR CENTER CREDIT OF \$5,000.00	\$ 0.00	Each
40011	Note: Decor bonus of \$5,000.00 applied in full to the purchase price.		

*2 7193	1 - ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	* \$ 7,040.00	Each
40015	Note: - As per Schedule H dated August 22, 2022		

Quote Line

3	1 - KITCHEN - OPTIONAL FLUSH BREAKFAST BAR - STANDARD 2CM QUARTZ COUNTERTOP - STANDARD KITCHEN LAYOUT	\$ 1,120.00	Each
40013	Note: - As per Schedule H dated August 22, 2022		

*4 848	1 - BASEMENT - WINDOW -ADD APPROX 56IN X 24IN BASEMENT WINDOW	* \$ 1,975.00	Each
40029	Note: Subject to limiting distance at side yard as per Current Building Code. Location as per Schedule H dated		

*5 850	1 - BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	* \$ 2,028.00	Each
40030	Note: Subject to limiting distance at side yard as per Current Building Code. Location as per Schedule H dated		

Quote Line

6 849	1 - BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP	\$ 125.00	Each
40022	Note: Subject to limiting distance at side yard as per Current Building Code.		

Quote Line

7	1 - GARAGE - SUPPLY & INSTALL 2 PANEL WINDOW IN GARAGE APPROX 48"W x 40"H (FIXED) \$1,592 APPROX 48"W x 40"H (1 OP) \$1,805 APPROX 48"W x 48"H (FIXED) \$1,677 APPROX 48"W x 48"H (1 OP) \$1,890		Each
40023	Note: - As per Sketch 002 - Cheris - Bottom of window installed approx. (3.5-4.0) feet from ground		

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,926-1

InvoiceSQL.rpt 16May20

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



QUOTE

Place St. Thomas - Phase 7

Printed: 23-Aug-22 2:30 pm

PURCHASERS: Luckner Cheris and Gina Cheris Pamphile

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
23	7	1046 THE HAZELWOOD ELEV B	29-Jun-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

8	1 - GARAGE - SUPPLY & INSTALL A 32" SIDE DOOR TO GARAGE. INCLUDES 3 WAY SWITCH TO EXISTING INTERIOR GARAGE LIGHT, SWITCH TO EXTERIOR LIGHT & SINGLE SLAB WALKWAY.	Each
40024	Note: - As per Sketch 002 - Cheris - Subject To Limiting Distance At Side Yard As Per O.B.C.	\$ 2,156.00

Quote Line

9	1 - GARAGE - FINISH GARAGE FLOOR WITH EPOXY PAINT	Each
40025	Note: - Client requesting any type of polishing available to upgrade garage floor	

Sub Total	\$14,444.00
HST	\$0.00
Total	\$14,444.00

Payment Summary	Amount
Paid By	
Total Payment:	

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

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1.926-2
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: DP

DATE: 23 Jun 23

SUMMARY OF PRICING - VH2019				DATE:
PROJECT:	PLACE ST. THOMAS 7	LOT NO:	23	
Reg'd Plan #:	50M-361	MODEL:	1046 "B" Hazelwood Std	
Name(s):	Luckner Cheris			
Name(s):	Gina Cheris Pamphile			
		BASE PRICE:	\$929,900.00	
		ELEVATION:		
		LOT PREMIUM:		
		END LOT PREMIUM:		
		NET TOTAL COST OF UPGRADES:	\$8,160.00	
		CREDITS:	-\$5,000.00	
		SUBTOTAL:	\$3,160.00	
		TOTAL:	\$933,060.00	
		PURCHASER OFFER:	\$933,060.00	
		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	\$846,955.75	
COMMENTS:				
*EXPECTED DATE OF CLOSING:				
June 29, 2023				
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901				



Internal B1A
Place St. Thomas - Phase 7

Printed: 17-Aug-22 4:57 pm

PURCHASERS: Luckner Cheris and Gina Cheris Pamphile

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
23	7	1046 THE HAZELWOOD ELEV B	29-Jun-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87532	1	- BONUS - DECOR CENTER CREDIT OF \$5,000.00	\$ 0.00	Each
40011		Note: Decor bonus of \$5,000.00 applied in full to the purchase price.		
*2 7193	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	*\$ 7,040.00	Each
40015		Note: - As per Schedule H dated August 20, 2022		
3		- KITCHEN - OPTIONAL FLUSH BREAKFAST BAR - STANDARD 2CM QUARTZ COUNTERTOP - STANDARD KITCHEN LAYOUT	\$ 1,120.00	Each
40013		Note: - As per Schedule H dated August 20, 2022		

Sub Total	\$8,160.00
HST	\$0.00
Total	\$8,160.00

Do we want new stov's listed? No
Soho hight package.
Quartz Countertops - Bronguard.

Payment Summary	Amount
Paid By	
Total Payment:	

PURCHASER: Luckner Cheris 20-Aug-22 DATE VENDOR: PER: Valecraft Homes (2019) Limited

PURCHASER: Gina Cheris Pamphile 20-Aug-22 DATE: August 22, 2022

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.926-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



QUOTE

Place St. Thomas - Phase 7

PURCHASERS: Luckner Cheris and Gina Cheris Pamphile

Printed: 12-Aug-22 12:32 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
23	7	1046 THE HAZELWOOD ELEV B	29-Jun-23

*1 87532 40011	1 - BONUS - DECOR CENTER CREDIT OF \$5,000.00 Note: Decor bonus of \$5,000.00 applied in full to the purchase price.	\$ 0.00	Each
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*2 7193 40015	1 - ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES Note: As per Schedule H dated	* \$ 7,040.00	Each
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Quote Line

3 40013	1 - KITCHEN - OPTIONAL FLUSH BREAKFAST BAR - STANDARD 2CM QUARTZ COUNTERTOP - STANDARD KITCHEN LAYOUT Note: ***PRICE IS ONLY FOR BREAKFAST AND END GABLE SUPPORTS***	\$ 1,120.00	Each
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Sub Total	\$8,160.00
HST	\$0.00
Total	\$8,160.00

Payment Summary	Amount
Paid By	
Total Payment:	

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

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1.926-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL
PER:
DATE: 29-Jun-23