

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 27 DAY OF June , 2023 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 7
LOT: 7 BLOCK :
50M-361
CIVIC ADDRESS: 902 Cologne Street

PURCHASERS: Federika Alejandra Maingot & Marc-Antoine Castonguay

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: June 27, 2023

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: \$884,972.98
BALANCE AT CLOSING: \$834,972.98
LESS H.S.T. AMOUNT: \$804,400.87
SCHEDULE "G" DATED: September 27, 2023
TARION SCHEDULE "B" DATED: September 27, 2023

INSERT: 680 dated: November 23, 2023 in the amount of: \$2,947.76
NEW PURCHASE PRICE: \$887,920.74
NEW BALANCE AT CLOSING: \$837,920.74
NEW LESS H.S.T. AMOUNT: \$807,009.50
SCHEDULE "G" DATED: November 23, 2023
TARION SCHEDULE "B" DATED: November 23, 2023

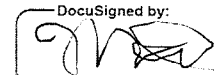
Dated at Embrun, ON this 23 day of November , 2023

In the presence of:

WITNESS

DocuSigned by:

PURCHASER
A04F827301214EE...

WITNESS

DocuSigned by:

PURCHASER
82B66A44CD4144B...

Dated at Ottawa, ON this 23 day of November , 2023

VALECRAFT HOMES LIMITED (VENDOR)

PER: Frank Nieuwkoop
A04F827301214EE...

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

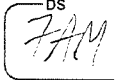
1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation 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

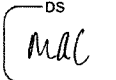
(c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the 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



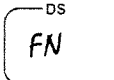
Purchaser

DS



Purchaser

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


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 \$807,009.50 . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer. The consideration value is subject to change, pursuant to any and all extras that are ordered pursuant to a Change Order following the date of the execution of this Agreement.
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Embrun, ON this 23 day of November, 2023

DocuSigned by:

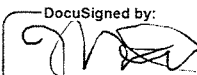


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PURCHASER

VALECRAFT HOMES LIMITED

DocuSigned by:



60B06444CD4144B...

PURCHASER

DocuSigned by:

Frank Nieuwkoop

A04F827301214EE...

PER:

November 23, 2023

DATE:

PROJECT: Place St. Thomas PHASE 7

LOT: 7



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay			Printed: 23-Nov-23 11:39 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
67 165 42450	1	KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - KITCHEN - BRONZE Note: - Custom kitchen - includes area behind chimney hoodfan & dinette	\$375.00	Each
68 162 42451	1	KITCHEN/DINETTE - TILE - WALL - INSTALLATION - BRICK PATTERN - KITCHEN - INSTALL Note: - Custom kitchen - includes area behind chimney hoodfan & dinette	\$205.00	Each
69 42460	1	DEN - PAINT ADDITIONAL COLOUR (DEEP BASE). PER WALL Note: - Den as per Sketch dated November 23, 2023 - Includes modern casing trim around window	\$533.00	Each
70 42461	1	MASTER BEDROOM - PAINT ADDITIONAL COLOUR (DEEP BASE). PER WALL Note: Master Bedroom as per Sketch dated November 23, 2023	\$533.00	Each
71 42463	1	- DELETE ITEM # 65 - (RE: S&S ELECTRIC ESTIMATE NO#: SS6504 REV.08 DATED 09/19/2023) Note:	-\$10,786.98	Each
72 42465	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: - S&S Electric Estimate No: SS6504 Rev.11 dated 11/20/2023	\$12,088.74	Each
73 42466	1	- REVISION #1 TO INTERIOR COLOURS DATED NOVEMBER 23, 2023 Note: - Revision to kitchen backsplash + paint accent walls in den & master bedroom	\$0.00	Each
74 42467	1	- PURCHASERS ACCEPT & ACKNOWLEDGE THE SIX (6) PERSONAL LIGHT FIXTURE PROVIDED TO S&S ELECTRIC FOR INSTALLATION ARE NOT COVERED UNDER WARRANTY AND SHALL NOT BE THE RESPONSIBILITY OF THE BUILDER. Note: The Buyer waives, as between itself and the Seller (Builder), all its rights in respect of any warranty or representation, express or implied, on the part of the Seller and all claims against the Seller arising at any time in respect of or out of the operation or performance of the personally supplied light fixtures and associated electrical components.	\$0.00	Each

Sub Total	\$2,947.76
HST	\$0.00
Total	\$2,947.76

PREPARED BY: Adam Bowman
LOCKED BY: Lisa Ballard
PE 2,043-1

InvoiceSQL.rpt 01sept21

DS
FN

Vendor Initials:

DS
7AM

Purchaser Initials

DS
MAC

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay			Printed: 23-Nov-23 11:39 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

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

PURCHASER:

DocuSigned by:

CF1075DCFB83D451...

Federika Alejandra Maingot

DocuSigned by:

6DB06444CD4144B...

Marc-Antoine Castonguay

23-Nov-23

DATE

23-Nov-23

DATE

VENDOR:

DocuSigned by:

A04F8223812145E...

PER: Valecraft Homes (2019) Limited

November 23, 2023

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



THE BRADLEY

MODEL 826

2183 sq.ft. or 2376 sq.ft.

Site: Place St-Thomas 7

Plan No.: 50M-361

Lot: 7 - Phase 7

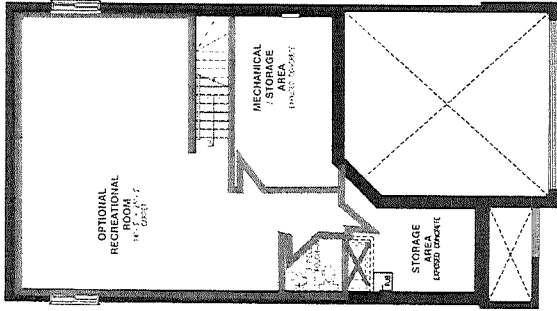
Date: November 23, 2023

Purchaser: Federika Alejandra Maingot

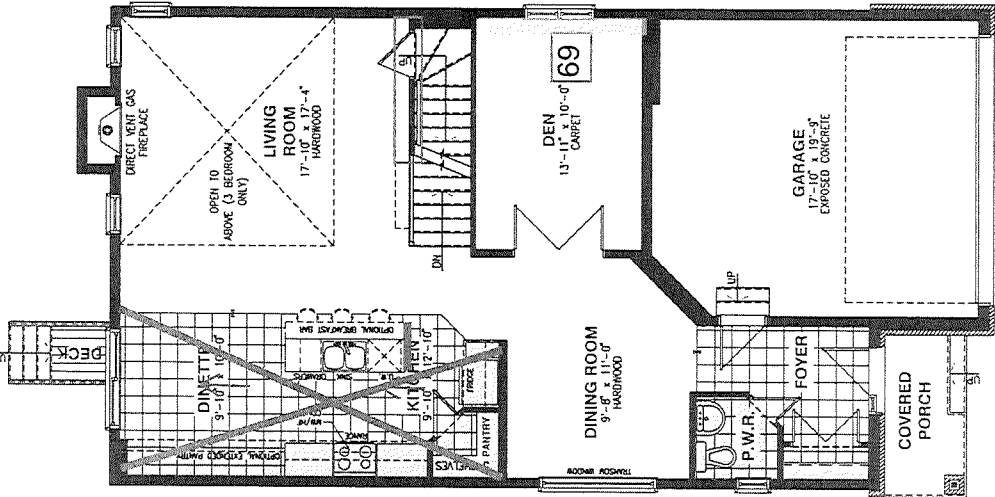
Purchaser: Marc-Antoine Castonguay

DS
FN

DS
MLC

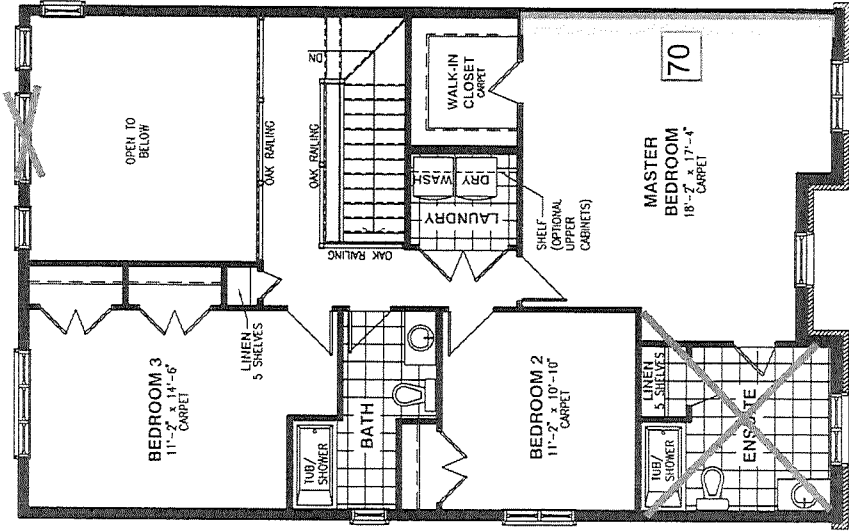


BASEMENT FLOOR

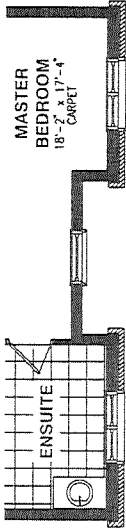


GROUND FLOOR

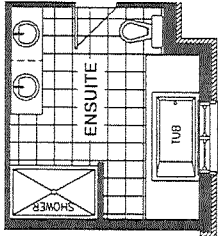
Floorplan Sketch -
November 22, 2023



SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



OPTIONAL 5PC ENSUITE

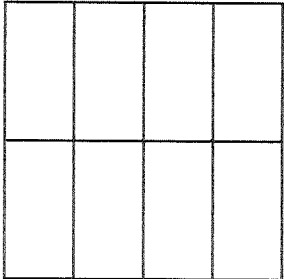


Valecraft
Homes (2019) Limited

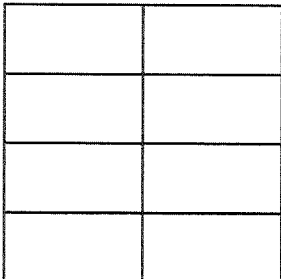
Tile Installation Options

WALL TILE

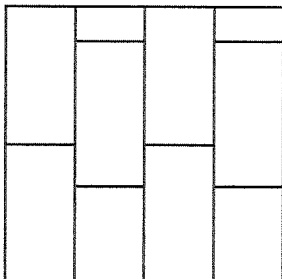
Vertical stacked



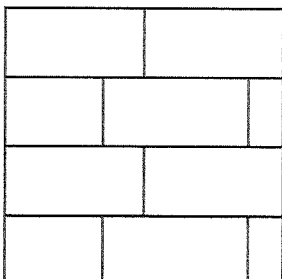
Horizontal stacked



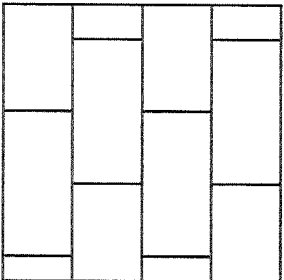
Vertical 1/3 offset staggered



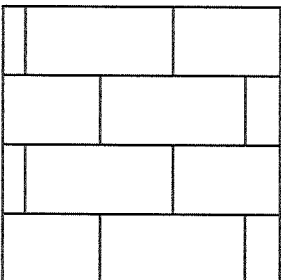
Horizontal 1/3 offset staggered



Vertical brick

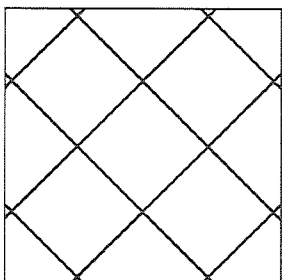


Horizontal brick

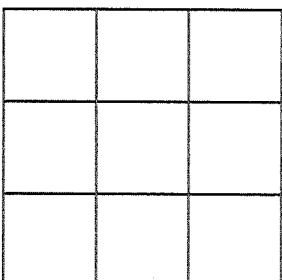


Kitchen Backsplash, _____

45 degree



Standard square



^{DS}
MJC

^{DS}
FAM

^{DS}
FN

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 7 - Phase 7

Model: #826 Bradely 3Bed, "B", Rev

Purchaser: Marc-Antoine Castonguay

Purchaser: Federika Alejandra Maingot

Date: November 23, 2023

Upgrade #: 67, 68, 73



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 #26 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 #26 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.
10. Delay in Closing by Purchaser of \$250.00 +HST per day as per final statement of adjustments as stated in Clause #20 of the Agreement of Purchase & Sale.
11. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
12. 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.
13. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated N/A

Signed at Embrun, ON, this 23 day of November, 2023.

DocuSigned by:

Purchaser CF1075DCF63D451...

Valecraft Homes (2019) Limited


DocuSigned by:

 Purchaser 6DB06444CD414AB...

DocuSigned by:
Frank Nieuwkoop
A04E827301214EE

Date: November 23, 2023

Lot #: 7

Project: Place St. Thomas 7

	SINGLES AND TOWNS COLOUR CHART - REVISION #01					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	7 - Phase 7	Civic Address:	902 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Federika Alejandra Maingot			Model Name/#:	Bradley 3Bed "B"
	Purchaser(s):	Marc-Antoine Castonguay			Closing Date:	June 18th, 2024

INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE		
DOOR STYLE		
INTERIOR HARDWARE		
INTERIOR LIGHTING PACKAGE	SS Quote SS6504 Rev. 11 dated Nov. 20-23	71, 72
BATHROOM ACCESSORIES		
FIREPLACE MANTLE		



INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL				
BRACKET				
SPINDLES				
POSTS				
NOSINGS				
HARDWOOD STAIRCASE (WHERE APPLICABLE)				

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE (Standard Minimum Opening is 33" x 70.75")				
RANGE				
DISHWASHER				
MICROWAVE/ HOODFAN (Specify if convection)				
WASHING MACHINE/DRYER				

Purchaser's Signature(s) :

Purchaser's Signature(s) :

Approved By :


DocuSigned by:

DocuSigned by:

DocuSigned by:
Frank Nieuwkoop

A04F827301214EE...

Date: November 23, 2023

Date: November 23, 2023

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
	SINGLES AND TOWNS COLOUR CHART - REVISION #01					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	7 - Phase 7	Civic Address:	902 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Federika Alejandra Maingot			Model Name/#:	Bradley 3Bed "B"
	Purchaser(s):	Marc-Antoine Castonguay			Closing Date:	June 18th, 2024
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM & DOORS						
FOYER						
POWDER ROOM						
MAIN FLOOR HALLWAY						
DINING ROOM						
FLEX ROOM						
LIVING ROOM						
FAMILY ROOM						
DEN (OFFICE)	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	Dulux - Onyx # DLX1011-7		69
KITCHEN/DINETTE/ BREAKFAST						
LAUNDRY/MUDROOM						
2nd FLOOR HALLWAY						
MAIN BATH						
BEDROOM #2						
BEDROOM #3						
BEDROOM #4						
MASTER BEDROOM	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	Dulux - Onyx # DLX1011-7		70
MASTER BEDROOM WALK-IN CLOSET						
MASTER BEDROOM ENSUITE						
FINISHED BASEMENT RECREATION ROOM						
BASEMENT BATHROOM						

Purchaser's Signature(s) :

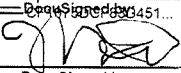
Purchaser's Signature(s) :

Approved By :

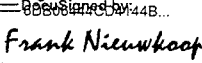
DocuSigned by:



DocuSigned by: 00000000-451...



DocuSigned by: 00000000-44B...




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Date: November 23, 2023

Date: November 23, 2023


Date: November 23, 2023

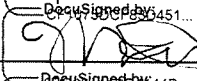
	SINGLES AND TOWNS COLOUR CHART - REVISION #01											
	Community:		Place St. Thomas 7		Reg'd Plan #:		50M-361		Sales Rep:		A. Bowman	
	Lot No:		7 - Phase 7		Civic Address:		902 Cologne Street, Embrun ON K0A 1W0					
	Purchaser(s):		Federika Alejandra Maingot						Model Name/#:		Bradley 3Bed "B"	
	Purchaser(s):		Marc-Antoine Castonguay						Closing Date:		June 18th, 2024	
CERAMIC & GROUT SELECTIONS (1)												
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE				GROUT SELECTION	LEVEL	STD/UPG #				
FOYER	FLOOR											
POWDER ROOM	FLOOR											
	WALL											
	INSERT OR BORDER											
MUDROOM	FLOOR											
	WALL											
	INSERT OR BORDER											
LAUNDRY ROOM	FLOOR											
	WALL											
	INSERT OR BORDER											
KITCHEN (Including behind Chimney Hood Fan)	FLOOR											
	BACKSPLASH	Olympia Tile- New Serenity Serie 8" x 16" Bright Arctic White #QT.SR.ARW.0816.BR (Horizontal Brick Installation)				25 Polar Grey	Bronze Wall Tile, UPG Install, STD grout	67, 68 35, 38				
	INSERT OR BORDER	\										
BREAKFAST AREA/DINETTE	FLOOR	Olympia Tile - New Serenity Series 8" x 16" Bright Arctic White #QT.SR.ARW.0816.BR (Horizontal Brick Installation)				25 Polar Grey	Bronze Wall Tile, UPG Install, STD grout	67, 68 35, 38				
FIREPLACE	HEARTH											
	SURROUND											
ADDITIONAL FIREPLACE	HEARTH											
	SURROUND											

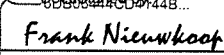
Purchaser's Signature(s) : _____

Purchaser's Signature(s) : _____

Approved By : _____

DocuSigned by: 

DocuSigned by: 

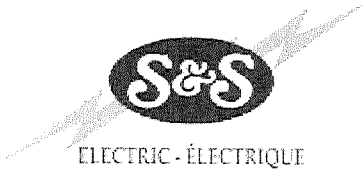
DocuSigned by: 

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Date: _____ November 23, 2023

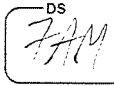
Date: _____ November 23, 2023

Date: _____ November 23, 2023



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Estimate No#: SS6504 Rev.11

Customer Copy

Customer:

Federika Alejandra Maingot & Marc-Antoine
Castonguay

Home: 514-799-6489
Email: alejandra8487@gmail.com;
marc@bobcatov.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Towns Ph7
Lot: PST PH7 Lot 7
Closing Date: June 18, 2023

Salesperson: Kyle Takman
Date: 11/20/2023

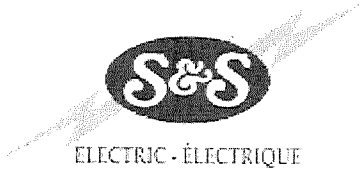
Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Relocate existing 15 AMP plug approx 60 inches from floor	A	\$	\$0.00
Kitchen	7.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 7 LED Halo potlights (AFR4-0930-WH) - on existing switch	D	\$277.00	\$1,939.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	E	\$	\$0.00
Great Room	6.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$277.00	\$1,662.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	G	\$277.00	\$277.00
Ensuite Bath	1.00	Single Pole Switch Switch for added potlight	G	\$134.00	\$134.00
Kitchen Island	1.00	Standard Light Outlet (Keyless) Add 1 keyless outlets above kitchen island (3 total with relocated standard fixture from dinette/ kitchen)	I	\$160.00	\$160.00
Great Room	1.00	Single Pole Switch Single Pole Switch for added pot lights	F	\$134.00	\$134.00
Kitchen Island	1.00	Single Pole Switch Additional Single Pole Switch for kitchen island pendants.	I	\$134.00	\$134.00
Rec Room	6.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 pot lights in basement rec room (4000K color for basement pots) connected to existing switch.	J	\$277.00	\$1,662.00
Dining	1.00	Misc. Product Fixture in Dining room to be keyless	L	\$	\$0.00
Foyer	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 pot light connected to existing switch	N	\$277.00	\$277.00

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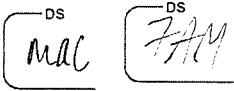
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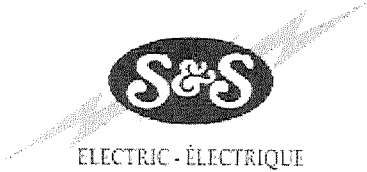


Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Upper Hall	2.00	Misc. Product Delete 2 standard fixtures in upper hall	P	\$-128.00	\$-256.00
Great Room	1.00	Misc. Product Fixture in Great room to be keyless	Q	\$	\$0.00
Upper Hall	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 2 4" pot lights on 4-way switch (In lieu of 2 sets of 3-way switches.	P	\$277.00	\$554.00
Kitchen Island	1.00	Misc. Product Relocate standard kitchen light outlet above island, delete fixture.	I	\$-47.00	\$-47.00
Rec Room	1.00	Misc. Product Delete 1 standard fixtures in basement rec room	J	\$-128.00	\$-128.00
Foyer	1.00	Misc. Product Delete standard fixture, switch to be connected to added pot lights.	N	\$-128.00	\$-128.00
Kitchen Island	1.00	Misc. Product Relocate standard dinette light outlet above island, delete fixture.	I	\$-98.00	\$-98.00
Hall	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) add 3 4" pot lights in first floor hallway	R	\$277.00	\$831.00
Hall	1.00	Misc. Product credit for standard hall fixture	R	\$-128.00	\$-128.00
Den	1.00	Misc. Product Fixture in Den to be keyless	M	\$	\$0.00
Kitchen	1.00	15 Amp Separate Circuit Plug 15 Amp Recessed Separate Circuit Plug for fridge (fridge requires two plugs)	T	\$349.00	\$349.00
Den	1.00	15 Amp Standard Plug Add 15 Amp Standard Plug	V	\$175.00	\$175.00
Rec Room	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless	C	\$	\$0.00
Rec Room	1.00	Single Pole Switch Single Pole Switch for keyless	C	\$134.00	\$134.00

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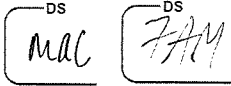
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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Rec Room	1.00	Single Pole Switch added switch for potlights	K	\$134.00	\$134.00
Rec Room	4.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 pot lights in basement rec room (4000K color for basement pots) connected to existing switch.	K	\$277.00	\$1,108.00
Storage	1.00	15 Amp Standard Plug Add 15 Amp Standard Plug	W	\$175.00	\$175.00
Rec Room	1.00	Misc. Product relocate existing plugs to these locations	X	\$	\$0.00
Rec Room	1.00	Misc. Product Relocate existing 15 AMP plug approx 60 inches from floor	Y	\$	\$0.00
Powder Room	1.00	Misc. Product Delete standard vanity fixture	H	\$-130.00	\$-130.00
Powder Room	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlights (AFR4-0930-WH) on existing switch	H	\$277.00	\$277.00
Ensuite Bath	2.00	Misc. Product Delete 2 standard vanity fixtures	Z	\$-169.00	\$-338.00
Ensuite Bath	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 3 LED Halo potlights (AFR4-0930-WH) on existing switch	Z	\$183.00	\$549.00
Rec Room	1.00	Misc. Product Relocate Standard fixture and leave as keyless	ZZ	\$	\$0.00
Rec Room	1.00	Single Pole Switch Added switch for keyless fixture	ZZ	\$134.00	\$134.00
Various Locations	1.00	Misc. Product Install 6 fixtures provided by clients. Clients agree these fixtures have been provided outside of the designated fixture package and the individual light fixtures will not be covered under warranty.		\$	\$0.00
Soffit	1.00	4 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH) Add 4 soffit potlights on existing switch for front out fixtures	LA	\$1,152.00	\$1,152.00

Customer Subtotal:	\$10,698.00
HST:	\$1,390.74
Total:	\$12,088.74

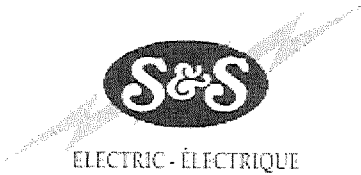
*** Total price includes all applicable taxes

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Notes:

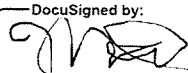
"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

DocuSigned by:



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DocuSigned by:




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Customer Signature

November 23, 2023

Date



Valecraft

Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Bradley 3Bed

Model #: #826

Plan #: 50M-361

Site: Place St. Thomas 7

Purchaser: Federika Alejandra Maingot

Lot: 7 - Phase 7

Purchaser: Marc-Antoine Castonguay

Date: November 20, 2023

DS


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DS

FAM



ELEVATION B



Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Bradley 3Bed

Model #: #826

Plan #: 50M-361

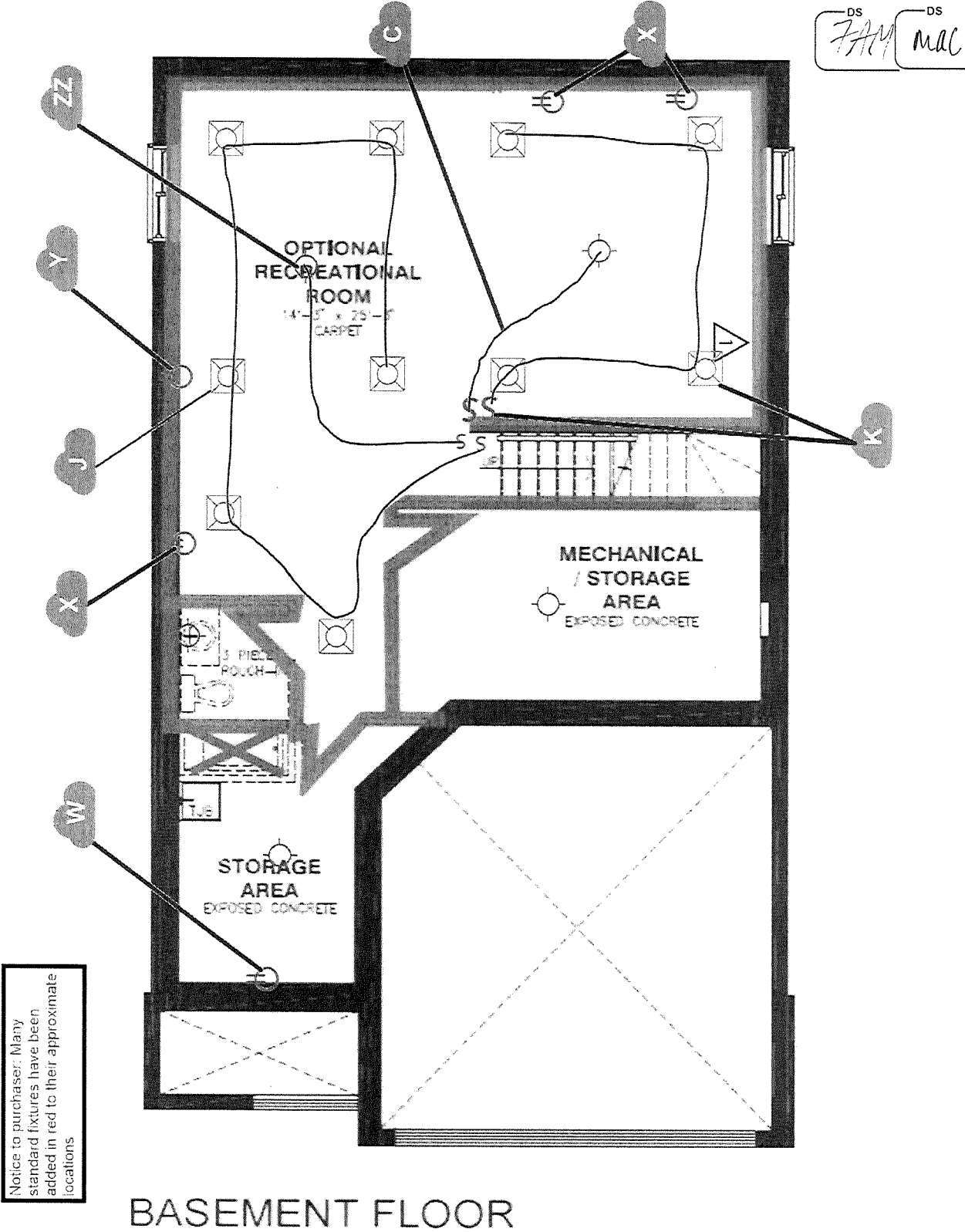
Site: Place St. Thomas 7


Purchaser: Federika Alejandra Maingot

Lot: 7 - Phase 7

Date: November 20, 2023

Purchaser: Marc-Antoine Castonguay





S&S / Orbital Sketch

Model Name: Bradley 3Bed

Model #: #826

Plan #: 50M-361

Site: Place St. Thomas 7

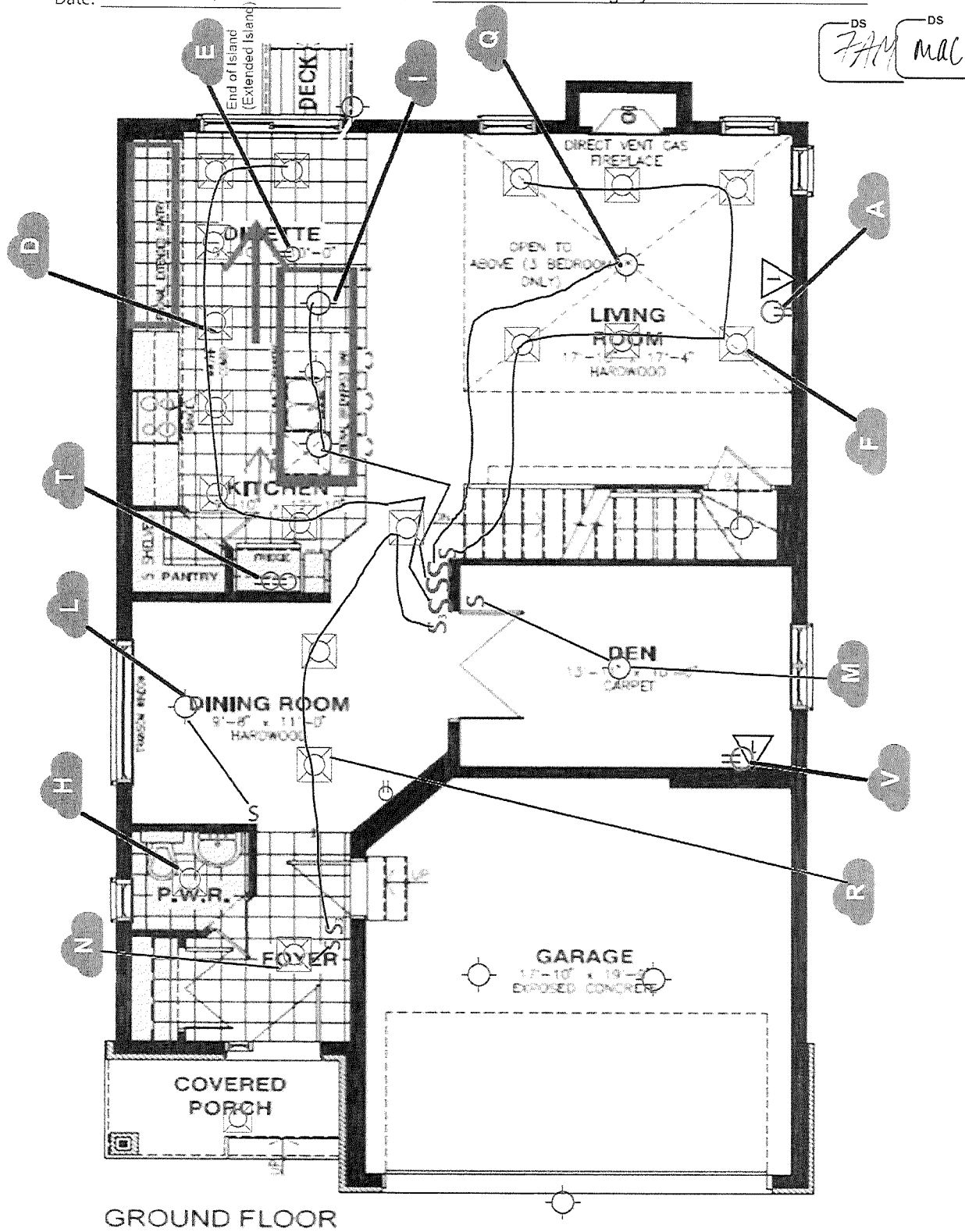
Purchaser: Federika Alejandra Maingot


Lot: 7 - Phase 7

Purchaser: Marc-Antoine Castonguay

Date: November 20, 2023

Purchaser: Marc-Antoine Castonguay





Valecraft

Homes (2019) Limited

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Lot: 7 - Phase 7

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Date: November 20, 2023

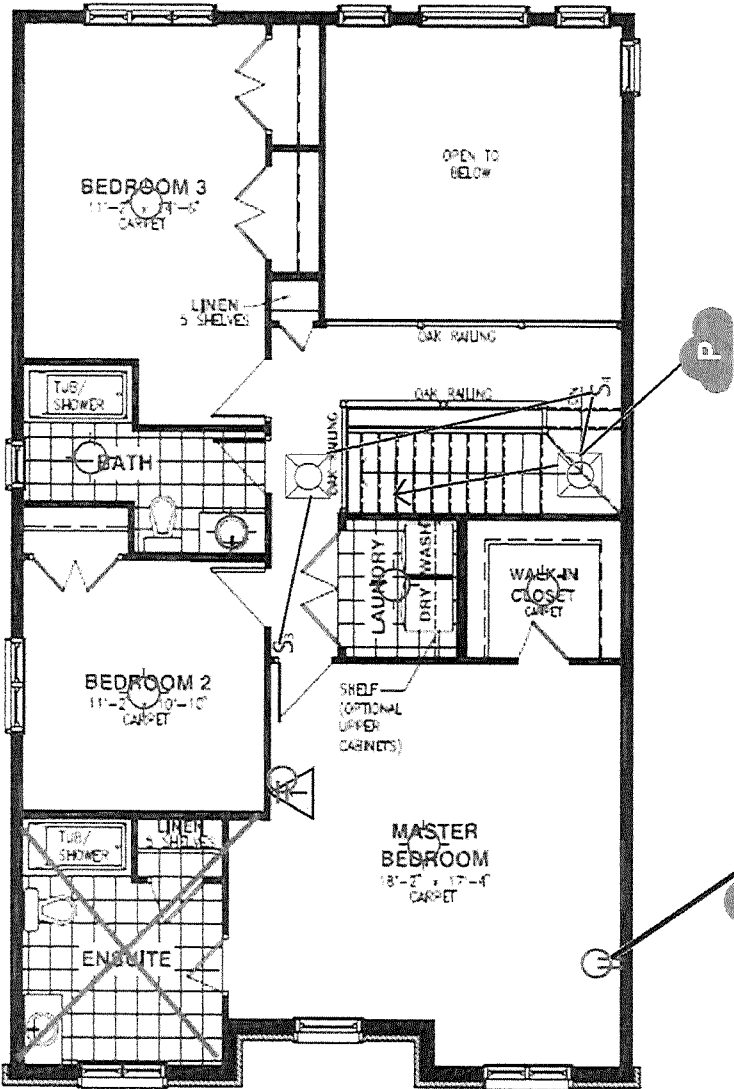
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DS

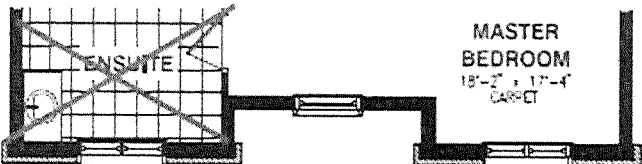
FAM

DS

MAC



SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B

