

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST. THOMAS 7		LOT NO:		14	
Reg'd Plan #: 50M-361		MODEL:		826 "B" Bradley 3Bed Rev	
Name(s): Jeffrey King					
Name(s): Helen King					
		BASE PRICE:		\$818,900.00	
		ELEVATION:			
		LOT PREMIUM:		\$25,000.00	
		END LOT PREMIUM:		\$139,207.00	
		NET TOTAL COST OF UPGRADES:			
		CREDITS:			
		SUBTOTAL:		\$164,207.00	
		TOTAL:		\$983,107.00	
		PURCHASER OFFER:		\$865,000.00	
		DIFFERENCE:		-\$118,107.00	
Invoice #1888 (Items #1 to #46) locked April ,2024				\$139,207.00	
Offer price of \$865,000.00 accepted by F. Niewkoop & Diane Brunet					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$786,725.66	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				November 26, 2024	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Jeffrey King & Helen King
STREET	15 Hale Court
CITY, PROVINCE	Cambridge, Ontario
POSTAL CODE	N1S 5A7
HOME PHONE	519-620-0655
WORK PHONE	N/A
Cell Phone Purchaser (1)	519-841-9011
Cell Phone Purchaser (2)	519-841-2477
CIVIC	930 Cologne Street
AGREEMENT BLOCK#	
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	14
MODEL #	826
ELEVATION	"B"
MODEL NAME	Bradley 3Bed
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	826 "B" Bradley 3Bed Rev
PHASE	7
PROJECT	PLACE ST. THOMAS 7
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$865,000.00
CLOSING DAY	26
CLOSING MONTH, YEAR	November, 2024
CLOSING DATE (MONTH DAY, YEAR)	November 26, 2024
DEPOSIT 1)	5,000
DEPOSIT 2)	20,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Jeffrey King
HOME ADDRESS (STREET, CITY, POSTAL CODE)	15 Hale Crt., Cambridge ON N1S 5A7
HOME PHONE	519-620-0655
WORK ADDRESS (STREET, CITY, POSTAL CODE)	N/A
WORK PHONE	N/A
OCCUPATION	Retired
ID TYPE	Driver's Licence
ID NUMBER	K4486-39373-90924
BIRTH DATE	September 24, 1939
PURCHASER 2	Helen King
HOME ADDRESS (STREET, CITY, POSTAL CODE)	15 Hale Crt., Cambridge ON N1S 5A7
HOME PHONE	519-620-0655
WORK ADDRESS (STREET, CITY, POSTAL CODE)	N/A
WORK PHONE	N/A
OCCUPATION	Retired
ID TYPE	Driver's Licence
ID NUMBER	K4486-32294-05110
BIRTH DATE	January 10, 1940
PART OF LOT(S)(singles)	14
PLACE SIGNED	Cambridge, ON
SIGNING DAY	25
SIGNING MONTH	April
SIGNING YEAR	2024
SIGNING DATE (MONTH DAY, YEAR)	April 25, 2024
EMAIL ADDRESS (1)	jking0655@rogers.com
EMAIL ADDRESS (2)	hyking1@rogers.com
DATE: May 2, 2023	

Lisa Ballard

From: Place St Thomas
Sent: April 21, 2024 4:06 PM
To: Lisa Ballard
Subject: FW: OFFER - PST PH7 Lot 14 - Bradley 3Bed (Jeff & Yvonne King)

Hi Lisa,

Below is the email confirmation from Frank for PST7 Lot 14.

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.

From: Frank Nieuwkoop <frank@valecraft.com>
Sent: Saturday, April 20, 2024 5:22 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Diane Brunet <dbrunet@valecraft.com>
Subject: Re: OFFER - PST PH7 Lot 14 - Bradley 3Bed (Jeff & Yvonne King)

Done , Deal write it asap for end of November closing

Thanks
Sent from my iPhone

On Apr 20, 2024, at 5:15 PM, Frank Nieuwkoop <frank@valecraft.com> wrote:

K we will look at it right now

Sent from my iPhone

On Apr 20, 2024, at 5:09 PM, Place St Thomas <place-st-thomas@valecraft.com> wrote:

Hi Frank & Diane,

Jeff & Yvonne (Bradley Lot 14) have countered with **\$865,000.00.**

Adam Bowman
New Home Sales Consultant

<image001.gif>

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

<image002.png>

<image003.png>

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

From: Jeff King <jking0655@rogers.com>
Sent: Saturday, April 20, 2024 5:01 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Yvonne <hyking1@rogers.com>
Subject: RE: OFFER - PST PH7 Lot 14 - Bradley 3Bed (Jeff & Yvonne King)

Hello Adam:

Thanks for the update to our offer of \$850,000 for the 3-bedroom Bradley.

The owners' counter of \$885,000 is a bit more than our budget can afford, bearing in mind our selling agent's commission, moving fees etc. However, we are prepared to move our offer to a maximum of \$865,000 if this is an acceptable increase to secure the purchase of the home.

We look forward to a favorable decision.

Jeff and Yvonne

From: Place St Thomas
Sent: Tuesday, April 16, 2024 12:29 PM
To: Frank Nieuwkoop <frank@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>
Subject: OFFER - PST PH7 Lot 14 - Bradley 3Bed (Jeff & Yvonne King)
Importance: High

Hi Frank & Diane,

We have a new offer from Jeff & Yvonne King for the Bardley 3Bed on Lot #14. We will also be receiving an offer from their son Wayne King this week.

OFFER: \$850,000.00

Closing date of late November 2024.

Conditional upon their son Wayne also purchasing from us (Lot 13)

NO realtor

Cost Summary:

\$818,900.00 – Bradley “B” 3Bed model #826
\$25,000.00 – Lot 14 premium ravine
\$2,556.00 – 200 amp service
\$55,261.00 – Finished basement recroom, bedroom & bathroom
\$9,669.00 – 5PC ensuite bathroom
\$2,035.00 – Open basement staircase at great room
\$2,884.00 – Jack & Jill main bathroom
\$675.00 – Reinforced light fixtures
\$3,255.00 – Garage side door
\$19,565.00 – 3” stained hardwood in STD areas, den & bedrooms
\$1,420.00 – Upgraded underpad
\$3,758.00 – Upgraded carpet
\$1,022.00 – Glass French doors in Den
\$21,911.00 – Optional kitchen 2 + cabinetry & counter upgrades
\$405.00 – Fireplace fan kit
\$916.00 – Powder room vanity

\$3,677.00 – Walk-In shower upgrade
\$1,582.00 – Vanity BoD’s
\$3,628.00 – Laundry room cabinetry
\$978.00 – Gas line for BBQ
\$1,623.00 – Electronic air cleaner
\$2,262.00 – Drywall in basement storage areas
\$125.00 – Bedroom 3 closet deletion

TOTAL: \$983,107.00

Difference is: \$133,107.00

Adam Bowman
New Home Sales Consultant

<image001.gif>
944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com
<image002.png>
<image003.png>

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

From: Jeff King <jking0655@rogers.com>
Sent: Tuesday, April 16, 2024 9:20 AM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Yvonne <hyking1@rogers.com>
Subject: 3-bedroom Bradley

Hi Adam:

Thank you for the revised List of Upgrades.

We understand that some items can be confirmed only after we’ve met with the designer, electricians etc.

We are hoping to be able to purchase the 3-bedroom Bradley model to be situated on lot #14, and acceptance of the offer we are about to make will be contingent upon the offer from my son, Wayne King, for a home on lot #13 being accepted.

As I mentioned in an earlier e-mail, we are limited in our budget freedom. We can commit to a purchase price of approximately \$850,000, and we are amenable to a closing date of end of November.

We are hopeful that our offer is satisfactory.

Thanks again for all your help.

Jeff and Helen (Yvonne) King

<image001.gif>
<image002.png>
<image003.png>

Protected B when completed

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 (2019) Limited

Business number (if applicable)

721010718RT0001

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.

From

Year

Month

Day

to

Year

Month

Day

Signature of builder or authorized official

Name (print)

Year

Month

Day

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 relation's, primary residence and is not intended as a rental property.

DocuSigned by:

Signature of the claimant

Jeffrey King

9E0C129D3634458...

DocuSigned by:

Name (print)

Jeffrey King & Helen King

67FC74225198477...

Year

Month

Day

2

0

2

4

0

4

2

5

Page 2

Protected B when completed

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.



Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Jeffrey King and Helen King

Printed: 24-Apr-24 3:04 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
14		7	826 THE BRADLEY 3 BED ELEV B	26-Nov-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 42788	1	- UPGRADE TO 200 AMP SERVICE Note: Includes upgraded panel	\$ 2,556.00	Each
2 140806 42847	1	- BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED RECROOM - STANDARD LEVEL SELECTIONS Note: - As per Schedule H dated April 25, 2024 - See item #16 (underpad) - See item #20 (carpet)	\$ 27,269.00	Each
3 140839 42848	1	- BASEMENT BEDROOM - BASEMENT BEDROOM - OPTIONAL FINISHED BEDROOM - STANDARD LEVEL SELECTIONS Note: - As per Schedule H dated April 25, 2024 - See item #17 (underpad) - See item #21 (carpet)	\$ 11,316.00	Each
4 42849	1	- BASEMENT BATHROOM - FINISHED 3 PIECE BATHROOM INCLUDING BUILDERS STANDARD TOILET, TUB & SINGLE VANITY - AS PER SKETCH Note: - As per Schedule H dated April 25, 2024	\$ 16,676.00	Each
5 42850	1	- ENSUITE BATH - OPTIONAL 5PC ENSUITE BATHROOM - INCLUDES BUILDERS STANDARDS - AS PER SKETCH Note: - As per Schedule H dated April 25, 2024 - See item #41 (Bank of Drawers)	\$ 9,669.00	Each
6 42880	1	- GREAT ROOM - GREAT ROOM - OPEN FINISHED STAIRCASE TO BASEMENT - INCLUDES BUILDERS STANDARD RAILING ON THE FIRST FLOOR (GREAT ROOM), COMPLETE WITH NOSING AND SELF-SUPPORTING STRINGER ON MAIN UPPER STAIRCASE. Note: - As per Schedule H dated April 25, 2024 - See item #2 (finished basement recroom) - See item #15 (underpad) - See item #19 (carpet)	\$ 2,035.00	Each
7 42883	1	- MAIN BATHROOM - OPTIONAL JACK & JILL BATHROOM - BUILDERS STANDARD SELECTIONS - AS PER SKETCH Note: - As per Schedule H dated April 25, 2024	\$ 2,884.00	Each
8 42894	5	- REINFORCE CEILING LIGHT FIXTURES FOR FUTURE FAN - INCLUDING GREAT ROOM, DEN & 3 BEDROOMS (REINFORCING ONLY, 3 WIRES NOT INCLUDED) Note: - Light fixture in great room to be added at electrical appointment	\$ 675.00	
9 42911	1	- GARAGE - SUPPLY & INSTALL A SIDE DOOR TO GARAGE. INCLUDES EXTERIOR LIGHT & SINGLE SLAB WALKWAY. Note: - As per Schedule H dated April 25, 2024 - Subject to limiting distance at side yard as per O.B.C.	\$ 3,255.00	Each
10 139134 42851	1	- STD AREAS - HARDWOOD - OAK - 3 1/8 STAINED - STD AREAS Note: - As per Schedule H dated April 25, 2024 - Standard areas include dining room, main floor hallway, living room & upper hallway	\$ 3,192.00	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,888-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Internal B1A
Place St. Thomas - Phase 7

PURCHASERS: Jeffrey King and Helen King

Printed: 24-Apr-24 3:04 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
14		7	826 THE BRADLEY 3 BED ELEV B	26-Nov-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
11 139136 42853	1	DEN - HARDWOOD - OAK - 3 1/8 STAINED - DEN Note: - As per Schedule H dated April 25, 2024	\$ 3,123.00	Each
12 139138 42854	1	MASTER BEDROOM - HARDWOOD - OAK - 3 1/8 STAINED - MASTER BEDROOM / WIC OPT ENSUITE Note: - As per Schedule H dated April 25, 2024	\$ 5,990.00	Each
13 139139 42855	1	BEDROOM 2 - HARDWOOD - OAK - 3 1/8 STAINED - BEDROOM #2 Note: - As per Schedule H dated April 25, 2024	\$ 2,897.00	Each
14 139140 42856	1	BEDROOM 3 - HARDWOOD - OAK - 3 1/8 STAINED - BEDROOM #3 Note: - As per Schedule H dated April 25, 2024	\$ 4,363.00	Each
15 42857	1	LOWER STAIRCASE - UNDERPAD - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2 Note: - As per Schedule H dated April 25, 2024 - See item #2 (finished basement recroom) - See item #6 (open finished basement staircase) - See item #19 (carpet)	\$ 195.00	Each
16 42858	1	BASEMENT - UNDERPAD - UPGRADE - LEVEL 2 - - FINISHED BASEMENT RECREATION ROOM - LEVEL 2 Note: - As per Schedule H dated April 25, 2024 - See item #2 (finished basement recroom) - See item #20 (carpet)	\$ 767.00	Each
17 42859	1	BASEMENT BEDROOM - UNDERPAD - UPGRADE - LEVEL 2 - - FINISHED BASEMENT BEDROOM - LEVEL 2 Note: - As per Schedule H dated April 25, 2024 - See item #3 (finished basement bedroom) - See item #21 (carpet)	\$ 245.00	Each
18 42860	1	UPPER STAIRCASE - UNDERPAD - UPGRADE - LEVEL 2 - - MAIN STAIRCASE - LEVEL 2 Note: - As per Schedule H dated April 25, 2024 - See item #22 (carpet)	\$ 213.00	Each
19 42861	1	LOWER STAIRCASE - CARPET - UPGRADE - LEVEL 4 - - BASEMENT STAIRCASE - LEVEL 4 Note: - As per Schedule H dated April 25, 2024 - See item #2 (finished basement recroom) - See item #6 (open finished staircase) - See item #15 (underpad)	\$ 510.00	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,888-2
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____
DATE: _____



Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Jeffrey King and Helen King

Printed: 24-Apr-24 3:04 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
14		7	826 THE BRADLEY 3 BED ELEV B	26-Nov-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
28 83 42870	1	KITCHEN/DINETTE - KITCHEN RECYCLE BIN (300MM - 600MM) - ALL SERIES Note: - Location to be confirmed at design appointment - See items #24 (optional kitchen layout 2)	\$ 1,031.00	Each
29 101 42871	2	KITCHEN/DINETTE - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES Note: - As per Kitchen Sketch dated April 25, 2024 - Located on both sides of stove - See items #24 (optional kitchen layout 2)	\$ 1,582.00	
30 103 42872	1	KITCHEN - WINE RACK CROSS GRID IN LIEU OF CABINET - STD SERIES Note: - As per Kitchen Sketch dated April 25, 2024 - Located in cabinetry above fridge opening - See item #24 (optional kitchen layout 2)	\$ 755.00	Each
31 42874	1	KITCHEN - LOWER CABINETRY UPGRADED TO FOUR (4) POTS & PANS DRAWERS ON WALL ADJACENT TO DINING ROOM - AS PER SKETCH Note: - As per Kitchen Sketch dated April 25, 2024 - All four drawers to be evenly sized (approx. 15" x 22") - See item #24 (optional kitchen layout 2)	\$ 1,610.00	Each
32 881 42875	7	KITCHEN/DINETTE - CLEAR GLASS UPPER SINGLE DOOR (1 LITE) - ALL SERIES Note: - Locations (x7) to be confirmed at design appointment - See item #24 (optional kitchen layout 2)	\$ 1,855.00	
33 42876	1	KITCHEN/DINETTE - RELOCATE MICROWAVE SHELF FROM ISLAND TO UPPER CABINETRY NEXT TO STOVE - AS PER SKETCH Note: - Location to be confirmed at design appointment - See item #24 (optional kitchen layout 2)	\$ 125.00	Each
34 42878	1	KITCHEN - HOODFAN - WHIRLPOOL 30IN STAINLESS 270 CFM - MODEL # WVU17UC0JS Note: - As per Kitchen Sketch dated April 25, 2024 - Does not include modifications to cabinetry or electrical for new microwave location.	\$ 75.00	Each
35 871 42879	1	KITCHEN - NON-STANDARD REFRIGERATOR SIZE Note: - As per Kitchen Sketch dated April 25, 2024 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - Opening dimensions to be confirmed at design appointment - See item #24 (optional kitchen layout 2) - See item #36 (water line)	\$ 98.00	Each
*36 120309 42891	1	KITCHEN - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note: - As per Kitchen Sketch dated April 25, 2024	*\$ 533.00	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,888-4

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Jeffrey King and Helen King

Printed: 24-Apr-24 3:04 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
14		7	826 THE BRADLEY 3 BED ELEV B	26-Nov-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
20 5	1	BASEMENT - CARPET - UPGRADE - LEVEL 4 - - FINISHED BASEMENT RECREATION ROOM - LEVEL 4	\$ 2,033.00	Each
42862		Note: - As per Schedule H dated April 25, 2024 - See item #2 (finished basement reeroom) - See item #16 (underpad)		
21 5	1	BEDROOM - CARPET - UPGRADE - LEVEL 4 - - FINISHED BASEMENT BEDROOM - LEVEL 4	\$ 650.00	Each
42863		Note: - As per Schedule H dated April 25, 2024 - See item #3 (finished basement bedroom) - See item #17 (underpad)		
22 5	1	UPPER STAIRCASE - CARPET - UPGRADE - LEVEL 4 - - MAIN STAIRCASE - LEVEL 4	\$ 565.00	Each
42864		Note: - As per Schedule H dated April 25, 2024 - See item #18 (underpad)		
23	1	DEN - UPGRADE DEN DOORS TO GLASS FRENCH DOORS (1 LITE) - AS PER SKETCH	\$ 1,022.00	Each
42865		Note: - As per Schedule H dated April 25, 2024		
24	1	KITCHEN/DINETTE - OPTIONAL KITCHEN LAYOUT 2 - STANDARD LEVEL CABINETRY - AS PER SKETCH	\$ 8,658.00	Each
42866		Note: - As per Schedule H dated April 25, 2024 - As per Kitchen Sketch dated April 25, 2024 - See items #24 to item #36 (kitchen upgrade options)		
25 141913	1	KITCHEN/DINETTE - CABINETRY - UPC9-2A - OPTIONAL KITCHEN LAYOUT 2 - STANDARD LEVEL CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD - APPROX. 26INDEEP X 10INH	\$ 831.00	Each
42867		Note: - As per UPC Sketch dated April 25, 2024 - As per Kitchen Sketch dated April 25, 2024 - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - See items #24 (optional kitchen layout 2)		
26	1	KITCHEN - KITCHEN ISLAND - ENLARGE KITCHEN ISLAND DEPTH TO APPROXIMATELY 3 FEET INCLUDING REAR CABINETS FACING LIVING ROOM. INCLUDES STANDARD LEVEL CABINETRY & STANDARD QUARTZ COUNTERTOP.	\$ 3,132.00	Each
42868		Note: - As per Schedule H dated April 25, 2024 - As per Kitchen Sketch dated April 25, 2024 - Island location as per Kitchen sketch dated April 25, 2024 - Does NOT include breakfast bar - Does not include additional custom side gables or wider footing - See items #24 (optional kitchen layout 2) - See item #27 (quartz countertop) - See item #33 (microwave shelf relocation)		
*27 135918	1	KITCHEN/DINETTE - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPT #2	*\$ 1,626.00	Each
42869		Note: - As per Kitchen Sketch dated April 25, 2024 - Includes additional width on kitchen island - Edge profile to be selected at design appointment - See items #24 (optional kitchen layout 2) - See item #26 (enlarged island)		

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,888-3

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



Internal B1A
Place St. Thomas - Phase 7

PURCHASERS: Jeffrey King and Helen King

Printed: 24-Apr-24 3:04 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
14		7	826 THE BRADLEY 3 BED ELEV B	26-Nov-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
37 384 42881	1	LIVING ROOM - FIREPLACE FAN KIT FOR BUILDER'S STD FIREPLACE Note:	\$ 405.00	Each
38 42910	1	POWDER ROOM - VANITY IN LIEU OF PEDESTAL SINK - BUILDERS STANDARDS Note: - As per Schedule H dated April 25, 2024	\$ 916.00	Each
39 42884	1	MAIN BATHROOM - UPGRADE STANDARD TUB/SHOWER COMBO TO APPROX. 60"X30" WALK-IN SHOWER C/W SLIDING GLASS DOOR Note: - As per Schedule H dated April 25, 2024 - See item #7 (jack & jill bathroom)	\$ 3,677.00	Each
*40 872 42908	1	MAIN BATHROOM - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10 Note: - As per Schedule H dated April 25, 2024 - Located in vanity adjacent to Bedroom #2 (sink adjusted to accomodate) - See item #7 (jack & jill bathroom)	*\$ 791.00	Each
*41 872 42909	1	ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10 Note: - As per Schedule H dated April 25, 2024 - Approx. centered in double vanity - See item #5 (5pc ensuite)	*\$ 791.00	Each
42 42889	1	LAUNDRY ROOM - SUPPLY & INSTALL CUSTOM UPPER CABINETRY & IRONING BOARD STORAGE. INCLUDES BUILDERS STANDARD QUARTZ COUNTERTOP - AS PER SKETCH Note: - As per Schedule H dated April 25, 2024 - As per Laundry Room Sketch dated April 25, 2024	\$ 3,628.00	Each
43 42893	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ Note: - As per Schedule H dated April 25, 2024	\$ 978.00	Each
44 42907	1	- ELECTRONIC AIR CLEANER Note:	\$ 1,623.00	Each
45 42912	1	BASEMENT - UPGRADE TO DRYWALL FINISH IN MECHANICAL & STORAGE AREAS - AS PER SKETCH Note: - As per Schedule H dated April 25, 2024 - Walls only (does not include ceiling) - Rough finish - not painted	\$ 2,262.00	Each
46 42918	1	BEDROOM 3 - DELETE 1 OF 2 CLOSETS LEAVING APPROOX OPENING OF 60" WIDE - STD ELECTRICAL OUTLET TO BE ADDED FOR FUTURE TV - CLIENT TO INDICATE HEIGHT OF ELECTRICAL OUTLET - AS PER SKETCH Note: - As per Schedule H dated April 25, 2024 - Delete bedroom #3 closet located next to hallway linen closet	\$ 125.00	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,888-5

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Internal B1A	
Place St. Thomas - Phase 7	
PURCHASERS: Jeffrey King and Helen King	Printed: 24-Apr-24 3:04 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
14	7	826 THE BRADLEY 3 BED ELEV B	26-Nov-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
------	-----	----------------	-------	--------------

Sub Total	\$139,207.00
HST	\$0.00
Total	\$139,207.00

Payment Summary

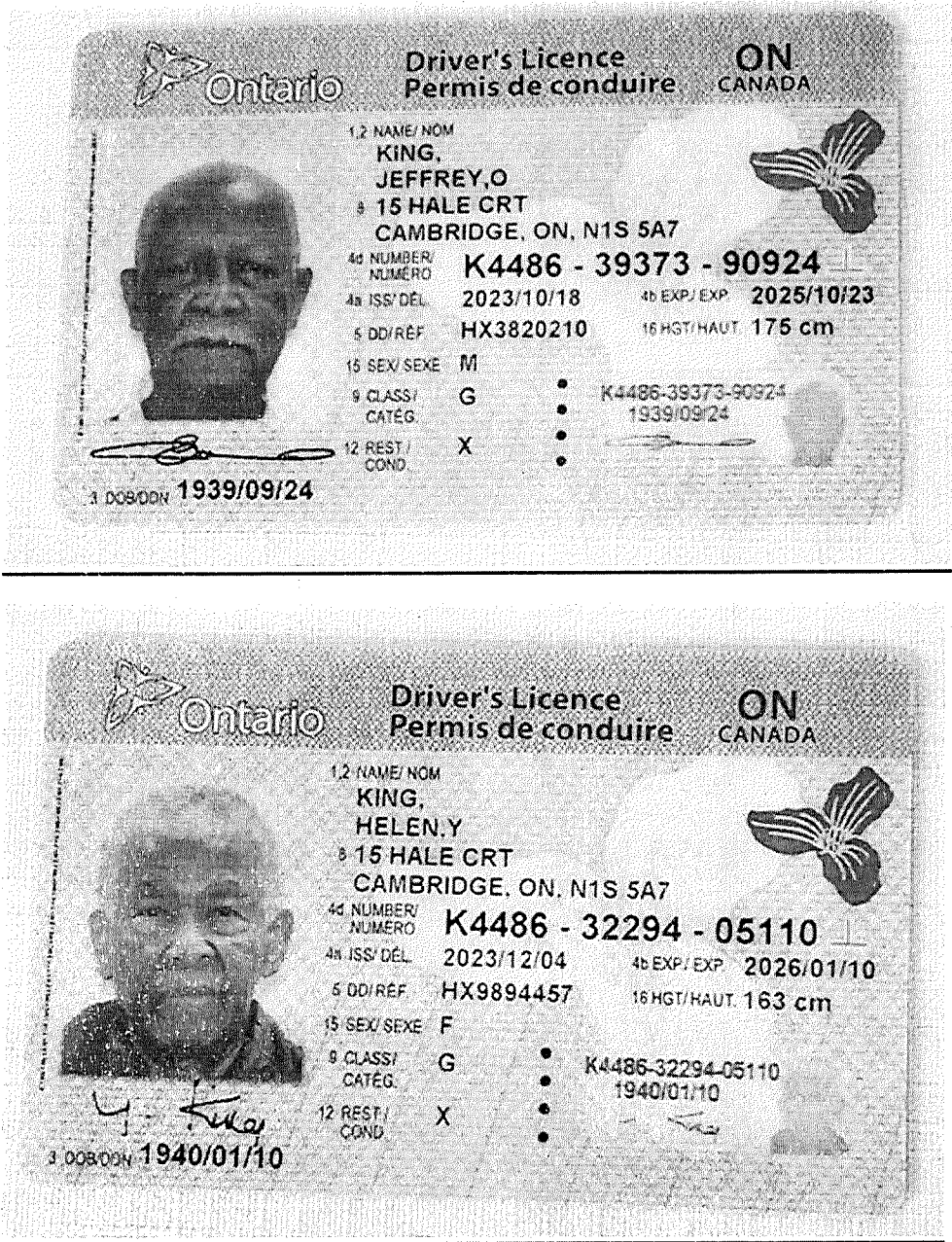
<u>Paid By</u>	<u>Amount</u>
Total Payment: _____	

PURCHASER:	_____	<u>25-Apr-24</u>
	Jeffrey King	DATE
PURCHASER:	_____	<u>25-Apr-24</u>
	Helen King	DATE

VENDOR:	_____
	PER: Valecraft Homes (2019) Limited
DATE:	_____

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

SCHEDULE "T"



Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 14 - Phase 7
Model: #826 "B" Rev Bradley 3Bed
Date: April 25, 2024

Purchaser: Jeffrey King
Purchaser: Helen King