

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST. THOMAS 7		LOT NO: 13			
Reg'd Plan #: 50M-361		MODEL: 1086 "B" Steel Rev			
Name(s): Wayne King					
Name(s):					
		BASE PRICE:		\$964,900.00	
		ELEVATION:			
		LOT PREMIUM:		\$25,000.00	
		END LOT PREMIUM:		\$156,364.00	
		NET TOTAL COST OF UPGRADES:			
		CREDITS:			
		SUBTOTAL:		\$181,364.00	
		TOTAL:		\$1,146,264.00	
		PURCHASER OFFER:		\$995,000.00	
		DIFFERENCE:		-\$151,264.00	
Invoice #1889 (Items #1 to #38) locked April ,2024				\$156,364.00	
Offer price of \$995,000.00 accepted by F. Niewkoop & Diane Brunet					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$901,769.91	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				November 28, 2024	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Wayne King ✓
STREET	547 Ruby Street ✓
CITY, PROVINCE	Rockland, Ontario ✓
POSTAL CODE	K4K 0H6 ✓
HOME PHONE	613-419-3547 ✓
WORK PHONE	343-655-0145 ✓
Cell Phone Purchaser (1)	613-762-1876 ✓
Cell Phone Purchaser (2)	
CIVIC	926 Cologne Street ✓
AGREEMENT BLOCK#	
PLAN	50M-361 ✓
HCRA Licence Number	47491 ✓
LOT (BUILDER'S LOT/UNIT)	13 ✓
MODEL #	1086 ✓
ELEVATION	"B" ✓
MODEL NAME	Steel ✓
ORIENTATION	Rev ✓
DWELLING (MODEL#, ELEV, OPT)	1086 "B" Steel Rev ✓
PHASE	7 ✓
PROJECT	PLACE ST. THOMAS 7 ✓
SCHEDULES	B1-A, C-1, H, O ✓
PURCHASER OFFER	\$995,000.00 ✓
CLOSING DAY	28 ✓
CLOSING MONTH, YEAR	November, 2024 ✓
CLOSING DATE (MONTH DAY, YEAR)	November 28, 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	Wayne King ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	547 Ruby St., Rockland ON K4K 0H6 ✓
HOME PHONE	613-419-3547 ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1730 St. Laurent Blvd., Ottawa ON K1G 5L1
WORK PHONE	343-655-0145
OCCUPATION	Computer Consultant (InfoMedia Systems Group)
ID TYPE	Driver's Licence ✓
ID NUMBER	K4486-77926-60719 ✓
BIRTH DATE	July 19, 1966 ✓
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
BIRTH DATE	
PART OF LOT(S)(singles)	13
PLACE SIGNED	Ottawa, ON
SIGNING DAY	24 ✓
SIGNING MONTH	April ✓
SIGNING YEAR	2024 ✓
SIGNING DATE (MONTH DAY, YEAR)	April 24, 2024 ✓
EMAIL ADDRESS (1)	wking578@gmail.com
EMAIL ADDRESS (2)	
DATE: May 2, 2023	

Lisa Ballard

From: Lisa Ballard
Sent: April 23, 2024 9:09 AM
To: Betty McIntosh
Subject: FW: OFFER - PST PH7 Lot 13 - The Steel (Wayne King & Lani Meldrum)

From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Sunday, April 21, 2024 4:06 PM
To: Lisa Ballard <lballard@valecraft.com>
Subject: FW: OFFER - PST PH7 Lot 13 - The Steel (Wayne King & Lani Meldrum)

Hey Lisa,

Here's the email confirmation for PST7 Lot 13.

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: Sunday, April 21, 2024 12:11 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Diane Brunet <dbrunet@valecraft.com>
Subject: Re: OFFER - PST PH7 Lot 13 - The Steel (Wayne King & Lani Meldrum)

Ok deal because he brought his parents in you need to write this asap to get the end of November we might have to close Dec 15

Congrats
Sent from my iPhone

On Apr 21, 2024, at 11:57 AM, Place St Thomas <place-st-thomas@valecraft.com> wrote:

Morning Frank & Diane,

Wayne & Lani (Steel Lot 13) have countered with **\$995,000.00**. Their email is below.

Adam Bowman
New Home Sales Consultant

<image001.gif>

<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: Wayne King <wking578@gmail.com>
Sent: Saturday, April 20, 2024 6:29 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Lani Meldrum <lanimeldrum@gmail.com>
Subject: Re: OFFER - PST PH7 Lot 13 - The Steel (Wayne King & Lani Meldrum)

Hello Adam:

Thanks for the update to our offer of \$950,000 for the Steel.

The owners' counter of \$1,045,000 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 \$995,000 if this is an acceptable increase to secure the purchase of the home.

We look forward to a favorable decision.

Wayne and Lani

From: Place St Thomas
Sent: Tuesday, April 16, 2024 2:53 PM
To: Diane Brunet <dbrunet@valecraft.com>; Frank Nieuwkoop <frank@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>
Subject: OFFER - PST PH7 Lot 13 - The Steel (Wayne King & Lani Meldrum)

Hi Frank & Diane,

Here is the offer from Wayne King & Lani Meldrum for the Steel on Lot #13.

OFFER: \$950,000.00

Closing date of late November 2024.

Conditional upon their parents Jeff & Yvonne also purchasing.

NO realtor

Cost Summary:

\$964,900.00 – The Steel “B” model #1086 ✓
\$25,000.00 – Lot 13 premium ravine
\$2,556.00 – 200 amp service
\$14,297.00 – Structural modifications
\$2,786.00 – Living room french doors
\$9,663.00 – 5PC ensuite bathroom
\$65,620.00 – Finished basement, bedroom & bathroom
\$3,255.00 – Garage side door
\$8,946.00 – Hardwood (3” stained) upper staircase

\$8,538.00 – Hardwood (3” stained) standard areas + office/den
\$2,578.00 – Upgraded underpad in bedrooms & basement
\$908.00 – Gas line for stove
\$978.00 – Gas line for BBQ
\$608.00 – Fridge water line incl. shut off valve
\$267.00 – Grab bar
\$1,623.00 – Electronic air cleaner
\$16,583.00 – Kitchen cabinetry, pantry and island upgrades
\$1,545.00 – Kitchen sink
\$784.00 – Kitchen faucet
\$755.00 – Kitchen chimney hood fan
\$800.00 – Fireplace fan kit + remote
\$1,408.00 – Laundry room cabinets
\$5,677.00 – Plumbing upgrades
\$948.00 – Vanity BoD
\$3,317.00 – Interior black handles
\$1,118.00 – Garage door opener
\$806.00 – Reinforced light fixtures

TOTAL: \$1,146,264.00

Difference is: \$196,264.00

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: Wayne King <wking578@gmail.com>
Sent: Tuesday, April 16, 2024 12:21 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Lani Meldrum <lanimeldrum@gmail.com>
Subject: Re: The Steel - Lot 13

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 Steel model to be situated on lot #13, and acceptance of the offer we are about to make will be contingent upon the offer from my father, Jeffrey King, for a home on lot #14 being accepted. As we have previously discussed, we will be my parents' eventual caregivers, and require them to be adjacent.

As I mentioned in an earlier e-mail, we are limited in our budget freedom. We can commit to a purchase price of approximately \$950,000, 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.

Regards,

Wayne and Lani

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)
King, Jeffrey

Business number (if applicable)

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
King, Helen

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

Address of the house you purchased (Unit No. – Street No. Street name, RR)
930 Cologne Street

City
Embrun

Province or territory
Ontario

Postal code
K 0 A 1 W 0

Home telephone number
519-620-0655

Daytime telephone number
519-841-9011

Extension

Language preference
☒ English ☐ French

Mailing address of claimant
☒ As above or ☐ Unit No – Street No Street name, PO Box, RR

City

Province/Territory/State
DS DS

Postal/ZIP code

Country

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):

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

Date possession of the house was transferred to you:

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:
14

Plan No:
50M-361

Other:
Embrun, ON

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 (2019) Limited			Business number (if applicable) 7 2 1 0 1 0 7 1 8 R T 0 0 0 1									
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.

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		DocuSigned by: Helen King		Name (print) Jeffrey King & Helen King		Year	Month	Day
						2	0	2
						4	0	4
						2	5	

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

PURCHASER: Wayne KingPrinted: 24-Apr-24 2:02 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
13		7	1086 THE STEEL ELEV B	28-Nov-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1		1 - - UPGRADE TO 200 AMP SERVICE	\$ 2,556.00	Each
42789		Note: - Includes upgraded panel	Q1889-1 #1	
2		1 - - STRUCTURAL MODIFICATION - MAIN FLOOR MUDROOM & POWDER ROOM REDESIGNED. INCLUDES 3 PIECE BATHROOM WITH WALK-IN SHOWER - BUILDERS STANDARDS - LAUNDRY RELOCATED TO 2ND FLOOR AND CLOSET REVISED MASTER AND BED 2 - AS PER SKETCH.	\$ 14,297.00	Each
42790		Note: - As per Schedule H dated April 24, 2024 - Owner's suite walk-in closet & Bedroom #2 walk-in closet adjusted as per sketch. See Item #4	Q1889-1 #2	
3		1 - LIVING ROOM - LIVING ROOM MODIFICATION - INCLUDES DOUBLE FRENCH DOORS WITH SINGLE LITE GLASS PANEL - AS PER SKETCH	\$ 2,786.00	Each
42791		Note: - As per Schedule H dated April 24, 2024 - Full wall adjacent to Foyer - French door adjacent to dining room	Q1889-1 #3	
4		1 - MASTER BEDROOM - STRUCTURAL MODIFICATION - WALK-IN CLOSET IN OWNER'S SUITE ENLARGED. BEDROOM #2 WALK-IN CLOSET DELETED & REPLACED WITH STANDARD CLOSET - AS PER SKETCH	\$ 0.00	Each
42793		Note: - As per Schedule H dated April 24, 2024 *** INCLUDED WITH ITEM #2 ***	Q1889-1 #4	
5		1 - ENSUITE BATH - ENSUITE BATHROOM - OPTIONAL 5PC ENSUITE UPGRADE INCLUDING BUILDERS STANDARDS	\$ 9,663.00	Each
42794		Note: - As per Schedule H dated April 24, 2024	Q1889-1 #5	
6		1 - BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED RECROOM - STANDARD LEVEL SELECTIONS	\$ 42,146.00	Each
140829		Note: - As per Schedule H dated April 24, 2024	Q1889-1 #6	
7		1 - BASEMENT BEDROOM - BASEMENT BEDROOM - OPTIONAL FINISHED BEDROOM - STANDARD LEVEL SELECTIONS	\$ 10,473.00	Each
140852		Note: - As per Schedule H dated April 24, 2024	Q1889-1 #7	
8		1 - BASEMENT BATHROOM - FINISHED 3 PIECE BATHROOM INCLUDING BUILDERS STANDARD TOILET, TUB & SINGLE VANITY - AS PER SKETCH	\$ 13,001.00	Each
42797		Note: - As per Schedule H dated April 24, 2024	Q1889 #8	
9		1 - GARAGE - SUPPLY & INSTALL A SIDE DOOR TO GARAGE. INCLUDES EXTERIOR LIGHT & SINGLE SLAB WALKWAY.	\$ 3,255.00	Each
42792		Note: - As per Schedule H dated April 24, 2024 - Subject to limiting distance at side yard as per O.B.C.	Q1889 #9	
*10		1 - UPPER STAIRCASE - STAIRS - UPPER STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 8,946.00	Each
140008		Note: - As per Schedule H dated April 24, 2024 - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.	Q1889-10	
*11		1 - STD AREAS - HARDWOOD - OAK - 3 1/8 STAINED - STD AREAS	*\$ 4,508.00	Each
138370		Note: - As per Schedule H dated April 24, 2024 - Includes living room, dining room, main floor hallways, great room & upper hallway. - See item #3 (living room modification)	Q1889 #11	

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1.889-1
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CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



Place St. Thomas - Phase 7

Printed: 24-Apr-24 2:02 pm

Vendor Initials: Purchaser Initials:

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DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASER: Wayne King

Printed: 24-Apr-24 2:02 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
13		7	1086 THE STEEL ELEV B	28-Nov-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
12 138372	1	OFFICE - HARDWOOD - OAK - 3 1/8 STAINED - OFFICE	\$ 4,030.00	Each
42802	Note: - As per Schedule H dated April 24, 2024			
13	1	UNDERPAD - UPGRADE - LEVEL 2 (MASTER BEDROOM, BED 2, BED 3, BED 4)	\$ 1,214.00	Each
42805	Note: - As per Schedule H dated April 24, 2024			
14	1	BASEMENT - UNDERPAD - UPGRADE - LEVEL 2 -- FINISHED BASEMENT INCLUDING STAIRS, RECROOM & BEDROOM	\$ 1,364.00	Each
42806	Note: - As per Schedule H dated April 24, 2024 - See item #6 (basement recroom) - See item #7 (basement bedroom)			
15	1	KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET (REGULAR STOVE OUTLET TO REMAIN) DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL	\$ 908.00	Each
42809	Note: - As per Schedule H dated April 24, 2024 - As per Kitchen Sketch dated April 24, 2024 - Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required.			
16	1	GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ	\$ 978.00	Each
42810	Note: - As per Schedule H dated April 24, 2024			
*17 120389	1	KITCHEN - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	*\$ 608.00	Each
42811	Note: - As per Kitchen Sketch dated April 24, 2024 ** INCLUDES SHUT OFF VALVE **			
18	1	MAIN FLOOR BATHROOM - SUPPLY & INSTALL REINFORCED GRAB BARS IN MAIN FLOOR BATHROOM WALK-IN SHOWER	\$ 267.00	Each
42812	Note: - 15" Bar - Location to be confirmed at design appointment - See item #2 (main floor 3pc bathroom)			
19	1	SUPPLY & INSTALL ELECTRONIC AIR CLEANER	\$ 1,623.00	Each
42813	Note:			
20	1	DINETTE - DINETTE - OPTIONAL EXTENDED PANTRY 1 - STANDARD LEVEL CABINETRY - AS PER SKETCH	\$ 5,773.00	Each
42814	Note: - As per Schedule H dated April 24, 2024 - As per Extended Pantry Sketch dated April 24, 2024 - See item #21 (UPC) - Full width from kitchen to patio door wall			

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.889-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Place St. Thomas - Phase 7

PURCHASER: Wayne King

Printed: 24-Apr-24 2:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
13	7	1086 THE STEEL ELEV B	28-Nov-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
31 990	1	LAUNDRY ROOM - LAUNDRY UPPER CABINETS STD SERIES (APPROX. 42-60IN)	\$ 1,408.00	Each
42833	Note:	- As per Schedule H dated April 24, 2024	Q1889	# 31
32 28081	1	ENSUITE BATH - BATH - DELTA DIVERTER 3 SETTING T11853-R11000 WITH SLIDE BAR 57530 & WALL ELBOW 50570	\$ 1,917.00	Each
42840	Note:	- See item #5 (5pc ensuite)	Q1889	# 32
33	1	ENSUITE BATH - DELTA TRINSIC ROMAN TUB FAUCET T4759 STAINLESS C/W MATCHING OVERFLOW AND DRAIN	\$ 1,800.00	Each
42914	Note:	- See item #5 (5pc ensuite)	Q1889	# 33
*34 689	2	BATH - TOILET - AMERICAN STANDARD STUDIO 2 - PC TOILET ELONGATED DUAL FLUSH & SOFT CLOSE SEAT RIGHT HEIGHT	*\$ 1,960.00	
42842	Note:	1 x Ensuite Bathroom 1 x Main Floor Bathroom (Item #2)	Q1889	# 34
35	1	ENSUITE BATH - BANK OF DRAWERS (4) - CENTERED IN DOUBLE VANITY - STANDARD LEVEL CABINETRY	\$ 948.00	Each
42844	Note:	- As per Schedule H dated April 24, 2024 - See item #5 (5pc ensuite)	Q1889	# 35
36	31	HALIFAX 26D - INTERIOR DOOR HANDLE - 514 IRON BLACK	\$ 3,317.00	
42845	Note:	- Cost for 31 handles	Q1889	# 36
37	1	GARAGE - SUPPLY & INSTALL AUTOMATIC GARAGE DOOR OPENER INCLUDING 2X REMOTES & KEY PAD	\$ 1,118.00	Each
42846	Note:	- As per Schedule H dated April 24, 2024	Q1889	# 37
38	1	REINFORCE CEILING LIGHT FIXTURES FOR FUTURE FAN - INCLUDING GREAT ROOM, DEN & 4 BEDROOMS	\$ 806.00	Each
42895	Note:	*** REINFORCING ONLY 3 WIRES NOT INCLUDED ***	Q1889	# 38

Sub Total	\$156,364.00
HST	\$0.00
Total	\$156,364.00

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

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Place St. Thomas - Phase 7

PURCHASER: Wayne King

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
13	7	1086 THE STEEL ELEV B	28-Nov-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Total Payment: _____	

PURCHASER: _____

Wayne King

24-Apr-24
DATE

VENDOR: _____

PER: Valecraft Homes (2019) Limited

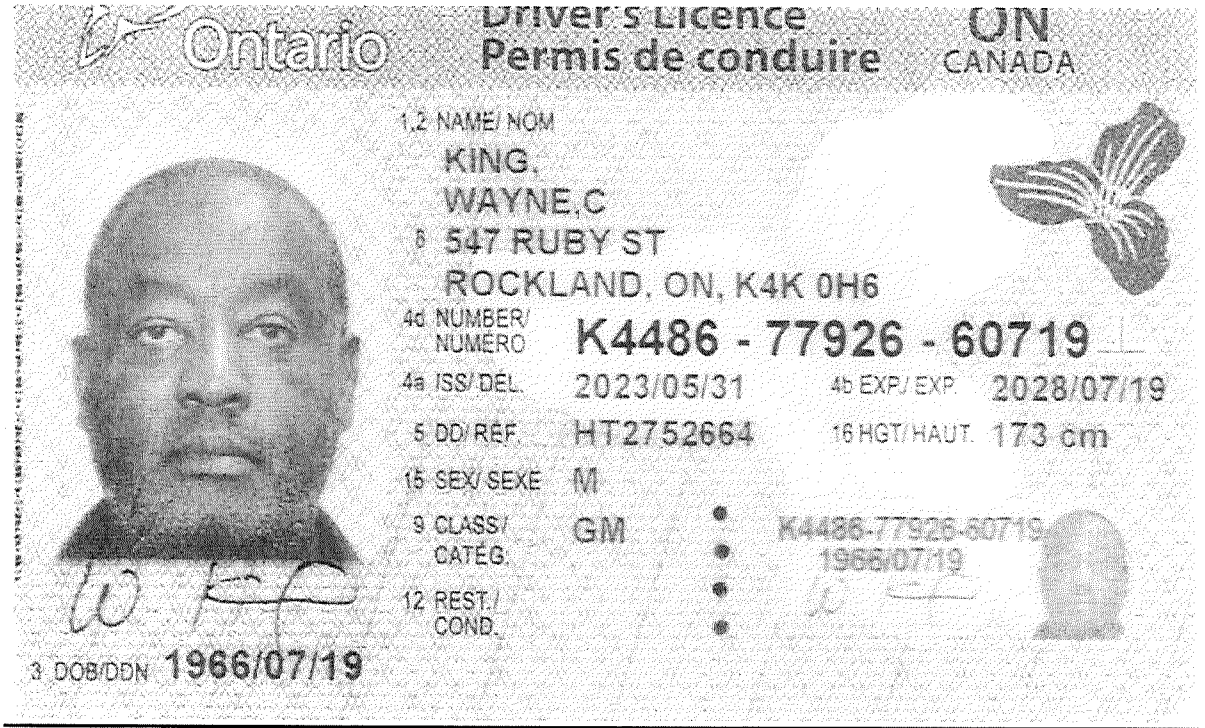
DATE: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

SCHEDULE "T"



Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 13 - Phase 7
Model: #1086 "B" Rev
Date: April 24, 2024

Purchaser: Wayne King