

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: Shea Village		LOT NO: A03			
Reg'd Plan #: 4M-1740		MODEL: 110 The Thomas Standard			
Name(s): Darcy D. Bouley					
Name(s):					
		BASE PRICE:		\$699,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$52,372.00	
		CREDITS:			
		SUBTOTAL:		\$52,372.00	
		TOTAL:		\$752,272.00	
		PURCHASER OFFER:		\$675,000.00	
		DIFFERENCE:		-\$77,272.00	
Regular base price is \$749,900.00. Promo price Block A \$699,900.00 (absorbing \$24,507.78 of structural upgrades) from B1A's #1 to #8. Additional Upgrades					
from Décor \$52,372.00 (absorbed by Valecraft as per Frank Nieuwkoop).					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$618,584.07
COMMENTS:					
*EXPECTED DATE OF CLOSING:				March 4, 2025	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Darcy D. Bouley
STREET	1705 Playfair Drive Unit 109
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1H 8P6
HOME PHONE	Cell: 343-575-4949
WORK PHONE	Retired
Cell Phone Purchaser (1)	Cell: 343-575-4949
Cell Phone Purchaser (2)	N/A
CIVIC	1130 Cope Drive, Ott., Ont., K2S 3C3
AGREEMENT BLOCK#	
PLAN	4M-1740
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	A03
MODEL #	110
ELEVATION	
MODEL NAME	The Thomas
ORIENTATION	Standard
DWELLING (MODEL#, ELEV, OPT)	110 The Thomas Standard
PHASE	
PROJECT	Shea Village
SCHEDULES	B1-A, C-1, H, O, B
PURCHASER OFFER	\$675,000.00
CLOSING DAY	4
CLOSING MONTH, YEAR	March, 2025
CLOSING DATE (MONTH DAY, YEAR)	March 4, 2025
DEPOSIT 1)	10,000
DEPOSIT 2)	20,000
DEPOSIT 3)	20,000
SALES REPRESENTATIVE	Nicole Trudel
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Natalie Guertin Poirier Lawyers
STREET	203-16 Beechwood Avenue
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1L 8L9
PHONE	613-744-4488
<u>SCHEDULE T</u>	
PURCHASER 1	Darcy D. Bouley
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1705 Playfair Drive, Ott., Ont., K1H 8P6
HOME PHONE	Cell: 343-575-4949
WORK ADDRESS (STREET, CITY, POSTAL CODE)	Retired
WORK PHONE	N/A
OCCUPATION	Retired
ID TYPE	Driver's Licence
ID NUMBER	B6804-15526-00630
BIRTH DATE	June 30, 1960
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)	
PLACE SIGNED	Ottawa
SIGNING DAY	31
SIGNING MONTH	July
SIGNING YEAR	2024
SIGNING DATE (MONTH DAY, YEAR)	July 31, 2024
EMAIL ADDRESS (1)	dbouley2016@gmail.com
EMAIL ADDRESS (2)	
DATE: May 2, 2023	

008

DATE 2024-07-27

DARCY BOULEY
1705 PLAYFAIR DR, 109
OTTAWA ONTARIO K1H8P6

008

PAY TO THE ORDER OF

VALECRAFT HOMES (214) / ~~111111~~

TEN THOUSAND

\$ 10,000.00


100 DOLLARS

THE BANK OF NOVA SCOTIA
www.scotiabank.com 1-800-4-SCOTIA
HOLLINGER COURT
100 WATERLOO ROAD
TIMMINS, ONTARIO P4N 4X5

45492

MEMO

DEPOSIT HOME #A-03 THOMAS



MP

0008 1454920020 0277622

Project Site: Shea Village
Plan No: 4M-1740
Lot No: SV PH1 A03
Model: The Thomas 110
Date: July 31-24

Purchaser: Darcy D. Bouley



Le 16 juillet 2024

GISELE MBENOUN EPSE NGALLE
DAVID NGALLE
309 BLAKE BLVD, APP 5
VANIER (ONTARIO) K1L 6L6

Objet : Préalisation - Financement hypothécaire

Madame, Monsieur,

Nous sommes heureux de vous confirmer que selon les informations que vous nous avez fournies, votre demande de financement hypothécaire a été préalorisée pour un montant de **546 998,00 \$** pour l'acquisition d'une propriété résidentielle dont le prix pourrait atteindre **580 000,00 \$**.

Une fois que votre nouvelle propriété aura été choisie, vous devrez faire une demande de financement hypothécaire plus complète qui devra répondre aux exigences de la caisse et être approuvée par cette dernière. La caisse pourrait exiger, de la part d'un évaluateur agréé mandaté par elle, un rapport d'évaluation à vos frais démontrant la valeur et l'état de la propriété.

Une assurance hypothécaire (SCHL, Genworth) pourrait s'avérer nécessaire si le montant du financement par rapport à la valeur de la propriété le justifie. En ce cas, vous devrez respecter les conditions alors en vigueur de l'assureur hypothécaire et acquitter la prime d'assurance exigible, laquelle pourra être incluse dans le montant du financement.

Lorsque la demande de financement aura été approuvée et que les modalités du financement auront été convenues, une offre de financement, qui précisera ces modalités et les autres conditions du financement, vous sera transmise au plus tard un mois avant la date de conclusion de la transaction.

La présente préalisation et les conditions s'y rattachant ont été émises sur la foi des renseignements qui nous ont été fournis. Elle pourra être retirée ou modifiée si ceux-ci s'avèrent inexacts ou incomplets ou si la caisse constate que votre situation financière s'est modifiée depuis la demande de préalisation. Celle-ci pourra également être modifiée si les critères de qualification ayant permis son émission ne sont plus les mêmes lorsque vous présenterez la demande de financement mentionnée ci-dessus.

Cette préalisation, issue d'un traitement automatisé de vos renseignements personnels, est valide pour une période de six mois à partir de sa date d'émission. Pour pouvoir en bénéficier, toutes les conditions requises devront être remplies.

Pour tout renseignement relatif à votre demande, nous vous invitons à communiquer avec le (la) soussigné(e), qui se fera un plaisir de répondre à toutes vos questions.

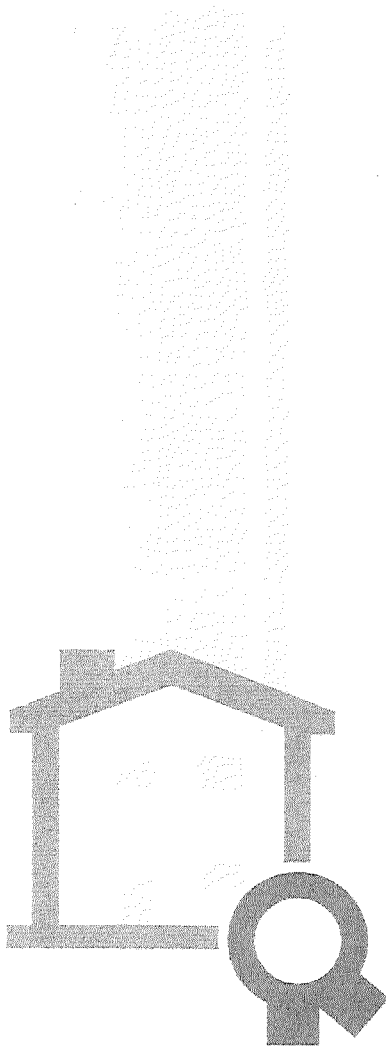
En espérant le tout conforme, nous vous prions d'agréer l'expression de nos sentiments les meilleurs.

Fidelia Dagbelou
Conseillère en finances personnelles

N° demande Desjardins : 618017431

CA-00100-015-211202-410

CAISSE DESJARDINS ONTARIO
1173, CHEMIN CYRVILLE
OTTAWA, ON K1J 7S6
613-745-1363
www.desjardins.com



Nous avons le plaisir de vous confirmer qu'un financement hypothécaire vous a été préautorisé pour l'acquisition d'une propriété dont le prix pourrait atteindre:

580 000,00\$ *

DEMANDEUR(S): GISELE MBENOUN
EPSE NGALLE
DAVID NGALLE

CAISSE: CAISSE DESJARDINS ONTARIO
(OTTAWA, ON)

ÉMISSION DU CERTIFICAT: 16 juillet 2024

Fidèle Dagbolou



* Ce certificat est valide pour une période de six mois à partir de sa date d'émission et est sujet au respect de toutes les conditions mentionnées à la lettre de préautorisation d'un financement hypothécaire annexée à ce certificat.

Lisa Ballard

From: Shea Village
Sent: August 4, 2024 6:31 PM
To: Lisa Ballard
Cc: Frank Nieuwkoop
Subject: SV PH1 A03 Amendment
Attachments: Binder1 Aug 4-24 - Copy.pdf

Hi Lisa,

I hope you enjoyed your long weekend! Just so you are updated on SV PH1 A03, I would like to inform you that Darcy was not signing until 3 specific requests were added. I spoke with Frank on Sunday and he agreed and approved that I go ahead and add First- specifics regarding privacy PVC fence. 2- The earliest closing date that Valecraft could provide to be "14 weeks after firm up" and 3-Levi fees capped at \$2,500.00. In addition, I noticed that The 11 pages of the APS and Schedule A needed to be redone under Shea and not PST, so I included the new APS and Schedule A along with the amendment. All has been corrected and saved in the attached BINDER 1 AUG 4-24. I've sent this new Binder 1 Aug 4-24 via DocuSign to Darcy for his signatures. He wanted a hard copy prior to signing as he does not have any other devices than his phone and could not see very well since everything is too small. Please let me know if you have any questions. 😊

Thanks,



Nicole Trudel
New Home Sales Consultant



Valecraft
Homes (2019) Limited

670 Parade Drive ON K2S 0Z2,
tel (613) 435-8141
sheavillage@valecraft.com

Closed Thursdays and Fridays



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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.

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

Postal/ZIP code

Country

Telephone number

Extension

Ontario

K1C 6Z7

Canada

613-837-1104

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.

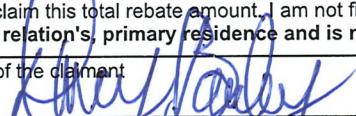
Signature of the claimant

Name (print)

Year

Month

Day



Darcy D. Bouley

2024

07

31

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.

DB

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
Shea Village - Phase 1

PURCHASER: Darcy D. Bouley

Printed: 30-Jul-24 8:44 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A03	1	110 THE THOMAS	4-Mar-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1		1 - <i>ENSUITE BATH</i> - OPTIONAL 4PC ENSUITE WITH SOAKER TUB AND APPROX 5'X3' SHOWER W/SLIDING SHOWER DOOR IN BUILDER'S STANDARD SELECTIONS.	\$ 9,156.00	Each
41958		Note: As per Schedule H dated July 18th, 2023 See item #4		
2		1 - <i>BASEMENT</i> - BASEMENT - FAMILY ROOM - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT FAMILY ROOM WITH SURROUND FROM BUILDER'S STANDARD AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE.	\$ 5,327.00	Each
41960		Note: As per Schedule H dated July 18th, 2023 See item #6		
*3 121160		1 - <i>BASEMENT</i> - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	*\$ 416.00	Each
41961		Note: As per Schedule H dated July 18th, 2023 See item #5		
4		1 - <i>GREAT ROOM</i> - RAILING - OAK MODERN POSTS. COLONIAL HANDRAILS AND MODERN SPINDLES IN LIEU OF THE HALF WALL ON STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS.	\$ 2,156.00	Each
41962		Note: As per Schedule H dated July 18th, 2023 See item #8		
5		1 - <i>UPPER HALL</i> - RAILING - OAK MODERN POSTS, COLONIAL HANDRAILS AND MODERN SPINDLES IN LIEU OF THE HALF WALL ON SECOND FLOOR HALLWAY.	\$ 1,969.00	Each
41963		Note: As per Schedule H dated July 18th, 2023 See item #7		
6		1 - <i>KITCHEN</i> - KITCHEN - KITCHEN CABINETRY ADD UPC9-2A - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42" HIGH UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD.	\$ 505.00	Each
41964		Note: Purchaser acknowledges and accepts that upper kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch dated July 18th, 2023		

Sub Total	\$19,529.00
HST	\$0.00
Total	\$19,529.00

Payment Summary

Paid By Amount

Total Payment:

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY: Lisa Ballard
PE 2,016-1
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Internal B1A
Shea Village - Phase 1

PURCHASER: Darcy D. Bouley

Printed: 30-Jul-24 8:44 pm

LOT NUMBER A03	PHASE 1	HOUSE TYPE 110 THE THOMAS	CLOSING DATE 4-Mar-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER: _____
Darcy D. Bouley

31-Jul-24
DATE

VENDOR: _____
PER: Valecraft Homes (2019) Limited

DATE: _____

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 2.016-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Internal B1A
Shea Village - Phase 1

PURCHASER: Darcy D. Bouley

Printed: 30-Jul-24 8:46 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A03	1	110 THE THOMAS	4-Mar-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*7 121356	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 4,764.08	Each
42401		Note: - As per Quote SS6553 REV. 02 & Sketch dated October 30, 2023		
*8 121357	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 214.70	Each
42404		Note: -As per Quote OR8165 REV. 02 & Sketch dated October 30, 2023.		

Sub Total	\$4,978.78
HST	\$0.00
Total	\$4,978.78

Payment Summary

Paid By Amount

Total Payment:

PURCHASER: _____
Darcy D. Bouley 31-Jul-24
DATE

VENDOR: _____
PER: Valecraft Homes (2019) Limited

DATE: _____

PREPARED BY: Lisa Ballard

LOCKED BY: Lisa Ballard

PE 2.037-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A

Shea Village - Phase 1

PURCHASER: Darcy D. Bouley

Printed: 12-Aug-24 11:36 am

LOT NUMBER A03		PHASE 1	HOUSE TYPE 110 THE THOMAS	CLOSING DATE 4-Mar-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
9		1 - KITCHEN - UPGRADE TO LEVEL 1 CABINETRY - STANDARD KITCHEN LAYOUT	\$ 2,902.00	Each
42615	Note:	-See item #20 (pots and pans located between pantry and stove) -See item #21 (pots and pans located between fridge and stove) -See item #23 (2 cabinetry door colours)		
10		1 - KITCHEN - DELETE ITEM # 6 (RE: KITCHEN CABINETRY ADD UPC9-2A - BUILDERS STANDARD CABINETRY -STANDARD LAYOUT. INCLUDES UPGRADE TO 42" HIGH UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRYTO STANDARD BULKHEAD.)	-\$505.00	Each
42639	Note:			
*11 149753		1 - KITCHEN/DINETTE - CABINETRY - UPC9-2B - STANDARD LAYOUT - LEVEL 1 CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	*\$ 742.00	Each
43913	Note:	Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch. Kitchen Sketch and Schedule H dated July 31st. 2024. See item #17 (Enlarge Std Pantry to 36" wide x 24" deep) See item #18 (Upgraded 24" deep fridge uppers).		
12		1 - - DELETE ITEM # 4 (RE: OAK MODERN POST. COLONIAL H'ANDRAILS AND MODERN SPINDLES IN LIEUF OF THE HALF WALL ON STAIRS ADJACENT TO GREAT ROOM. C/W OPEN STRINGERS)	-\$2,156.00	Each
43653	Note:			
13		1 - - DELETE ITEM #5 (RE: OAK MODERN POSTS. COLONIAL HANDRAILS AND MODERN SPINDLES IN LIEU OF THE HALF WALL ON SECOND FLOOR HALLWAY)	-\$1,969.00	Each
43654	Note:			
14		1 - STD AREAS - UPGRADE TO MODERN 3" BEVELLED POSTS. SQUARE METAL SPINDLES IN SATIN BLACK IN STANDARD AREAS.	\$ 589.00	Each
43914	Note:	As per Schedule H dated July 31st. 2024. See item #15 (Oak railing adjacent to Great Room) See item #16 (Oak railing in upper hallway).		
15		1 - GREAT ROOM - OAK RAILING IN LIEU OF HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W SQUARE METAL SPINDLES IN SATIN BLACK. OAK MODERN POST BEVELLED. C/W OPEN STRINGERS.	\$ 3,175.00	Each
43915	Note:	See item #4 initial upgrade great room oak railing in lieu of half wall. As per Schedule H dated July 31st. 2024. See item #14 (upgrade to square metal spindles) See item #16 (oak railing in upper hallway). Bevelled edge posts cost of \$815.00 additional		
16		1 - UPPER HALL - UPGRADE TO 3 INCH OAK MODERN POST BEVELLED. . COLONIAL HANDRAIL AND SQUARE METAL SPINDLES IN SATIN BLACK IN LIEU OF HALF WALL ON SECOND FLOOR HALLWAY. SATIN BLACK METAL BRACKETS WHERE APPLICABLE.	\$ 2,186.00	Each
43916	Note:	See item #5 for initial upgrade to oak railing. As per Schedule H dated July 31st. 2024. See item #14 (upgrade railing in standard areas) See item #15 (oak railing adjacent to Great Room)		
17		1 - KITCHEN - PANTRY - ENLARGE STD 24IN X 12IN PANTRY TO 36IN X 24IN IN LEVEL 1 SERIES CABINETRY	\$ 2,011.00	Each
43835	Note:	As per Kitchen Sketch and Schedule H dated July 31st. 2024 See item #11 (UPC9-2B in kitchen) See item #23 (Upgrade to 2 kitchen cabinetry door colours) See item #24 (level 3 cabinetry hardware)		
*18 143900		1 - KITCHEN - 2FT DEEP FRIDGE UPPER - LEVEL 1 SERIES	*\$ 211.00	Each
43659	Note:	As per Kitchen Sketch and Schedule H dated July 31st. 2024 See item #11 (UPC9-2B in kitchen)		

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Internal B1A Shea Village - Phase 1				
PURCHASER: Darcy D. Bouley			Printed: 12-Aug-24 11:36 am	
LOT NUMBER A03		PHASE 1	HOUSE TYPE 110 THE THOMAS	CLOSING DATE 4-Mar-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*19 143935	1	KITCHEN - NON-STANDARD REFRIGERATOR SIZE	*\$ 98.00	Each
43660	Note:	- Level 1 cabinetry - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - As per Kitchen Sketch dated July 31st, 2024 - to be approx 37" wide x 72" high		
*20 143963	1	KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 790.00	Each
43661	Note:	As per Kitchen Sketch dated July 31st, 2024 Located between the pantry and the stove, full width See item #9 (level 1 kitchen cabinets) See item #21 (pots and pans located between fridge and stove) See item #25 (level 4 cabinetry hardware)		
*21 143963	1	KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 790.00	Each
43662	Note:	As per Kitchen Sketch dated July 31st, 2024 Located in between the fridge cabinet and the stove, full width See item #9 (level 1 kitchen cabinets) See item #20 (pots and pans located between pantry and stove) See item #25 (level 4 cabinetry hardware)		
22 143896	1	KITCHEN - STAINLESS 1.7 C/F MICROWAVE WITH HOOD	\$ 75.00	Each
43663	Note:	As per Kitchen Sketch dated July 31st, 2024		
*23 143946	1	KITCHEN - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS	*\$ 500.00	Each
43664	Note:	If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first. As per interior color chart dated July 31st, 2024. Upper and lower kitchen cabinetry including fridge cabinet and standard pantry to be one colour (5pcs TF-180). EXCEPT cabinetry in kitchen island c/w flush breakfast bar to be another colour (5pcs TF-177). See item #9 (level 1 cabinetry in standard kitchen).		
24	23	KITCHEN - LEVEL 3 CABINETRY HARDWARE IN STANDARD KITCHEN LAYOUT	\$ 736.00	
43665	Note:	- EXCLUDE 2 sets of pots/pans(6-12-12) See item #20 & #21) See item #25 (level 4 cabinetry hardware for pots and pans)		
25	6	KITCHEN - LEVEL 4 CABINETRY HARDWARE ON POT/PAN DRAWERS - PRICE PER HANDLE	\$ 258.00	
43770	Note:	- 1 HANDLE PER DRAWER See item #20 (pots and pans located between pantry and stove) See item #21 (pots and pans located between fridge and stove)		
26	2	MAIN BATHROOM - LEVEL 2 CABINETRY HARDWARE IN MAIN BATHROOM, STANDARD CONFIGURATION.	\$ 44.00	
43666	Note:			
27	4	ENSUITE BATH - LEVEL 2 CABINETRY HARDWARE IN OPTIONAL ENSUITE BATHROOM, STANDARD CONFIGURATION.	\$ 88.00	
43667	Note:	In 4 Pc Ensuite See item #1 (upgrade to optional 4pce ensuite).		

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A03	1	110 THE THOMAS	4-Mar-25
ITEM	QTY	EXTRA / CHANGE	PRICE
28	1	KITCHEN - UPGRADE TO FLUSH BREAKFAST BAR ON ISLAND- STANDARD KITCHEN LAYOUT	\$ 1,900.00
43669	Note:	As per Kitchen Sketch. Schedule H dated July 31st., 2024. See item #29 (level 4 quartz in kitchen c/w flush breakfast bar). EASED EDGE as per Edge Profile sketch dated July 31, 2024.	Each
*29	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 4 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 4,806.00
149835	Note:	-As per Kitchen Sketch and Schedule H dated July 31st., 2024. -See item #28 (upgrade to kitchen island c/w flush breakfast bar) -EASED EDGE as per Edge Profile sketch dated July 31, 2024.	Each
*30	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	*\$ 1,065.00
121358	Note:	Does not include doors and trim	Each
31	1	FOYER / POWDER ROOM - TILE - FLOOR - UPGRADE - GOLD - - FOYER / POWDER ROOM - GOLD	\$ 1,495.00
281	Note:	Rectangular front to back installation. As per Schedule H and floor tile installation sketch dated July 31st., 2024.	Each
32	1	LAUNDRY ROOM - TILE - FLOOR - UPGRADE - BRONZE - - LAUNDRY ROOM - BRONZE	\$ 164.00
278	Note:	Rectangular front to back installation. As per Schedule H and floor tile installation sketch dated July 31st., 2024.	Each
33	1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE - MAIN BATHROOM - BRONZE	\$ 247.00
278	Note:	Rectangular front to back installation As per Schedule H and floor tile installation sketch dated July 31st., 2024.	Each
34	1	ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATH 4PC - BRONZE	\$ 586.00
278	Note:	- INCLUDES TUB DECK/ BACKSPLASH - Rectangular front to back installation on floor, horizontal stacked installation on tub deck and tub backsplash As per Schedule H and floor tile and wall tile installation sketch dated July 31st., 2024. See item #1 (optional 4 pce Ensuite	Each
35	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - EMERALD - KITCHEN - EMERALD	\$ 375.00
261	Note:	- STANDARD KITCHEN LAYOUT As per wall tile installation sketch dated July 31st., 2024. See item #38 (kitchen backsplash brick pattern installation)	Each
*36	*1	MAIN BATHROOM - TILE - WALL - UPGRADE - GOLD - MAIN BATHROOM - GOLD	*\$ 1,005.00
298	Note:	- FOR TUB/SHOWER WALLS As per wall tile installation sketch dated July 31st., 2024. See item #40 (brick pattern installation on tub/shower walls).	Each
*37	*1	ENSUITE BATH - TILE - WALL - UPGRADE - GOLD - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL - GOLD	*\$ 1,201.00
298	Note:	- 4PC ENSUITE As per wall tile installation sketch dated July 31st., 2024. See item #39 (brick pattern shower surround in 4 pce ensuite)	Each

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Internal B1A Shea Village - Phase 1				
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LOT NUMBER A03		PHASE 1	HOUSE TYPE 110 THE THOMAS	CLOSING DATE 4-Mar-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
38 266	1	KITCHEN - TILE - WALL - INSTALLATION - BRICK PATTERN - KITCHEN - INSTALL	\$ 58.00	Each
43678		Note: - STANDARD KITCHEN LAYOUT As per wall tile installation sketch dated July 31st., 2024. See item #35 (emerald level kitchen backsplash)		
39 287	1	ENSUITE BATH - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL - .	\$ 313.00	Each
43679		Note: - 4PC ENSUITE As per wall tile installation sketch dated July 31st., 2024. See item #1 (optional 4 pce ensuite) See item #34 (tub deck and tub backsplash) See item #37 (gold level tile in shower)		
40 287	1	MAIN BATHROOM - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - MAIN BATHROOM - .	\$ 262.00	Each
43680		Note: - FOR TUB/SHOWER WALLS See item #36 (upgrade to gold level wall tiles)		
41	1	- - UPGRADED GROUT ON MAIN BATHROOM TUB/SHOWER WALLS AND ENSUITE BATHROOM SHOWER WALLS.	\$ 96.00	Each
43681		Note: As per Interior Colour Chart Dated July 31st, 2024		
42	1	- - UPGRADED GROUT ON LAUNDRY ROOM FLOOR. MAIN BATHROOM FLOOR. OPTIONAL 4 PCE ENSUITE BATHROOM FLOOR AND BASEMENT FIREPLACE SURROUND.	\$ 72.00	Each
43682		Note: As per Interior Colour Chart Dated July 31st, 2024		
43 268	1	STD AREAS - CARPET - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1	\$ 1,555.00	Each
43685		Note: As per Schedule H dated July 31st, 2024		
44 272	1	STD AREAS - UNDERPAD - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1	\$ 888.00	Each
43686		Note: As per Schedule H dated July 31st, 2024		
45	1	STD AREAS - SUPPLY AND INSTALL HARDWOOD - OAK - 6 1/4" WHITE OAK CELTIC IN STANDARD AREAS	\$ 8,080.00	Each
43918		Note: As per Schedule H dated July 31st, 2024		
46	1	KITCHEN/DINETTE - SUPPLY AND INSTALL HARDWOOD - OAK - 6 1/4" WHITE OAK CELTIC IN STANDARD AREAS	\$ 2,333.00	Each
43919		Note: As per Schedule H dated July 31st, 2024		
47 144139	1	KITCHEN - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8? DEEP (ANTHRAITE 401267)	\$ 533.00	Each
43689		Note: Anthracite See item #48 (Delta Trinsic kitchen faucet)		
*48 144124	1	KITCHEN - KITCHEN - FAUCET - DELTA TRINSIC 9159-BL-DST MATTE BLACK SINGLE HANDLE PULL-DOWN	*\$ 786.00	Each
43690		Note: See item #47 (Blanco Horizon undermount kitchen sink)		

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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*49 144043	3	- BATH - DELTA TRINSIC LAVATORY FAUCET SINGLE HANDLE HIGH - ARC 559HA -BL-DST MATTE BLACK	*\$ 1,713.00	
43691	Note: - in powder room (1), main bathroom (1), 4 pc ensuite bathroom (1) - Includes matching drain trim			
*50 144049	1	- ENSUITE BATH - BATH - DELTA TRINSIC ROMAN TUB FAUCET T2759-BL MATTE BLACK - MATCHING OVERFLOW AND DRAIN	*\$ 776.00	Each
43692	Note: See item #1 (optional 4 pce ensuite)			
*51 144065	1	- MAIN BATHROOM - BATH - DELTA TRINSIC TUB/SHOWER FAUCET T14459-BL WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK - MATCHING OVERFLOW AND DRAIN	*\$ 537.00	Each
43693	Note:			
*52 144057	1	- ENSUITE BATH - BATH - DELTA TRINSIC SHOWER FAUCET T14259-BL WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK	*\$ 515.00	Each
43694	Note: Includes matching drain trim. See item #1 (optional 4 pce ensuite)			
*53 144018	2	- BATH - AMERICAN STANDARD STUDIO UNDERMOUNT SINK 0614-000	*\$ 1,022.00	
43696	Note: - in main bathroom (1), in 4 pc ensuite bathroom (1) -See item #49 (Delta Trinsic lavatory faucet)			
54	1	- ENSUITE BATH - UPGRADE STANDARD 4PC SHOWER DOORS TO MATTE BLACK TRIMS	\$ 118.00	Each
43697	Note: See item #1 (Optional 4 pce ensuite)			
55 144012	1	- POWDER ROOM - BATH - AMERICAN STANDARD BOULEVARD PEDESTAL SINK 0641	\$ 639.00	Each
43698	Note: See item #49 (Delta Trinsic lavatory faucet)			
56	1	- UPGRADE TO TRIM PACKAGE 1 THROUGHOUT	\$ 808.00	Each
43699	Note:			
57	19	- UPGRADE TO MADISON SMOOTH INTERIOR DOORS THROUGHOUT	\$ 1,216.00	
43700	Note: See item #58 (Upgrade to Halifax square levers)			
58	21	- UPGRADE TO HALIFAX SQUARE LEVERS IN MATTE BLACK THROUGHOUT	\$ 2,247.00	
43701	Note: Man door to garage to be complete dead bolt. All bathroom and owner's suite to have privacy lock. See item #59 (San Clemente exterior Gripset).			
59	1	- UPGRADE TO SAN CLEMENTE EXTERIOR GRIPSET IN MATTE BLACK	\$ 154.00	Each
43702	Note: - Exterior front door As per Shedule H dated July 31st, 2024 See item #58 (Halifax square levers on all interior doors)			
60	1	- UPGRADE TO ALLUSION MATTE BLACK BATHROOM ACCESSORIES THROUGHOUT	\$ 469.00	Each
43703	Note: In all 3 bathrooms.			

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Internal B1A Shea Village - Phase 1			
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LOT NUMBER A03	PHASE 1	HOUSE TYPE 110 THE THOMAS	CLOSING DATE 4-Mar-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
61 43704	1	- UPGRADE BATHROOM VANITY LIGHT TO VEGA MINOR 24" VL18224-BK BLACK - PRICE PER LIGHT FIXTURE Note: - Powder room (1), main bathroom (1), ensuite bathroom (1) As per vanity lighting sketch dated July 31st, 2024. As Schedule H Dated July 31st, 2024	\$ 1,670.00	Each
62 43705	2	- KITCHEN - UPGRADE KEYLESS LIGHT OVER ISLAND TO SOJI-MATTE BLACK WITH OPAL MATTE GLASS PD601608MBOP - PRICE PER PENDANT Note: - IN KITCHEN , 2 PENDANTS -As per pendant lighting sketch dated July 31st, 2024. -As per Schedule H dated July 31st, 2024 -See S&S Quote SS6553Re. 02 dated October 30, 2023 for keyless light fixtures above island.	\$ 666.00	
63 43706	1	- BASEMENT - STANDARD SERIES TILE TO BE INSTALLED ON BASEMENT FIREPLACE SURROUND Note: See item #2 (basement fireplace) See item #3 (basement fan kit)	\$ 0.00	Each
64 43774	1	- DINETTE - DELETE ITEM #64 Note:	\$ 0.00	Each
65 43779	1	- DINING ROOM - UPGRADE STANDARD DINING ROOM PENDANT TO HELENA BLACK/BLACK PD9117-BK/BK - PRICE PER PENDANT Note: As per Schedule H and pendant lighting sketch dated July 31st, 2024.	\$ 259.00	Each
*66 121374 43920	1	- GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT Note: Not available through retail outlets/professionally installed to MNF Specs. As per Schedule H dated July 31st, 2024. See item #67 (keyless control pad)	*\$ 1,080.00	Each
*67 121362 43921	1	- GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME Note: To be installed on the garage door frame on the side closest to the front door. As per Schedule H dated July 31st, 2024. See item #66 (garage door opener)	*\$ 98.00	Each

Sub Total	\$52,372.00
HST	\$0.00
Total	\$52,372.00

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PE 2,065-6

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

PURCHASER:

Darcy D. Bouley

31-Jul-24
DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

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