

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST. THOMAS 7		LOT NO:		2 - PH7	
Reg'd Plan #: 50M-361		MODEL:		#1026 "A" Medley Rev	
Name(s): Gabie Sergerie					
Name(s): Dominic Bertrand					
		BASE PRICE:		\$814,900.00	
		ELEVATION:			
		LOT PREMIUM:		\$60,000.00	
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$258,981.00	
		CREDITS:			
		SUBTOTAL:		\$318,981.00	
		TOTAL:		\$1,133,881.00	
		PURCHASER OFFER:		\$975,000.00	
		DIFFERENCE:		-\$158,881.00	
Invoice 2020 (Items #1 to #52)				\$258,981.00	
Accepted offer as per D. Brunet & F. Nieuwkoop					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$884,070.80
COMMENTS:					
*EXPECTED DATE OF CLOSING:				June 26, 2025	
1455 YOUNVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Gabie Sergerie & Dominic Bertrand
STREET	155 Rue De Duniere
CITY, PROVINCE	Gatineau, Quebec
POSTAL CODE	J8V 0G4
HOME PHONE	819-607-0914
WORK PHONE	613-945-2782
Cell Phone Purchaser (1)	418-997-4877
Cell Phone Purchaser (2)	581-994-1393
CIVIC	882 Cologne Street
AGREEMENT BLOCK#	
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	2
MODEL #	#1026
ELEVATION	"A"
MODEL NAME	Medley
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	#1026 "A" Medley Rev
PHASE	7
PROJECT	PLACE ST. THOMAS 7
SCHEDULES	B1-A, C-1, H, O, W2
PURCHASER OFFER	\$975,000.00
CLOSING DAY	26
CLOSING MONTH, YEAR	June, 2025
CLOSING DATE (MONTH DAY, YEAR)	June 26, 2025
DEPOSIT 1)	10,000
DEPOSIT 2)	20,000
DEPOSIT 3)	30,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Eric Landriault
STREET	941 Notre-Dame St. P.O. Box 1200
CITY, PROVINCE	Embrun, Ontario
POSTAL CODE	K0A 1W0
PHONE	613-443-3372
<u>SCHEDULE 1</u>	
PURCHASER 1	Gabie Sergerie
HOME ADDRESS (STREET, CITY, POSTAL CODE)	155 Rue De Duniere Gatineau QC J8V 0G4
HOME PHONE	418-997-4877
WORK ADDRESS (STREET, CITY, POSTAL CODE)	713 Montreal Rd., Ottawa ON K1K 0T2
WORK PHONE	613-746-4621 ext 7760
OCCUPATION	Hôpital Montfort, Chef d'équipe
ID TYPE	Permis de Conduire
ID NUMBER	S6264-131282-04
BIRTH DATE	December 13, 1982
PURCHASER 2	Dominic Bertrand
HOME ADDRESS (STREET, CITY, POSTAL CODE)	155 Rue De Duniere Gatineau QC J8V 0G4
HOME PHONE	581-994-1393
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1600 Star Top Rd. Gloucester, ON K1B 3W5
WORK PHONE	613-945-2782
OCCUPATION	Force Armée Canadienne, MWO
ID TYPE	Permis de Conduire
ID NUMBER	B6363-261173-06
BIRTH DATE	November 26, 1973
PART OF LOT(S)(singles)	2
PLACE SIGNED	Gatineau QC
SIGNING DAY	5
SIGNING MONTH	November
SIGNING YEAR	2024
SIGNING DATE (MONTH DAY, YEAR)	November 5, 2024
EMAIL ADDRESS (1)	gabbb21@hotmail.com
EMAIL ADDRESS (2)	dournet@hotmail.com
DATE: May 2, 2023	

GABIE SERGERIE
DOMINIC BERTRAND
155 DE D'UNIERE RUE
GATINEAU PQ J8V 0G4

SIGNATURE

283

DATE 2024-11-02
A A A A M M J J

PAYEZ À
L'ORDRE DE

Valecraft Homes (2019) Ltd.

10 000.00 \$

dix mille

100 DOLLARS



BANQUE ROYALE DU CANADA
SUCCURSALE LES GALERIES CHARLESBOURG
4250 1^{RE} AV.
QUÉBEC (QC) G1H 2S5

Dépt Construction

Medley bungalow (lot 2)

SIGNATURE

⑈ 283 ⑈ ⑈ 00 7 7 5 ⑈ 00 3 ⑈ 50 ⑈ 2 4 7 ⑈ ⑈

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: PST PH7 Lot 2
Model: #1026 "A" Rev Medley
Date: November 5, 2024

Purchaser: Gabie Sergerie
Purchaser: Dominic Bertrand

Great news! You have been pre-approved



RBC Homeline Plan Application Number: 103173896 - 632995331
Date: 2024-10-30

Borrower Name(s)	Address Borrower(s)
GABIE SERGERIE; DOMINIC BERTRAND	155 RUE DE DUNIERE GATINEAU, QC J8V 0G4
Guarantor Name(s)	

We are pleased to confirm that you have been pre-approved for RBC Homeline Plan with RBC Royal Bank®. Feel free to share this information with interested parties as needed.

Please note for purchase related transactions, your lawyer/notary will be required, at the time of closing, to confirm that you are eligible to purchase the residential property as defined under the Prohibition on the Purchase of Residential Property by non-Canadians Act. For more information, please refer to [Prohibition on the Purchase of Residential Property by Non-Canadians Act](https://laws-lois.justice.gc.ca/eng/acts/P-25.2/page-1.html) or (<https://laws-lois.justice.gc.ca/eng/acts/P-25.2/page-1.html>). We recommend that you seek this confirmation at your earliest opportunity to avoid any unforeseen complications in or delays to your transaction.

RBC Homeline Plan Application Details

Application Number	103173896 - 632995331
Purchase Price	\$ 1,000,000.00
Anticipated Closing Date	June 26, 2025

Requirements due at the time of full application

- Income and down payment verification.
- A property valuation supporting the market value in accordance with our standard lending criteria¹.

We recommend that financing conditions remain until a final approval has been provided.

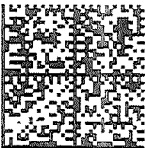
I'm here to help, so if you have any questions or if the above requirements cannot be satisfied, please contact me to discuss alternative financing options available through RBC.

Thank you for choosing RBC Royal Bank®.

Sincerely,

PATRICK ALAIN

Telephone Number: 1-418-264-5833
E-mail Address: patrick.alain@rbc.com



310098 (202410)
e9059532a6a04bcea39f0a26e6910b4a
310098,690123732,00775,103173896

[Back to top](#)

Place St Thomas

From: Diane Brunet
Sent: Wednesday, October 30, 2024 4:12 PM
To: Place St Thomas
Cc: Frank Nieuwkoop
Subject: Re: COUNTER OFFER - PST PH7 Lot 2 - The Medley (Gabie Sergerie & Dominic Bertrand)

Accepted, please write the APS
Merci Adam
Sent from my iPhone

On Oct 30, 2024, at 3:58 PM, Place St Thomas <place-st-thomas@valecraft.com> wrote:

Hi Diane & Frank,

Gabie & Dominic have made the following counter offer for Lot 2:

OFFER: \$975,000.00

Closing date of June 26th, 2025
Deposit of \$60,000.00

They said this was their best offer.

Thanks
Adam

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: Diane Brunet <dbrunet@valecraft.com>
Sent: Tuesday, October 29, 2024 4:41 PM
To: Place St Thomas <place-st-thomas@valecraft.com>; Frank Nieuwkoop <frank@valecraft.com>
Subject: Re: COUNTER OFFER - PST PH7 Lot 2 - The Medley (Gabie Sergerie & Dominic Bertrand)

Hi Adam,

Please counter at \$985,000.
Closing Date June 26, 2025

Thanks

Diane Brunet
Owner, President



210-1455 Youville Drive,
Ottawa, On K1C 6Z7
tel (613) 837-1104 x 216 | fax (613) 837-5901
[email](#) | [website](#)

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

From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Tuesday, October 29, 2024 4:06 PM
To: Frank Nieuwkoop <frank@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Subject: RE: COUNTER OFFER - PST PH7 Lot 2 - The Medley (Gabie Sergerie & Dominic Bertrand)

Hi Frank & Diane,

Gabie & Dominic have made the following counter offer for Lot 2:

OFFER: \$970,000.00
Closing date of June 17th, 2025
Deposit of \$60,000.00

Thanks
Adam

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: Place St Thomas
Sent: Sunday, October 27, 2024 1:36 PM
To: Frank Nieuwkoop <frank@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>
Subject: OFFER - PST PH7 Lot 2 - The Medley (Gabie Sergerie & Dominic Bertrand)
Importance: High

Hi Frank & Diane,

We've received an offer from our new clients *Gabie Sergerie & Dominic Bertrand* for the Medley bungalow on PST7 Lot 2.

OFFER: \$950,000.00
Closing date of June 15th, 2025
Deposit of \$60,000.00
NO realtor

Cost Summary:

\$814,900.00 – The Medley #1026 “A”
\$60,000.00 – Lot 6 premium ravine

\$27,414.00 – Sunroom
\$31,976.00 – Basement recroom
\$9,354.00 – Basement bedroom
\$8,910.00 – Basement bedroom 2
\$13,757.00 – Basement bathroom
\$160.00 – Enlarged basement window
\$2,603.00 – Extra window in basement
\$14,063.00 – Torlys floor in basement
\$4,931.00 – Stained oak staircase
\$644.00 – Metal spindles
\$48,661.00 – Custom Kitchen with Level 2 cabinetry
\$8,787.00 – Quartz lvl 5 countertop in kitchen/dinette
\$11,215.00 – Quartz lvl 5 backsplash
\$1,261.00 – Linear fireplace
\$5,679.00 – Quote lvl tile for fireplace
\$415.00 – Fan kit
\$533.00 – Water line
\$978.00 – Gas line BBQ
\$1,161.00 – Gas line Stove
\$815.00 – Chimney hoodfan
\$8,504.00 – 4pc ensuite w/ walk-in shower
\$1,150.00 – Closet in bedroom 3
\$30,844.00 – 6IN stained oak hardwood
\$13,565.00 – Ceramic Tile upgrades (floor & wall)
\$1,408.00 – Laundry cabinetry
\$2,545.00 – Level 2 bathroom cabinetry (main & ensuite)
\$6,311.00 – Plumbing upgrades
\$1,337.00 – Garage door opener
=
(Total Upgrades: 258,981.00)

TOTAL INCLUDING HOME, UPGRADES & LOT PREMIUM: \$1,133,871.00

OFFER: \$950,000.00

Difference is: \$183,881.00

Adam Bowman
New Home Sales Consultant

<image001.gif>

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\$60,000.00 – Lot 6 premium ravine

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\$9,354.00 – Basement bedroom ✓
\$8,910.00 – Basement bedroom 2 ✓
\$13,757.00 – Basement bathroom ✓
\$160.00 – Enlarged basement window ✓
\$2,603.00 – Extra window in basement ✓
\$14,063.00 – Torlys floor in basement ✓
\$4,931.00 – Stained oak staircase ✓
\$644.00 – Metal spindles ✓
\$48,661.00 – Custom Kitchen with Level 2 cabinetry ✓
\$8,787.00 – Quartz lvl 5 countertop in kitchen/dinette ✓
\$11,215.00 – Quartz lvl 5 backsplash ✓
\$1,261.00 – Linear fireplace ✓
\$5,679.00 – Quote lvl tile for fireplace ✓
\$415.00 – Fan kit ✓
\$533.00 – Water line ✓
\$978.00 – Gas line BBQ ✓
\$1,161.00 – Gas line Stove ✓
\$815.00 – Chimney hoodfan ✓
\$8,504.00 – 4pc ensuite w/ walk-in shower ✓
\$1,150.00 – Closet in bedroom 3 ✓ sliding doors
\$30,844.00 – 6IN stained oak hardwood ✓
\$13,565.00 – Ceramic Tile upgrades (floor & wall) ✓
\$1,408.00 – Laundry cabinetry ✓
\$2,545.00 – Level 2 bathroom cabinetry (main & ensuite) ✓
\$6,311.00 – Plumbing upgrades ✓
\$1,337.00 – Garage door opener ✓
=
(Total Upgrades: 258,981.00)

TOTAL INCLUDING HOME, UPGRADES & LOT PREMIUM: \$1,133,871.00

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 5-Nov-24 4:36 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
2		7	1026 THE MEDLEY ELEV A	26-Jun-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1		1 - - HOME TO BE BUILT ON LOT WITH GARAGE PLACED PARALLEL TO LOT LINE	\$ 0.00	Each
44318		Note: - As per Lot Plan Sketch dated November 5, 2025		
2		1 - <i>SUNROOM</i> - OPTIONAL SUNROOM - AS PER SKETCH	\$ 27,414.00	Each
44271		Note: - As per Schedule H dated November 5, 2024		
		- Completed in Standard Finishes. No interior doors as standard.		
*3		1 - <i>BASEMENT</i> - BASEMENT RECROOM - OPTIONAL FINISHED RECROOM - STANDARD	* \$ 31,976.00	Each
140818		LEVEL SELECTIONS		
44272		Note: - Custom basement recroom as per Basement Sketch dated November 5, 2024		
		*** CLOSED IN WITH DOOR VESTIBULE AT BOTTOM OF STAIRS TO REMAIN ***		
*4		1 - <i>BASEMENT BEDROOM</i> - BASEMENT BEDROOM - OPTIONAL FINISHED BEDROOM -	* \$ 9,354.00	Each
140847		STANDARD LEVEL SELECTIONS		
44273		Note: - As per Basement Sketch dated November 5, 2024		
		-Swing Closet doors as standard.		
5		1 - <i>BASEMENT BEDROOM</i> - CUSTOM BASEMENT BEDROOM - BUILDERS STANDARD	\$ 8,910.00	Each
		SELECTIONS - AS PER SKETCH		
44274		Note: - As per Basement Sketch dated November 5, 2024		
		-Swing Closet doors as standard.		
6		1 - <i>BASEMENT BATHROOM</i> - OPTIONAL BASEMENT BATHROOM - BUILDERS STANDARD	\$ 13,757.00	Each
		SELECTIONS - AS PER SKETCH		
44275		Note: - As per Basement Sketch dated November 5, 2024		
		- Includes builders standard toilet, single vanity and tub/shower combo		
*7		1 - <i>BASEMENT BEDROOM</i> - ADD APPROX. 56IN X 30IN BASEMENT WINDOW	* \$ 2,603.00	Each
850				
44276		Note: - As per Basement Sketch dated November 5, 2024		
		- Located in basement bedroom below sunroom		
		- Subject to limiting distance at side yard as per Current Building Code.		
*8		1 - <i>BASEMENT</i> - INCREASE EXISTING BASEMENT WINDOW FROM APPROX 24IN DEEP TO	* \$ 160.00	Each
849		APPROX. 30IN DEEP		
44277		Note: - As per Basement Sketch dated November 5, 2024		
		- Subject to limiting distance at side yard as per Current Building Code.		
9		1 - <i>BASEMENT</i> - SUPPLY & INSTALL TORLYS FLOORING IN CUSTOM BASEMENT	\$ 9,995.00	Each
		RECROOM - AS PER SKETCH		
44278		Note: - As per Basement Sketch dated November 5, 2024		
		- Torlys everwood designer plank (Approx. 5/16" x 7" x 72")		
		- Includes vestibule area		
10		1 - <i>BASEMENT BEDROOM</i> - SUPPLY & INSTALL TORLYS FLOORING IN CUSTOM	\$ 4,068.00	Each
		BASEMENT BEDROOMS (X2) - AS PER SKETCH		
44279		Note: - As per Basement Sketch dated November 5, 2024		
		- Torlys everwood designer plank (Approx. 5/16" x 7" x 72")		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2.020-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 5-Nov-24 4:36 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
2		7	1026 THE MEDLEY ELEV A	26-Jun-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*11 139926	1	<i>BASEMENT</i> - STAIRS - BASEMENT - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	* \$ 4,931.00	Each
44280	Note:	- As per Schedule H dated November 5, 2024 - As per Basement Sketch dated November 5, 2024 -See Item #12 (upgraded to metal spindles) - 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.		
*12 140255	1	<i>STD AREAS</i> - RAILING - UPGRADE TO 1/2 SQUARE METAL SPINDLES IN SATIN BLACK	* \$ 644.00	Each
44281	Note:	- As per Schedule H dated November 5, 2024 -See Item #11 (Hardwood staircase)		
13	1	<i>KITCHEN/DINETTE</i> - KITCHEN/DINETTE - CUSTOM OPTIONAL KITCHEN LAYOUT - LEVEL 2 CABINETRY - AS PER SKETCH	\$ 48,661.00	Each
44282	Note:	- As per Kitchen Sketch dated November 5, 2024 Includes: Enlarged Island o/w - 12" Deep Cabinets on Back Side - Flush Breakfast Bar - Lower Microwave Cabinet - Recycle Station - Furniture Kick Around Gables - Gable End Mouldings Kitchen: Taller Upper Cabinets - Deep Fridge Upper o/w Side Gable - Wine Rack in Fridge Upper - Pots & Pans Drawers 6-12-12 (x2) - Pots & Pans Drawers 15-15 (x8) - Puck Lights (x7) - Utensil Trays (x2) - Tray Dividers (x2) - Pull Out Shelves (x2)		
14	1	<i>KITCHEN/DINETTE</i> - COUNTERTOP - QUARTZ LEVEL 5 - INCLUDES EXTENDED ISLAND WITH FLUSH BREAKFAST BAR - CUSTOM KITCHEN LAYOUT - AS PER SKETCH	\$ 8,787.00	Each
44283	Note:	- As per Kitchen Sketch dated November 5, 2024		
15	1	<i>KITCHEN/DINETTE</i> - SUPPLY & INSTALL QUARTZ LEVEL 5 ON KITCHEN BACKSPLASH - AS PER SKETCH	\$ 11,215.00	Each
44286	Note:	- As per Kitchen Sketch dated November 5, 2024		
16	1	<i>GREAT ROOM</i> - LINEAR ASCENT BL36 WITH 4-SIDED BLACK TRIM KIT TOPAZ CRISTALINE EMBER BED - IN LIEU OF STANDARD	\$ 1,261.00	Each
44287	Note:	- As per Schedule H dated November 5, 2024 - Installed approximately 18 inches from floor (bottom of glass face located approx. 18" from floor)		
17	1	<i>GREAT ROOM</i> - FIREPLACE - QUOTE LEVEL CERAMIC TILE - INSTALLED FLOOR TO CEILING - - HORIZONTAL 1/2 BRICK PATTERN	\$ 5,679.00	Each
44288	Note:	- As per Schedule H dated November 5, 2024 - Quote level tile "Ceratac sichenia pave wall dolmen 1124 bianco 4.3"x17.7""		
*18 384	1	<i>GREAT ROOM</i> - FAN KIT FOR STD FIREPLACE	* \$ 415.00	Each
44289	Note:	- As per Schedule H dated November 5, 2024 - See item #16 (Linear fireplace)		
*19 120309	1	<i>KITCHEN</i> - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	* \$ 533.00	Each
44290	Note:	- As per Kitchen Sketch dated November 5, 2024		
20	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE	\$ 978.00	Each
44291	Note:	- As per Schedule H dated November 5, 2024 - Locations Are Approximate & Must Be Compliant With All Applicable Codes.		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2.020-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 5-Nov-24 4:36 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	7	1026 THE MEDLEY ELEV A	26-Jun-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
21		1 - <i>KITCHEN</i> - GAS LINE FOR RANGE C/W 120V OUTLET (REGULAR STOVE OUTLET TO REMAIN).	\$ 1,161.00	Each
44292		Note: - As per Kitchen Sketch dated November 5, 2024		
*22		1 - <i>KITCHEN</i> - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS MODEL WVW73UC0LS	* \$ 815.00	Each
155700				
44293		Note: - As per Kitchen Sketch dated November 5, 2024 - Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. To be checked if Make-up Air system is required by Estimation Department		
23		1 - <i>ENSUITE BATH</i> - OWNERS SUITE- OPTIONAL 4PC ENSUITE BATHROOM - INCLUDES DOUBLE VANITY, TOILET & WALK-IN SHOWER - BUILDERS STANDARD SELECTIONS	\$ 8,504.00	Each
44294		Note: - As per Schedule H dated November 5, 2024		
24		1 - <i>BEDROOM 3</i> - OPTIONAL BEDROOM 3 CLOSET - AS PER SKETCH	\$ 1,150.00	Each
44295		Note: - As per Schedule H dated November 5, 2024 -Includes sliding closet doors as standard.		
*25		1 - <i>STD AREAS</i> - HARDWOOD - OAK - 6 1/4 STAINED - STD AREAS	* \$ 8,779.00	Each
137532				
44299		Note: - As per Schedule H dated November 5, 2024 - Includes dining room, great room and main floor hallway.		
*26		1 - <i>MASTER BEDROOM</i> - HARDWOOD - OAK - 6 1/4 STAINED - MASTER BEDROOM / WIC	* \$ 9,180.00	Each
137534				
44300		Note: - As per Schedule H dated November 5, 2024 -OWNERS SUITE		
*27		1 - <i>BEDROOM 2</i> - HARDWOOD - OAK - 6 1/4 STAINED - BEDROOM #2	* \$ 4,982.00	Each
137536				
44301		Note: - As per Schedule H dated November 5, 2024		
*28		1 - <i>BEDROOM 3</i> - HARDWOOD - OAK - 6 1/4 STAINED - BEDROOM #3	* \$ 4,284.00	Each
137537				
44302		Note: - As per Schedule H dated November 5, 2024		
*29		1 - <i>KITCHEN/DINETTE</i> - HARDWOOD - OAK - 6 1/4 STAINED - KITCHEN / DINETTE	* \$ 3,619.00	Each
137533				
44303		Note: - As per Schedule H dated November 5, 2024		
30		1 - <i>LAUNDRY ROOM</i> - TILE - FLOOR - UPGRADE - GOLD - MUD / LAUNDRY ROOM - GOLD	\$ 552.00	Each
9				
44306		Note: - As per Schedule H dated November 5, 2024		
31		1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATHROOM STANDARD - GOLD	\$ 882.00	Each
9				
44307		Note: - As per Schedule H dated November 5, 2024 - See item #23 (4pc ensuite)		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2.020-3
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 5-Nov-24 4:36 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
2		7	1026 THE MEDLEY ELEV A	26-Jun-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
32 158	1	FOYER - TILE - FLOOR - UPGRADE - DIAMOND - FOYER - DIAMOND		\$ 5,419.00	Each
44308		Note: - As per Schedule H dated November 5, 2024 *** INCLUDES MAIN BATH ***			
33	1	SUNROOM - TILE - FLOOR - UPGRADE - DIAMOND - - SUNROOM - DIAMOND		\$ 2,766.00	Each
44311		Note: - As per Schedule H dated November 5, 2024 - See item #2 (sunroom)			
34 25	1	ENSUITE BATH - TILE - WALL - UPGRADE - GOLD - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - GOLD		\$ 1,348.00	Each
44312		Note: - See item #23 (4pc ensuite)			
35 25	1	MAIN BATHROOM - TILE - WALL - UPGRADE - GOLD - MAIN BATHROOM - GOLD		\$ 1,152.00	Each
44313		Note:			
36	1	BASEMENT BATHROOM - TILE - FLOOR - UPGRADE - GOLD - BASEMENT BATHROOM - GOLD		\$ 441.00	Each
44314		Note: - As per Basement Sketch dated November 5, 2024 - See item #6 (basement bathroom)			
37	1	BASEMENT BATHROOM - TILE - WALL - UPGRADE - GOLD - BASEMENT BATHROOM - GOLD		\$ 1,005.00	Each
44315		Note: - See item #6 (basement bathroom)			
*38 990	1	LAUNDRY ROOM - LAUNDRY UPPER CABINETS STD SERIES (APPROX. 42-60IN)		*\$ 1,408.00	Each
44319		Note: - As per Schedule H dated November 5, 2024			
39	1	MAIN BATHROOM - CABINETRY - UPGRADE - LEVEL 2 - MAIN BATHROOM SINGLE VANITY - LEVEL 2		\$ 411.00	Each
44320		Note: - As per Schedule H dated November 5, 2024			
40	1	ENSUITE BATH - CABINETRY - UPGRADE - LEVEL 2 - ENSUITE BATHROOM - DOUBLE VANITY - LEVEL 2		\$ 895.00	Each
44321		Note: - As per Schedule H dated November 5, 2024 - See item #23 (4pc ensuite) - See item #41 (bank of drawers)			
*41 872	1	ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10		*\$ 791.00	Each
44322		Note: - As per Schedule H dated November 5, 2024 - Approximately centered between 2 sinks - See item #23 (4pc ensuite) - See item #40 (level 2 cabinetry)			

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2.020-4
InvoiceSQL.rpt 01sept21

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 5-Nov-24 4:36 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	7	1026 THE MEDLEY ELEV A	26-Jun-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
42		1 - <i>BASEMENT BATHROOM</i> - CABINETRY - UPGRADE - LEVEL 2 - BASEMENT BATHROOM - SINGLE VANITY - LEVEL 2	\$ 448.00	Each
44323		Note: - As per Basement Sketch dated November 5, 2024 - See item #6 (basement bathroom)		
43		1 - <i>MAIN BATHROOM</i> - BATH - TUB - MAAX EXHIBIT 6030 IFS ALCOVE BATHTUB IN LIEU OF STD ALBANA	\$ 639.00	Each
597				
44324		Note: - As per Schedule H dated November 5, 2024		
*44		1 - <i>KITCHEN</i> - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8 in DEEP (ANTHRAITE 401267)	* \$ 533.00	Each
121467				
44325		Note: - Finish to be confirmed at design appointment		
*45		1 - <i>KITCHEN</i> - KITCHEN - FAUCET - DELTA ESSA 9113-BL-DST MATTE BLACK SINGLE HANDLE PULL-DOWN	* \$ 595.00	Each
626				
44326		Note:		
*46		1 - <i>ENSUITE BATH</i> - BATH - ZITTA NICHE 12X24X3.75 ANR12240404 BRUSHED	* \$ 778.00	Each
604				
44327		Note: - As per Schedule H dated November 5, 2024 -To be installed approx. centered on the back wall backing on to the Owners Suite WIC. To be installed at approx. 48inches from shower floor to the bottom ledge of the niche. - See item #23 (4pc ensuite)		
47		1 - <i>ENSUITE BATH</i> - BATH - DELTA DIVERTER 3- SETTING T11851-R11000 WITH SLIDE BAR 51567 & WALL ELBOW 50570	\$ 1,917.00	Each
672				
44328		Note: - See item #23 (4pc ensuite)		
*48		1 - <i>ENSUITE BATH</i> - BATH - DELTA VERO SHOWER FAUCET T17253-SS STAINLESS	* \$ 997.00	Each
530				
44329		Note: - Includes matching drain trim - See item #23 (4pc ensuite)		
49		1 - <i>ENSUITE BATH</i> - BATH - TOILET - AMERICAN STANDARD CHAMPION PRO ELONGATED 211 CA-104 W/ SOFT CLOSE SEAT	\$ 852.00	Each
657				
44330		Note: - See item #23 (4pc ensuite)		
*50		1 - <i>GARAGE</i> - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	* \$ 1,080.00	Each
155697				
44331		Note: - As per Schedule H dated November 5, 2024 - Not available through retail outlets/professionally installed to MNF Specs		
*51		1 - <i>GARAGE</i> - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	* \$ 139.00	Each
155698				
44332		Note: - As per Schedule H dated November 5, 2024 -to be installed on the side of the garage closest to the front door. - Not available through retail outlets/professionally installed to MNF Specs		

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2.020-5
InvoiceSQL.rpt 01sept21

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Gabie Sergerie and Dominic Bertrand			Printed: 5-Nov-24 4:36 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	7	1026 THE MEDLEY ELEV A	26-Jun-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*52 155699	1	GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	* \$ 118.00	Each
44333		Note: - As per Schedule H dated November 5, 2024 - Not available through retail outlets/professionally installed to MNF Specs		

Sub Total	\$258,981.00
HST	\$0.00
Total	\$258,981.00

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

PURCHASER:

Gabie Sergerie

5-Nov-24
DATE

PURCHASER:

Dominic Bertrand

5-Nov-24
DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

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.

Signature of the claimant

Signed by:

Gabie Sergerie

AS0F76E0923741E...

Signed by:

Dominic Bertrand

208292DA70CEB4D9...

Name (print)

Gabie Sergerie & Dominic Bertrand

Year

Month

Day

2

0

2

4

1

1

0

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.