

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED**

ON THE 6th DAY OF November, 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : PH1 B07
LOT: PH1 B07 BLOCK :
4M-1740
CIVIC ADDRESS: 1138 Cope Dr., Stittsville, ON.

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: November 6th, 2024

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: **PURCHASE PRICE:** \$674,900.00
BALANCE AT CLOSING: \$624,900.00
LESS H.S.T. AMOUNT: \$618,495.58
SCHEDULE "G" DATED: November 6th, 2024
TARION SCHEDULE "B" DATED: November 6th, 2024

INSERT: **680 dated:** November 29th, 2024 **in the amount of:** \$64,971.00
NEW PURCHASE PRICE: \$739,871.00
NEW BALANCE AT CLOSING: \$689,871.00
NEW LESS H.S.T. AMOUNT: \$675,992.04
SCHEDULE "G" DATED: November 29th, 2024
TARION SCHEDULE "B" DATED: November 29th, 2024

Dated at Ottawa **this** 29th **day of** November , 2024

In the presence of:

WITNESS

Signed by:
Amanda Nicole Marsh
PURCHASER

WITNESS

Signed by:
Julia Naomi Johnson
PURCHASER

Dated at Ottawa **this** 29 **day of** November , 2024

VALECRAFT HOMES LIMITED (VENDOR)

PER: 
A04F827301214EE... **REV: September 3, 2020**



**Freehold Form
(Tentative Closing Date)**

**SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing**

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.


- 1. Preparation of transfer fee by Builder's solicitor as stated in Clause #26 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.


- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #26 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
- 4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
- 10. Delay in Closing by Purchaser of \$250.00 +HST per day as per final statement of adjustments as stated in Clause #20 of the Agreement of Purchase & Sale.
- 11. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
- 12. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
- 13. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated November 29, 2024.

Signed at Ottawa, this 29 day of November, 2024.

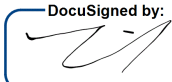
Signed by:

 F16369ADFA0A4B3

Purchaser

Valecraft Homes (2019) Limited

Signed by:

 E3624F7876CE460...

Purchaser

DocuSigned by:

 A04E827301214FF

Per:

November 29, 2024

Date:

Lot #: SV PH1 B07

Project: SHEA VILLAGE

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (**the GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.

Initial
ANM

Purchaser

Initial
MJ

Purchaser

DS
FN


Vendor

- 6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.

- 7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$675,992.04 . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer. The consideration value is subject to change, pursuant to any and all extras that are ordered pursuant to a Change Order following the date of the execution of this Agreement.

- 8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

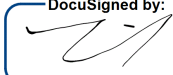
Signed at Ottawa this 29th day of November, 2024

Signed by:

 F16369ADFA0A4B3...
 PURCHASER

VALECRAFT HOMES (2019) LIMITED

Signed by:

 E3624E7876CE460...
 PURCHASER

DocuSigned by:

 A04F827301214EE...
 PER:

November 29th, 2024

DATE:

PROJECT: SHEA VILLAGE LOT: PH1 B07

Schedule "W2"

NON RESILIENT FLOORING WAIVER

for

HARDWOOD FLOORING

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes Limited recommends strongly against the use of hardwood flooring in kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder's recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/We, Amanda Nicole Marsh and Julia Naomi Johnson have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: SHEA VILLAGE

LOT NO: PH1 B07

Signed by:
Amanda Nicole Marsh
F16369ADFA0A4B3...
(Signature)

November 29, 2024
(Date)

Signed by:
Julia Naomi Johnson
E3624F7876CE460...
(Signature)

November 29, 2024
(Date)

DocuSigned by:
[Signature]
A04F827301214EE...



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

Printed: 29-Nov-24 4:35 pm

LOT NUMBER B07	PHASE 1	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 3-Apr-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
14	1	- BONUS - DECOR CENTER CREDIT OF \$6,000.00	-\$6,000.00	Each
44535		Note: Bonus of \$6,000.00 has been applied in Full to the final purchase price.		
15	1	- GREAT ROOM - SUPPLY AND INSTALL MODERN TYPE 1 FIREPLACE MANTLE, WHITE OAK IN LIEU OF RED OAK, TO BE STAINED NATURAL SIMILAR TO LAUZON WHITE OAK NATURAL FLOORING. NO SURROUND OR HEARTH REQUIRED.	\$ 1,385.00	Each
44334		Note: ***PLEASE NOTE THAT DELAYS IN DELIVERY COULD BE A POSSIBILITY WITH WHITE OAK*** As per floor plan sketch dated November 29th, 2024 See item #1 (optional gas fireplace) See item #72 (fireplace fan kit)		
16	1	- POWDER ROOM - SUPPLY AND INSTALL WALL TO WALL VANITY, C/W 2 STANDARD SERIES CABINET DOORS, STANDARD LEVEL QUARTZ COUNTERTOP, IN LIEU OF PEDESTAL. NO SPACE BETWEEN WALLS AND VANITY.	\$ 1,428.00	Each
44335		Note: As per floor plan sketch dated November 29th, 2024 -Eased edge profile as per edge detail sketch dated November 29th, 2024 -See Item #17 (Level 2 hardware on upgraded wall to wall vanity in powder room) -See Item #18 (upgraded sink for upgraded powder room vanity) -See item #19 (vanity faucet)		
17	2	- POWDER ROOM - SUPPLY AND INSTALL LEVEL 2 CABINET HARDWARE ON CUSTOM SIZE WALL TO WALL VANITY.	\$ 44.00	
44336		Note: - See Item #16 (wall to wall vanity in powder room)		
18	1	- POWDER ROOM - SUPPLY AND INSTALL AMERICAN STANDARD STUDIO 0614-000 RECTANGULAR UNDERMOUNT SINK	\$ 512.00	Each
44337		Note: -See Item #16 (wall to wall vanity in powder room) -See item #19 (vanity faucet)		
19	1	- POWDER ROOM - SUPPLY AND INSTALL DELTA SINGLE HANDLE HIGH ARC TRINSIC 559-HA-BL-DST VANITY FAUCET IN MATTE BLACK FINISH.	\$ 571.00	Each
44341		Note: -See item #16 (wall to wall vanity in powder room) -See item #18 (undermount sink)		
20	1	- STD AREAS - UPG.STD RED OAK SPINDLES,3" WIDE POSTS & COLONIAL HANDRAIL IN STD AREAS TO 3" WIDE MODERN SQUARE TOP WHITE OAK POSTS AND WHITE OAK SQUARE HANDRAIL, CUSTOM STAIN TO LAUZON DESIGNER COLLECTION ESTATE SERIES WHITE OAK NATURAL & SATIN BLACK METAL SPINDLES	\$ 8,942.00	Each
44342		Note: ***PLEASE NOTE THAT DELAYS IN DELIVERY COULD BE A POSSIBILITY WITH WHITE OAK*** Satin black spindles and brackets -As per floor plan sketch dated November 29th, 2024 -See item #21 (upgrade std spindles, posts and handrails in great room) -See item #22 (upgrade std spindles, posts and handrails in upper hallway) -See item #77 (clarification regarding white oak nosing)		
21	1	- GREAT ROOM - UPG.STD RED OAK SPINDLES,3" WIDE POSTS & COLONIAL HANDRAIL IN GREAT ROOM TO 3" WIDE MODERN SQUARE TOP WHITE OAK POSTS AND WHITE OAK SQUARE HANDRAIL,CUSTOM STAIN TO LAUZON DESIGNER COLLECTION ESTATE SERIES WHITE OAK NATURAL & SATIN BLACK METAL SPINDLES	\$ 2,058.00	Each
44343		Note: ***PLEASE NOTE THAT DELAYS IN DELIVERY COULD BE A POSSIBILITY WITH WHITE OAK*** Satin black spindles and brackets -As per floor plan sketch dated November 29th, 2024 -Satin black spindles and brackets -See Item #4 (railings in lieu of half wall in great room) -See item #20 (upgrade std spindles, posts and handrails in standard areas) -See item #22 (upgrade std spindles, posts and handrails in upper hallway) -See item #77 (clarification regarding white oak nosing)		

Vendor Initials: DS **FN** Purchaser Initials: Initial **ANM** Initial **JNJ**

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 2,123-1

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

Printed: 29-Nov-24 4:35 pm

LOT NUMBER B07	PHASE 1	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 3-Apr-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
22 44344	1	UPPER HALL - UPG.STD RED OAK SPINDLES,3" WIDE POSTS & COLONIAL HANDRAIL IN UPPER HALL TO 3" WIDE MODERN SQUARE TOP WHITE OAK POSTS AND WHITE OAK SQUARE HANDRAIL,CUSTOM STAIN TO LAUZON DESIGNER COLLECTION ESTATE SERIES WHITE OAK NATURAL & SATIN BLACK METAL SPINDLES Note: ***PLEASE NOTE THAT DELAYS IN DELIVERY COULD BE A POSSIBILITY WITH WHITE OAK*** -Satin black spindles and brackets -As per floor plan sketch dated November 29th, 2024 -See item #5 (Railings in lieu of half wall in upper hallway) -See item #20 (upgarde std spindles, posts and handrails in standard areas) -See item #21 (upgrade std spindles, posts and handrails in great room) -See item #77 (clarification regarding white oak nosing)	\$ 2,940.00	Each
23 44347	1	ENSUITE BATH - CLARIFICATION RE: ITEM #9 IN B1A'S. PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THE HEIGHT FROM THE BOTTOM OF THE 12" X 12" X 3.75" ZITTA NICHE IN 5 PCE ENSUITE BATHROOM SHOWER, WILL BE APPROXIMATELY 48" HIGH FROM THE SHOWER BASE. Note: -As per floor plan sketch dated November 29th, 2024 -See item #3 (upgrade to optional 5 pce ensuite) -See item #9 (upgrade to zitta niche)	\$ 0.00	Each
*24 143903 44491	1	KITCHEN - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - LEVEL 1 SERIES Note: - As per Kitchen Sketch dated November 29th, 2024 -See item #2 (upgrade to optional kitchen layout #1) -See item #13 (kitchen cabinetry add UPC 9-2A level 1) -See item #27 (upgrade kitchen cabinet hardware) -See item #48 (adjust kitchen cabinetry to accommodate non std refrigerator size) -See item #54 (upgrade kitchen cabinetry to level 1)	*\$ 789.00	Each
*25 150809 44492	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPT #1 C/W FLUSH BREAKFAST BAR Note: -As per floor plan Sketch and kitchen sketch dated November 29th, 2024 -Eased edge profile as per edge detail sketch dated November 29th, 2024 -See item #2 (upgrade to optional kitchen layout #1) -See item #26 (upgrade size of side gables of kitchen island) -See item #27 (level 3 hardware)	*\$ 1,666.00	Each
26 44493	1	KITCHEN - UPGRADE ISLAND BREAKFAST BAR SIDE GABLE TO 84MM (FULL DEPTH BOTH SIDES) LEVEL 1 SERIES CABINETRY Note: As per kitchen sketch dated November 29th, 2024 -See item #2 (upgrade to optional kitchen layout #1) -See item #25 (upgrade to quartz countertop c/w flush breakfast bar) -See item #27 (level 3 cabinetry hardware) -See item #76 (request: no trim on kitchen island gables)	\$ 1,278.00	Each
27 44494	26	KITCHEN - LEVEL 3 CABINETRY HARDWARE IN KITCHEN AND KITCHEN ISLAND Note: As per kitchen sketch dated November 29th, 2024 -See item #2 (upgrade to optional kitchen layout #1) -See item #24 (upgrade to approx. 24" deep fridge uppers)	\$ 832.00	
28 44495	1	KITCHEN - SUPPLY AND INSTALL LEVEL 1 QUARTZ IN LIEU OF STD CERAMIC WALL TILE AS KITCHEN BACKSPLASH. Note: - Approx. 2CM thick -See item #2 (upgrade to optional kitchen layout #1)	\$ 2,669.00	Each

Vendor Initials: DS
FN Purchaser Initials: Initial
ANM Initial
JNJ

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 2,123-2

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

Printed: 29-Nov-24 4:35 pm

LOT NUMBER B07	PHASE 1	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 3-Apr-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*29 143896 44496	1	KITCHEN - OTR - UPGRADE STD WHITE TO STAINLESS Note: microwave combo with hood fan As per Kitchen Sketch dated November 29th, 2024 -See item #2 (upgrade to optional kitchen layout #1)	*\$ 100.00	Each
*30 144139 44497	1	KITCHEN - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8 in DEEP (ANTHRAITE 401267) Note: ANTHRACITE -See item #2 (upgrade to optional kitchen layout #1) -See item #31 (upgrade kitchen faucet to Delta Trinsic)	*\$ 533.00	Each
*31 144124 44498	1	KITCHEN - KITCHEN - FAUCET - DELTA TRINSIC 9159-BL-DST MATTE BLACK SINGLE HANDLE PULL-DOWN Note: -See item #2 (upgrade to optional kitchen layout #1) -See item #30 (upgrade kitchen sink to Silgranite)	*\$ 786.00	Each
*32 144065 44499	1	MAIN BATHROOM - BATH - DELTA TRINSIC TUB/SHOWER FAUCET T14459-BL WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK - MATCHING OVERFLOW AND DRAIN Note:	*\$ 537.00	Each
*33 144057 44500	1	ENSUITE BATH - BATH - DELTA TRINSIC SHOWER FAUCET T14259-BL WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK Note: In 5 pce ensuite. -See item #3 (upgrade to optional 5 pce ensuite) -See item #34 (upgrade to roman tub faucet)	*\$ 335.00	Each
*34 144049 44501	1	ENSUITE BATH - BATH - DELTA TRINSIC ROMAN TUB FAUCET T2759-BL MATTE BLACK C/W MATCHING OVERFLOW AND DRAIN Note: -See item #3 (upgrade to optional 5 pce ensuite) -See item #33 (upgrade to Trinsic shower faucet)	*\$ 776.00	Each
35 44502	1	- UPGRADE TO TRIM PACKAGE 1 THROUGHOUT Note: -See item #2 (upgrade to optional kitchen layout #1) -See item #3 (upgrade to optional 5 pce ensuite) -See item #76 (request: no trim on kitchen island gables)	\$ 808.00	Each
36 44503	1	- UPGRADE ALL INTERIOR DOORS, INCLUDING OPTIONAL KITCHEN #1 PANTRY DOOR TO MADISON SMOOTH INTERIOR DOORS (QUANTITY 18 DOORS) IN LIEU OF STANDARD. Note: As per floor plan sketch dated November 29th, 2024 -See item #37 (upgrade to halifax levers)	\$ 959.00	Each
37 44504	1	- UPGRADE TO HALIFAX SQUARE LEVERS IN MATTE BLACK 514 THROUGHOUT-TOTAL OF 20 LEVERS, INCLUDING OPTIONAL KITCHEN LAYOUT #1 PANTRY DOOR. Note: -See item #2 (upgrade to optional kitchen layout #1) -See item #36 (upgrade all interior doors) -See item #38 (upgrade exterior front door gripset)	\$ 2,013.00	Each

Vendor Initials: DS
FN Purchaser Initials: Initial
ANM Initial
JM

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 2,123-3

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

Printed: 29-Nov-24 4:35 pm

LOT NUMBER B07	PHASE 1	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 3-Apr-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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38 44505	1	- UPGRADE EXTERIOR FRONT DOOR GRIPSET TO SAN CLEMENTE IN MATTE BLACK Note: As per floor plan Sketch dated November 29th, 2024 -See item #37 (upgrade to halifax levers on all interior doors)	\$ 154.00	Each
39 44506	1	- UPGRADE BATHROOM ACCESSORIES WITH THE THE ALLUSION COLLECTION IN MATTE BLACK - THROUGHOUT Note: -See item #3 (upgrade to optional 5 pce ensuite) -See item #79 (request for tissu paper holder to be installed on side on vanity)	\$ 469.00	Each
*40 121358 44507	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note: Does not include doors and trim	*\$ 1,065.00	Each
41 281 44508	1	- FOYER / POWDER ROOM - TILE - FLOOR - UPGRADE - GOLD - - FOYER / POWDER ROOM - GOLD Note: Rectangular 1/3 staggered front to back of the house installation - As per floor plan Sketch and floor tile installation sketch dated November 29th, 2024. - See item #55 (floor tile installation)	\$ 2,279.00	Each
42 281 44509	1	- ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATH 5PC - GOLD Note: Rectangular 1/3 staggered side to side of the house installation - As per floor plan sketch and floor tile installation sketch dated November 29th, 2024. -See item #3 (upgrade to optional 5 pce ensuite) -See item #58 (floor tile installation)	\$ 711.00	Each
43 281 44510	1	- LAUNDRY ROOM - TILE - FLOOR - UPGRADE - GOLD - - LAUNDRY ROOM - GOLD Note: Rectangular 1/3 staggered front to back of the house installation - As per floor plan Sketch and floor tile installation sketch dated November 29th, 2024. -See item #56 (floor tile installation)	\$ 343.00	Each
44 281 44511	1	- MAIN BATHROOM - TILE - FLOOR - UPGRADE - GOLD - MAIN BATHROOM - GOLD Note: Rectangular 1/3 staggered front to back of the house installation As per floor plan Sketch and floor tile installation sketch dated November 29th, 2024. -See item #11 (extend main bathroom vanity approx. 12") -See item #57 (floor tile installation)	\$ 515.00	Each
45 285 44512	1	- ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - EMERALD - - ENSUITE BATH 5PC - EMERALD Note: INCLUDES TUB DECK/BACKSPLASH - In upgraded 5 pce ensuite shower enclosure (2 walls) As per wall tile installation sketch dated November 29th, 2024. -See item #3 (upgrade to optional 5 pce ensuite) -See item #8 (upgrade std shower door to option D shaped over tub deck) -See item #9 (upgrade to Zitta Niche) -See item #59 (tile installation)	\$ 2,453.00	Each
*46 144043 44513	3	- BATH - DELTA TRINSIC LAVATORY FAUCET SINGLE HANDLE HIGH - ARC 559HA -BL- DST MATTE BLACK Note: - Includes matching drain trim - For main bathroom & 5 pce ensuite bathroom -See item #3 (upgrade to optional 5 pce ensuite) -See item #47 (upgrade to undermount sink studio rectangular)	*\$ 1,713.00	

Vendor Initials: DS
FN Purchaser Initials: Initial
ANM Initial
MJ

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 2,123-4

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CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	
DATE: _____	



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

Printed: 29-Nov-24 4:35 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B07	1	160 THE STANLEY 2	3-Apr-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
47 44615	3	- BATHROOMS - SUPPLY AND INSTALL AMERICAN STANDARD STUDIO 0614-000 RECTANGULAR UNDERMOUNT SINK. Note: -For main bathroom & 5 pce ensuite bathroom -See item #3 (upgrade to optional 5 pce ensuite) -See item #46 (upgrade to delta trinsic lavatory faucet)	\$ 1,536.00	
*48 143935 44515	1	- <i>KITCHEN</i> - NON-STANDARD REFRIGERATOR SIZE Note: - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. -As per kitchen sketch dated November 29th, 2024 -Upgrade opening to be approx. 37" wide x 73" high -See item #2 (upgrade to optional kitchen #1) -See item #24 (upgrade to approx. 24" deep fridge upper cabinets)	*\$ 98.00	Each
49 44516	1	- UPGRADED GROUT ON FOYER, POWDER ROOM, MAIN BATHROOM, 5 PCE ENSUITE BATHROOM AND LAUNDRY ROOM FLOOR , AS WELL AS MAIN BATHROOM & 5 PCE ENSUITE BATHROOM WALLS Note: As per interior colour chart dated November 29th, 2024	\$ 263.00	Each
50 44616	1	- <i>STD AREAS</i> - SUPPLY AND INSTALL PRE-ENGINEERED HARDWOOD FLOORING, DESIGNER COLLECTION ESTATE SERIES 6 1/4" WIDE WHITE OAK NATURAL IN ALL STANDARD AREAS IN LIEU OF STANDARD. Note: As per floor plan sketch dated November 29th, 2024 See item #51 (s/i pre- engineered hardwood flooring in optional kitchen #1)	\$ 7,238.00	Each
51 44617	1	- <i>KITCHEN</i> - SUPPLY AND INSTALL PRE-ENGINEERED HARDWOOD FLOORING, DESIGNER COLLECTION ESTATE SERIES 6 1/4" WIDE WHITE OAK NATURAL IN OPTIONAL KITCHEN #1 IN LIEU OF STANDARD. Note: As per floor plan sketch dated November 29th, 2024 See item #2 (upgrade to optional kitchen #1) See item #50 (s/i pre- engineered hardwood flooring in std areas)	\$ 1,685.00	Each
52 268 44519	1	- <i>STD AREAS</i> - CARPET - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1 Note: -As per floor plan sketch dated November 29th, 2024. -See item #53 (upgrade to level 1 underpad)	\$ 1,714.00	Each
53 272 44520	1	- <i>STD AREAS</i> - UNDERPAD - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1 Note: - As per floor plan sketch dated November 29th, 2024 - See item #52 (upgrade to level 1 carpet)	\$ 978.00	Each
54 44521	1	- <i>KITCHEN</i> - UPGRADE OPTIONAL KITCHEN #1 CABINETS TO LEVEL 1 Note: - See item #2 (upgrade to optional Kitchen #1) - See item #24 (upgrade to approx. 24" deep fridge upper cabinets)	\$ 2,569.00	Each
55 44522	1	- <i>FOYER / POWDER ROOM</i> - FLOOR - INSTALLATION - RECTANGULAR 1/3 STAGGERED FRONT TO BACK OF THE HOUSE - FOYER AND POWDER ROOM Note: - As per floor tile installation sketch dated November 29th, 2024. -See item #41 (upgrade floor tiles)	\$ 595.00	Each
56 44523	1	- <i>LAUNDRY ROOM</i> - FLOOR - INSTALLATION - RECTANGULAR 1/3 STAGGERED FRONT TO BACK OF THE HOUSE - LAUNDRY ROOM Note: As per floor tile installation sketch dated November 29th, 2024. -See item #43 (upgrade floor tiles)	\$ 90.00	Each

Vendor Initials: DS
FN Purchaser Initials: Initial
ANM Initial
JNJ

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 2,123-5

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

Printed: 29-Nov-24 4:35 pm

LOT NUMBER B07	PHASE 1	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 3-Apr-25
---------------------------------	--------------------------	---	--

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
57 44524	1	MAIN BATHROOM - FLOOR TILE - INSTALLATION - RECTANGULAR 1/3 STAGGERED FRONT TO BACK OF THE HOUSE - MAIN BATHROOM Note: - As per floor tile installation sketch dated November 29th, 2024. - See item #11 (extend main bathroom vanity) - See item #44 (upgrade floor tiles)	\$ 135.00	Each
58 44525	1	ENSUITE BATH - FLOOR TILE - INSTALLATION - RECTANGULAR 1/3 STAGGERED SIDE TO SIDE OF THE HOUSE - ENSUITE 5PC BATHROOM Note: - As per floor tile installation sketch dated November 29th, 2024. -See item #3 (upgrade to optional 5 pce ensuite) -See item #42 (upgrade floor tiles)	\$ 186.00	Each
59 44526	1	ENSUITE BATH - WALL TILE - INSTALLATION - HORIZONTAL 1/3 OFFSET BRICK - 5PC ENSUITE TUB DECK, BACKSPLASH AND UPGRADED SHOWER WITH GLASS RETURN (ONLY 2 WALLS WITH TILES) Note: In 5 pce ensuite. - As per wall tile installation sketch dated November 29th, 2024. - See item #3 (upgrade to optional 5 pce ensuite) - See item #8 (upgrade std shower door to option D) - See item #45 (upgrade tiles)	\$ 314.00	Each
60 44527	1	MAIN BATHROOM - WALL TILE - INSTALLATION - HORIZONTAL 1/3 OFFSET BRICK - MAIN BATHROOM TUB/SHOWER COMBO Note: FOR TUB/SHOWER WALLS - Horizontal 1/3 offset brick install - As per wall tile installation sketch dated November 29th, 2024. -See item #71 (wall tile upgrade)	\$ 262.00	Each
61 44529	0	KITCHEN - DELETE ITEM #61 Note:	\$ 0.00	
62 44530	4	UPGRADE VANITY LIGHTS TO VEGA MINOR 24IN VL18224-BK Note: As per floor plan sketch and lighting sketch dated November 29th, 2024. - In powder room (1) , main bathroom (1) and ensuite 5pc bathroom (2)	\$ 2,642.00	
63 44531	0	DINING ROOM - DELETE ITEM #63 Note:	\$ 0.00	
64 44532	2	KITCHEN - UPGRADE KITCHEN KEYLESS FIXTURE TO SOJI PENDANTS MATTE BLACK WITH CLEAR GLASS PD601608MBCL Note: Quantity of 2 pendants over kitchen island in optional kitchen #1 - See S&S Quote for keyless upgrade - As per floor plan sketch and lighting sketch dated November 29th, 2024 -See item #2 (optional kitchen #1)	\$ 686.00	
65 44533	1	DINING ROOM - UPGRADE STANDARD DINING ROOM PENDANT TO CASSIA LINEAR MATTE BLACK WITH CLEAR GLASS LP549448MBCL Note: - As per floor plan sketch and lighting sketch dated November 29th, 2024	\$ 757.00	Each
66 44534	7	UPGRADE STANDARD CEILING LIGHTS IN ALL STANDARD LOCATIONS TO ESSEX BLACK/WHITE M43916-BK/WH Note: To be installed in Owner's suite, Bedroom #2, Bedroom #3, Upper Hallway located near bedroom #2 & #3, and a quantity of 3 in the Finished Family Room. As per floor plan sketch and lighting sketch dated November 29th, 2024.	\$ 2,660.00	

Vendor Initials: FN Purchaser Initials: ANM JM

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 2,123-6
 InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

Printed: 29-Nov-24 4:35 pm

LOT NUMBER B07	PHASE 1	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 3-Apr-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
67 44536	4	ENSUITE BATH - LEVEL 3 CABINETRY HARDWARE IN OPTIONAL 5 PCE ENSUITE VANITY Note: Quantity of 4 to be installed on vanity cabinet doors -See item #3 (optional 5 pce ensuite) -See item #10 (upgrade to vanity w/top dummy facade and 2 drawers)	\$ 128.00	
68 44537	0	POWDER ROOM - DELETE ITEM #68 Note:	\$ 0.00	
69 44538	5	MAIN BATHROOM - LEVEL 2 CABINETRY HARDWARE Note: -Quantity of 2 to be installed on vanity cabinet doors and 3 on drawers -See item #11 (extend main bathroom vanity approx. 12") -See item #12 (main bathroom vanity drawers)	\$ 110.00	
70 44539	1	UPPER STAIRCASE - UPGRADE MAIN STAIRCASE PENDANT TO CASSIA MATTE BLACK WITH CLEAR GLASS CH549640MBCL Note: - As per floor plan sketch and lighting sketch dated November 29th, 2024	\$ 776.00	Each
71 285 44540	1	MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - EMERALD - MAIN BATHROOM - EMERALD Note: -See item #60 (wall tile installation)	\$ 2,053.00	Each
*72 121160 44541	1	GREAT ROOM - FAN KIT FOR STD FIREPLACE Note: - As per floor plan sketch dated November 29th, 2024 - See item #1 (upgrade to optional gas fireplace in Great Room) - See item #15 (upgrade to modern type 1 mantle)	*\$ 405.00	Each
73 121374 44542	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 floor plan sketch dated November 29th, 2024 -See item #74 (keyless control pad)	\$ 1,080.00	Each
*74 121362 44543	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 floor plan sketch dated November 29th, 2024 - See item #73 (garage door opener)	*\$ 98.00	Each
75 44544	1	FOYER - PAINT THE INTERIOR OF THE FRONT DOOR AND THE INTERIOR OF THE MAN DOOR FROM GARAGE THE STD TRIM PAINT : DULUX COMMERCIAL WHITE DLX1025-1 Note: Paint colour to be specified on colour chart dated November 29th, 2024 As per floor plan sketch dated November 29th, 2024	\$ 250.00	Each
76 44545	1	KITCHEN - CLIENTS ARE REQUESTING, IF POSSIBLE, TO OMIT THE INSTALLATION OF QUARTER ROUND TRIM ALONG 3 SIDES OF BOTH END GABLES OF THE OPTIONAL KITCHEN #1 ISLAND. REMAINDER OF KITCHEN AREA TO HAVE STD QUARTER ROUND TRIM. Note: *** QUARTER ROUND AT KITCHEN CABINETS AND FLOOR TO REMAIN, ISLAND GABLE MAY BE A POSSIBILITY BUT CANNOT GUARANTEE *** - As per floor plan sketch and lighting sketch dated November 29th, 2024 -See item #2 (optional kitchen #1) -See item #26 (upgrade kitchen island breakfast bar side gables to 84MM full depth both sides) -See item #35 (upgrade to trim package #1)	\$ 0.00	Each

Vendor Initials: FN^{DS} Purchaser Initials: ANM^{Initial} JMJ^{Initial}

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 2,123-7

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Shea Village - Phase 1

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

Printed: 29-Nov-24 4:35 pm

LOT NUMBER B07	PHASE 1	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 3-Apr-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
77 44546	1	- CLARIFICATION: NOSING THROUGHOUT THE HOME TO BE WHITE OAK NATURAL. PRICE INCLUDED IN THE RAILING UPGRADE. Note: -See item #4 (upgrade to oak railing on stairs adjacent to great room) -See item #5 (upgrade to oak railing in upper hallway) -See item #20 (upgrade to white oak in standrad areas in lieu of red oak) -See item #21 (upgrade to white oak in great room in lieu of red oak) -See item #22 (upgrade to white oak in upper hallway in lieu of red oak)	\$ 0.00	Each
78 44547	1	- BASEMENT - DELETE ITEM #78 Note:	\$ 0.00	Each
79 44548	1	- CLARIFICATION: TISSUE PAPER HOLDER TO BE INSTALLED ON THE SIDE OF THE VANITY IN 5 PCE ENSUITE BATHROOM AND IN MAIN BATHROOM. Note: - As per floor plan sketch dated November 29th, 2024 - See item #3 (optional 5 pce ensuite) - See item #11 (extend main bathroom vanity)	\$ 0.00	Each

Sub Total	\$64,971.00
HST	\$0.00
Total	\$64,971.00

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

PURCHASER: _____
 Signed by: Amanda Nicole Marsh
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Amanda Nicole Marsh
 DATE: 29-Nov-24

PURCHASER: _____
 Signed by: Julia Naomi Johnson
86201160...
Julia Naomi Johnson
 DATE: 29-Nov-24

VENDOR: _____
 DocuSigned by: [Signature]
A04F827304244EE...
PER: Valecraft Homes (2019) Limited

DATE: 29-Nov-24

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 2,123-8
 InvoiceSQL.rpt 01sept21

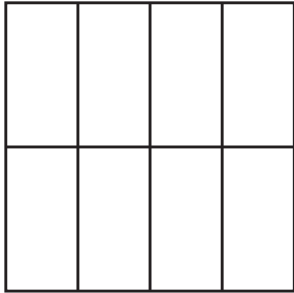
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PER:	_____
DATE:	_____



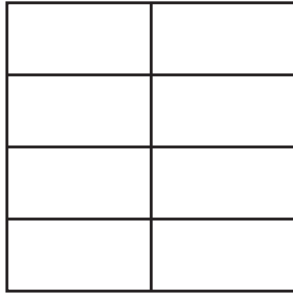
Tile Installation Options

WALL TILE

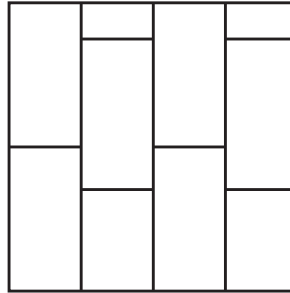
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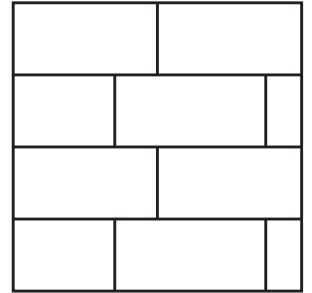
Horizontal stacked



Vertical 1/3 offset brick

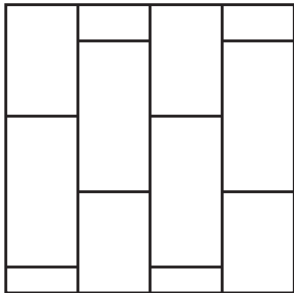


Horizontal 1/3 offset brick

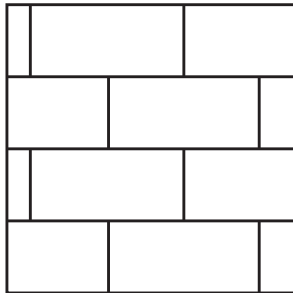


5 pce Ensuite tub deck,
tub backsplash and
shower walls.
Main bath tub/shower.

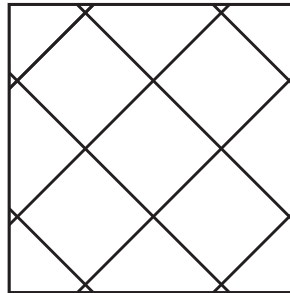
Vertical brick



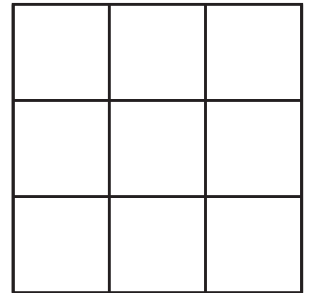
Horizontal brick



45 degree



Standard square

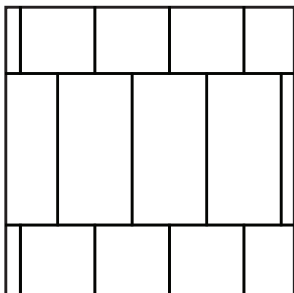


Initial
ANM

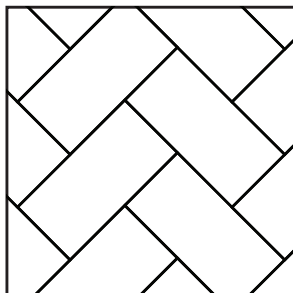
Initial
JNJ

DS
FN

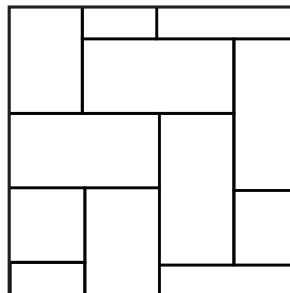
Vertical offset bond



Herringbone



Block herringbone



Project: Shea Village

Purchaser: Amanda Nicole Marsh

Plan #: 4M-1740

Purchaser: Julia Naomi Johnson

Lot: SV PH1 B07

Date: November 29th, 2024

Model: 160-2 The Stanley II Reverse

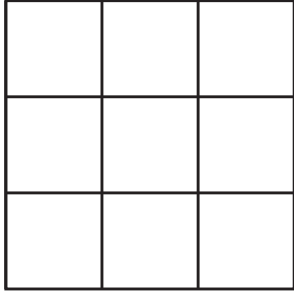
Upgrade #: 59, 60



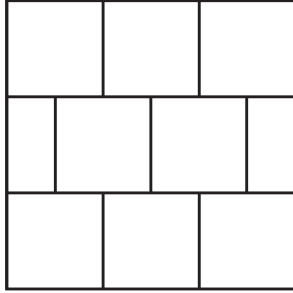
Tile Installation Options

FLOOR TILE

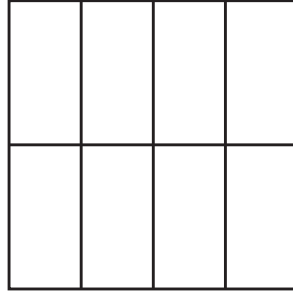
Standard square



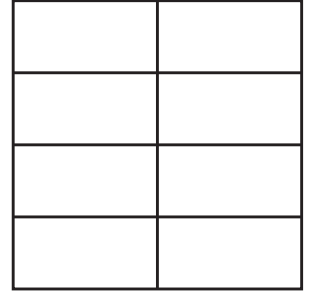
Square brick



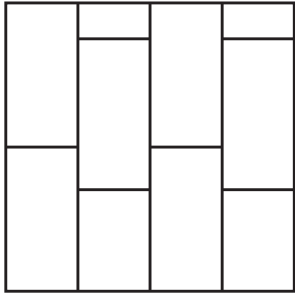
Rectangular
front to back of the house



Rectangular
side to side of the house

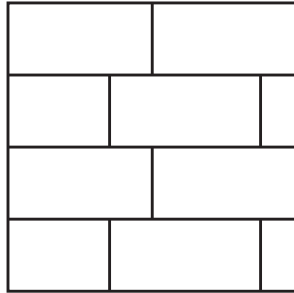


Rectangular 1/3 staggered
front to back of the house



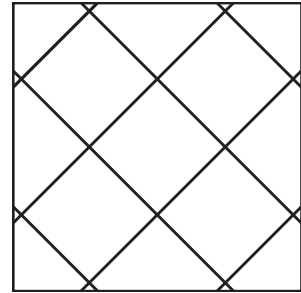
Foyer/Powder Room _____
Laundry Room _____
Main Bathroom _____

Rectangular 1/3 staggered
side to side of the house



5 Pce Ensuite _____

45 degree



Initial
ANM

Initial
JNJ

DS
FN

Project: Shea Village

Purchaser: Amanda Nicole Marsh

Plan #: 4M-1740

Purchaser: Julia Naomi Johnson

Lot: SV PH1 B07

Date: November 29th, 2024

Model: 160-2 The Stanley II Reverse

Upgrade #: 55, 56, 57, 58



Standard Edge Profiles for Granite & Quartz

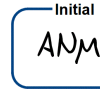


Eased Edge

Optional Kitchen #1
countertops and kitchen island
c/w flush breakfast bar.
Main Bathroom.
5 pce ensuite vanity.
Powder Room.



1/4 Bevel



1/2 Bevel



3/4 Bevel



Pencil Top Only
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: Shea Village

Purchaser: Amanda Nicole Marsh

Plan #: 4M-1740

Purchaser: Julia Naomi Johnson

Lot: PH1 B07

Date: Nov. 29-24

Model: 160-2 The Stanley Reverse

Upgrade #: 2, 3, 11, 16, 25, 26



SURFACE MOUNT

ALL MODELS UPGRADE



Essex

- ~~Black/Walnut FM43916-BK/WL~~
- ~~Black/White M43916-BK/WH~~
- ~~White/Black FM43916-WL/BK~~
- ~~White/Walnut FM43916-WL/WL~~
- ~~Black/Gold FM43916-BK/GD~~
- ~~White/Gold FM43916-WL/GD~~
- ~~White/White FM43916-WL/WH~~



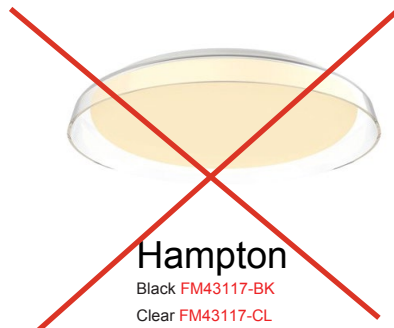
Xenon

- ~~Black M13003BK~~
- ~~Chrome M13003CH~~



Cassia

- ~~Aged Gold SF549315AGOP~~
- ~~Matte Black SF549315MBOP~~



Hampton

- ~~Black FM43117-BK~~
- ~~Clear FM43117-CL~~

Initial
ANM

Initial
JM

DS
FN

* Plan permitting.

Project: Shea Village

Purchaser: Amanda Nicole Marsh

Plan #: 4M-1740

Purchaser: Julia Naomi Johnson

Lot: PH1 B07

Date: November 29th, 2024

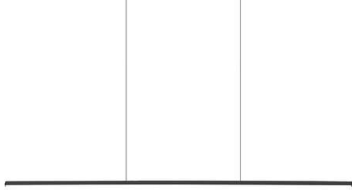
Model: The Stanley II 160-2 Reverse

Upgrade #: 66



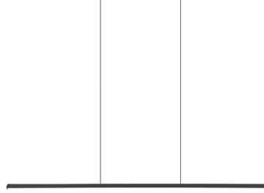
PENDANTS

ALL MODELS UPGRADE



Chute - 47.25"

Black LP14947-BK
White LP14947-WH



Chute - 35.5"

Black LP14935-BK
White LP14935-WH



Helena

Black/Black PD9117-BK/BK
Black/Gold PD9117-BK/GD
White/Gold PD9117-WH/GD
White/Silver PD9117-WH/SV



Betty

Aged Gold PD473706AGOP
Matte Black PD473706MBOP



Westlake

Brushed Nickel LP540334BNGO
Matte Black LP540334MBGO

Dining Room:
Matte Black with Clear
Glass LP549448MBCL



Cassia Linear

~~Gold LP549448AGOP~~
Matte Black LP549448MBOP

Initial
ANM

Initial
JMJ

DS
FN



Cassia

~~Gold CH549640AGOP~~
Black CH549640MBOP

Upper Staircase:
Matte Black with Clear Glass
CH549640MBCL

* Plan permitting.

Project: Shea Village

Plan #: 4M-1740

Lot: PH1 B07

Model: 160-2 The Stanley II Reverse

Purchaser: Amanda Nicole Marsh

Purchaser: Julia Naomi Johnson

Date: November 29-24

Upgrade #: 65, 70



VANITY
ALL MODELS UPGRADE



Vega Minor - 36"
Brushed Gold VL18236-BG



Vega Minor - 36"
Black VL18236-BK



Vega Minor - 24"
Brushed Gold VL18224-BG



Vega Minor - 24"
Black VL18224-BK

powder room
main bathroom
5 pce ensuite



Addison
Aged Gold VL638221AGCL
Brushed Nickel VL638221BNCL
Matte Black VL638221MBCL



Westlake
Brushed Nickel with Glossy
Opal Glass
VL540322MBGO

Initial
ANM

Initial
JNJ

DS
FN

* Plan permitting.

Project: Shea Village

Purchaser: Amanda Nicole Marsh

Plan #: 4M-1740

Purchaser: Julia Naomi Johnson

Lot: SV PH1 B07

Date: November 29th, 2024

Model: 160-2 The Stanley II Reverse

Upgrade #: 62



PENDANTS
ALL MODELS UPGRADE



Dorothy

Black/Gold 492814-BK/GD
Brushed Nickel/Black 492814-BN/BK
White/Gold 492814-WH/GD



Verona

Clear Outer Glass with Diffused Inner Glass
PD41304-BN



Francesca

Aged Gold PD517112AGCL
Matte Black PD517112MBCL



Chapelle

Aged Gold PD543022AGWL
Matte Black PD543022MBWL



Soji

~~Aged Gold with Clear Glass PD601608AGCL~~
Matte Black with Clear Glass PD601608MBCL

Above Kitchen Island
in Optional Kitchen #1



Soji

Aged Gold with Opal Matte Glass PD601608AGOP
Matte Black with Opal Matte Glass PD601608MBOP



Victoria

Clear Outer Glass with Diffused Inner Glass
PD3004



Victoria

Clear Outer Glass with Diffused Inner Glass
PD3005



Victoria

Clear Outer Glass with Diffused Inner Glass
PD3007

Initial
ANM

Initial
JNJ

DS
FN

* Plan permitting.

Project: Shea Village

Purchaser: Amanda Nicole Marsh

Plan #: 4M-1740

Purchaser: Julia Naomi Johnson

Lot: PH1 B07

Date: November 29-24

Model: 160-2 The Stanley II Reverse

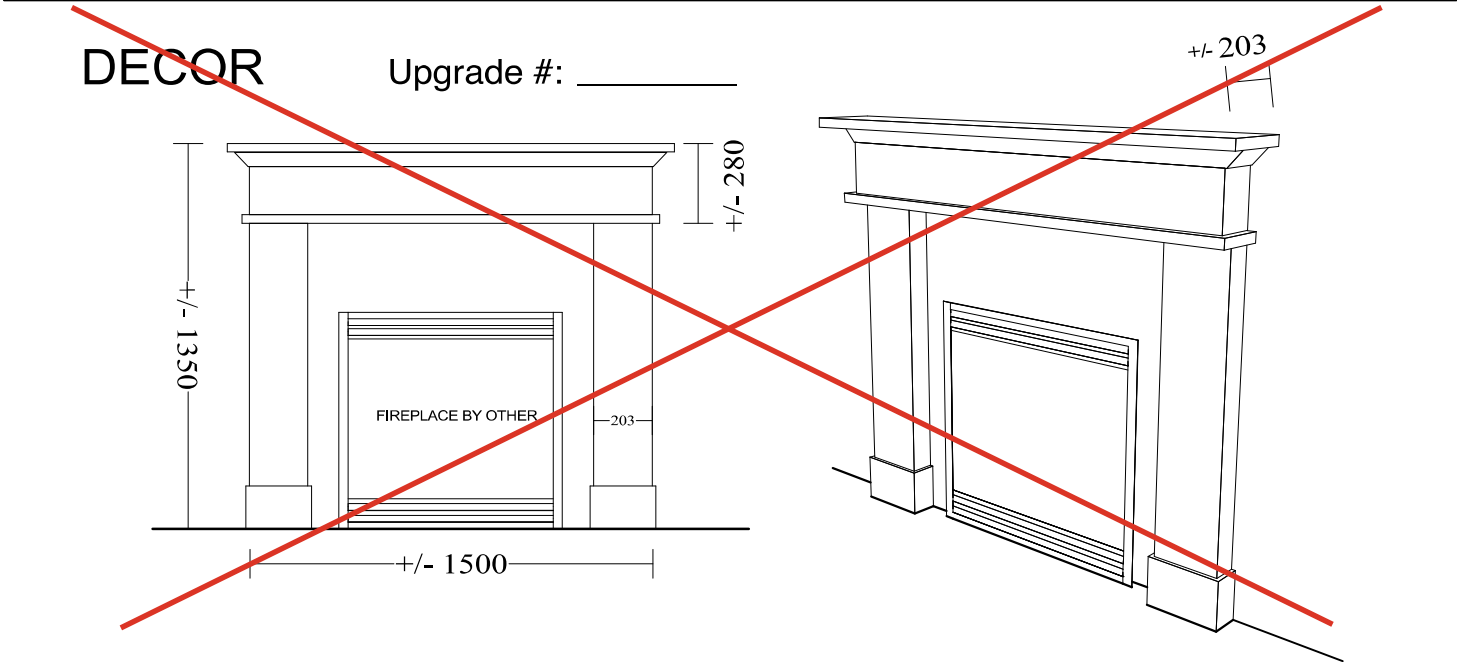
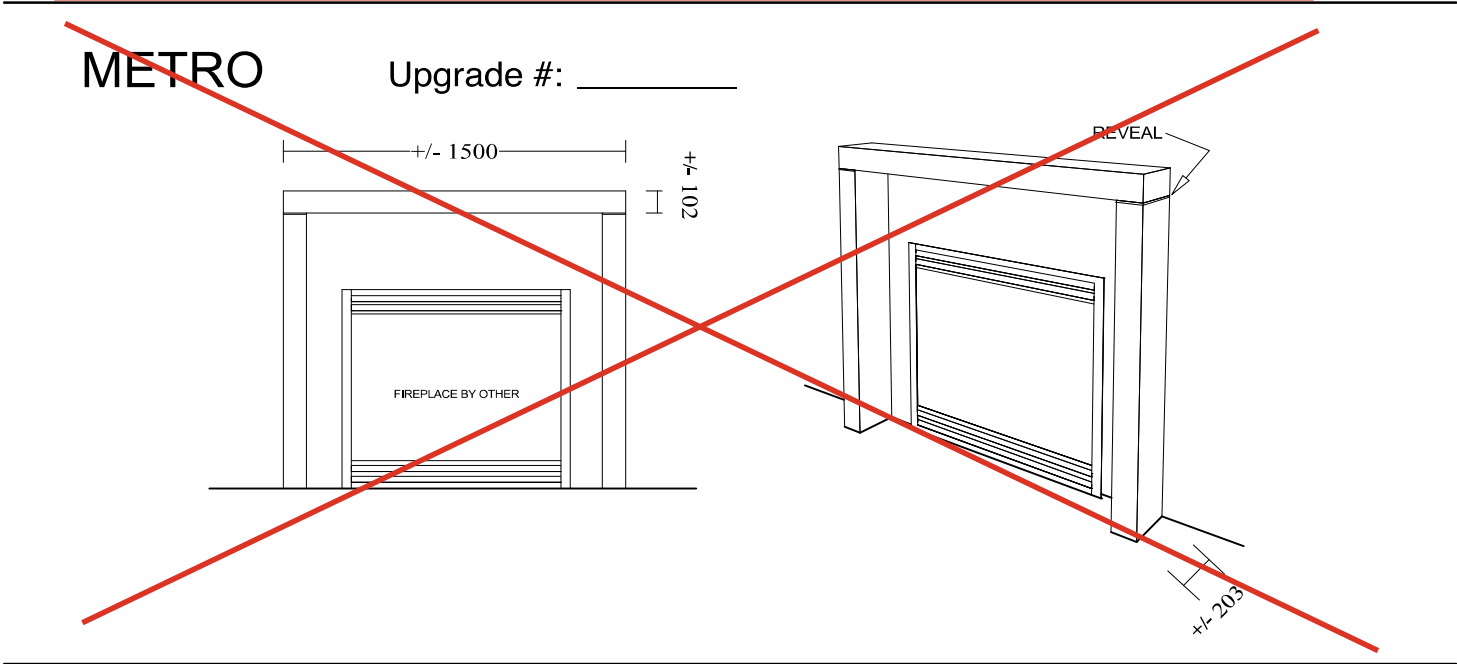
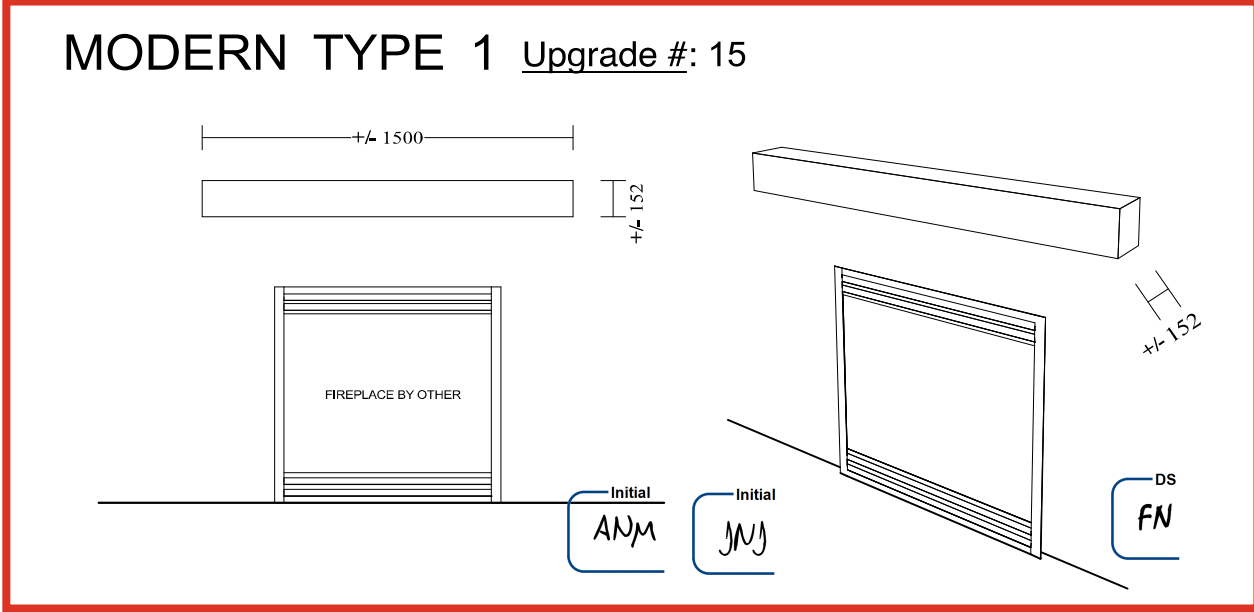
Upgrade #: 64



Valecraft
Homes (2019) Limited

FIREPLACE MANTLES

FINAL MANTLE DIMENSIONS WILL VARY BASED ON FIREPLACE SPECIFICATIONS AND PRESCRIBED CLEARANCES



Project: Shea Village

Purchaser: Amanda Nicole Marsh

Plan #: 4M-1740

Purchaser: Julia Naomi Johnson

Lot: PH1 B07

Date: Nov 29-24

Model: The Stanley II 160-2 Reverse

Upgrade#15 72



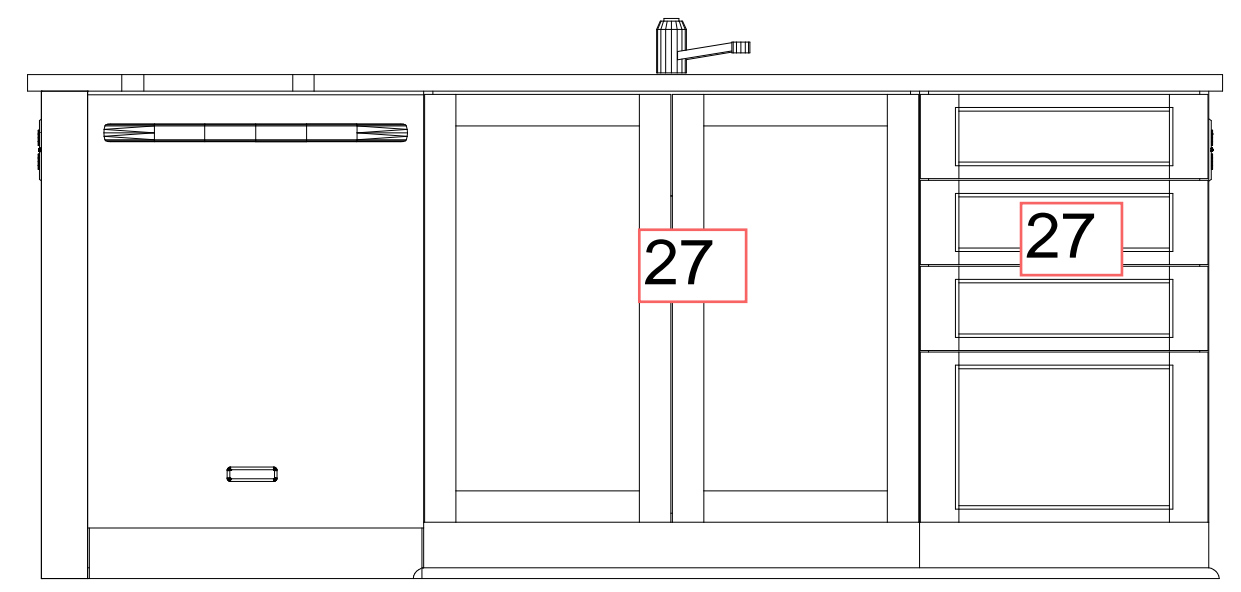
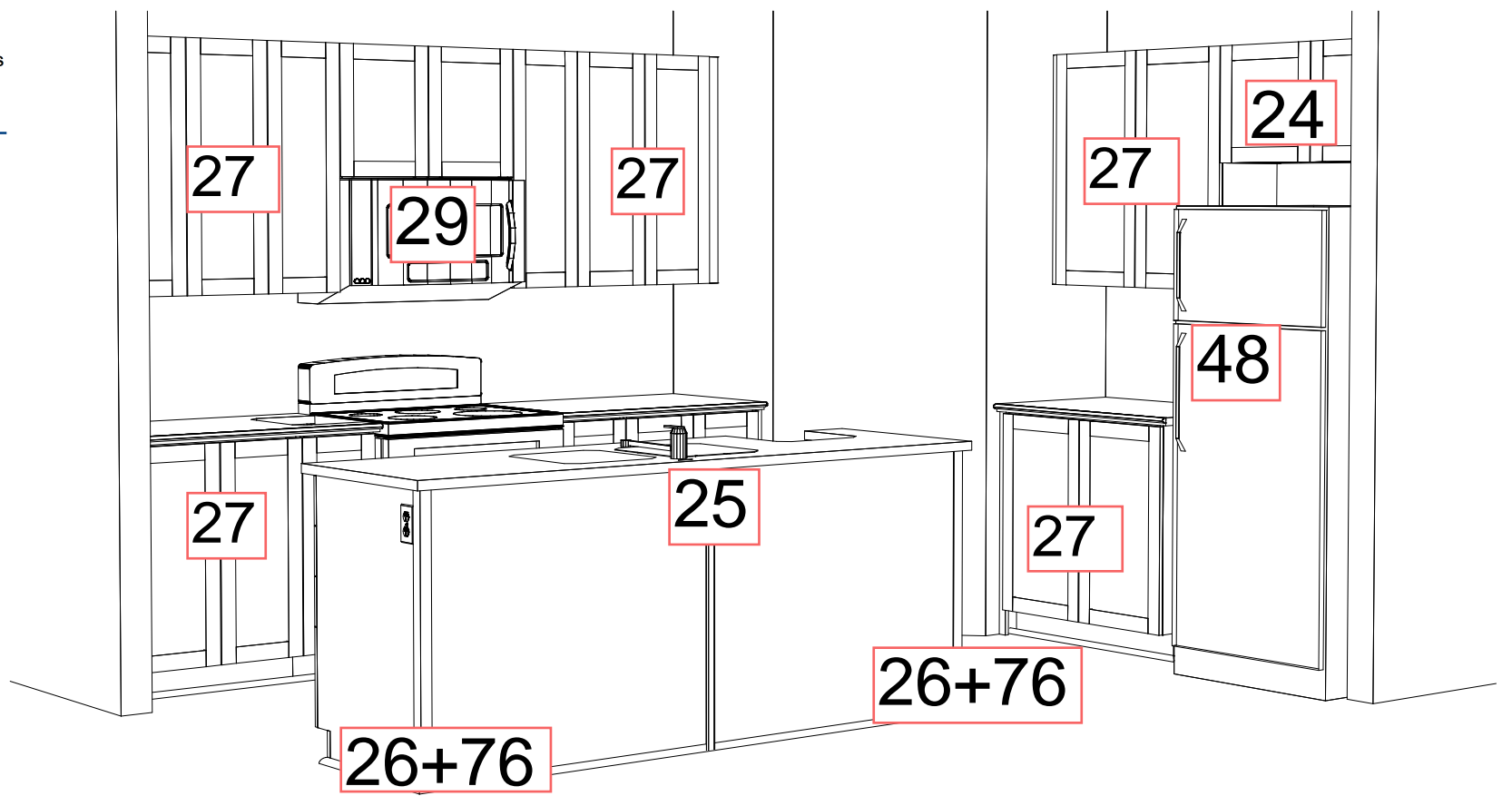
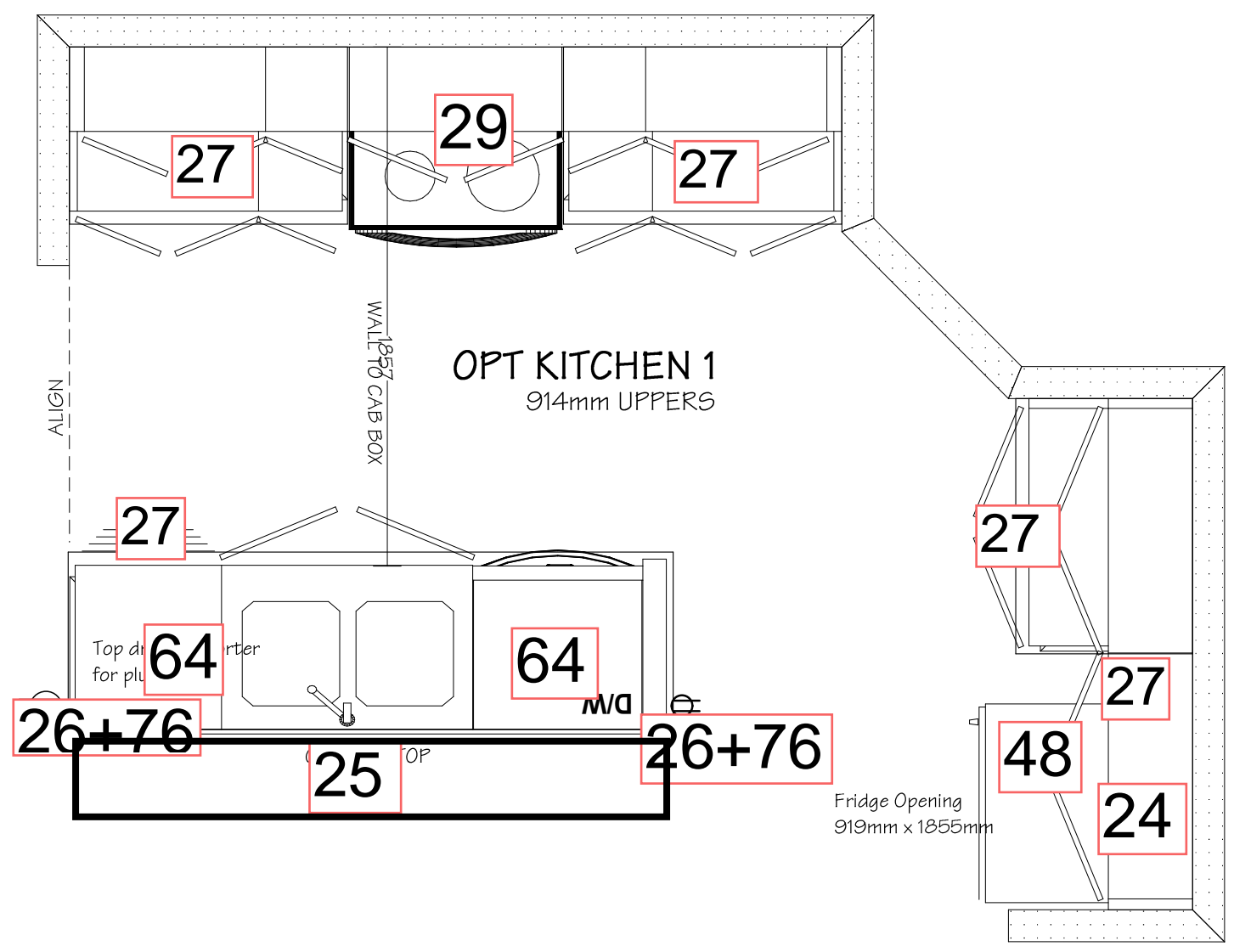
BUILDER: Valecraft Homes (2019) Limited
 PURCHASOR: Amanda Nicole Marsh
 PURCHASOR: Julia Naomi Johnson

SITE: Shea Village
 MODEL: 160-2 STANLEY II Reverse
 DATE: November 29th, 2024

LOT: PH1 B07
 PLAN#: 4M-1740

KITCHEN SKETCH

Initial ANM Initial JNJ DS FN



DIMENSIONS MAY VARY ON SITE MEASURES/CONDITIONS



THE STANLEY 2

MODEL 160-2

2135 sq.ft.
(370 sq.ft. finished basement)

Site: Shea Village

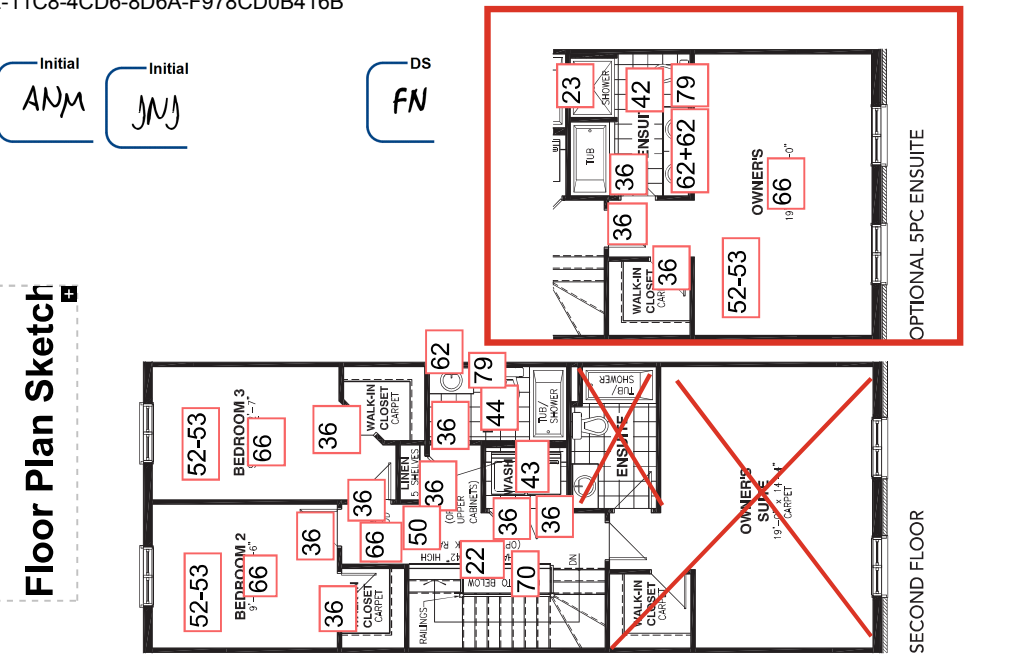
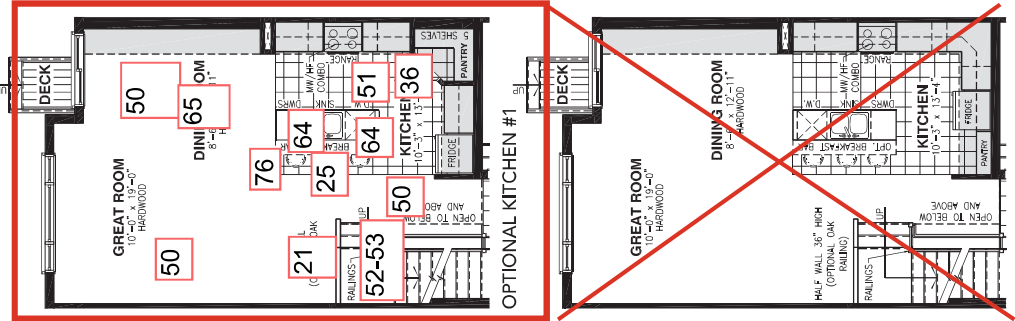
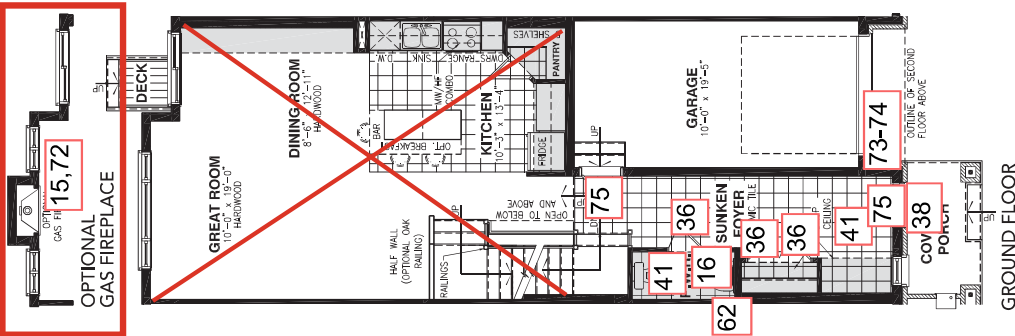
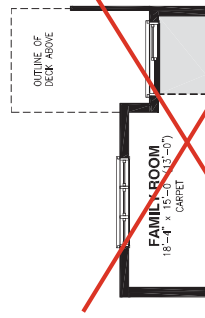
Plan No.: 4M-1740

Lot: SV PH1 B07

Date: November 29-24

Purchaser: Amanda Nicole Marsh

Purchaser: Julia Naomi Johnson



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas.
 All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.



Valecraft Homes Décor Disclaimers

Lot#: B07 Model:160 THE STANLEY 2 in Shea Village - Valecraft Homes (2019) Limited

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

TEL: RES.: 905-396-0158

Through years of doing business, we at Valecraft Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Schedule B1A and 680 forms and all Colour Chart forms.

HOUSE EXTERIORS

The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections. This includes but is not limited to additional brick to external side yard walls to enhance the streetscape and/or to comply to municipal agreements.

Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. The Builder cannot be responsible for results which differ from the artists renderings of elevations.

ADDITIONAL WINDOWS

Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.

MULTI-MEDIA

The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.

IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES

The Purchaser acknowledges and accepts that due to the variation in framing requirements in different parts of the Purchaser's home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing The Purchaser's cables. For above fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Client Upgrades.

PLANS

Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for the services, kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E.& O.E.

For townhomes, Purchasers Agree to sign an exterior block plan layout when available. Purchaser(s) acknowledge that rooflines may be altered at this time from the brochure due to block assembly.

INVENTORY AND MODEL HOMES:

Purchaser(s) Acknowledge And Accept That All Interior Colours And Wiring Have Been Selected And Installed By The Vendor And Will Remain As Installed. (Ie: Cabinetry, Flooring And Paint Colours But Not Limited To.)

SELECTIONS AND APPOINTMENTS:

All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.

In the event the work on the house has progressed beyond the point where the items covered by these invoices cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.

The vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the Purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.

Initial
ANM

Initial
MJ



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It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.

The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the above-mentioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.

ADMINISTRATION FEES

Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received Later Than 14 Days After Firm Up. No estimates or orders will be accepted once construction has commenced.

Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply)

Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor. Should a change in price occur, Valecraft Homes reserves the right to request from the Purchaser an adjustment of the price or a refund limited to that item.

The Purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$150. PLUS a 10% holdback fee.

Purchasers are aware that any request to add a percentage of upgrades from the 680's will be processed only after the builder receives approval letter from the bank.

GENERAL:

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The number of steps required at entrances into the home and the garage entrance may vary from the model home/plans depending on individual lot grading requirements. Due to these steps, exterior railings may be required. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as a result of the 2006 Building Code Requirement OBC 9.8.6.2. if 3 or more risers are required as a result of grading.

Basement window wells may or may not be required depending upon individual lot grading requirements.

Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of The Purchaser's driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.

The grading and drainage of The Purchaser's lot has been designed and engineered to ensure that surface water is directed away from The Purchaser's home and into swales. These swales run at the side and rear of The Purchaser's property lines. Swales generally have more aggressive slopes relative to the general lot and will always occupy a portion of the useable space of The Purchaser's lot to serve their function properly.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

STAIRCASE VS FLOORING

WOOD SPECIES DIFFERENCE

The Purchaser acknowledges and accepts that the wood species of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. The Purchaser acknowledges and accepts that though the flooring is of the same species as the staircase the difference in product finishing may result in a stain colour variance. The Purchaser agrees that the vendor is to be exempt from any and all claims by the Purchaser regarding this colour variance.

Initial
ANM

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NJ



Valecraft Homes Décor Disclaimers

Lot#: B07 Model:160 THE STANLEY 2 in Shea Village - Valecraft Homes (2019) Limited

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

TEL: RES.: 905-396-0158

RAILINGS

All railings, spindles, posts, nosing's and stairs come from solid wood and veneered wood materials sourced from multiple locations and suppliers. As such there will be variations in grains and shades between the various natural components beyond our control. Due to this variance in material, all components will stain with colour or natural finish differently. Iron spindles are wrought in nature and depending on the manufacturing process will have differences from spindle to spindle which is normal. Also the finish of the iron spindles is of a powder coated nature. This process can produce minor colour variations or tones. Furthermore, the assembly of the metal spindles can develop a natural rattle over time from vibration in the railing. Minor rattling is normal and is a part of the wrought iron spindle assembly.

FIREPLACE MANTLE

Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Installing A Fireplace Fan Kit As well As Maintaining The Mantle Installed Above The Fireplace.

STAIN COLOURS

Due to the many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplace mantles, the colour may not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. The builder will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, spindles and rails. The Purchaser is to choose from the builder's stain samples for these areas to their satisfaction.

APPLIANCE SPECIFICATIONS

All appliance openings are set to the builder's standard openings. Please advise the Sales Representative at time of the structural appointment if custom sizing of cabinets is required for any built - in appliances. The Purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

The Purchaser acknowledges and accepts that in order to accommodate upgraded appliances, all appliance specifications should be provided at the time of their structural appointment. Should this not occur they must be provided to the Décor Center within one (1) week of completion of structural chart. Failure to do so, may result in the need to revert to the standard appliance openings or in a delay in construction of The Purchaser's dwelling, as a cost of \$150 to re-open The Purchaser's structural file should changes be required. As a result, the builder may be forced to extend the closing of The Purchaser's transaction. Due to failure to complete the above-mentioned selections and at no fault of our own, the builder reserves the right to hold The Purchaser responsible for this delayed closing, including charging extra administration cost and interest on the balance due on closing.

Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

Purchasers Accept Standard Appliance Openings (unless otherwise specified):

Fridge - 33"W x 70.75" High Approx.

Range - 30-1/2"D x 31-1/2"W Approx.

Dishwasher - 24" W Approx.

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GRANITE, MARBLE ENGINEERED SURFACES WAIVER

Due to the natural composition of such materials as Granite and Marble, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the client is given an opportunity to view the slab prior to installation (W4) and the Purchaser agrees not to hold the Vendor liable for such variations. All countertop surfaces which may have seams, the product pattern & shades can change in these areas.

CERAMIC BACKSPLASHES:

The Purchaser(s) Acknowledge & Accept That The Vendor Does Not Recommend The Deletion Of The Ceramic Kitchen Backsplash & That The Vendor Will Not Be Liable For Any Damage To The Drywall, Paint, Cabinets Or Countertops Resulting From The Deletion Of The Backsplash.

FILE COMPLETION:

Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing.

RESELECTIONS

It is not uncommon for flooring, such as tile, to become discontinued prior to its installation. Therefore, it may be necessary to make a reselection of certain materials sometime during the building process. The builder cannot assure The Purchaser that another choice approximating The Purchaser's selection will be available.



Valecraft Homes Décor Disclaimers

Lot#: B07 Model:160 THE STANLEY 2 in Shea Village - Valecraft Homes (2019) Limited

PURCHASERS: Amanda Nicole Marsh and Julia Naomi Johnson

TEL: RES.: 905-396-0158

GENERAL:

The vendor may substitute materials of equal or greater value without consent.

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The Purchaser understands that due to normal manufacturing production, materials which are installed in the home may vary slightly in colour from the vendor's samples and/or model homes.

The wood used in the finishing products of The Purchaser's home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.

Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

I hereby acknowledge reading and understanding the above copy and will not hold Valecraft Homes responsible for any issues in relation to above.


Purchaser's Signatures

Signed by:
Amanda Nicole Marsh
F16369ADFA0A4B3...

Date November 29-2024

Signed by:
Julia Naomi Johnson
E3624F7876CE460...


Date November 29-2024


SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1470	Sales Rep: Nicole Trudel
	Lot No:	SV PH1 B07	Civic Address:	1138 Cope Drive, Stittsville, ON. K2S 3C3	
	Purchaser(s):	Amanda Nicole Marsh			Model Name/#: The Stanley II 160-2
	Purchaser(s):	Julia Naomi Johnson			Closing Date: April 3rd, 2025


INTERIOR FINISHES PACKAGE 301		
DESCRIPTION		STD/UPG #
TRIM STYLE	Trim Package 1 MDF (2 3/4" casing #L3513-96168C) & (3 7/8" baseboard #2828-96192C)	UPG 35, 76
DOOR STYLE	Madison Smooth interior doors	UPG 36
INTERIOR HARDWARE	Halifax square 514 Matte black, San Clemente Exterior Front Door gripset 514 Matte black	UPG 37, 38
INTERIOR LIGHTING PACKAGE	Standard SOHO Light Package, except in bathrooms & powder room : to be Vega Minor 24" VL18224-BK black. Pendant over kitchen island : Soji Matte Black with Clear Glass PD601608MBCL. Dining Room : Cassia Linear Matte Black with clear glass LP549448MBCL. Upper Staircase : Cassia Matte Black with clear glass CH549640MBCL. Owner's Suite, Bed #2, Bed #3, Upper Hallway and Finished basement : Essex black/white M43916-BK.WH in lieu of standard ceiling light fixtures & S&S Orbital Upgrades.	STD & UPG 2, 6, 7, 62, 64, 65, 66, 70
BATHROOM ACCESSORIES	Allusion collection Matte black Tissue paper holders to be installed on side of vanity in 5 Pce Ensuite and Main bathroom) (Note:	UPG 3, 39, 79
FIREPLACE MANTLE (IF APPLICABLE)	Natural White Oak Mantle, Modern Type 1 and Fan Kit	UPG 1, 15, 72


INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	White Oak	Square 2" x 2"	Natural	UPG 4, 5, 20, 21, 22, 77
BRACKET	Metal	N/A	Satin Black	UPG 4, 5, 20, 21, 22, 77
SPINDLES	Metal	Square	Satin Black	UPG 4, 5, 20, 21, 22, 77
POSTS	White Oak	3" Modern Routed Top	Natural	UPG 4, 5, 20, 21, 22, 77
NOSINGS	White Oak	N/A	Natural	UPG 4, 5, 20, 21, 22, 77
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</small>	Fridge Opening approx. 37" wide x 73" high	UPG 24, 48	N/A	N/A
RANGE	Standard Opening	STD	N/A	N/A
DISHWASHER	Standard Opening	STD	N/A	N/A
MICROWAVE/HOODFAN <small>(Specify if convection)</small>	Standard Opening	STD	OTR Stainless 1.7 C/F Microwave Hoodfan Model: YWMH31017HS	UPG 29
WASHING MACHINE/DRYER	Standard Opening	STD	N/A	N/A

Purchaser's Signature(s) :

 Signed by: F10309ADFA0A4B0... Date: November 29th, 2024


Purchaser's Signature(s) :

 Signed by: E3024F7870CE400... Date: November 29th, 2024

Approved By :

 DocuSigned by: A04F827301214EE... Date: November 29th, 2024


SINGLES AND TOWNS COLOUR CHART						
	Community:	Shea Village	Reg'd Plan #:	4M-1470	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 B07	Civic Address:	1138 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Amanda Nicole Marsh			Model Name/#:	The Stanley II 160-2
	Purchaser(s):	Julia Naomi Johnson			Closing Date:	April 3rd, 2025

CABINETRY						
ROOM	SELECTION			LEVEL	STD/UPG #	
KITCHEN	STYLE AND COLOUR	TF-3620 in TF179 all kitchen cabinets and drawers & kitchen island c/w flush breakfast bar, 24" deep upper cabinets over fridge & UPC9-2A			Level 1	UPG 2, 13, 24, 48, 54
	HARDWARE CODE	POI-R6003-160-NM	TYPE	Handles	Level 3	UPG 2, 24, 27, 54
	COUNTERTOP	Silestone Quartz Miami Vena polished, 3cm c/w flush breakfast bar with upgraded end gables	COUNTERTOP EDGE PROFILE	Eased edge	Level 1	UPG 2, 25, 26, 48
MAIN BATHROOM	STYLE AND COLOUR	AV Shaker 90 in Ombre AV-K64			STD	UPG 11, 12
	HARDWARE CODE	POI-R6003-128-NM	TYPE	Handles	Level 2	UPG 11, 12, 69
	COUNTERTOP	Quorastone Cotton Knit QS 7944, 2cm	COUNTERTOP EDGE PROFILE	Eased edge	STD	UPG 11
5 PCE ENS. BATHROOM	STYLE AND COLOUR	AV Shaker 90 in Ombre AV-K64			STD	UPG 3, 10
	HARDWARE CODE	POI-R6003-160-NM	TYPE	Handles	level 3	UPG 3, 10, 67
	COUNTERTOP	Quorastone Cotton Knit QS 7944, 2cm	COUNTERTOP EDGE PROFILE	Eased edge	STD	UPG 3, 10
POWDER ROOM	STYLE AND COLOUR	AV Shaker 90 in Ombre AV-K64			STD	UPG 16, 17
	HARDWARE CODE	POI-R6003-128-NM	TYPE	Handles	level 2	UPG 16, 17
	COUNTERTOP	Quorastone Cotton Knit QS 7944, 2cm (wall to wall vanity)	COUNTERTOP EDGE PROFILE	Eased edge	STD	UPG 16, 17
BASEMENT/OTHER BATHROOM (IF APPLICABLE)	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
LAUNDRY ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A


Signed by: Amanda Nicole Marsh Date: November 29th, 2024
 Purchaser's Signature(s) : _____
 Signed by: Julia Naomi Johnson Date: November 29th, 2024
 Purchaser's Signature(s) : _____
 Approved By : _____ Date: November 29th, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1470	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 B07	Civic Address:	1138 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Amanda Nicole Marsh			Model Name/#:	The Stanley II 160-2
	Julia Naomi Johnson			Closing Date:	April 3rd, 2025	


PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white	STD	N/A	N/A
FOYER	Eggshell DLX1011-2 Elemental, interior of front door and man door to garage to be painted std trim paint Dulux Commercial white DLX1025-1	UPG 40, 75	N/A	N/A
POWDER ROOM	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
MAIN FLOOR HALLWAY	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
DINING ROOM	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
FLEX ROOM	N/A	N/A	N/A	N/A
GREAT ROOM	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
FAMILY ROOM	N/A	N/A	N/A	N/A
DEN/STUDY/HOME OFFICE	N/A	N/A	N/A	N/A
KITCHEN	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
LAUNDRY/MUDROOM	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
2nd FLOOR HALLWAY	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
MAIN BATH	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
BEDROOM #2	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
BEDROOM #3	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
BEDROOM #4	N/A	N/A	N/A	N/A
OWNERS SUITE	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
OWNERS SUITE WALK-IN CLOSET	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
OWNERS SUITE 5 PCE ENSUITE	Eggshell DLX1011-2 Elemental	UPG 3, 40	N/A	N/A
FINISHED BASEMENT FAMILY ROOM	Eggshell DLX1011-2 Elemental	UPG 40	N/A	N/A
BASEMENT BATHROOM (IF APPLICABLE)	N/A	N/A	N/A	N/A

Purchaser's Signature(s) :



E16369ADEF004B3
 Signed by: _____ Date: November 29th, 2024

Purchaser's Signature(s) :


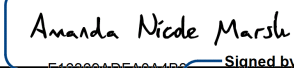
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 DocuSigned by: _____ Date: November 29th, 2024

Approved By :



A04F827301214EE...
 Date: November 29th, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1470	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 B07	Civic Address:	1138 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Amanda Nicole Marsh			Model Name/#:	The Stanley II 160-2
Purchaser(s):	Julia Naomi Johnson			Closing Date:	April 3rd, 2025	


CERAMIC & GROUT SELECTIONS (1)					
ROOM	AREA	MANUFACTURER/SERIES/SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Ceratec Glamour Calacatta Matt 11.6 x 23.6 (Rectangular 1/3 staggered front to back of the house installation)	Profix 59 Alpine	Gold Floor tile + UPG grout	UPG 41, 49, 55
POWDER ROOM	FLOOR	Ceratec Glamour Calacatta Matt 11.6 x 23.6 (Rectangular 1/3 staggered front to back of the house installation)	Profix 59 Alpine	Gold Floor tile + UPG grout	UPG 41, 49, 55
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
MUDROOM	FLOOR	N/A	N/A		N/A
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
LAUNDRY ROOM	FLOOR	Ceratec Glamour Calacatta Matt 11.6 x 23.6 (Rectangular 1/3 staggered front to back of the house installation)	Profix 59 Alpine	Gold Floor tile + UPG grout	UPG 43, 49, 56
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
KITCHEN	FLOOR	See Hardwood Selection	N/A	UPG	UPG 2, 51
	BACKSPLASH	Silestone Quartz Miami Vena Polished, 2cm	N/A	UPG, level 1 Quartz	UPG 2, 28
	INSERT OR BORDER	N/A			
BREAKFAST AREA/DINETTE	FLOOR	N/A	N/A	N/A	N/A
GREAT ROOM FIREPLACE	HEARTH	N/A	N/A	N/A	N/A
	SURROUND	Delete fireplace tile	Delete	Delete	UPG 1
ADDITIONAL FIREPLACE	HEARTH	N/A	N/A	N/A	N/A
	SURROUND	N/A	N/A	N/A	N/A

Purchaser's Signature(s) :



Signed by: F10309ADFA0A4B5...
 Date: November 29th, 2024

Purchaser's Signature(s) :


Signed by: E3624F7876CE460...
 Date: November 29th, 2024


Approved By :


DocuSigned by: A04F827301214EE...
 Date: November 29th, 2024

SINGLES AND TOWNS COLOUR CHART						
	Community:	Shea Village	Reg'd Plan #:	4M-1470	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 B07	Civic Address:	1138 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Amanda Nicole Marsh			Model Name/#:	The Stanley II 160-2
	Purchaser(s):	Julia Naomi Johnson			Closing Date:	April 3rd, 2025


CERAMIC & GROUT SELECTIONS (2)					
ROOM	AREA	MANUFACTURER/SERIES/SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Ceratec Glamour Calacatta Matt 11.6 x 23.6 (Rectangular 1/3 staggered front to back of the house installation)	Profix 59 Alpine	Gold Floor tile + UPG grout	UPG 44, 49, 57
	WALL	Ceratec Urbania Iceland white polished 11.8x23.6 (Horizontal 1/3 offset brick installation)	Profix 59 Alpine	Emerald Floor tile + UPG grout	UPG 49, 60, 71
	INSERT OR BORDER	N/A			
3PC ENSUITE BATHROOM	FLOOR	N/A	N/A	N/A	N/A
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
5PC ENSUITE BATHROOM	FLOOR	Ceratec Glamour Calacatta Matt 11.6 x 23.6 (Rectangular 1/3 staggered side to side of the house installation)	Profix 59 Alpine	Gold Floor tile + UPG grout	UPG 3, 42, 49, 58
	TUB DECK	Ceratec Urbania Iceland white polished 11.8x23.6 (Horizontal 1/3 offset brick installation)	Profix 59 Alpine	Emerald floor tile + UPG grout	UPG 3, 45, 49, 59
	TUB BACKSPLASH	Ceratec Urbania Iceland white polished 11.8x23.6 (Horizontal 1/3 offset brick installation)	Profix 59 Alpine	Emerald floor tile + UPG grout	UPG 3, 45, 49, 59
	INSERT OR BORDER	N/A			
	SHOWER WALLS	Ceratec Urbania Iceland white polished 11.8x23.6 (Horizontal 1/3 offset brick installation)	Profix 59 Alpine	Emerald floor tile + UPG grout	UPG 3, 45, 49, 59
BASEMENT/OTHER BATHROOM	FLOOR	N/A	N/A	N/A	N/A
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			

Signed by: Amanda Nicole Marsh Date: November 29th, 2024
 Purchaser's Signature(s) : F10309ADFA0A4B3... Signed by: _____ Date: _____
 Purchaser's Signature(s) : Julia Naomi Johnson Date: November 29th, 2024
 Purchaser's Signature(s) : E3624F7876GE460... DocuSigned by: _____ Date: _____
 Approved By : [Signature] Date: November 29th, 2024
 Approved By : A04F027301214EE... Date: _____

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1470	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 B07	Civic Address:	1138 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Amanda Nicole Marsh			Model Name/#:	The Stanley II 160-2
Purchaser(s):	Julia Naomi Johnson			Closing Date:	April 3rd, 2025	


FLOORING SELECTIONS			
ROOM	CARPET/UNDERPAD OR HARDWOOD	LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered White Oak Natural 6 1/4"	UPG	UPG 50
DINING ROOM	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered White Oak Natural 6 1/4"	UPG	UPG 50
FLEX ROOM	N/A	N/A	N/A
FAMILY ROOM	N/A	N/A	N/A
GREAT ROOM	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered White Oak Natural 6 1/4"	UPG	UPG 50
DEN/HOME OFFICE	N/A	N/A	N/A
REAR HALLWAY	N/A	N/A	N/A
KITCHEN	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered White Oak Natural 6 1/4"	UPG	UPG 51
BREAKFAST AREA/DINETTE	N/A	N/A	N/A
MAIN STAIRS TO BEDROOMS	Beaulieu Minotaur A45325 89418 Black ice + level 1 underpad	Level 1 carpet + level 1 underpad	UPG 52, 53
UPPER HALLWAY	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered White Oak Natural 6 1/4"	UPG	UPG 50
BEDROOM # 2	Beaulieu Minotaur A45325 89418 Black ice + level 1 underpad	Level 1 carpet + level 1 underpad	UPG 52, 53
BEDROOM # 3	Beaulieu Minotaur A45325 89418 Black ice + level 1 underpad	Level 1 carpet + level 1 underpad	UPG 52, 53
BEDROOM # 4	N/A	N/A	N/A
OWNERS SUITE	Beaulieu Minotaur A45325 89418 Black ice + level 1 underpad	Level 1 carpet + level 1 underpad	UPG 52, 53
OWNERS SUITE WALK-IN CLOSET	Beaulieu Minotaur A45325 89418 Black ice + level 1 underpad	Level 1 carpet + level 1 underpad	UPG 52, 53
STAIRS TO BASEMENT	Beaulieu Minotaur A45325 89418 Black ice + level 1 underpad	Level 1 carpet + level 1 underpad	UPG 52, 53
FINISHED BASEMENT FAMILY ROOM	Beaulieu Minotaur A45325 89418 Black ice + level 1 underpad	Level 1 carpet + level 1 underpad	UPG 52, 53

Signed by: Amanda Nicole Marsh Date: November 29th, 2024
F16369ADFA0A4B3... Signed by: _____
 Purchaser's Signature(s) : _____ Date: _____
 Purchaser's Signature(s) : Julia Naomi Johnson Date: November 29th, 2024
E3624F7876CE460... DocuSigned by: _____
 Approved By : _____ Date: November 29th, 2024
A04E827301214EE...


SINGLES AND TOWNS COLOUR CHART						
	Community:	Shea Village	Reg'd Plan #:	4M-1470	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 B07	Civic Address:	1138 Cope Drive, Stittsville, ON. K2S 3C3		
	Purchaser(s):	Amanda Nicole Marsh			Model Name/#:	The Stanley II 160-2
	Purchaser(s):	Julia Naomi Johnson			Closing Date:	April 3rd, 2025

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Blanco Horizon Silgranite U 2 Undermount double sink 8" Deep	401267 Anthracite	UPG 2, 30
	FAUCET	Delta Trinsic 9159-BL-DST Single Handle Pull-Down	Matte black	UPG 2, 31
MAIN BATHROOM	SINK	American standard undermount sink studio rectangular 0614-000	white	UPG 47
	VANITY FAUCET	Delta Trinsic lavatory faucet Single Handle High Arc 559-HA-BL-DST	Matte black	UPG 46
	WATER CLOSET	standard	white	STD
	TUB/SHOWER	standard	white	STD
	TUB/SHOWER FAUCET	Delta Trinsic Tub/Shower faucet T14459-BL with H2O kinetic raincan shower head c/w matching waste and overflow	Matte black	UPG 32
5PC ENSUITE BATHROOM	SINK x 2	American standard undermount sink studio rectangular 0614-000	white	UPG 3, 47
	VANITY FAUCET x 2	Delta Trinsic lavatory faucet Single Handle High Arc 559-HA-BL-DST	Matte black	UPG 3, 46
	WATER CLOSET	standard	white	STD
	SHOWER	5 PCE Ensuite Shower option D, approx 48x60 shower base with clear glass return panel on tub deck and swing door, Matte black trim, Zitta Niche 12 x 12 x 3.75 ANR12120407 Matte black	white base/clear glass/Matte black trim	UPG 3, 8, 9
	SHOWER FAUCET	Delta Trinsic shower faucet only T14259-BL with H2O kinetic raincan shower head	Matte black	UPG 3, 33
	BATHTUB	Standard 5PC tub	white	STD
	BATHTUB FAUCET	Delta Trinsic Roman Tub T2759-BL c/w matching overflow and drain	Matte black	UPG 3, 34
POWDER ROOM	CUSTOM WALL TO WALL VANITY	American standard undermount sink studio rectangular 0614-000	white	UPG 16, 18
	SINK FAUCET	Delta Trinsic lavatory faucet Single Handle High Arc 559-HA-BL-DST	Matte black	UPG 16, 19
	WATER CLOSET	Standard	White	STD
BASEMENT/OTHER BATHROOM	SINK	N/A	N/A	N/A
	VANITY FAUCET	N/A	N/A	N/A
	WATER CLOSET	N/A	N/A	N/A
	TUB/SHOWER	N/A	N/A	N/A
	TUB/SHOWER FAUCET	N/A	N/A	N/A


NOTE: All fixtures are white as standard

Purchaser's Signature(s) :


Signed by: F46369ADFA0A4B3...
 Date: November 29th, 2024

Purchaser's Signature(s) :


Signed by: E3624F7876CE460...
 Date: November 29th, 2024

Approved By :


DocuSigned by: A04F827301214EE...
 Date: November 29th, 2024



CONFIRMATION OF FILE COMPLETION

PROJECT: Shea Village

PURCHASER #1: Amanda Nicole Marsh

LOT: SV PH1 B07

PURCHASER #2: Julia Naomi Johnson

MODEL: 160-2 The Stanley II Reverse

FIRM UP DATE: November 16th, 2024

CLOSING DATE: April 3rd, 2025

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTIMEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

Signed by:

Amanda Nicole Marsh

E16369ADEA0A4B3...

PURCHASER'S SIGNATURE

November 29th, 2024

DATE

Signed by:

Julia Naomi Johnson

E3624F7876CE460...

PURCHASER'S SIGNATURE

November 29th, 2024

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: Nov 6-2024

INTERIOR COLOURS: NOV 29TH, 2024

FIRM UP: Nov 16-2024

EXTERIOR COLOURS (if applicable): N/A

BANK LETTER: Nov 16-2024

ORBITAL/S&S/KITCHENCRAFT (if applicable): Nov 6-24

SOLICITOR INFO: Nov 6-2024

680 & AMENDMENT: Nov 29-24

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: _____

NICOLE TRUDEL

November 29th, 2024

Sales Consultant's Signature

DocuSigned by:

[Signature]

A04F827301214EE...

Approved by:

Frank Nieuwkoop

November 29th, 2024

Certificate Of Completion

Envelope Id: B1A575CE-11C8-4CD6-8D6A-F978CD0B416B
 Subject: Complete with Docusign: SV PH1 B07 DOCUSIGN FINAL AMENDMENT NOV 30-24.pdf
 Source Envelope:
 Document Pages: 35
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed
 Envelope Originator:
 Nicole Trudel
 682 Danaca Private
 Ottawa, ON K1K 2V7
 sheavillage@valecraft.com
 IP Address: 20.175.152.221

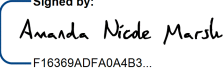
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Status: Original
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 Holder: Nicole Trudel
 sheavillage@valecraft.com
 Location: DocuSign

Signer Events

Amanda Nicole Marsh
 amandamarsh87@hotmail.com
 Security Level: Email, Account Authentication
 (None)

Signature

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 F16369ADFA0A4B3...
 Signature Adoption: Pre-selected Style
 Using IP Address: 174.114.160.77
 Signed using mobile

Timestamp

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 Signed: 12/3/2024 5:51:02 PM

Electronic Record and Signature Disclosure:
 Accepted: 12/3/2024 5:48:48 PM
 ID: 1bebd5e1-e4d3-4aad-8200-aa192b68823c

Julia Naomi Jonhson
 jnaomij@gmail.com
 Security Level: Email, Account Authentication
 (None)

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 E3624F7876CE460...
 Signature Adoption: Pre-selected Style
 Using IP Address: 174.114.160.77
 Signed using mobile

Sent: 12/3/2024 5:51:08 PM
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 Signed: 12/3/2024 6:00:19 PM

Electronic Record and Signature Disclosure:
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 ID: 83db07f9-3f64-4c3d-a942-d36b94c5232a

Frank Nieuwkoop
 frank@valecraft.com
 Vice President
 Valecraft Homes
 Security Level: Email, Account Authentication
 (None)

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 Signed: 12/3/2024 7:15:20 PM

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
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<p>Nicole Trudel sheavillage@valecraft.com Sales Consultant Valecraft Homes (2019) Ltd. Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	<div style="border: 2px solid blue; padding: 5px; width: fit-content; margin: 0 auto;">COPIED</div>	<p>Sent: 12/3/2024 7:15:28 PM Resent: 12/3/2024 7:15:31 PM</p>
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/3/2024 5:46:12 PM
Certified Delivered	Security Checked	12/3/2024 7:14:26 PM
Signing Complete	Security Checked	12/3/2024 7:15:20 PM
Completed	Security Checked	12/3/2024 7:15:28 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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