



## Welcome to Place St. Thomas

Dear Gaetan Campeau & Johanne Campeau,

**RE: Place St. Thomas Phase 7 Lot 24**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **December 17, 2024**.

You now have five (5) business days from **December 17, 2024**, to obtain your Lawyer's & Financing approvals.

On or before **December 24, 2024**, please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multimedia locations & all upgrades up to drywall stage must be completed by **January 25, 2025**, maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **January 25, 2025**, as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-370-0288.

Sincerely,

*Lisa Ballard*

**Valecraft 2019 Homes Sales Department**

<u><b>PURCHASERS ADDRESS:</b></u>	
<b>PURCHASERS NAME(S)</b>	Gaetan Campeau & Johanne Campeau
<b>STREET</b>	4525 McNeely Road
<b>CITY, PROVINCE</b>	Navan, Ontario
<b>POSTAL CODE</b>	K4B 0H9
<b>HOME PHONE</b>	613-699-2158
<b>WORK PHONE</b>	N/A
<b>Cell Phone Purchaser (1)</b>	613-835-2926
<b>Cell Phone Purchaser (2)</b>	613-835-2926
<b>CIVIC</b>	895 Cologne Street
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-361
<b>HCRA Licence Number</b>	47491
<b>LOT (BUILDER'S LOT/UNIT)</b>	24
<b>MODEL #</b>	1016
<b>ELEVATION</b>	"A"
<b>MODEL NAME</b>	McCabe
<b>ORIENTATION</b>	Rev
<b>DWELLING (MODEL#, ELEV, OPT)</b>	1016 "A" McCabe Rev
<b>PHASE</b>	7
<b>PROJECT</b>	PLACE ST. THOMAS 7
<b>SCHEDULES</b>	B1-A, C-1, H, O, W2
<b>PURCHASER OFFER</b>	\$755,000.00
<b>CLOSING DAY</b>	25
<b>CLOSING MONTH, YEAR</b>	September, 2025
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	September 25, 2025
<b>DEPOSIT 1)</b>	10,000
<b>DEPOSIT 2)</b>	30,000
<b>DEPOSIT 3)</b>	40,000
<b>SALES REPRESENTATIVE</b>	Adam Bowman
<u><b>SOLICITORS INFO</b></u>	
<b>SOLICITOR NAME</b>	
<b>STREET</b>	
<b>CITY, PROVINCE</b>	
<b>POSTAL CODE</b>	
<b>PHONE</b>	
<u><b>SCHEDULE T</b></u>	
<b>PURCHASER 1</b>	Gaetan Campeau
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	4525 McNeely Rd., Navan ON K4B 0H9
<b>HOME PHONE</b>	613-699-2158
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	N/A
<b>WORK PHONE</b>	N/A
<b>OCCUPATION</b>	Retired
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	C0369-27135-10104
<b>BIRTH DATE</b>	January 4, 1951
<b>PURCHASER 2</b>	Johanne Campeau
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	4525 McNeely Rd., Navan ON K4B 0H9
<b>HOME PHONE</b>	613-699-2158
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	N/A
<b>WORK PHONE</b>	N/A
<b>OCCUPATION</b>	Retired
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	C0369-40665-45105
<b>BIRTH DATE</b>	January 5, 1954
<b>PART OF LOT(S)(singles)</b>	24
<b>PLACE SIGNED</b>	Navan, ON
<b>SIGNING DAY</b>	17
<b>SIGNING MONTH</b>	December
<b>SIGNING YEAR</b>	2024
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	December 17, 2024
<b>EMAIL ADDRESS (1)</b>	gaetancampeau@hotmail.com
<b>EMAIL ADDRESS (2)</b>	johannecampeau@hotmail.com
DATE: May 2, 2023	

**SUMMARY OF PRICING - VH2019**

DATE:

PROJECT: PLACE ST. THOMAS 7 ✓  
 Reg'd Plan #: 50M-361 ✓  
 Name(s): Gaetan Campeau ✓  
 Name(s): Johanne Campeau ✓

LOT NO: 24 - PH7 ✓  
 MODEL: 1016 "A" McCabe Rev ✓

BASE PRICE: \$684,900.00 ✓

ELEVATION: \_\_\_\_\_

LOT PREMIUM: \$30,000.00 ✓

END LOT PREMIUM: \_\_\_\_\_

NET TOTAL COST OF UPGRADES: \$95,675.00

CREDITS: \_\_\_\_\_

SUBTOTAL: \$125,675.00

TOTAL: \$810,575.00

PURCHASER OFFER: \$755,000.00 ✓

DIFFERENCE: -\$55,575.00

Offer accepted as per F. Nieuwkoop & D. Brunet - \$755,000.00 (Dec 14, 2024) ✓

**PURCHASER OFFER HST BREAKDOWN**

OFFER PRICE EXCLUDING HST:	HST Formula 4	\$689,380.53
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**COMMENTS:**

\*EXPECTED DATE OF CLOSING:

September 25, 2025 ✓

1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

# GST/HST New Housing Rebate Application for Houses Purchased from a Builder

Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). Do not use this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, GST/HST New Housing Rebate Application for Owner-Built Houses, or Form GST524, GST/HST New Residential Rental Property Rebate Application.

### Note

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at [canada.ca/gst-hst-netfile](http://canada.ca/gst-hst-netfile) or by using the "File a return" online service in My Business Account at [canada.ca/my-cra-business-account](http://canada.ca/my-cra-business-account). The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at [canada.ca/taxes-representatives](http://canada.ca/taxes-representatives). If you choose to file your application online, do not send us this form.

For more information, including instructions, required documentation for rebate application Types 2, 3, and 5, and the definition of a house, see "General information" on page 4 of this form. Your claim may be delayed or denied if this form is not completed in full, the rebate calculation is not correct, or the required documentation is not submitted with your application.

<b>Section A – Claimant information</b>					
Claimant's legal name (one name only, even if the house is purchased by several individuals) Last name, first name, and initial(s) <b>Campeau, Gaetan</b>				Business number (if applicable)  R T	
If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space.					
Last name, first name, and initial(s) of other purchaser <b>Campeau, Johanne</b>			Last name, first name, and initial(s) of other purchaser		
Address of the house you purchased (Unit No. – Street No. Street name, RR) <b>895 Cologne Street</b>					
City <b>Embrun</b>			Province or territory <b>Ontario</b>		Postal code <b>K 0 A 1 W 0</b>
Home telephone number <b>613-699-2158</b>	Daytime telephone number <b>613-835-2926</b>	Extension	Language preference <input type="checkbox"/> English <input checked="" type="checkbox"/> French		
Mailing address of claimant <input checked="" type="checkbox"/> As above or Unit No – Street No Street name, PO Box, RR					
City		Province/Territory/State		Postal/ZIP code	Country
<b>Section B – House information</b>					
Did you purchase the house for use as your, or your relation's, primary place of residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): Year Month Day		
If you purchased this house as a rental property, you do not qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, GST/HST New Residential Rental Property Rebate Application.			Date ownership of the house or the share in the co-op was transferred to you: Year Month Day		
Date ownership of the house or the share in the co-op was transferred to you: Year Month Day			Date possession of the house was transferred to you: Year Month Day		
Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.					
Lot No: <b>24</b>		Plan No: <b>50M-361</b>		Other: <b>Embrun, ON</b>	
If a mobile home, state: Manufacturer:		Model:		Serial number:	

<b>FOR INTERNAL USE ONLY</b>										
IC						NC				

**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 <b>Valecraft Homes (2019) Limited</b>		Business number (if applicable) <b>7 2 1 0 1 0 7 1 8 R T 0 0 0 1</b>	
Address (Unit No. – Street No. Street name, PO Box, RR) <b>210-1455 Youville Dr.</b>			City <b>Orleans</b>
Province/Territory/State <b>Ontario</b>	Postal/ZIP code <b>K1C 6Z7</b>	Country <b>Canada</b>	Telephone number <b>613-837-1104</b>
		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: <i>Gaetan Campeau</i> Signed by: <i>Johanne Campeau</i>	Name (print) <b>Gaetan Campeau &amp; Johanne Campeau</b>	Year	Month	Day
			<b>2</b>	<b>0</b>	<b>2</b>
			<b>4</b>	<b>1</b>	<b>2</b>
			<b>1</b>	<b>2</b>	<b>1</b>
			<b>7</b>		

**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.)		A
Enter the purchase price of the house ( <b>do not include</b> 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.)		B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).		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.		D
Total rebate amount including any provincial rebate (line C plus line D).		E

**Part II – Rebate calculation for Application Type 1B or 5**

Total purchase price for the house ( <b>do not include</b> amounts for the lease of the land or the option to purchase the land).		F
Fair market value of the house (including the land and the building) when possession was transferred to you.		G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).		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.		I
Total rebate amount including any provincial rebate (line H plus line I).		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.)		K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).		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.		M
Total rebate amount including any provincial rebate (line L plus line M).		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

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](http://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"> <li>• an <b>individual</b>, and the property is located in one of the areas indicated below; OR</li> <li>• a <b>builder</b> located in one of the areas indicated below, and you have filed your GST/HST return online.</li> </ul> <p><b>Areas:</b> Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.</p>	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
<ul style="list-style-type: none"> <li>• an <b>individual</b>, and the property is located anywhere in Canada, other than the areas mentioned above; OR</li> <li>• a <b>builder</b> located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.</li> </ul>	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none"> <li>• a <b>builder</b> 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.)</li> </ul>	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](http://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](http://canada.ca/gst-hst-pub).

## Lisa Ballard

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**From:** Place St Thomas  
**Sent:** Sunday, December 15, 2024 5:12 PM  
**To:** Lisa Ballard  
**Cc:** Frank Nieuwkoop  
**Subject:** DocuSign Review - PST PH7 Lot 24 - Purchase Agreement  
**Attachments:** DOCUSIGN - PST PH7 24 APS Dec 17-24.pdf; PST PH7 24 HST Rebate Form Dec 17-24.pdf

**Importance:** High

Hi Lisa,

The Purchase Agreement for **PST PH7 Lot 24** is ready to be reviewed. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST7 24 - APS (Dec 17-24)"

The purchase price of **\$755,000.00** was accepted on Saturday November 14<sup>th</sup>, 2024 (It includes a BBQ gas line & R12 insulated garage door) – Original offer details are below.

Clients are dropping off the deposit cheque this week. Lawyer info will be confirmed this week.

Signing date for client: Dec 17, 2024  
Signing date for Frank: Dec 17, 2024

Closing Date: September 25, 2025

Purchaser: Gaetan Campeau  
Email: [gaetancampeau@hotmail.com](mailto:gaetancampeau@hotmail.com)

Purchaser: Johanne Campeau  
Email: [johannecampeau@hotmail.com](mailto:johannecampeau@hotmail.com)

I'll send it out Tuesday afternoon.

Thanks!!  
Adam

**Adam Bowman**  
New Home Sales Consultant



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

[valecraft.com](http://valecraft.com)



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

**From:** Place St Thomas  
**Sent:** Wednesday, December 11, 2024 5:46 PM  
**To:** Diane Brunet <[dbrunet@valecraft.com](mailto:dbrunet@valecraft.com)>; Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>  
**Cc:** Alain Payer <[apayer@valecraft.com](mailto:apayer@valecraft.com)>  
**Subject:** RE: OFFER - PST PH7 Lot 24 - The McCabe bungalow (Gaëtan & Johanne Campeau)  
**Importance:** High

Hi Diane & Frank,



They have countered at **\$745,000.00**.

Let me know!  
Thanks  
Adam

**Adam Bowman**  
New Home Sales Consultant



**Valecraft**  
Homes (2019) Limited

944 Lucerne Dr., Embrun ON K0A 1W0,  
tel (613) 370-0288 | fax (613) 370-0311  
[valecraft.com](http://valecraft.com)



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**From:** Diane Brunet <[dbrunet@valecraft.com](mailto:dbrunet@valecraft.com)>  
**Sent:** Wednesday, December 11, 2024 4:12 PM  
**To:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>; Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>  
**Cc:** Alain Payer <[apayer@valecraft.com](mailto:apayer@valecraft.com)>  
**Subject:** Re: OFFER - PST PH7 Lot 24 - The McCabe bungalow (Gaëtan & Johanne Campeau)

Bonjour Adam,

Thank you for the offer, please counter at \$775,000

**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.

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**From:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>  
**Sent:** Wednesday, December 11, 2024 1:26 PM  
**To:** Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>; Diane Brunet <[dbrunet@valecraft.com](mailto:dbrunet@valecraft.com)>  
**Cc:** Alain Payer <[apayer@valecraft.com](mailto:apayer@valecraft.com)>  
**Subject:** OFFER - PST PH7 Lot 24 - The McCabe bungalow (Gaëtan & Johanne Campeau)

Hi Diane & Frank,

We've received an offer for PST PH7 Lot 24 (McCabe bungalow #1016). Here are the details:

**OFFER: \$725,000.00**

Closing date: TBD (Sep 2025)  
Deposit: \$80,000.00  
No Realtor

Cost Summary:

\$684,900.00 – The McCabe bungalow (model #1016) – Fall Promo Pricing  
\$30,000.00 – Lot 24 Premium (corner)  
+  
\$21,272.00 – Extended garage  
\$2,556.00 – 200 Amp service  
\$254.00 – Larger basement window  
\$5,166.00 – Stained oak basement staircase  
\$15,357.00 – 4” stained oak throughout  
\$405.00 – Ensuite vanity extension  
\$790.00 – Bank of drawers  
\$4,823.00 – Walk-in shower in ensuite  
\$777.00 – Niche in shower  
\$2,547.00 – Shower faucet, slide bar & diverter  
\$3,312.00 – Bronze level ceramic wall & floor tile  
\$415.00 – Fireplace fan kit  
\$456.00 – Metal spindles  
\$1,063.00 – Paint upgrade  
\$21,125.00 – Custom kitchen layout  
\$4,254.00 – Kitchen island extension  
\$3,952.00 -Quartz level 3 in kitchen  
\$75.00 – SS microwave  
\$590.00 – Fireplace remote + wall switch  
\$1,178.00 – Garage door opener + control pad  
\$512.00 – Quartz level 1 in Ensuite  
\$1,408.00 – Laundry room cabinetry  
\$1,960.00 – Toilet upgrade  
\$450.00 – Wider doors in master bedroom & front entry

**\$809,597.00 - TOTAL INCLUDING HOME, LOT PREMIUM & UPGRADES (Fall Promo Pricing)**

**OFFER: \$725,000.00**

*Difference is: \$84,597.00*

**Adam Bowman**  
New Home Sales Consultant



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



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

**From:** Gaëtan Campeau <[gaetancampeau@hotmail.com](mailto:gaetancampeau@hotmail.com)>  
**Sent:** Wednesday, December 11, 2024 10:59 AM  
**To:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>  
**Cc:** Johanne Campeau <[johannecampeau@hotmail.com](mailto:johannecampeau@hotmail.com)>  
**Subject:** Offer to Build a Home with Valecraft Homes in Embrun, Ontario

Date: 2024-12-11

Good Morning Adam,

I am writing to formally present an offer to build a home with Valecraft Homes in your Embrun, Ontario community. After reviewing your floor plans, pricing, and available lots, I am pleased to submit this proposal to proceed with the construction of a new home for the total amount of \$725,000 (CAD).

**Offer Details:**

- **Builder:** Valecraft Homes
- **Community:** Embrun, Ontario
- **Total Offer Amount:** \$725,000 (CAD)
- **Home Model/Floor Plan:** McCabe
- **Lot Selection:** 24
- **Customization/Upgrades:** As per 2024-12-10 Quote

**Conditions:**

1. This offer is subject to confirmation of the lot's availability and Valecraft's acceptance of this proposal.
2. Any additional costs for upgrades, customizations, or changes will be discussed and documented in a formal agreement.
3. A timeline for construction completion and a payment schedule will be mutually agreed upon in the finalized contract.

**Deposit:**

I am prepared to provide the necessary deposit required to secure the lot and initiate the building process. Please advise on the deposit amount and the preferred payment method.

**Next Steps:**

Please let me know the next steps in the process to move forward with this offer. I am happy to meet with your team to discuss further details and review any additional documentation.

Thank you for considering my offer. I am enthusiastic about the opportunity to work with Valecraft Homes and to become a part of the Embrun community. Please do not hesitate to reach out to me at 613-835-2926 or [gaetancampeau@hotmail.com](mailto:gaetancampeau@hotmail.com) to discuss this proposal further.

Sincerely,

*Gaëtan & Johanne Campeau*

4525 McNeely Rd.

Navan, ON. K4B 0H9

Cell: 613-835-2926

[gaetancampeau@hotmail.com](mailto:gaetancampeau@hotmail.com)

[johannecampeau@hotmail.com](mailto:johannecampeau@hotmail.com)

**Internal B1A**
**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 15-Dec-24 5:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
24	7	1016 THE McCABE ELEV A	25-Sep-25	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 44443	1	<b>GARAGE - CUSTOM FLOORPLAN - GARAGE DEPTH INCREASED BY APPROXIMATELY 2 FEET &amp; WIDTH INCREASED BY APPROXIMATELY 4 FEET - AS PER SKETCH</b> Note: - As per Schedule H dated December 17, 2024 - Owner's Suite reduced by approximately 2 feet - Mudroom/laundry & Ensuite shifted toward rear of home to accommodate deeper garage	\$ 21,272.00	Each
				Q1890-1#3
2 44842	1	<b>GARAGE - CLARIFICATION - GARAGE DOOR INCLUDES R12 INSULATION</b> Note: - As per Schedule H dated December 17, 2024	\$0.00	Each
*3 155697 44691	1	<b>GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT</b> Note: - As per Schedule H dated December 17, 2024 - Not available through retail outlets/professionally installed to MNF Specs	*\$ 1,080.00	Each
				Q1890-5#35
*4 155698 44692	1	<b>GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME</b> Note: - As per Schedule H dated December 17, 2024 - Not available through retail outlets/professionally installed to MNF Specs	*\$ 98.00	Each
				Q1890-5#36
5 44444	1	<b>UPGRADE TO 200 AMP SERVICE - INCLUDES UPGRADED PANEL</b> Note: Sent email to Alex + St-Stor advise	\$ 2,556.00	Each
				Q1890-4#
6 44697	1	<b>MASTER BEDROOM - WIDEN OWNER'S SUITE MAIN DOOR, CLOSET &amp; ENSUITE BATHROOM DOOR TO 34 INCHES WIDE</b> Note: - As per Schedule H dated December 17, 2024	\$ 225.00	Each
				Q1890-6#41
7 44698	1	<b>FOYER - UPGRADE FRONT DOOR TO 36 INCH WIDE DOOR</b> Note: - As per Schedule H dated December 17, 2024	\$ 225.00	Each
				Q1890-6#72
*8 849 44448	1	<b>BASEMENT - INCREASE EXISTING BASEMENT WINDOW FROM APPROX 24IN DEEP TO APPROX. 30IN DEEP</b> Note: - As per Schedule H dated December 17, 2024 - Subject to limiting distance at side yard as per Current Building Code.	*\$ 254.00	Each
				Q1890-2#8
*9 139902 44450	1	<b>LOWER STAIRCASE - STAIRS - BASEMENT - STAINED OAK STAIRCASE WITH VENEERED RISERS &amp; STRINGERS AND SOLID TREADS</b> Note: - As per Schedule H dated December 17, 2024 - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained. - Note: Includes standard selection carpet at basement landing	*\$ 5,166.00	Each
				Q1890-2#10
*10 140211 44486	1	<b>STD AREAS - RAILING - UPGRADE TO 1/2 SQUARE METAL SPINDLES IN WRINKLED BLACK</b> Note: - As per Schedule H dated December 17, 2024 Includes area on main floor.	*\$ 456.00	Each
				Deal Appr.

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,890-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

**Internal B1A**
**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 15-Dec-24 5:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
24	7	1016 THE McCABE ELEV A	25-Sep-25	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*11 137205	1	STD AREAS - HARDWOOD - OAK - 4 1/8 STAINED - STD AREAS ✓	*\$ 3,901.00	Each
44451	Note:	- As per Schedule H dated December 17, 2024 - Includes great room, dining room and main floor hallway	1890-2 #11	
*12 137207	1	MASTER BEDROOM - HARDWOOD - OAK - 4 1/8 STAINED - MASTER BEDROOM / WIC ✓ <i>AT OWNERS SUITE</i>	*\$ 6,226.00	Each
44452	Note:	- As per Schedule H dated December 17, 2024 ✓	1890-2 #12	
*13 137209	1	BEDROOM 2 - HARDWOOD - OAK - 4 1/8 STAINED - BEDROOM #2 ✓	*\$ 3,775.00	Each
44453	Note:	- As per Schedule H dated December 17, 2024 ✓	1890-2 #13	
*14 137210	1	LOWER STAIRCASE - HARDWOOD - OAK - 4 1/8 STAINED - LANDING TO BASEMENT ✓ <i>See Item #9 (Hardwood Staircase)</i>	*\$ 608.00	Each
44454	Note:	- As per Schedule H dated December 17, 2024	1890-2 #14	
*15 137206	1	KITCHEN/DINETTE - HARDWOOD - OAK - 4 1/8 STAINED - KITCHEN / DINETTE ✓	*\$ 847.00	Each
44820	Note:	- As per Schedule H dated December 17, 2024	Den?	
*16 873	1	ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN STD SERIES PER FOOT ✓	*\$ 405.00	Each
44470	Note:	- As per Schedule H dated December 17, 2024 - Light fixture to be centered over new vanity ✓ - 1 foot extension ✓ - See item #17 (bank of drawers) ✓	1890-4 #27	
*17 872	1	ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10 ✓ <i>To be located centered between double sinks.</i>	*\$ 790.00	Each
44471	Note:	- As per Schedule H dated December 17, 2024 - See item #16 (vanity extension) ✓	1890-4 #28	
18	1	ENSUITE BATH - UPGRADE TUB/SHOWER COMBO TO WALK-IN SHOWER WITH SLIDING GLASS DOOR ✓	\$ 4,823.00	Each
44472	Note:	- As per Schedule H dated December 17, 2024 ✓	1890-4 #29	
*19 604	1	ENSUITE BATH - BATH - ZITTA NICHE 12X24X3.75 ANR12240404 BRUSHED ✓ <i>top installed approx 5ft from floor/base height? shower</i>	*\$ 777.00	Each
44473	Note:	- As per Schedule H dated December 17, 2024 - Located on wall opposite shower head	1890-4 #30	
20 672	1	ENSUITE BATH - BATH - DELTA DIVERter 3- SETTING T11851-R11000 WITH SLIDE BAR 51567 & WALL ELBOW 50570 ✓	\$ 1,917.00	Each
44474	Note:		1890-4 #31	
*21 529	1	ENSUITE BATH - BATH - DELTA VERO SHOWER FAUCET T17253 CHROME ✓	*\$ 630.00	Each
44475	Note:		1890-5 #32	

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,890-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

**Internal B1A**
**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 15-Dec-24 5:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	25-Sep-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
22	8	1 - FOYER - TILE - FLOOR - UPGRADE - BRONZE - FOYER - BRONZE 44476 Note: - As per Schedule H dated December 17, 2024	\$ 528.00	Each
			1890-5 #33	
23	8	1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE - MAIN BATHROOM - BRONZE 44478 Note: - As per Schedule H dated December 17, 2024	\$ 211.00	Each
			1890-5 #35	
24	8	1 - MUDROOM - TILE - FLOOR - UPGRADE - BRONZE - MUD / LAUNDRY ROOM - BRONZE 44479 Note: - As per Schedule H dated December 17, 2024	\$ 329.00	Each
			1890-5 #36	
25	165	1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - KITCHEN - BRONZE 44480 Note: - As per Kitchen Sketch dated December 17, 2024	\$ 176.00	Each
			1890-5 #37	
26	132	1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE 44483 Note:	\$ 1,113.00	Each
			1890-5 #38	
27	132	1 - MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - MAIN BATHROOM - BRONZE 44484 Note:	\$ 955.00	Each
			1890-5 #39	
*28	384	1 - GREAT ROOM - FAN KIT FOR STD FIREPLACE 44485 Note: - As per Schedule H dated December 17, 2024	*\$ 415.00	Each
			1890-6 #40	
*29	112267	1 - GREAT ROOM - THERMOSTATIC REMOTE F60 FOR STD FIREPLACES 44690 Note: - As per Schedule H dated December 17, 2024 - Note: WALL SWITCH INCLUDED	*\$ 590.00	Each
30		1 - - UPGRADE PAINT COLOUR THROUGHOUT - NON DEEP BASE 44487 Note:	\$ 1,063.00	Each
			1890-6 #42	
31		1 - KITCHEN/DINETTE - KITCHEN/DINETTE - CUSTOM OPTIONAL KITCHEN LAYOUT - LEVEL 2 CABINETRY - AS PER SKETCH 44681 Note: - As per Kitchen Sketch dated December 17, 2024 - See item #32 (island extension) - Includes approx 36"x24" pantry, larger fridge opening, deep fridge upper c/w gable, upgraded uppers to 40" c/w filler, 6 puck lights c/w switch, glass uppers over coffee area, pots/pans drawers at coffee area, pots/pans drawer on each side of stove, 2 tray dividers, 2 utensil dividers and 2 pullouts	\$ 21,125.00	Each
			1890-6 #24	

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,890-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

**Internal B1A**
**Place St. Thomas - Phase 7**
**PURCHASERS:** Gaetan Campeau and Johanne Campeau

**Printed:** 15-Dec-24 5:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	25-Sep-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
32 44459	1	<b>KITCHEN/DINETTE</b> - EXTEND KITCHEN ISLAND APPROXIMATELY 2 FEET - LEVEL 2 CABINETRY. INCLUDES STANDARD QUARTZ COUNTERTOP WITH FLUSH BREAKFAST BAR  Note: - As per Kitchen Sketch dated December 17, 2024 - See item #31 (custom kitchen)  - Island approximately 7 feet in length. - Includes dishwasher, sink & double cabinetry - Countertop approximately 7 feet by 3 feet - Includes full depth thicker gable ends (2)	\$ 4,254.00  <i>1890-4#25</i>	Each
*33 133193 44460	1	<b>KITCHEN</b> - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W FLUSH BREAKFAST BAR  Note: - As per Kitchen Sketch dated December 17, 2024 - Custom Kitchen layout including extended island with flush breakfast bar  - See item #31 (custom kitchen) - See item #32 (extended island)	*\$ 3,952.00  <i>1890-4#26</i>	Each
*34 871 44467	1	<b>KITCHEN</b> - NON-STANDARD REFRIGERATOR SIZE  Note: - As per Kitchen Sketch dated December 17, 2024 <i>- Dimensions to be given to Colours.</i> - Included in custom kitchen layout (Item #31) - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	*\$ 0.00	Each
35 120125 44689	1	<b>KITCHEN</b> - OTR - UPGRADE STD WHITE TO STAINLESS  Note: - As per Kitchen Sketch dated December 17, 2024 - Stainless Steel Microwave Hoodfan	\$ 75.00  <i>1890-5#33</i>	Each
*36 133181 44694	1	<b>ENSUITE BATH</b> - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM  Note: - As per Schedule H dated December 17, 2024 - See item #16 (includes 1ft extension)	*\$ 512.00  <i>1890-5#38</i>	Each
*37 990 44695	1	<b>LAUNDRY ROOM</b> - LAUNDRY UPPER CABINETS STD SERIES (APPROX. 42-60IN)  Note: - As per Schedule H dated December 17, 2024	*\$ 1,408.00  <i>1890-6#39</i>	Each
*38 689 44696	2	<b>BATH - TOILET</b> - AMERICAN STANDARD STUDIO 2 - PC TOILET ELONGATED DUAL FLUSH & SOFT CLOSE SEAT RIGHT HEIGHT  Note: - As per Schedule H dated December 17, 2024 - Includes Ensuite Bathroom & Main Bathroom	*\$ 1,960.00  <i>1890-6#40</i>	
39 44841	1	<b>GAS PIPING</b> - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE  Note: - As per Schedule H dated December 17, 2024 - Locations are approximate & must be compliant with all applicable codes.	\$ 978.00	Each

Sub Total	\$95,675.00
HST	\$0.00
Total	\$95,675.00

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

**PREPARED BY:** Adam Bowman

**LOCKED BY:**
**PE 1,890-4**

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

**Internal B1A**

**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 15-Dec-24 5:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	25-Sep-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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**Payment Summary**

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

PURCHASER: \_\_\_\_\_ 17-Dec-24  
Gaetan Campeau DATE

VENDOR: \_\_\_\_\_  
PER: Valecraft Homes (2019) Limited

PURCHASER: \_\_\_\_\_ 17-Dec-24  
Johanne Campeau DATE

DATE: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,890-5

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**CONSTRUCTION SCHEDULING APPROVAL**

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



**QUOTE**

**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 13-Nov-24 10:21 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

1		1 - GARAGE - CUSTOM FLOORPLAN - GARAGE DEPTH INCREASED BY APPROXIMATELY 2 FEET - AS PER SKETCH	\$ 2,256.00	Each
44441		Note: - Owner's Suite reduced by approximately 2 feet - Mudroom/laundry & Ensuite shifted toward rear of home to accommodate deeper garage  - See Sketch Garage 1 - Campeau		

Quote Line

2		1 - GARAGE - CUSTOM FLOORPLAN - GARAGE DEPTH INCREASED BY APPROXIMATELY 2 FEET & WIDTH INCREASED BY APPROXIMATELY 2 FEET - AS PER SKETCH	\$ 12,123.00	Each
44442		Note: - Owner's Suite reduced by approximately 2 feet - Mudroom/laundry & Ensuite shifted toward rear of home to accommodate deeper garage  - See Sketch Garage 2 - Campeau		

Quote Line

3		1 - GARAGE - CUSTOM FLOORPLAN - GARAGE DEPTH INCREASED BY APPROXIMATELY 2 FEET & WIDTH INCREASED BY APPROXIMATELY 4 FEET - AS PER SKETCH	\$ 21,272.00	Each
44443		Note: - Owner's Suite reduced by approximately 2 feet - Mudroom/laundry & Ensuite shifted toward rear of home to accommodate deeper garage  - See Sketch Garage 3 - Campeau	1890 - 1	

Quote Line

4		1 - UPGRADE TO 200 AMP SERVICE - INCLUDES UPGRADED PANEL	\$ 2,556.00	Each
44444		Note:	#5	

*5 140813		1 - BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED RECROOM - STANDARD LEVEL SELECTIONS	*\$ 29,998.00	Each
44445		Note: - As per Sketch 001 - Campeau		

*6 140842		1 - BASEMENT BEDROOM - BASEMENT BEDROOM - OPTIONAL FINISHED BEDROOM - STANDARD LEVEL SELECTIONS	*\$ 9,944.00	Each
44446		Note: - As per Sketch 001 - Campeau		

Quote Line

7		1 - BASEMENT BATHROOM - BASEMENT BATHROOM - OPTIONAL 3 PIECE BATHROOM - STANDARD LEVEL SELECTIONS	\$ 13,410.00	Each
44447		Note: - Includes single vanity, toilet and tub/shower combo - Standard level selections		

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.890-1

InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DA</u>
DATE:	<u>Nov 13/24</u>

**QUOTE**

**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 13-Nov-24 10:21 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

*8	1	<b>BASEMENT - INCREASE EXISTING BASEMENT WINDOW FROM APPROX 24IN DEEP TO APPROX. 30IN DEEP</b>	*\$ 254.00	Each
849				
44448		Note: - Subject to limiting distance at side yard as per Current Building Code. - As per Sketch 001 - Campeau	#8	

*9	1	<b>BASEMENT - ADD APPROX. 56IN X 30IN BASEMENT WINDOW</b>	*\$ 2,603.00	Each
850				
44449		Note: - As per Sketch 001 - Campeau - Subject to limiting distance at side yard as per Current Building Code.		

Quote Line

*10	1	<b>LOWER STAIRCASE - STAIRS - BASEMENT - STAINED OAK STAIRCASE WITH VENEERED RISERS &amp; STRINGERS AND SOLID TREADS</b>	*\$ 5,166.00	Each
139902				
44450		Note: - 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.	#9	

Quote Line

*11	1	<b>STD AREAS - HARDWOOD - OAK - 4 1/8 STAINED - STD AREAS</b>	*\$ 3,901.00	Each
137205				
44451		Note:	#11	

Quote Line

*12	1	<b>MASTER BEDROOM - HARDWOOD - OAK - 4 1/8 STAINED - MASTER BEDROOM / WIC</b>	*\$ 6,226.00	Each
137207				
44452		Note:	#12	

Quote Line

*13	1	<b>BEDROOM 2 - HARDWOOD - OAK - 4 1/8 STAINED - BEDROOM #2</b>	*\$ 3,775.00	Each
137209				
44453		Note:	#13	

Quote Line

*14	1	<b>LOWER STAIRCASE - HARDWOOD - OAK - 4 1/8 STAINED - LANDING TO BASEMENT</b>	*\$ 608.00	Each
137210				
44454		Note:	#14	

Quote Line

15	1	<b>KITCHEN - OPTIONAL FLUSH BREAKFAST BAR - STANDARD KITCHEN LAYOUT</b>	\$ 1,168.00	Each
44455		Note:		

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.890-2

InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL

PER: DA

DATE: Nov 13/24

**QUOTE**

**Place St. Thomas - Phase 7**

PURCHASERS: Gactan Campeau and Johanne Campeau

Printed: 13-Nov-24 10:21 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

16	1	KITCHEN - CABINETS - STANDARD KITCHEN LAYOUT - LEVEL 2 SELECTIONS	\$ 3,336.00	Each
44456	Note:			

Quote Line

*17 140904	1	KITCHEN/DINETTE - KITCHEN - OPTIONAL EXTENDED PANTRY 1 - LEVEL 2 SERIES SELECTIONS	*\$ 10,120.00	Each
44458	Note: - As per Sketch 001 - Campeau			

Quote Line

*18 142388	1	KITCHEN/DINETTE - CABINETS - UPC9-2A - STANDARD LAYOUT C/W EXTENDED PANTRY - LEVEL 2 CABINETS - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO STANDARD BULKHEAD - APPROX. 26INDEEP X 10INH	*\$ 1,270.00	Each
44457	Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinets upgraded wood doors will have center style. -As per UPC Sketch			

Quote Line

19	1	KITCHEN/DINETTE - EXTEND KITCHEN ISLAND APPROXIMATELY 2 FEET - LEVEL 2 CABINETS. INCLUDES STANDARD QUARTZ COUNTERTOP WITH FLUSH BREAKFAST BAR	\$ 1,589.00	Each
44459	Note: - As per Sketch 001 - Campeau			

*20 133193	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 3,340.00	Each
44460	Note:			

*21 133194	1	KITCHEN/DINETTE - COUNTERTOP - QUARTZ - LEVEL 3 - EXTENDED PANTRY OPT #1	*\$ 447.00	Each
44461	Note:			

*22 101	2	KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 1,580.00	
44463	Note:			

*23 83	1	KITCHEN - KITCHEN RECYCLE BIN (300MM - 600MM) - ALL SERIES	*\$ 1,031.00	Each
44464	Note:			


Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,890-3

InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	Nov 13/24

**QUOTE**

**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 13-Nov-24 10:21 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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*24 871 44467	1 - <i>KITCHEN</i> - NON-STANDARD REFRIGERATOR SIZE		*\$ 125.00	Each
	Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.			

*25 117100 44468	1 - <i>KITCHEN</i> - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - LEVEL 2 SERIES		*\$ 856.00	Each
	Note:			

*26 120309 44469	1 - <i>KITCHEN</i> - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION		*\$ 533.00	Each
	Note:			

**Quote Line**

*27 873 44470	1 - <i>ENSUITE BATH</i> - EXTEND VANITY AND MIRROR ABOVE IN STD SERIES PER FOOT		*\$ 405.00	Each
	Note: - Light fixture to be centered over new vanity - 1 foot extension			

*28 872 44471	1 - <i>ENSUITE BATH</i> - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10		*\$ 790.00	Each
	Note:			

**Quote Line**

29 44472	1 - <i>ENSUITE BATH</i> - UPGRADE TUB/SHOWER COMBO TO WALK-IN SHOWER WITH SLIDING GLASS DOOR		\$ 4,823.00	Each
	Note:			

*30 604 44473	1 - <i>ENSUITE BATH</i> - BATH - ZITTA NICHE 12X24X3.75 ANR12240404 BRUSHED		*\$ 777.00	Each
	Note: - Cannot be installed on an exterior wall.			

31 672 44474	1 - <i>ENSUITE BATH</i> - BATH - DELTA DIVERTER 3- SETTING T11851-R11000 WITH SLIDE BAR 51567 & WALL ELBOW 50570		\$ 1,917.00	Each
	Note:			

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.890-4

InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<i>DA</i>
DATE:	Nov 13/24

### QUOTE

#### Place St. Thomas - Phase 7

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 13-Nov-24 10:21 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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*32	1	1 - ENSUITE BATH - BATH - DELTA VERO SHOWER FAUCET T17253 CHROME	*\$ 630.00	Each
529				
44475		Note:		#21

#### Quote Line

33	1	1 - FOYER - TILE - FLOOR - UPGRADE - BRONZE - FOYER - BRONZE	\$ 528.00	Each
8				
44476		Note:		#22

#### Quote Line

34	1	1 - KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - BRONZE - KITCHEN - BRONZE	\$ 1,260.00	Each
8				
44477		Note: Includes Kitchen & Dinette		

#### Quote Line

35	1	1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE - MAIN BATHROOM - BRONZE	\$ 211.00	Each
8				
44478		Note:		#23

#### Quote Line

36	1	1 - MUDROOM - TILE - FLOOR - UPGRADE - BRONZE - MUD / LAUNDRY ROOM - BRONZE	\$ 329.00	Each
8				
44479		Note: Mudroom/Laundry		#24

#### Quote Line

37	1	1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - KITCHEN - BRONZE	\$ 176.00	Each
165				
44480		Note: - Includes Kitchen & Desk area in Extended Pantry in Dinette		#25

#### Quote Line

38	1	1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE -- APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE	\$ 1,113.00	Each
132				
44483		Note:		#26

39	1	1 - MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - MAIN BATHROOM - BRONZE	\$ 955.00	Each
132				
44484		Note:		

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.890-5

InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL

 PER: DA

 DATE: Nov 13/24

**QUOTE**

**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 13-Nov-24 10:21 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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*40	1	- FAN KIT FOR STD FIREPLACE	*\$ 415.00	Each
384				
44485		Note:	#28	

Quote Line

*41	1	- RAILING - UPGRADE TO 1/2 SQUARE METAL SPINDLES IN WRINKLED BLACK	*\$ 456.00	Each
140211				
44486		Note:	#10	

Quote Line

42	1	- UPGRADE PAINT COLOUR THROUGHOUT - NON DEEP BASE	\$ 1,063.00	Each
44487		Note:	#30	

Quote Line

43	1	- DINING ROOM - DINING ROOM - DELETE 3 X AP 2424 PICTURE WINDOWS IN DINING ROOM. SUPPLY & INSTALL 2 X C 2472-1 CASEMENT OPERATOR WINDOWS.	\$ 1,272.00	Each
44488		Note: - Subject To Limiting Distance At Side Yard As Per Ontario Building Code		

Sub Total	\$156,607.00
HST	\$0.00
Total	\$156,607.00

Payment Summary

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

NOTE: Quotes are only valid for 60 days from the issue date

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,890-6

InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DA</u>
DATE:	<u>Nov 13/24</u>

**QUOTE**

**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 9-Dec-24 10:43 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

24	1	KITCHEN/DINETTE - KITCHEN/DINETTE - CUSTOM OPTIONAL KITCHEN LAYOUT - LEVEL 2 CABINETS - AS PER SKETCH	\$ 21,125.00	Each
44681	Note: - As per Sketch 002 - Campeau			
Includes approx 36"x24" pantry, larger fridge opening, deep fridge upper c/w gable, upgraded uppers to 40" c/w filler, 6 puck lights c/w switch, glass uppers over coffee area, pots/pans drawers at coffee area, pots/pans drawer on each side of stove, 2 tray dividers, 2 utensil dividers and 2 pullouts				

#31

Quote Line

25	1	KITCHEN/DINETTE - EXTEND KITCHEN ISLAND APPROXIMATELY 2 FEET - LEVEL 2 CABINETS. INCLUDES STANDARD QUARTZ COUNTERTOP WITH FLUSH BREAKFAST BAR	\$ 4,254.00	Each
44459	Note: - As per Sketch 002 - Campeau			
- Island approximately 7 feet in length. - Includes dishwasher, sink & double cabinetry - Countertop approximately 7 feet by 3 feet - Includes full depth thicker gable ends (2)				

#32

Quote Line

*26	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 3,952.00	Each
133193	Note: - Custom Kitchen layout including extended island with flush breakfast bar			
44460				

#33

Quote Line

*27	1	KITCHEN - NON-STANDARD REFRIGERATOR SIZE	*\$ 0.00	Each
871	Note: **INLCUDED IN CUSTOM KITCHEN LAYOUT (ITEM #24)			
44467	- Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.			

Quote Line

*28	1	STD AREAS - HARDWOOD - OAK - 6 1/4 STAINED - STD AREAS	*\$ 8,486.00	Each
137217	Note:			
44684				

Quote Line

*29	1	MASTER BEDROOM - HARDWOOD - OAK - 6 1/4 STAINED - MASTER BEDROOM / WIC	*\$ 8,861.00	Each
137219	Note:			
44685				

Quote Line

*30	1	BEDROOM 2 - HARDWOOD - OAK - 6 1/4 STAINED - BEDROOM #2	*\$ 4,929.00	Each
137221	Note:			
44686				

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.890-4

InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DB</u>
DATE:	<u>DR9/24</u>

**QUOTE**

**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 9-Dec-24 10:43 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

*31	1	KITCHEN/DINETTE - HARDWOOD - OAK - 6 1/4 STAINED - KITCHEN / DINETTE	*\$ 2,661.00	Each
137218				
44687		Note:		

Quote Line

*32	1	BASEMENT - HARDWOOD - OAK - 6 1/4 STAINED - LANDING TO BASEMENT	*\$ 235.00	Each
137222				
44688		Note:		

33	1	KITCHEN - OTR - UPGRADE STD WHITE TO STAINLESS	\$ 75.00	Each
120125				
44689		Note: - Stainless Steel Microwave Hoodfan	#35	

Quote Line

*34	1	GREAT ROOM - THERMOSTATIC REMOTE F60 FOR STD FIREPLACES	*\$ 415.00	Each
112267				
44690		Note: *** THERE WILL BE NO WALL SWITCH, ONLY A REMOTE CONTROL. IF WALL SWITCH IS REQUESTED ADD \$175 ***		

Quote Line

*35	1	GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	*\$ 1,080.00	Each
155697				
44691		Note: Not available through retail outlets/professionally installed to MNF Specs	1890-5 #3	

Quote Line

*36	1	GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	*\$ 98.00	Each
155698				
44692		Note: Not available through retail outlets/professionally installed to MNF Specs	1890-5 #3	

Quote Line

*37	1	GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	*\$ 83.00	Each
155699				
44693		Note: Not available through retail outlets/professionally installed to MNF Specs		

Quote Line

*38	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM	*\$ 512.00	Each
133181				
44694		Note: ** Includes 1 foot extension **	#36	

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,890-5

InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DS</u>
DATE:	<u>Dec 9/24</u>



**QUOTE**

**Place St. Thomas - Phase 7**

PURCHASERS: Gaetan Campeau and Johanne Campeau

Printed: 9-Dec-24 10:43 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	7	1016 THE McCABE ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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*39	1	LAUNDRY ROOM - LAUNDRY UPPER CABINETS STD SERIES (APPROX. 42-60IN)	*\$ 1,408.00	Each
990				
44695		Note:		

*40	2	BATH - TOILET - AMERICAN STANDARD STUDIO 2 - PC TOILET ELONGATED DUAL FLUSH & SOFT CLOSE SEAT RIGHT HEIGHT	*\$ 1,960.00	
689				
44696		Note: Ensuite Bathroom & Main Bathroom		
		** Please confirm this is the model with smooth sides & the raised seat ** yes		

**Quote Line**

41	1	MASTER BEDROOM - WIDEN OWNER'S SUITE MAIN DOOR, CLOSET & ENSUITE BATHROOM DOOR TO 34 INCHES WIDE	\$ 225.00	Each
44697		Note: *** NOTE WE CAN ENLARGE DOORS TO 36" AS WELL, SAME COSTS ***	#6	

**Quote Line**

42	1	FOYER - UPGRADE FRONT DOOR TO 36 INCH WIDE DOOR	\$ 225.00	Each
44698		Note: UPGRADE TO -VOGUE DOOR ONLY - \$486 -EDGE DOOR ONLY - \$929 -PURE DOOR ONLY - \$886	#7	

Sub Total	\$118,930.00
HST	\$0.00
Total	\$118,930.00

Payment Summary	
Paid By	Amount
Total Payment:	

NOTE: Quotes are only valid for 60 days from the issue date

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.890-6

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DB</u>
DATE:	<u>Dec 9/24</u>