

SUMMARY OF PRICING - VH2019				DATE:
PROJECT:		PLACE ST-AUGUSTIN	LOT NO:	PSA PH1 Lot 7
Reg'd Plan #:		50M-387	MODEL:	#1020 "B" Morgan STD
Purchaser(s)	(1):	Robert Geneau	Purchaser(s)	(2): Annie Bronsard
Purchaser(s)	(3):		Purchaser(s)	(4):
		BASE PRICE:	\$754,900.00	
		ELEVATION:		
		LOT PREMIUM:	\$10,000.00	
		END LOT PREMIUM:		
		NET TOTAL COST OF UPGRADES:	\$57,217.00	
		CREDITS:		
		SUBTOTAL:	\$67,217.00	
		TOTAL:	\$822,117.00	
		PURCHASER OFFER:	\$785,000.00	
		DIFFERENCE:	-\$37,117.00	
Offer of \$785,000.00 accepted by F. Nieuwkoop & D. Brunet				
Realtor co-broke - 2% of base price - Liza Wilson				
PURCHASER OFFER HST BREAKDOWN				
	OFFER PRICE EXCLUDING HST:		HST Formul	\$715,929.20
COMMENTS:				
*EXPECTED DATE OF CLOSING:				
1455 YOUNVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901				
April 14, 2026				

	A	B	C	D	E	F	G	H	I	J
1	PURCHASERS ADDRESS:									
2	PURCHASERS NAME1-2		Robert Gneau & Annie Bronsard							
3	PURCHASERS NAME3-4									
5	STREET		13 rue de Cassiopée							
6	CITY, PROVINCE		Gatineau, Quebec							
7	POSTAL CODE		J9J 3X9							
8	CIVIC (enter full address)		222 Sam Ave., Embrun ON K0A 1W0							
9	AGREEMENT BLOCK#									
10	PLAN		50M-387							
11	HCRA Licence Number		47491							
12	LOT (BUILDER'S LOT/UNIT)		PSA PH1 Lot 7							
13	MODEL #		#1020							
14	ELEVATION		"B"							
15	MODEL NAME		Morgan							
16	ORIENTATION		STD							
17	DWELLING (MODEL#, ELEV, OPT)		#1020 "B" Morgan STD							
18	PHASE		1							
19	PROJECT CAPS (Site, Subdi		PLACE ST-AUGUSTIN							
20	SCHEDULES		Draft Site Plan, B1-A, C-1, H, O							
21	PURCHASER OFFER		\$785,000.00							
22	CLOSING DAY		14							
23	CLOSING MONTH		April							
24	CLOSING YEAR		2026							
25	CLOSING DATE (MONTH DAY, YEAR)		April 14, 2026							
26	DEPOSIT 1)		10,000							
27	DEPOSIT 2)		30,000							
28	DEPOSIT 3)		40,000							
29	SALES REPRESENTATIVE		A. Bowman							
30			SOLICITORS INFO							
32	SOLICITOR NAME									
33	STREET									
34	CITY, PROVINCE									
35	POSTAL CODE									
36	PHONE									
39			SCHEDULE T							
40	PURCHASER 1		Robert Gneau							
41	HOME ADDRESS (STREET)		13 rue de Cassiopée							
42	CITY, PROVINCE		Gatineau, Quebec							
43	POSTAL CODE		J9J 3X9							
44	Cell Phone Purchaser (1)		819-635-6730							
45	HOME PHONE		819-635-6730							
46	WORK ADDRESS (STREET)		785 Carling Ave,							
47	CITY, PROVINCE		Ottawa, ON							
48	POSTAL CODE		K1S 5H4							
49	WORK PHONE		819-635-6730							
50	OCCUPATION		Director, Public Health Agency							
51	ID TYPE		Canadian Passport							
52	ID NUMBER		P817647PC							
53	BIRTH DATE		July 13, 1969							
55	PURCHASER 2		Annie Bronsard							
56	HOME ADDRESS (STREET)		13 rue de Cassiopée							
57	CITY, PROVINCE		Gatineau, Quebec							
58	POSTAL CODE		J9J 3X9							
59	Cell Phone Purchaser (2)		819-668-7527							
60	HOME PHONE		819-668-7527							
61	WORK ADDRESS (STREET)		200 Eglantine Driveway,							
62	CITY, PROVINCE		Ottawa, ON							
63	POSTAL CODE		K1A 0K9							
64	WORK PHONE		819-668-7527							
65	OCCUPATION		Senior Policy Analyst, Health Canada							
66	ID TYPE		Canadian Passport							
67	ID NUMBER		AA430057							
68	BIRTH DATE		October 1, 1972							
69	PART OF LOT(S)(singles)		7							
71	PLACE SIGNED		Gatineau, QC							
72	SIGNING DAY		14							
73	SIGNING MONTH		June							
74	SIGNING YEAR		2025							
75	SIGNING DATE (MONTH DAY, YEAR)		June 14, 2025							
76	EMAIL ADDRESS (1)		geneaur2@gmail.com							
77	EMAIL ADDRESS (2)		anniebronsard@hotmail.com							
78			DATE: April 8, 2025							

Place St Thomas

From: Frank Nieuwkoop
Sent: Friday, May 30, 2025 4:09 PM
To: Place St Thomas
Subject: Re: OFFER - PSA PH1 Lot 6 - Morgan "B" Bungalow #1020 (Robert Geneau & Annie Bronsard)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Documents

Accepted
Sent from my iPhone

On May 30, 2025, at 1:52 PM, Place St Thomas <place-st-thomas@valecraft.com> wrote:

Hey Frank,

They've countered at \$785,000

Adam Bowman
New Home Sales Consultant

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

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

On May 28, 2025 at 8:50 AM, <Frank.Nieuwkoop@nswt.nl> wrote:

Our Counter offer is \$795,000
Sent from my iPhone

On May 27, 2025, at 3:45 PM, Diane Brunet <dbrunet@valecraft.com> wrote:

Dan,

Could you please provide the costs of the extras listed below?

Thanks,
Diane

Diane Brunet
Owner, President



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

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

From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Tuesday, May 27, 2025 2:36 PM
To: Diane Brunet <dbrunet@valecraft.com>; Frank Nieuwkoop <frank@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>
Subject: OFFER - PSA PH1 Lot 6 - Morgan "B" Bungalow #1020 (Robert Geneau & Annie Bronsard)

Hi Diane & Frank,

We've received an offer for PSA PH1 Lot 6 – The Morgan #1020 bungalow:

OFFER: \$775,000.00

Closing date: TBD (March-April 2026)
Deposit: Standard \$80,000.00
1 x Realtor (2% commission)

Cost Summary:

\$754,900.00 – The Morgan Elevation “B” (model #1020)
\$10,000.00 – Lot 6 Premium
+
\$57,217.00 (Upgrade Items – List attached and detailed below)

\$822,117.00 - TOTAL INCLUDING HOME, LOT PREMIUM & UPGRADES

OFFER: \$775,000.00

Difference is: \$47,117.00 + realtor commission

UPGRADE LIST

\$2,633.00 – 200 Amp service
\$1,617.00 – Front door insert
\$1,105.00 – Interior door upgrade
\$872.00 – Trim package
\$215.00 – Larger basement window
\$2,591.00 – Additional basement window
\$173.00 – Window operator
\$1,019.00 – Gas line for bbq
\$2,250.00 – Cathedral ceiling in great room
\$1,613.00 – Quartz level 1 countertop in kitchen
\$644.00 – UPC
\$3,012.00 – Cabinetry on Island
\$697.00 – Fridge upper w/ gable
\$818.00 – Pots & Pans drawer
\$793.00 – Microwave shelf
\$938.00 – Chimney hoodfan
\$533.00 – Water line
\$522.00 – Vanity extension
\$818.00 – Bank of drawers
\$799.00 – Zitta niche
\$735.00 – Delta tub/shower faucet
\$1810.00 – Right height toilet x2
\$4,365.00 – Walk-in shower
\$799.00 – Zitta niche
\$6,711.00 – 6 ¼” natural hardwood in std areas
\$2,954.00 – 6 ¼” natural hardwood in kitchen/dinette
\$8,034.00 – 6 ¼” natural hardwood in owner’s suite
\$3,740.00 – 6 ¼” natural hardwood in bedroom 2
\$4,407.00 – 6 ¼” natural hardwood in bedroom 3

TOTAL UPGRADES - \$57,217.00

Adam Bowman
New Home Sales Consultant

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

Freehold Firm

Freehold Tentative

Enter Tentative Closing Date

April 14, 2026



Freehold Tentative - Critical Dates

First Tentative Date

April 14, 2026

Second Tentative Date

August 12, 2026

Firm Closing Date

December 10, 2026

Outside Closing Date

August 12, 2027

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date

January 14, 2026

Notice to set Firm Closing Date

May 14, 2026

Purchaser's Termination Period

End of Purchaser's Termination Period

September 13, 2027

To generate and download and/or print a Statement of Critical Dates, choose one of the following:

Download Statement - Freehold Firm

Download Statement - PC 12



Worksheets

ROBERT GENEAU
13 RUE CASSIOPEE
GATINEAU, QC, J8J3X9

568

DATE 2025-06-15
Y Y Y M M D D

PAY TO THE
ORDER OF

VALECRAFT HOMES (2019) LTD.

\$ 10,000.00

TEN THOUSAND DOLLARS

CIBC
CANADIAN IMPERIAL BANK OF COMMERCE
91 RENE-LEVESQUE BOULEVARD EAST
QUEBEC, QUEBEC G1R 2A9



MEMO

DEPOSIT - HOME

Robert Geneau

MP

⑈568⑈ ⑆000050010⑆ 0L005533L⑈

Project: Place St-Augustin
Plan No: 50M-387
Lot No: PSA PH1 Lot 7
Model: #1020 "B" Morgan STD
Date: June 14, 2025

Purchaser: Robert Geneau
Purchaser: Annie Bronsard



Internal B1A					Printed: 14-Jun-25 1:05 pm	
Place St. Augustin - Phase 1						
PURCHASERS: Robert Geneau and Annie Bronsard						
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE			
7	1	1020 THE MORGAN ELEV B	14-Apr-26			
ITEM	QTY	EXTRA / CHANGE	PRICE		INTERNAL USE	
1		1 - - UPGRADE TO 200 AMP SERVICE	\$ 2,633.00		Each	
46855		Note: - Includes upgraded electrical panel				
2		1 - FOYER - SUPPLY & INSTALL EDGE DOOR GLASS INSERT & EDGE SIDELITE	\$ 1,617.00		Each	
46856		Note: - As per Schedule H dated June 14, 2025				
		- Includes front exterior door & sidelite				
3		17 - STD AREAS - CRAFTSMAN II INTERIOR DOOR	\$ 1,105.00			
46857		Note: -Throughout (Includes kitchen pantry door, sliding closet doors and swing closet doors)				
4		1 - STD AREAS - UPGRADE TO MODERN TRIM PACKAGE 1 - THROUGHOUT	\$ 872.00		Each	
46858		Note:				
*5 169573		1 - BASEMENT - INCREASE EXISTING BASEMENT WINDOW FROM APPROX 24IN DEEP TO APPROX. 30IN DEEP	* \$ 215.00		Each	
46859		Note: - As per Schedule H dated June 14, 2025				
		- Subject to limiting distance at side yard as per Current Building Code.				
6		1 - BASEMENT - ADD APPROX. 56IN X 30IN BASEMENT WINDOW	\$ 2,591.00		Each	
46860		Note: - As per Schedule H dated June 14, 2025				
		- Subject to limiting distance at side yard as per Current Building Code.				
7		1 - BEDROOM 3 - SUPPLY & INSTALL ADDITIONAL OPERATOR ON TRIPLE CASEMENT WINDOW	\$ 173.00		Each	
46861		Note: - As per Schedule H dated June 14, 2025				
		- Total of two (2) operators on window				
*8 169674		1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE	* \$ 1,019.00		Each	
46862		Note: - As per Schedule H dated June 14, 2025				
		- Locations Are Approximate & Must Be Compliant With All Applicable Codes.				
9		1 - GREAT ROOM - OPTIONAL CATHEDRAL CEILING - AS PER SKETCH	\$ 2,250.00		Each	
46863		Note: - As per Scheudle H dated June 14, 2025				
*10 173156		1 - KITCHEN - CABINETRY - UPC9-2B - STANDARD LAYOUT - STANDARD LEVEL CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	* \$ 644.00		Each	
46865		Note: - As per UPC Sketch dated June 14, 2024				
		- As per Kitchen Sketch dated June 14, 2025				
		- Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.				

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,207-1

InvoiceSQL.rpt 01sept21

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A					Printed: 14-Jun-25 1:05 pm	
Place St. Augustin - Phase 1						
PURCHASERS: Robert Geneau and Annie Bronsard						
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE			
7	1	1020 THE MORGAN ELEV B	14-Apr-26			
ITEM	QTY	EXTRA / CHANGE	PRICE		INTERNAL USE	
*11		1 - <i>KITCHEN</i> - SUPPLY & INSTALL REAR FACING CABINETRY ON KITCHEN ISLAND (APPROX 12' DEEP) - STANDARD KITCHEN LAYOUT WITH STD LEVEL CABINETRY Note: - As per Schedule H dated June 14, 2025 - As per Kitchen Sketch dated June 14, 2025 - Rear Cabinetry on Island facing Great Room - No extended flush breakfast bar - See item #15 (quartz countertop)	\$ 3,012.00		Each	
*12		1 - <i>KITCHEN</i> - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - STD SERIES 170603 Note: - As per Kitchen Sketch dated June 14, 2025	* \$ 697.00		Each	
*13		1 - <i>KITCHEN</i> - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES 172860 Note: - Location to be confirmed at design appointment	* \$ 818.00		Each	
*14		1 - <i>KITCHEN</i> - LOWER MICRO CABINET C/W DRAWER AND OUTLET - STD SERIES 169094 Note: - Location to be confirmed at design appointment	* \$ 793.00		Each	
*15		1 - <i>KITCHEN</i> - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN 172126 Note: - As per Schedule H dated June 14, 2025 - As per Kitchen Sketch dated June 14, 2025 - Includes rear cabinetry extension on island - See item #11 (cabinetry on island rear)	* \$ 1,613.00		Each	
*16		1 - <i>KITCHEN</i> - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS MODEL WVVW73UC0LS 169390 Note: - As per Kitchen Sketch dated June 14, 2024 - Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. To be checked if Make-up Air system is required by Estimation Department	* \$ 938.00		Each	
*17		1 - <i>KITCHEN</i> - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION 172712 Note: - As per Kitchen Sketch dated June 14, 2025	* \$ 533.00		Each	
*18		1 - <i>ENSUITE BATH</i> - EXTEND VANITY APPROXIMATELY 12IN - AS PER SKETCH - STANDARD SELECTIONS 46872 Note: - As per Schedule H dated June 14, 2025 - See item #19 (bank of drawers)	\$ 522.00		Each	
*19		1 - <i>ENSUITE BATH</i> - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10 172702 Note: - As per Schedule H dated June 14, 2025 - Located in vanity extension - See item #18 (vanity extension)	* \$ 818.00		Each	

Internal B1A					Printed: 14-Jun-25 1:05 pm	
Place St. Augustin - Phase 1						
PURCHASERS: Robert Geneau and Annie Bronsard						
LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE		
7		1	1020 THE MORGAN ELEV B	14-Apr-26		
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE		
*20 172747		1 - <i>ENSUITE BATH</i> - BATH - ZITTA NICHE 24X12X3.75 ANR24120417 MATTE BLACK	* \$ 799.00	Each		
46984		Note: - As per Schedule H dated June 14, 2025 - Installed vertically on wall opposite shower head - Cannot be installed on an exterior wall.				
21		1 - <i>ENSUITE BATH</i> - DELTA VERO TUB/SHOWER FAUCET T14453 CHROME	\$ 735.00	Each		
46875		Note:				
*22 172769		2 - <i>STD AREAS</i> - BATH - TOILET - AMERICAN STANDARD CHAMPION PRO ELONGATED 211 CA-104 W/ SOFT CLOSE SEAT RIGHT HEIGHT	* \$ 1,810.00			
46876		Note: - As per Schedule H dated June 14, 2025 - Includes Main Bathroom and Ensuite Bathroom				
23		1 - <i>MAIN BATHROOM</i> - SUPPLY & INSTALL WALK-IN SHOWER IN LIEU OF STANDARD TUB/SHOWER COMBO	\$ 4,365.00	Each		
46877		Note: - As per Schedule H dated June 14, 2025 ***INCLUDES SLIDING SHOWER DOOR ***				
*24 172759		1 - <i>MAIN BATHROOM</i> - BATH - ZITTA NICHE 12X24X3.75 ANR12240404 BRUSHED	* \$ 799.00	Each		
46878		Note: - As per Schedule H dated June 14, 2025 - Installed horizontally on long 5ft wall - Bottom of niche approx. 50" from shower base				
*25 170933		1 - <i>STD AREAS</i> - HARDWOOD - OAK - 6 1/4 NATURAL - STD AREAS	* \$ 6,711.00	Each		
46879		Note: - As per Schedule H dated June 14, 2025 - Includes Great Room, Dining Room and Main Floor Hallway				
*26 170930		1 - <i>KITCHEN/DINETTE</i> - HARDWOOD - OAK - 6 1/4 NATURAL - KITCHEN / DINETTE	* \$ 2,954.00	Each		
46880		Note: - As per Schedule H dated June 14, 2025				
*27 170931		1 - <i>MASTER BEDROOM</i> - HARDWOOD - OAK - 6 1/4 NATURAL - MASTER BEDROOM / WIC	* \$ 8,034.00	Each		
46881		Note: - As per Schedule H dated June 14, 2025				
*28 170929		1 - <i>BEDROOM 2</i> - HARDWOOD - OAK - 6 1/4 NATURAL - BEDROOM #2	* \$ 3,740.00	Each		
46882		Note: - As per Schedule H dated June 14, 2025				
*29 169975		1 - <i>BEDROOM 3</i> - HARDWOOD - OAK - 6 1/4 NATURAL - BEDROOM #3	* \$ 4,407.00	Each		
46883		Note: - As per Schedule H dated June 14, 2025				



Internal B1A

Place St. Augustin - Phase 1

PURCHASERS: Robert Geneau and Annie Bronsard

Printed: 14-Jun-25 1:05 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	1	1020 THE MORGAN ELEV B	14-Apr-26

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$57,217.00
HST	\$0.00
Total	\$57,217.00

Payment Summary
Paid By Amount
Total Payment:

PURCHASER:

Robert Geneau

14-Jun-25

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Annie Bronsard

14-Jun-25

DATE

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,207-4

InvoiceSQL.rpt 01 sep21

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: