

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 6 DAY OF June, 2025 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 11280 Lakeshore Dr.
LOT: 11280 Lakeshore Dr. BLOCK :
PLAN: 8R-5976
CIVIC ADDRESS: 11280 Lakeshore Dr. Iroquois, ON
PURCHASERS: Randall Burnet & Amy Burnet

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: June 6, 2025

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: \$525,000.00
BALANCE AT CLOSING: \$525,000.00
LESS H.S.T. AMOUNT: \$485,840.71
SCHEDULE "G" DATED: June 4, 2025
TARION SCHEDULE "B" DATED: June 4, 2025

INSERT: 680 dated: June 6, 2025 in the amount of: \$102,652.97
NEW PURCHASE PRICE: \$627,652.97
NEW BALANCE AT CLOSING: \$627,652.97
NEW LESS H.S.T. AMOUNT: \$576,684.04
SCHEDULE "G" DATED: June 6, 2025
TARION SCHEDULE "B" DATED: June 6, 2025

Dated at Morrisburg, ON this 6 day of June, 2025

In the presence of:

WITNESS

Signed by:
PURCHASER

WITNESS

Signed by:
PURCHASER

Dated at Ottawa this 6 day of June, 2025

VALECRAFT HOMES LIMITED (VENDOR)

PER: DocuSigned by:



**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.

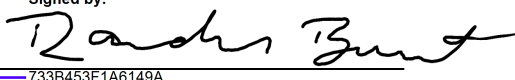
- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #26 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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

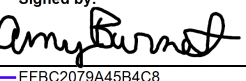
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

- 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 June 6, 2025.

Signed at Morrisburg, ON, this 6 day of June, 2025.

Signed by:

733B453F1A6149A...
Purchaser

Valecraft Homes (2019) Limited

Signed by:

EEBC2079A45B4C8...
Purchaser

DocuSigned by:

A04F827301214EE...
Per:

June 6, 2025

Date:

Lot #: 11280 Lakeshore Dr.

Project: IROQUOIS, ON

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

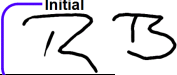
1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "Legislation") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from 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




Purchaser

Initial



Purchaser

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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 \$576,684.04 . 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 Morrisburg, ON this 6 day of June , 2025

Signed by:

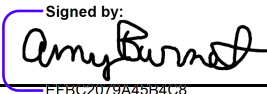


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PURCHASER

VALECRAFT HOMES (2019) LIMITED

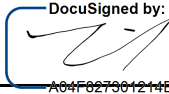
Signed by:



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PURCHASER

DocuSigned by:



A04F027301214EE...

PER:

June 6, 2025

DATE:

PROJECT: Iroquois, ON (Custom

LOT: 11280 Lakeshore Dr.



NON STANDARD EXTRAS (680)			
Custom Home - Phase 1			
PURCHASERS: Randall Burnet and Amy Burnet			Printed: 5-Jun-25 2:05 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
Custom	1	Custom	31-Mar-26
ITEM	QTY	EXTRA / CHANGE	PRICE
1		1 - - DELETE MIRRORS & BATHROOM ACCESSORIES THROUGHOUT	\$0.00
44704	Note:		Each
2		2 - - UPGRADE INTERIOR SWING DOORS TO APPROX 8FT HIGH - MUDROOM DOOR & PANTRY DOOR	\$500.00
44726	Note: - ALL OTHER DOORS HEIGHT TO REMAIN STD		
3		2 - - UPGRADE 8-0" TALL DOORS TO MADISON SMOOTH INTERIOR DOOR - MUDROOM DOOR & PANTRY DOOR	\$100.00
44724	Note:		
4		1 - - PROVIDE FOR A POCKET DOOR IN HALL TO BED #2 AND OFFICE - STANDARD DOOR STYLE	\$800.00
44740	Note:		Each
5		1 - - UPGRADE THE POCKET DOOR TO 8-0" TALL MADISON SMOOTH DOOR	\$100.00
44891	Note:		Each
6		10 - - UPGRADE STANDARD HEIGHT DOOR TO MADISON SMOOTH	\$400.00
44738	Note: - Bed 2, office, main bath, linen, laundry, master bed, walk0-in closet, ensuite5pc, linen, basement.		
7		7 - - UPGRADE STD SLIDING DOORS TO MADISON SMOOTH SLIDING DOORS	\$0.00
44729	Note: - mudroom closet, bed #2 closet and office closet		
8		1 - KITCHEN - UPGRADE KITCHEN SINK TO BLANCO PRECIS U SUPER SINGLE UNDERMOUNT SINK - CAFE	\$1,200.00
44732	Note: - CLIENT'S SINK CABINET IS 48		Each
9		1 - ENSUITE BATH - UPGRADE TO DELTA LAHARA SHOWER ONLY T14238-SS	\$235.00
44735	Note:		Each
10		1 - ENSUITE BATH - UPGRADE STANDARD SHOWER TO A 36x60 SHOWER BASE WITH GLASS RETURN AND PIVOT DOOR - CHROME TRIMS	\$1,100.00
44741	Note:		Each
11		1 - ENSUITE BATH - UPGRADE SHOWER TRIM TO BRUSHED NICKEL IN LIEU OF CHROME	\$125.00
44721	Note:		Each
12		1 - - SUPPLY AND INSTALL SOUND INSULATION IN THE WALL LOCATED BETWEEN GREAT ROOM AND OFFICE.	\$400.00
44835	Note: -As per Floorplan Sketch dated June 6, 2025		Each

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,133-1

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DS

FN

Initial

Initial

Vendor Initials:

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Custom Home - Phase 1			
PURCHASERS: Randall Burnet and Amy Burnet			Printed: 5-Jun-25 2:05 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
Custom	1	Custom	31-Mar-26
ITEM	QTY	EXTRA / CHANGE	PRICE
INTERNAL USE			
13		1 - - SUPPLY AND INSTALL SOUND INSULATION IN THE WALL LOCATED BETWEEN GREAT ROOM AND BEDROOM 2.	\$400.00
44855		Note: -As per Floorplan Sketch dated June 6, 2025	Each
14		1 - <i>MAIN BATHROOM</i> - UPGRADE TO DELTA LAHARA SHOWER ONLY T14238-SS STAINLESS STEEL	\$235.00
44848		Note:	Each
15		1 - <i>MAIN BATHROOM</i> - UPGRADE STD TUB/SHOWER TO A FULL SHOWER (APPROX 60"X36") WITH SLIDING GLASS DOOR -CHROME TRIMS	\$3,000.00
44849		Note:	Each
16		1 - <i>MAIN BATHROOM</i> - UPGRADE SHOWER TRIM TO BRUSHED NICKEL IN LIEU OF CHROME	\$100.00
44850		Note: - SLIDING DOORS	Each
17		1 - <i>ENSUITE BATH</i> - UPGRADE STANDARD 5PC TUB TO MAAX DELISA 6636 - MODEL NUMBER 106193-000-002-104 - WHITE - CENTER DRAIN	\$2,000.00
44851		Note:	Each
18		1 - - UPGRADE TO STAINED RED OAK HARDWOOD STAIRCASE C/W VENEERED RISERS AND STRINGERS AND SOLID TREADS	\$5,500.00
44712		Note: -As per Floorplan Sketch dated June 6, 2025 - STAIN #402	Each
19		1 - - UPGRADE STANDARD RAILING TO CLEAR GLASS RAILING WITH STAINLESS STEEL GLASS BRACKETS , 3.5 ROUTED POST, SQUARE HANDRAIL. GLASS BRACKETS ON TOP AND BOTTOM.	\$3,500.00
44852		Note: NOTE - GLASS TO ONLY BE ON THE MAIN FLOOR LEVEL, NOT GOING DOWN TO BASEMENT. HANDRAIL AND METAL SUPPORT IN SS TO GO DOWN TO BASEMENT ONLY. -As per Floorplan Sketch dated June 6, 2025	Each
20		2 - - UPGRADE GARAGE DOOR TO GARAGA VOGUE 9ft x 9ft	\$3,000.00
44857		Note: -As per Floorplan Sketch dated June 6, 2025	
21		1 - <i>FOYER</i> - UPGRADE STANDARD FRONT DOOR TO RICHERSONS TEAK TG71P 36IN WIDE x 95IN HIGH WITH 18IN WIDE SIDELITE X 95IN HIGH . PRICE DOES NOT INCLUDE DOOR HANDLE.	\$4,500.00
44873		Note: - COLOR TO BE DALMEN 2018 DANISH WALNUT 1 COAT, CLEAR 1 COAT - SIDELITE TO BE LOCATED TOWARD THE EXTERIOR POST. -As per Floorplan Sketch dated June 6, 2025	Each
22		1 - - ARCHITECTURAL DOOR PULL FOR THE UPGRADED FRONT DOOR	\$550.00
46462		Note: - 60"LONG - IN BLACK - NOTE DOOR STILL TO HAVE DEAD BOLT *** -As per Floorplan Sketch dated June 6, 2025	Each
23		1 - - UPGRADE TO TRIM PACKAGE 2 THROUGHOUT	\$1,500.00
44859		Note:	Each

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,133-2

DS

FN

Vendor Initials:

Initial

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Purchaser Initials:

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Custom Home - Phase 1			
PURCHASERS: Randall Burnet and Amy Burnet			Printed: 5-Jun-25 2:05 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
Custom	1	Custom	31-Mar-26
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
24	1	FOYER - UPGRADE - BRONZE LEVEL - FLOOR TILE - FOYER AND MUDROOM	\$750.00
44722	Note:	- INCLUDES MUDROOM -As per Floorplan Sketch dated June 6, 2025	Each
25	1	ENSUITE BATH - BRONZE LEVEL FLOOR TILE	\$550.00
44863	Note:	- FRONT TO BACK OF THE HOUSE RECTANGULAR INSTALLATION -As per Floorplan Sketch dated June 6, 2025	Each
26	1	MAIN BATHROOM - BRONZE LEVEL FLOOR TILE	\$300.00
44865	Note:	- SIDE TO SIDE OF THE HOUSE RECTANGULAR INSTALLATION -As per Floorplan Sketch dated June 6, 2025	Each
27	1	KITCHEN - SUPPLY AND INSTALL LEVEL 2 SILESTONE QUARTZ COUNTERTOP IN KITCHEN . INCLUDES THE RAISED BREAKFAST BAR WITH WATERFALL (2) AND 4IN BACKSPLASH ON ISLAND ONLY. DO NOT INCLUDES BACKSPLASH ANYWHERE ELSE (METAL STEALTH BRACKETS REQUIRED AS WELL)	\$7,000.00
46250	Note:	- ORIGINAL DESIGN (AS PER PLANS) -As per Floorplan Sketch dated June 6, 2025	Each
28	1	KITCHEN - *** ITEM DELETED ***	\$0.00
46251	Note:		Each
29	1	KITCHEN - *** ITEM DELETED ***	\$0.00
46459	Note:		Each
30	1	- PROVIDE FOR UPGRADED MASONRY	\$12,012.00
46257	Note:	- Permacon Laffit stone	Each
31	1	- *** ITEM DELETED ***	\$0.00
46460	Note:		Each
32	1	- PROVIDE FOR UPGRADED SIDING	\$29,472.00
46258	Note:	- Vertical siding Align - Horizontal siding align	Each
33	1	- KEEP THE STANDARD BRUSHED NICKEL DEADBOLT WITH BRUSHED NICKEL STD INTERIOR/EXTERIOR DOOR HANDLE	
46418	Note:	- 3 SETS OF FRENCH DOOR - BASEMENT MAN DOOR - GARAGE MAN DOOR - DOOR FROM GARAGE TO MUDROOM -As per Floorplan Sketch dated June 6, 2025	Each
34	1	- *** ITEM DELETED ***	\$0.00
46455	Note:		Each

PREPARED BY: Valerie Gendron
LOCKED BY: Lisa Ballard
PE 2,133-3

DS

FN

Vendor Initials:

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Purchaser Initials:

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Custom Home - Phase 1

PURCHASERS: Randall Burnet and Amy Burnet

Printed: 5-Jun-25 2:05 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
Custom	1	Custom	31-Mar-26

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
35		1 - - UPGRADE STD HARDWOOD IN GREAT ROOM, DINING ROOM, AND BOTH HALLWAYS TO LAUZON EXPERT - STAINED RED OAK- 4 1/8IN	\$5,500.00	Each
46456		Note: - INCLUDES MAIN HALL -As per Floorplan Sketch dated June 6, 2025		
36		1 - KITCHEN - *** ITEM DELETED ***	\$0.00	Each
46457		Note:		
37		1 - KITCHEN - UPGRADE FROM STD CERAMIC FLOOR TILES IN KITCHEN TO LAUZON EXPERT STAINED RED OAK - 4 1/8IN	\$800.00	Each
46458		Note: -As per Floorplan Sketch dated June 6, 2025		
38		1 - - DO NOT INSTALL CERAMIC BACKSPLASH IN KITCHEN		Each
46461		Note:		
39		1 - ENSUITE BATH - UPGRADE TO LEVEL 1 QUARTZ COUNTERTOP	\$558.00	Each
46512		Note: -As per Floorplan Sketch dated June 6, 2025		
40		1 - MAIN BATHROOM - UPGRADE TO LEVEL 1 QUARTZ COUNTERTOP	\$399.00	Each
46513		Note: -As per Floorplan Sketch dated June 6, 2025		
41		1 - - UPGRADE STANDARD CARPET TO LAUZON 4 1/8" EXPERT STAINED RED OAK ENGINEERED HARDWOOD IN OWNERS SUITE, OFFICE AND BEDROOM 2.	\$10,000.00	Each
46566		Note: -As per Floorplan Sketch dated June 6, 2025		
42		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	\$0.00	Each
46831		Note: As per Orbital Quote #OR8706 Rev. 02 and Orbital sketch dated May 16, 2025.		
43		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	\$6,066.97	Each
46832		Note: -As per S&S Quote #SS6867 Rev. 02 and Orbital sketch dated May 16, 2025.		

Sub Total	\$102,652.97
HST	\$0.00
Total	\$102,652.97

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,133-4

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Vendor Initials:

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____




NON STANDARD EXTRAS (680)			
Custom Home - Phase 1			
PURCHASERS: Randall Burnet and Amy Burnet			Printed: 5-Jun-25 2:05 pm
LOT NUMBER Custom	PHASE 1	HOUSE TYPE Custom	CLOSING DATE 31-Mar-26
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

Payment Summary

Paid By Amount

Total Payment:

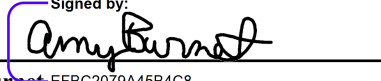
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Signed by: 

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Randall BurnetDATE

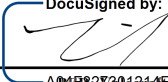
PURCHASER:

Signed by: 

EFBC2079A45B4C8...5-Jun-25

Amy BurnetDATE

VENDOR:

DocuSigned by: 

A45B27301214FB5-Jun-25

Amy BurnetValecraft Homes (2019) Limited

DATE: June 6, 2025

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,133-5

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

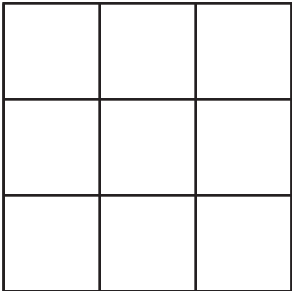
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Tile Installation Options

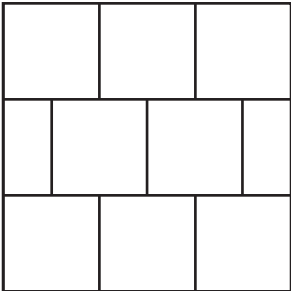
FLOOR TILE

Standard square

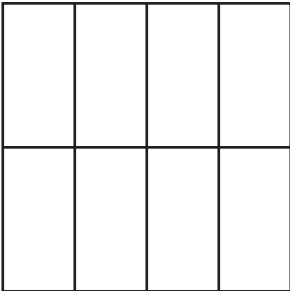


Laundry room, pantry

Square brick

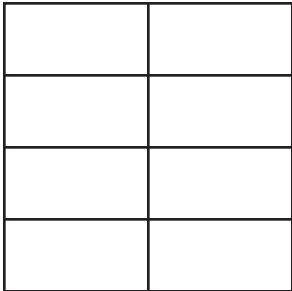


Rectangular
front to back of the house



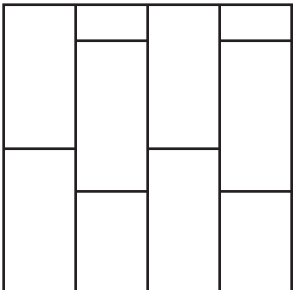
5pc ensuite

Rectangular
side to side of the house

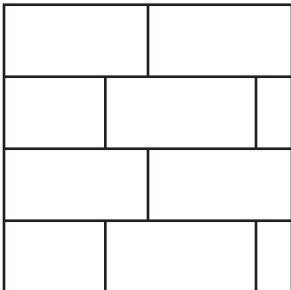


Foyer, mudroom, main
bathroom,

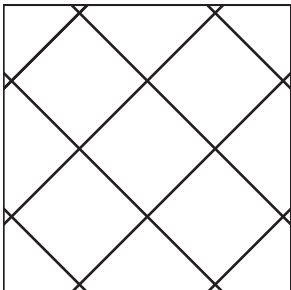
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



DS
FN

Initial
R

Initial
B

Project: Iroquois, Ontario

Plan #: 8R-5976

Lot: 11280 Lakeshore Dr.

Model: Custom Home

Purchaser: Amy Lynn Burnet

Purchaser: Randall Burnet

Date: June 6, 2025

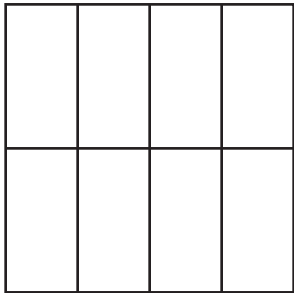
Upgrade #: 24, 25, 26



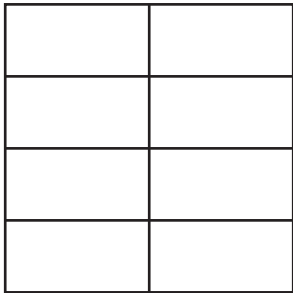
Tile Installation Options

WALL TILE

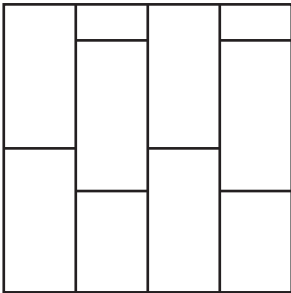
Vertical stacked



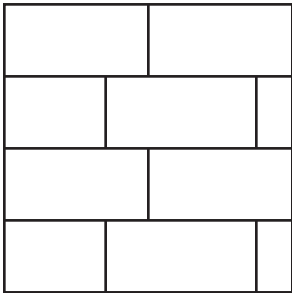
Horizontal stacked



Vertical 1/3 offset brick

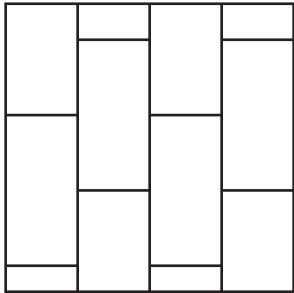


Horizontal 1/3 offset brick

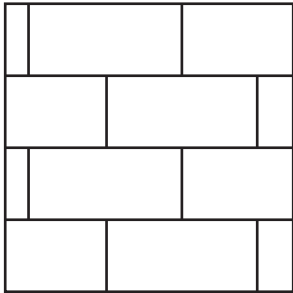


Main bathroom, 5pc
Ensuite

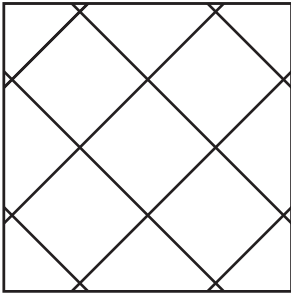
Vertical brick



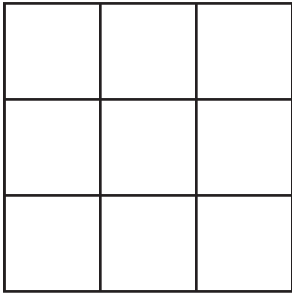
Horizontal brick



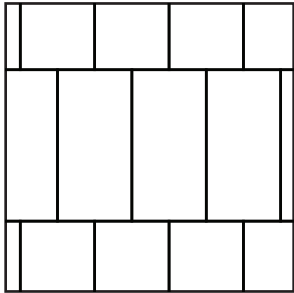
45 degree



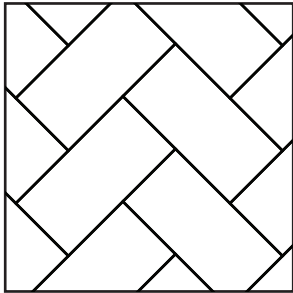
Standard square



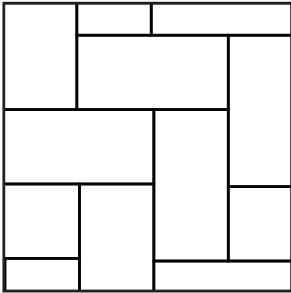
Vertical offset bond



Herringbone



Block herringbone



DS
FN

Initial
TR

Initial
[Signature]

Project: Iroquois, Ontario

Plan #: 8R-5976

Lot: 11280 Lakeshore Dr.

Model: Custom Home

Purchaser: Amy Lynn Burnet

Purchaser: Randall Burnet

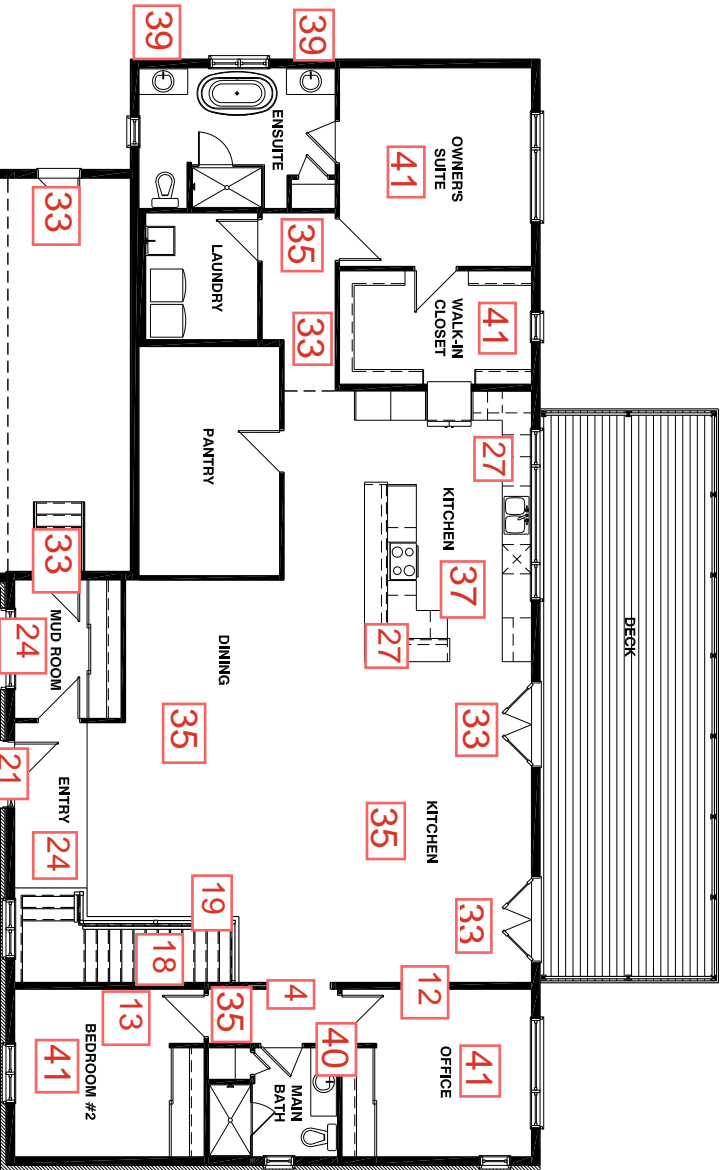
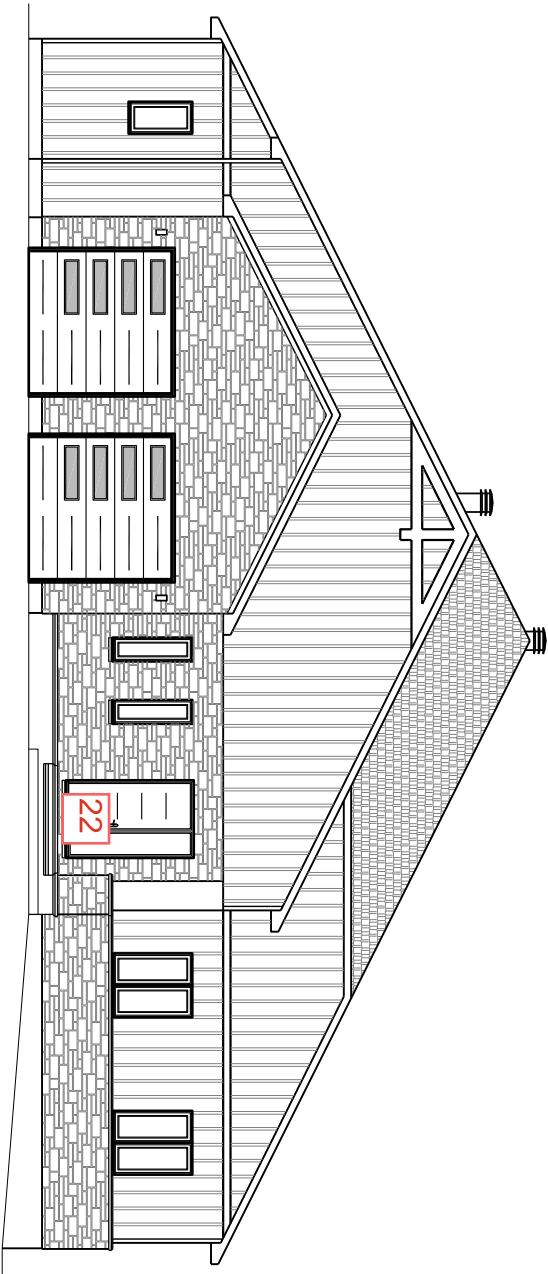
Date: June 6, 2025

Upgrade #: STD

THE BURNET RESIDENCE
11280 LAKESHORE DRIVE
IROQUOIS, ONTARIO

FLOORPLAN SKETCH

June 6, 2025



2490 sq.ft.

Room dimensions as shown on architectural working drawings

Initial
Initial

Address: Custom Home
11280 Lakeshore Dr.
Morrisburg, Ontario
KOE 1K0
Plan No: 8R-5976
Lot No: 11280 Lakeshore Dr.
Model: Custom Home
Date: June 6, 2025
Purchaser: Randy Burnet
Purchaser: Amy Lynn Burnet



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen with raised breakfast bar, waterfall (2) & backsplash, Main Bathroom & Ensuite Bathroom



1/4 Bevel



1/2 Bevel



3/4 Bevel



Pencil Top Only
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

DS
FN

Initial Initial
R B

Project: Iroquois, ON

Purchaser: Randall Burnet

Plan #: 8R-5976

Purchaser: Amy Burnet

Lot: 11280 Lakeshore Dr.

Date: June 6, 2026

Model: Custom Home

Upgrade #: 27,39,40



Tel: (613) 748-0432
Fax: (613) 748-0355

Estimate No#: OR8706 Rev.02

Customer Copy

Customer:

Randy Burnet & Amy Burnet
Email: randy.burnet@gmail.com;
amylburnet@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Iroquois
Lot: 11280 Lakeshore Drive
Closing Date: March 31, 2026

Salesperson: Kyle Takman (OR)
Date: 05/16/2025

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	1.00	Misc. Product No Orbital Upgrades		\$	\$0.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$0.00
HST:	\$0.00
Total:	\$0.00

Signed by:

Randy Burnet

733B453F1A6148A...

Customer Signature

Signed by:

Amy Burnet

EFBC2079A45B4C8...

June 6, 2025

Date



Tel: (613) 748-0432
Fax: (613) 748-0355

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www.ssbolton.com

Estimate No#: SS6867 Rev.02

Customer Copy

Customer:

Randy Burnet & Amy Burnet
Email: randy.burnet@gmail.com;
amylburnet@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Iroquois
Lot: 11280 Lakeshore Drive
Closing Date: March 31, 2026
Salesperson: Kyle Takman
Date: 05/16/2025

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Kitchen	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 * 4" LED slim Pot Light White (AFR4C-0930-WH) on existing switches	A	\$939.00	\$939.00
Various Locations	5.00	Misc. Product Relocate standard fixtures and leave as keyless for future pendant lighting on added switches Fixtures relocated from: -(2) Kitchen -(1) Living Room -(2) Hall	B	\$	\$0.00
Kitchen	2.00	3-Way Switch Add (2) 3-Way Switch for keyless fixtures	B	\$164.00	\$328.00
Living Room	5.00	Misc. Product Delete Standard Fixture (Living Room, Kitchen, Hallway)	B	\$-47.00	\$-235.00
Walk-In Closet	1.00	Standard Light Outlet (Keyless) Relocate standard fixture & add (1) Standard Light Outlet (Keyless) on existing switch	C	\$160.00	\$160.00
Walk-In Closet	1.00	Misc. Product Add (1) Closet Fixture (FM-MS70-0510-4K-WH)	C	\$40.00	\$40.00
Pantry	1.00	15 Amp Standard Plug Add (1) 15 Amp Standard Plug at counter height	D	\$175.00	\$175.00
Garage	2.00	Misc. Product Standard Garage 15 Amp Plug	E	\$	\$0.00
Pantry	1.00	Misc. Product Standard Pantry 15 Amp Plug	F	\$	\$0.00
Pantry	1.00	Standard Light Outlet (Keyless) Relocate standard fixture & add (1) Standard Light Outlet (Keyless)	G	\$160.00	\$160.00

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3



Tel: (613) 748-0432

Fax: (613) 748-0355

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www.ssbolton.com

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Pantry	1.00	Misc. Product Relocate standard light switch	G	\$	\$0.00
Pantry	1.00	Misc. Product Add (1) Closet Fixture (FM-MS70-0510-4K-WH)	G	\$40.00	\$40.00
Garage	1.00	Misc. Product 50amp future EV outlet for 200amp service	H	\$1,499.00	\$1,499.00
Garage	1.00	Standard Light Outlet (Keyless) Add (1) capped octagon box in truss level inside the garage for future year round soffit lighting. **Wire to be NMD 12/3 and left unterminated/ capped near panel.	I	\$160.00	\$160.00
Dining	1.00	Misc. Product Relocate standard fixture -approximately centered with both short dining room walls	J	\$	\$0.00
Basement Stair	1.00	Misc. Product Relocate standard fixture -lined up with top step	K	\$	\$0.00
Bedroom #2	1.00	15 Amp Standard Plug Add (1) Standard 15 Amp Standard Plug	L	\$175.00	\$175.00
Bedroom #2	2.00	Misc. Product Standard Bedroom Plug	L	\$	\$0.00
Living Room	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add (1) 4 * 4" LED slim Pot Light White (AFR4C-0930-WH) on existing switches	N	\$939.00	\$939.00
Living Room	1.00	Single Pole Switch Delete included Single Pole Switch	N	\$-68.00	\$-68.00
Living Room	1.00	4-Way Switch Add (1) 4-Way Switch for added pot lights	N	\$302.00	\$302.00
Balcony	1.00	Misc. Product Standard Weatherproof Plug	O	\$	\$0.00
Balcony	1.00	15 Amp Weather Proof Plug Add (1) 15 Amp Weather Proof Plug	O	\$256.00	\$256.00
Balcony	1.00	Standard Light Outlet (Keyless) Add (1) Standard Light Outlet (Keyless) on existing switch	P	\$160.00	\$160.00

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Tel: (613) 748-0432
Fax: (613) 748-0355

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Balcony	1.00	Misc. Product Delete Light Switch - all balcony fixtures to be on one switch (switch near kitchen)	P	\$-68.00	\$-68.00
Balcony	1.00	Misc. Product Add (1) Back out fixture (A1101S-BK)	P	\$151.00	\$151.00
Back Out	1.00	15 Amp Weather Proof Plug Add (1) 15 Amp Weather Proof Plug	Q	\$256.00	\$256.00
Back Out	1.00	Misc. Product Standard Weatherproof Plug	Q	\$	\$0.00
Basement	5.00	Misc. Product Relocate standard fixtures to be centered with rooms	R	\$	\$0.00
Basement Stair	1.00	Misc. Product Standard pot light	S	\$	\$0.00
				Customer Subtotal:	\$5,369.00
				HST:	\$697.97
				Total:	\$6,066.97

*** Total price includes all applicable taxes

Signed by: 
793B459F1A0149A...
Customer Signature

Signed by: 
EFBC2079A45B4C8...
Date

June 6, 2025

Date



Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

SS ORBITAL SKETCH

Model Name: Custom Bungalow

Model #: Custom Home

Site: Iroquois

Purchaser: Randy Burnet

Lot: 11280 Lakeshore Drive

Date: May 16, 2025

Purchaser: Amy Burnet

Initial

Initial

R

AB





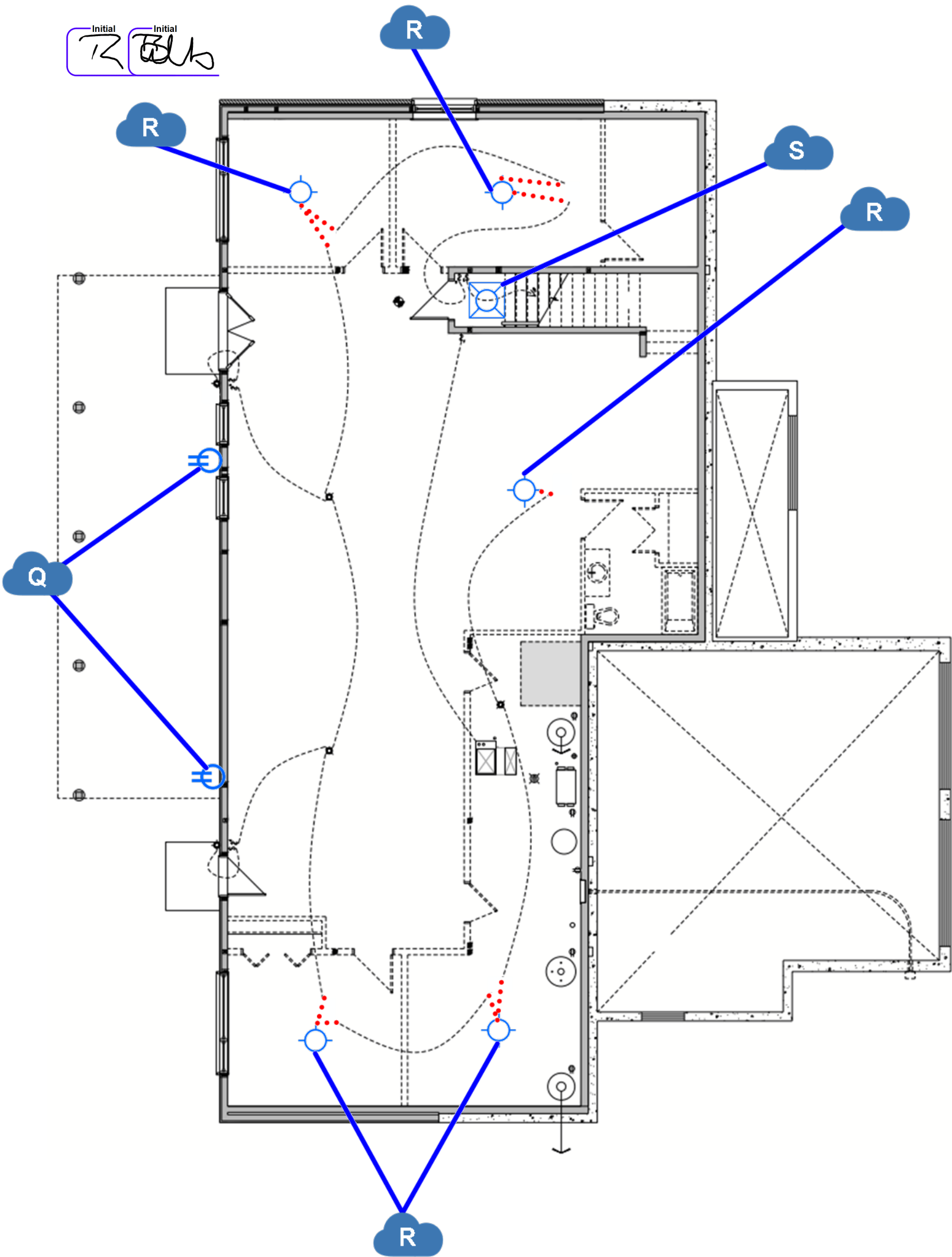
Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

SS ORBITAL SKETCH

Model Name: Custom Bungalow Model #: Custom Home
Site: Iroquois Purchaser: Randy Burnet
Lot: 11280 Lakeshore Drive
Date: May 16, 2025 Purchaser: Amy Burnet

Initial Initial
R B





Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

SS ORBITAL SKETCH

Model Name: Custom Bungalow Model #: Custom Home
Site: Iroquois Purchaser: Randy Burnet
Lot: 11280 Lakeshore Drive
Date: May 16, 2025 Purchaser: Amy Burnet

Initial Initial
R B

