

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT:		PLACE ST-AUGUSTIN		LOT NO:	
Reg'd Plan #:		50M-387		PSA PH1 Lot 8	
				MODEL:	
				#1046 "A" Hazelwood Rev.	
Purchaser(s) (1):		Julie Leboeuf		Purchaser(s) (2):	
				Stephen Roque	
Purchaser(s) (3):				Purchaser(s) (4):	
				BASE PRICE:	
				\$824,900.00	
				ELEVATION:	
				LOT PREMIUM:	
				\$10,000.00	
				END LOT PREMIUM:	
				NET TOTAL COST OF UPGRADES:	
				\$103,112.00	
				CREDITS:	
				SUBTOTAL:	
				\$113,112.00	
				TOTAL:	
				\$938,012.00	
				PURCHASER OFFER:	
				\$869,000.00	
				DIFFERENCE:	
				-\$69,012.00	
Invoice #2193 (Items #1 to #54)				\$103,112.00	
Hazelwood #1046 base price (PST PH7 Pricing)				\$824,900.00	
Purchase price of \$869,000.00 as per F. Nieuwkoop & D. Brunet.					
PURCHASER OFFER HST BREAKDOWN					
		OFFER PRICE EXCLUDING HST:		HST Formul	
				\$790,265.49	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				June 30, 2026	
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

	A	B	C	D	E	F	G	H	I	J
1	PURCHASERS ADDRESS:									
2	PURCHASERS NAME1-2		Julie Leboeuf & Stephen Roque							
3	PURCHASERS NAME3-4									
5	STREET			4755 Whispering Willow Dr.						
6	CITY, PROVINCE			Navan, Ontario						
7	POSTAL CODE			K4B 0K7						
8	CIVIC (enter full address)			226 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 8						
13	MODEL #			#1046						
14	ELEVATION			"A"						
15	MODEL NAME			Hazelwood						
16	ORIENTATION			Rev.						
17	DWELLING (MODEL#, ELEV, OPT)				#1046 "A" Hazelwood Rev.					
18	PHASE			1						
19	PROJECT CAPS (Site, Subdi			PLACE ST-AUGUSTIN						
20	SCHEDULES			Draft Site Plan, C-1, H, O, W2						
21	PURCHASER OFFER			\$869,000.00						
22	CLOSING DAY			30						
23	CLOSING MONTH			June						
24	CLOSING YEAR			2026						
25	CLOSING DATE (MONTH DAY, YEAR)				June 30, 2026					
26	DEPOSIT 1)			10,000						
27	DEPOSIT 2)			30,000						
28	DEPOSIT 3)			40,000						
29	SALES REPRESENTATIVE									
30	SOLICITORS INFO									
32	SOLICITOR NAME			Rajnoop Kaur						
33	STREET			735 Notre Dame Street, Embrun, ON, K0A 1W1						
34	CITY, PROVINCE			Embrun, Ontario						
35	POSTAL CODE			K0A 1W1						
36	PHONE			613-777-1001						
39	SCHEDULE T									
40	PURCHASER 1			Julie Leboeuf						
41	HOME ADDRESS (STREET)			4755 Whispering Willow Dr.						
42	CITY, PROVINCE			Navan, Ontario						
43	POSTAL CODE			K4B 0K7						
44	Cell Phone Purchaser (1)			613-796-1209						
45	HOME PHONE			613-796-1209						
46	WORK ADDRESS (STREET)			88 Queens Quay West						
47	CITY, PROVINCE			Toronto, Ontario						
48	POSTAL CODE			M5J 0B8						
49	WORK PHONE			613-796-1209						
50	OCCUPATION			RBC Royal Bank Manager						
51	ID TYPE			Canadian Passport						
52	ID NUMBER			P152078PC						
53	BIRTH DATE			March 13, 1991						
55	PURCHASER 2			Stephen Roque						
56	HOME ADDRESS (STREET)			4755 Whispering Willow Dr.						
57	CITY, PROVINCE			Navan, Ontario						
58	POSTAL CODE			K4B 0K7						
59	Cell Phone Purchaser (2)			613-297-3840						
60	HOME PHONE			613-297-3840						
61	WORK ADDRESS (STREET)			5350 Canotek Rd						
62	CITY, PROVINCE			Gloucester, Ontario						
63	POSTAL CODE			K1J 9C9						
64	WORK PHONE			613-297-3840						
65	OCCUPATION			Sanderson Roofing Estimator						
66	ID TYPE			Canadian Passport						
67	ID NUMBER			AA850789						
68	BIRTH DATE			February 1, 1986						
69	PART OF LOT(S)(singles)			8						
71	PLACE SIGNED			Ottawa, ON						
72	SIGNING DAY			23						
73	SIGNING MONTH			July						
74	SIGNING YEAR			2025						
75	SIGNING DATE (MONTH DAY, YEAR)				July 23, 2025					
76	EMAIL ADDRESS (1)			julieleboeuf@hotmail.com						
77	EMAIL ADDRESS (2)			steve_roque@hotmail.com						
78	DATE: June 19, 2025									

Place St Thomas

From: Daniel Guerin
Sent: Wednesday, June 25, 2025 3:19 PM
To: Place St Thomas
Subject: RE: PSA PH1 Lot 8 - Hazelwood - Julie & Steve - Summary of Pricing

\$2,828

Dan Guerin
Purchasing & Estimating Coordinator



1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7
Tel: 613-837-1104 Ext. 202



From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Wednesday, June 25, 2025 2:53 PM
To: Daniel Guerin <dguerin@valecraft.com>
Subject: FW: PSA PH1 Lot 8 - Hazelwood - Julie & Steve - Summary of Pricing
Importance: High

Hey Dan,

I'm just putting together the purchase agreement for PST PH1 Lot 8 – Julie & Steve. Can you give me the extra cost for the basement staircase?

This item: \$1,227.00 – Remove wall on main floor to basement staircase w/ gun metal grey spindles
PLEASE ADD COST FOR FINISHED BASEMENT STAIRCASE W/ LEVEL 2 CARPET

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.

From: Place St Thomas
Sent: Wednesday, June 11, 2025 1:14 PM
To: Frank Nieuwkoop <frank@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>; Daniel Guerin <dguerin@valecraft.com>
Subject: PSA PH1 Lot 8 - Hazelwood - Julie & Steve - Summary of Pricing
Importance: High

Hi Frank & Diane,

\$824,900.00 – Hazelwood #1046 (Pricing from PST PH7. The Hazelwood is now \$884,900.00)
 \$10,000.00 – Lot 8 Premium
 \$98,316.00– Upgrade Total

Upgrade List:

Thanks
Adam

2

Freehold Tentative

Enter Tentative Closing Date June 30, 2026



Freehold Tentative - Critical Dates

First Tentative Date June 30, 2026

Second Tentative Date October 28, 2026

Firm Closing Date February 25, 2027

Outside Closing Date October 28, 2027

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date April 1, 2026

Notice to set Firm Closing Date July 30, 2026

Purchaser's Termination Period

End of Purchaser's Termination Period November 29, 2027

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

Internal B1A			
Place St. Augustin - Phase 1			
PURCHASERS: Julie Leboeuf and Stephen Roque			Printed: 23-Jul-25 4:41 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
1		1 - <i>KITCHEN</i> - DELETE CORNER PANTRY IN KITCHEN AND PROVIDE UPPER AND LOWER CABINETRY WITH STANDARD COUNTERTOP - INCLUDES STANDARD LEVEL CABINETRY - AS PER SKETCH	\$ 6,417.00
46158		Note: - As per Kitchen Sketch dated July 23, 2025 - As per Schedule H dated July 23, 2025 - See item #3 (pantry w/ pull out shelves) - See item #4 (microwave/wall oven cabinet) - See item #7 (UPC) - See item #8 (fridge opening) - See item #9 (kitchen island extension) - See item #10 (cabinetry on island side panel) - See item #14 (built-in covered hoodfan) - See item #15 (quartz level 2)	Each
*2		1 - <i>KITCHEN</i> - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - STD SERIES	*\$ 698.00
170603			Each
46159		Note: - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen) - See item #3 (pantry w/ pull out shelves) - See item #7 (UPC) - See item #8 (fridge opening)	
3		1 - <i>KITCHEN</i> - SUPPLY & INSTALL APPROX 24IN WIDE X 24IN DEEP PANTRY STD LEVEL CABINETRY BESIDE FRIDGE LOCATION - INCLUDES 5X PULL OUT SHELVES - AS PER SKETCH	\$ 2,372.00
46160		Note: - As per Kitchen Sketch dated July 23, 2025 - As per Schedule H dated July 23, 2025 - See item #1 (custom kitchen) - See item #2 (fridge upper) - See item #7 (UPC) - See item #8 (fridge opening) **INCLUDES 5x PULL OUT SHELF - \$275 PER SHELF**	Each
4		1 - <i>KITCHEN</i> - SUPPLY AND INSTALL MICROWAVE / WALL OVEN CABINETRY. INCLUDES COOKTOP OPENING IN COUNTERTOP WITH 2 X POST & PANS DRAWERS BELOW - INCLUDING OUTLETS - AS PER SKETCH	\$ 6,778.00
46161		Note: - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen) - See item #14 (built-in covered hoodfan)	Each
*5		2 - <i>KITCHEN</i> - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 1,636.00
172860			
46162		Note: - As per Kitchen Sketch dated July 23, 2025 - Installed on either side of cooktop - See item #1 (custom kitchen) - See item #4 (microwave/wall oven cabinet) - See item #14 (built-in covered hoodfan)	
6		1 - <i>KITCHEN</i> - RELOCATE STANDARD UTENSIL BANK OF DRAWERS - AS PER SKETCH	\$ 125.00
46169		Note: - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen) - See item #9 (kitchen island extension) - See item #10 (cabinetry on island side panel)	Each

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,193-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Augustin - Phase 1

PURCHASERS: Julie Leboeuf and Stephen Roque

Printed: 23-Jul-25 4:41 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
8		1	1046 THE HAZELWOOD ELEV A	30-Jun-26
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*7 173278 46163	1	KITCHEN - CABINETRY - UPC9-2A - STANDARD LAYOUT - STANDARD LEVEL CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD - APPROX. 26INDEEP X 10INH Note: - As per Kitchen Sketch dated July 23, 2025 - As per UPC Sketch dated July 23, 2025 - See item #1 (custom kitchen) - See item #14 (built-in covered hoodfan) - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.	*\$ 872.00	Each
*8 172894 46182	1	KITCHEN - NON-STANDARD REFRIGERATOR SIZE Note: - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen) - See item #2 (fridge upper) - See item #3 (pantry w/ pull out shelves) - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	*\$ 125.00	Each
9 47224	1	KITCHEN - KITCHEN - EXTEND KITCHEN ISLAND APPROXIMATELY 2 FEET C/W STD QUARTZ COUNTERTOP - INCLUDES FLUSH BREAKFAST BAR AND SUPPORT POSTS - AS PER SKETCH Note: - As per Schedule H dated July 23, 2025 - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen) - See item #10 (cabinetry on island side panel) - See item #15 (quartz level 2)	\$ 2,329.00	Each
10 46165	1	KITCHEN - ADD MATCHING CABINETRY SIDE PANELS (2) TO KITCHEN ISLAND GABLE ENDS AND INCLUDE FINISHING TRIM AROUND BASE AND POSTS. Note: - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen) - See item #9 (kitchen island extension) - See item #15 (quartz level 2) *** REAR OF ISLAND TO REMAIN FLAT PANEL ***	\$ 2,446.00	Each
*11 172861 47225	1	KITCHEN - KITCHEN RECYCLE BIN (300MM - 600MM) - ALL SERIES Note: - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen layout) - See item #9 (island extension)	*\$ 1,067.00	Each
12 46167	1	KITCHEN - SUPPLY & INSTALL SPICE TRAY Note: - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen) - See item #5 (pots & pans)	\$ 160.00	Each
13 46170	1	KITCHEN - SUPPLY & INSTALL LAZY SUZAN IN LOWER CORNER CABINETRY - AS PER SKETCH Note: - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen)	\$ 944.00	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,193-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Augustin - Phase 1			
PURCHASERS: Julie Leboeuf and Stephen Roque			Printed: 23-Jul-25 4:41 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
14	1	KITCHEN - UPGRADE TO BUILT-IN COVERED HOODFAN	\$ 5,926.00
46171	Note:	- As per Kitchen Sketch dated July 23, 2025 - Model/Style to be confirmed at design appointment - See Built-In hoodfan fan sketch examples	Each
15	1	KITCHEN - KITCHEN - UPGRADE STD COUNTERTOP IN REVISED KITCHEN LAYOUT TO QUARTZ LEVEL 2 COUNTERTOP - INCLUDES 2 FT EXTENDED EXTENSION TO ISLAND W/ BREAKFAST BAR	\$ 3,994.00
47226	Note:	- As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen) - See item #9 (island with extension)	Each
16	1	DINING ROOM - DELETE 3 PICTURE WINDOWS IN DINING ROOM - SUPPLY & INSTALL 2 X C2472-1 CASEMENT OPERATOR WINDOWS	\$ 2,388.00
46175	Note:	- As per Schedule H dated July 23, 2025 - Subject To Limiting Distance At Side Yard As Per Obs	Each
17	1	ENSUITE BATH - OPTIONAL 5PC ENSUITE - STANDARD LEVEL CABINETS	\$ 9,842.00
46176	Note:	- As per Schedule H dated July 23, 2025 - See item #18 (bank of drawers)	Each
*18 172702	1	ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10	*\$ 818.00
46177	Note:	- As per Schedule H dated July 23, 2025 - See item #17 (5pc ensuite) - Approximately centered between 2 sinks	Each
19	1	POWDER ROOM - SUPPLY & INSTALL SINGLE VANITY IN LIEU OF PEDESTAL SINK - BUILDERS STANDARD SERIES	\$ 788.00
46178	Note:	- As per Schedule H dated July 23, 2025	Each
*20 172875	1	- DECORA PLUG 15AMP (ON EXISTING CIRCUIT)	*\$ 198.00
46180	Note:	- Location to be determined at electrical appointment	Each
*21 172857	1	- DECORA DEDICATED CIRCUIT PLUG 120V/15A - ARC FAULT	*\$ 407.00
46181	Note:	- Location to be determined at electrical appointment	Each
22	6	- SUPPLY & INSTALL 8FT TALL DOORS ON MAIN FLOOR - BUILDERS STANDARD	\$ 2,046.00
46183	Note:	- 8FT doors installed throughout main floor	
23	1	ENSUITE BATH - CERAMIC TILE - WALL TILE - UPGRADE - FLOOR TILE IN LIEU OF WALL TILE - BRONZE - OPTIONAL ENSUITE - WALK-IN SHOWER	\$ 993.00
47087	Note:	- See item #17 (5pc ensuite)	Each

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,193-3

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Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Internal B1A			
Place St. Augustin - Phase 1			
PURCHASERS: Julie Leboeuf and Stephen Roque			Printed: 23-Jul-25 4:41 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26
ITEM	QTY	EXTRA / CHANGE	PRICE
24		1 - <i>KITCHEN</i> - CERAMIC TILE - WALL TILE - UPGRADE - GOLD - WALL - KITCHEN BACKSPLASH	\$ 564.00
47088		Note: - See item #1 (custom kitchen layout)	Each
25		1 - <i>KITCHEN</i> - CERAMIC TILE - WALL TILE - UPGRADE - GOLD - WALL - KITCHEN BACKSPLASH - BEHIND CHIMNEY HOODFAN	\$ 221.00
47089		Note: - See item #14 (built-in hoodfan)	Each
26		1 - <i>MAIN BATHROOM</i> - CERAMIC TILE - WALL TILE - UPGRADE - FLOOR TILE IN LIEU OF WALL TILE - BRONZE - MAIN BATHROOM - TUB/SHOWER WALLS	\$ 831.00
47090		Note:	Each
27		1 - <i>FOYER</i> - CERAMIC TILE - FLOOR TILE - UPGRADE - SILVER - FLOOR - FOYER	\$ 489.00
47091		Note: - As per Schedule H dated July 23, 2025	Each
28		1 - <i>POWDER ROOM</i> - CERAMIC TILE - FLOOR TILE - UPGRADE - SILVER - FLOOR - POWDER ROOM	\$ 272.00
47092		Note: - As per Schedule H dated July 23, 2025	Each
29		1 - <i>MUDROOM</i> - CERAMIC TILE - FLOOR TILE - UPGRADE - SILVER - FLOOR - MUDROOM	\$ 942.00
47093		Note: - As per Schedule H dated July 23, 2025 - See item #44 (optional upstairs laundry)	Each
30		1 - <i>MAIN BATHROOM</i> - CERAMIC TILE - FLOOR TILE - UPGRADE - BRONZE - FLOOR - MAIN BATHROOM	\$ 264.00
47094		Note: - As per Schedule H dated July 23, 2025	Each
31		1 - <i>ENSUITE BATH</i> - CERAMIC TILE - FLOOR TILE - UPGRADE - BRONZE - FLOOR - OPTIONAL ENSUITE	\$ 516.00
47095		Note: - As per Schedule H dated July 23, 2025 - See item #17 (5pc ensuite)	Each
32		1 - <i>MASTER BEDROOM</i> - CARPET - UPGRADE - LEVEL 2 CARPET - OWNER'S SUITE W/ OPTIONAL 5PC ENSUITE	\$ 634.00
47096		Note: - As per Schedule H dated July 23, 2025 - See item #17 (5pc ensuite)	Each
33		1 - <i>BEDROOM 2</i> - CARPET - UPGRADE - LEVEL 2 CARPET - BEDROOM #2	\$ 309.00
47097		Note: - As per Schedule H dated July 23, 2025	Each
34		1 - <i>BEDROOM 3</i> - CARPET - UPGRADE - LEVEL 2 CARPET - BEDROOM #3	\$ 309.00
47098		Note: - As per Schedule H dated July 23, 2025	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2,193-4
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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Augustin - Phase 1			
PURCHASERS: Julie Leboeuf and Stephen Roque			Printed: 23-Jul-25 4:41 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
35		1 - BEDROOM 4 - CARPET - UPGRADE - LEVEL 2 CARPET - BEDROOM #4	\$ 371.00
47099		Note: - As per Schedule H dated July 23, 2025	Each
36		1 - BEDROOM 5 - CARPET - UPGRADE - LEVEL 2 CARPET - BEDROOM #5 / LOFT	\$ 309.00
47100		Note: - As per Schedule H dated July 23, 2025 - See item #48 (wall removal in bedroom #5)	Each
37		1 - UPPER STAIRCASE - CARPET - UPGRADE - LEVEL 2 CARPET - UPPER STAIRCASE	\$ 309.00
47101		Note: - As per Schedule H dated July 23, 2025 - See item #45 (straight upper staircase design)	Each
*38 170072		1 - STD AREAS - HARDWOOD - OAK - 6 1/4 STAINED - STD AREAS	*\$ 13,552.00
47229		Note: - As per Schedule H dated July 23, 2025 - Includes flex room, dining room, great room, main floor hallway and upper hallway	Each
*39 170501		1 - KITCHEN/DINETTE - HARDWOOD - OAK - 6 1/4 STAINED - KITCHEN / DINETTE	*\$ 3,529.00
47230		Note: - As per Schedule H dated July 23, 2025	Each
*40 171628		1 - ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE OPT 5PC BATHROOM	*\$ 435.00
47104		Note: - As per Schedule H dated July 23, 2025 - See item #17 (5pc ensuite)	Each
*41 169573		1 - BASEMENT - INCREASE EXISTING BASEMENT WINDOW FROM APPROX 24IN DEEP TO APPROX. 30IN DEEP	*\$ 396.00
47105		Note: - As per Scheudle H dated July 23, 2025 - Subject to limiting distance at side yard as per Current Building Code.	Each
*42 172777		1 - ENSUITE BATH - BATH - TUB - MAAX DELSIA 6636 ACRYLIC FREESTANDING CENTER DRAIN TUB WHITE C/W WHITE SKIRT - 106193W	*\$ 3,511.00
47106		Note: - As per Schedule H dated July 23, 2025 - See item #17 (5pc ensuite)	Each
43		1 - LAUNDRY ROOM - SECOND FLOOR OPTIONAL LAUNDRY - LAUNDRY TUB RELOCATED TO BASEMENT - AS PER SKETCH	\$ 2,113.00
47107		Note: - As per Schedule H dated July 23, 2025	Each
44		1 - UPPER STAIRCASE - REVISED STRAIGHT STAIRCASE LAYOUT C/W STANDARD RAILING - AS PER SKETCH	\$ 1,500.00
47108		Note: - As per Schedule H dated July 23, 2025 - See item #38 (level 2 carpet)	Each

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,193-5

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Internal B1A

Place St. Augustin - Phase 1

PURCHASERS: Julie Leboeuf and Stephen Roque

Printed: 23-Jul-25 4:41 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*45 174492	1	STD AREAS - RAILING - UPGRADE TO 1/2 SQUARE METAL SPINDLES IN GUNN METAL GREY	*\$ 1,658.00	Each
47109		Note: - As per Schedule H dated July 23, 2025 - See item #45 (straight staircase) - See item #47 (open basement staircase) - See item #48 (open wall bedroom #5)		
46 47110	1	BASEMENT - REMOVE WALL ON MAIN FLOOR TO BASEMENT STAIRCASE - SUPPLY AND INSTALL FINISHED BASEMENT STAIRCASE WITH LEVEL 2 CARPET + RAILING W/ GUN METAL GREY SPINDLES - AS PER SKETCH	\$ 2,828.00	Each
		Note: - As per Schedule H dated July 23, 2025 - See item #45 (straight staircase) - See item #46 (gun metal grey spindles)		
47 47111	1	BEDROOM 5 - REMOVE WALL IN BEDROOM #5 / UPPER STAIRCASE - SUPPLY AND INSTALL OAK RAILING W/ GUN METAL GREY SPINDLES - AS PER SKETCH	\$ 3,221.00	Each
		Note: - As per Schedule H dated July 23, 2025 - See item #37 (carpet level 2) - See item #45 (straight staircase) - See item #46 (gun metal grey spindles)		
48 47221	1	KITCHEN - SUPPLY AND INSTALL POT FILLER - LOCATED IN BACK SPLASH AS PER SKETCH	\$ 927.00	Each
		Note: - As per Kitchen Sketch dated July 23, 2025 - Includes a 2x4 wall along the entire wall that the stove backs on to to run the plumbing (can't run plumbing in exterior wall). - Installed next to cooktop on backsplash wall - See item #1 & #4 (custom kitchen layout)		
49 47222	1	ENSUITE BATH - ENSUITE BATH - ENSUITE BATH - UPGRADE STANDARD WALK-IN SHOWER TO INCLUDE ADDITIONAL GLASS WALL (2 SIDE GLASS PANEL WITH SWING DOOR)	\$ 1,892.00	Each
		Note: - As per Schedule H dated July 23, 2025 - Additional glass wall next to tub - See item #17 (5pc ensuite)		
50 47223	1	GARAGE - CUSTOM ELEVATION - INCREASE STANDARD GARAGE DOOR TO 9FT DOOR - AS PER SKETCH	\$ 1,491.00	Each
		Note: - As per Schedule H dated July 23, 2025		
*51 172860	1	KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 818.00	Each
47227		Note: - As per Kitchen Sketch dated July 23, 2025 - Installed in kitchen island		
52 47228	1	- CUSTOM ARCH DOORWAY BETWEEN KITCHEN & DINING ROOM + ARCH DOORWAY BETWEEN MUDROOM & MAIN FLOOR HALLWAY - AS PER SKETCH	\$ 1,250.00	Each
		Note: - As per Schedule H dated July 23, 2025		
53 47231	1	KITCHEN - KITCHEN - SUPPLY & INSTALL ADDITIONAL SINGLE BOWL SINK (BLANCO PRECIS U BAR) WITH FAUCET TO KITCHEN ISLAND - AS PER SKETCH	\$ 2,471.00	Each
		Note: - As per Schedule H dated July 23, 2025 - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen) - See item #9 (island and countertop extension)		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2,193-6
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Augustin - Phase 1			
PURCHASERS: Julie Leboeuf and Stephen Roque			Printed: 23-Jul-25 4:41 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26
ITEM	QTY	EXTRA / CHANGE	PRICE
54		1 - KITCHEN - SUPPLY & INSTALL SINGLE BOWL BLANCO CERANA FARMHOUSE KITCHEN SINK (WHITE)	\$ 1,811.00
47232		Note: - As per Kitchen Sketch dated July 23, 2025 - See item #1 (custom kitchen)	Each
Sub Total			\$103,112.00
HST			\$0.00
Total			\$103,112.00

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

PURCHASER:	_____	23-Jul-25	VENDOR: _____
	Julie Leboeuf	DATE	PER: Valecraft Homes (2019) Limited
PURCHASER:	_____	23-Jul-25	DATE: _____
	Stephen Roque	DATE	

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

PSA(1) LOT 8 MODEL 1046

23-Mar-25

QUOTED ITEMS

1- Upgrade Std 56in x 24in Basement Window to		
	30in High	\$396
2- Open Basement Staircase		
	To Follow	\$0
3- Optional 5pc Ensuite		
	Std Level Cabinetry	\$9,842
	Level 1 Cabinetry	\$10,071
	Level 2 Cabinetry	\$10,209
4- Delete Std Sunken tub in Optional Ensuite and Provide Free Std Tub		
	MAAX SONOMA 5832 Acrylic Center Drain White -106996W	\$4,827
	MAAX JAZZ 6636 Acrylic Center Drain White -105359W	\$3,950
	MAAX Brioso 66x36 -373778 (model #103 903)	\$4,388
	MAAX Optik Tub 6636F (model #105 742)	\$4,388
	MAAX Delsia 6636 (Model #106 193)	\$3,511
5- Optional Second Floor Laundry		
	Std Level Selections	\$2,113
6- Convert Bed 5/ Office to Loft c/w Railing		
	MAAX SONOMA 5832 Acrylic Center Drain White -106996W	\$6,017
7- Upgrade to Stained Oak Staircase c/w Veneered Risers & Stringers and Solid Treads		
	Upper Staircase	\$0
8- Delete Corner Pantry in Kitchen and Provide Upper and Lowers		
	Std Level Cabinetry	\$6,417
	Level 1 Cabinetry	\$7,074
	Level 2 Cabinetry	\$7,468
9- Enlarge Kitchen Island		
	To Follow	\$0
10- Increase Basement height to 9 or 10 ft		
	Sorry not Possible	\$0
Install Double Front Doors in Lieu of Single		
	To Follow	\$0

Model 1046

23-Mar-25

COUNTERTOP UPGRADES

Standard Kitchen Layout		
	Countertop Quartz Level 1	\$1,883
	Countertop Quartz Level 2	\$3,323
	Countertop Quartz Level 3	\$3,877
	Countertop Quartz Level 4	\$5,206
	Countertop Quartz Level 5	\$5,538
	Countertop Quartz Level 6	\$7,754
Standard Kitchen Layout c/w Flush Breakfast Bar		
	Countertop Quartz Level 1	\$2,046
	Countertop Quartz Level 2	\$3,611
	Countertop Quartz Level 3	\$4,213
	Countertop Quartz Level 4	\$5,657
	Countertop Quartz Level 5	\$6,018
	Countertop Quartz Level 6	\$8,425
Main Bathroom		
	Countertop Quartz Level 1	\$236
	Countertop Quartz Level 2	\$416
	Countertop Quartz Level 3	\$485
	Countertop Quartz Level 4	\$651
	Countertop Quartz Level 5	\$693
	Countertop Quartz Level 6	\$970
Ensuite Bathroom		
	Countertop Quartz Level 1	\$218
	Countertop Quartz Level 2	\$384
	Countertop Quartz Level 3	\$448
	Countertop Quartz Level 4	\$601
	Countertop Quartz Level 5	\$639
	Countertop Quartz Level 6	\$895
Optional 4pc & 5pc Ensuite		
	Countertop Quartz Level 1	\$435
	Countertop Quartz Level 2	\$767
	Countertop Quartz Level 3	\$895
	Countertop Quartz Level 4	\$1,202
	Countertop Quartz Level 5	\$1,278
	Countertop Quartz Level 6	\$1,790
Optional Basement Bathroom		
	Countertop Quartz Level 1	\$290
	Countertop Quartz Level 2	\$512
	Countertop Quartz Level 3	\$597
	Countertop Quartz Level 4	\$801
	Countertop Quartz Level 5	\$852
	Countertop Quartz Level 6	\$1,193

Model 1046

23-Mar-25

HARDWOOD FLOOR UPGRADES

Upgrade Std Flooring in Std Areas to

	3 1/8" Stained Red Oak	\$3,860
	4 1/8" Natural Red Oak	\$4,994
	4 1/8" Stained Red Oak	\$6,272
	6 1/4" Natural White Oak	\$12,693
	6 1/4" Stained White Oak	\$13,552
	3 1/8" Natural Maple	\$3,005
	3 1/8" Stained Maple	\$4,289
	4 1/8" Natural Maple	\$5,420
	4 1/8" Stained Maple	\$6,698

Upgrade Std Flooring in Kitchen/Dinette to

	3 1/8" Natural Red Oak	\$125
	3 1/8" Stained Red Oak	\$225
	4 1/8" Natural Red Oak	\$557
	4 1/8" Stained Red Oak	\$888
	6 1/4" Natural White Oak	\$3,364
	6 1/4" Stained White Oak	\$3,529
	3 1/8" Natural Maple	\$125
	3 1/8" Stained Maple	\$275
	4 1/8" Natural Maple	\$723
	4 1/8" Stained Maple	\$1,053

Upgrade Std Flooring in Owner's Suite

	3 1/8" Natural Red Oak	\$4,712
	3 1/8" Stained Red Oak	\$6,122
	4 1/8" Natural Red Oak	\$7,218
	4 1/8" Stained Red Oak	\$7,586
	6 1/4" Natural White Oak	\$9,753
	6 1/4" Stained White Oak	\$9,928
	3 1/8" Natural Maple	\$5,945
	3 1/8" Stained Maple	\$6,298
	4 1/8" Natural Maple	\$7,402
	4 1/8" Stained Maple	\$7,771

Upgrade Std Flooring in Owner's Suite c/w Opt Ensuite

	3 1/8" Natural Red Oak	\$4,298
	3 1/8" Stained Red Oak	\$5,618
	4 1/8" Natural Red Oak	\$6,279
	4 1/8" Stained Red Oak	\$6,609
	6 1/4" Natural White Oak	\$9,085
	6 1/4" Stained White Oak	\$9,250
	3 1/8" Natural Maple	\$5,453
	3 1/8" Stained Maple	\$5,783
	4 1/8" Natural Maple	\$6,444
	4 1/8" Stained Maple	\$6,774

Model 1046

23-Mar-25

HARDWOOD FLOOR UPGRADES

Upgrade Std Flooring in Bedroom #2

	3 1/8" Natural Red Oak	\$2,973
	3 1/8" Stained Red Oak	\$3,765
	4 1/8" Natural Red Oak	\$4,057
	4 1/8" Stained Red Oak	\$4,251
	6 1/4" Natural White Oak	\$5,459
	6 1/4" Stained White Oak	\$5,552
	3 1/8" Natural Maple	\$3,666
	3 1/8" Stained Maple	\$3,864
	4 1/8" Natural Maple	\$4,154
	4 1/8" Stained Maple	\$4,348

Upgrade Std Flooring in Bedroom #3

	3 1/8" Natural Red Oak	\$2,973
	3 1/8" Stained Red Oak	\$3,765
	4 1/8" Natural Red Oak	\$4,057
	4 1/8" Stained Red Oak	\$4,251
	6 1/4" Natural White Oak	\$5,459
	6 1/4" Stained White Oak	\$5,552
	3 1/8" Natural Maple	\$3,666
	3 1/8" Stained Maple	\$3,864
	4 1/8" Natural Maple	\$4,154
	4 1/8" Stained Maple	\$4,348

Upgrade Std Flooring in Bedroom #4

	3 1/8" Natural Red Oak	\$3,174
	3 1/8" Stained Red Oak	\$4,055
	4 1/8" Natural Red Oak	\$4,314
	4 1/8" Stained Red Oak	\$4,527
	6 1/4" Natural White Oak	\$5,913
	6 1/4" Stained White Oak	\$6,017
	3 1/8" Natural Maple	\$3,945
	3 1/8" Stained Maple	\$4,166
	4 1/8" Natural Maple	\$4,420
	4 1/8" Stained Maple	\$4,633

Upgrade Std Flooring in Bedroom #5

	3 1/8" Natural Red Oak	\$2,579
	3 1/8" Stained Red Oak	\$3,286
	4 1/8" Natural Red Oak	\$3,587
	4 1/8" Stained Red Oak	\$3,762
	6 1/4" Natural White Oak	\$4,756
	6 1/4" Stained White Oak	\$4,838
	3 1/8" Natural Maple	\$3,198
	3 1/8" Stained Maple	\$3,374
	4 1/8" Natural Maple	\$3,675
	4 1/8" Stained Maple	\$3,849

Model 1046

23-Mar-25

Carpet Upgrades

Upgrade Carpet in Owner's Suite to

	Carpet Level 1	\$459
	Carpet Level 2	\$634
	Carpet Level 3	\$808
	Carpet Level 4	\$1,158
	Underpad Level 1	\$262
	Underpad Level 2	\$437

Upgrade Carpet in Owner's Suite c/w Opt Ensuite to

	Carpet Level 1	\$459
	Carpet Level 2	\$634
	Carpet Level 3	\$808
	Carpet Level 4	\$1,158
	Underpad Level 1	\$262
	Underpad Level 2	\$437

Upgrade Carpet in Bedroom #2 to

	Carpet Level 1	\$224
	Carpet Level 2	\$309
	Carpet Level 3	\$395
	Carpet Level 4	\$565
	Underpad Level 1	\$128
	Underpad Level 2	\$213

Upgrade Carpet in Bedroom #3 to

	Carpet Level 1	\$224
	Carpet Level 2	\$309
	Carpet Level 3	\$395
	Carpet Level 4	\$565
	Underpad Level 1	\$128
	Underpad Level 2	\$213

Upgrade Carpet in Bedroom #4 to

	Carpet Level 1	\$269
	Carpet Level 2	\$371
	Carpet Level 3	\$473
	Carpet Level 4	\$678
	Underpad Level 1	\$154
	Underpad Level 2	\$256

Upgrade Carpet in Bedroom #5 to

	Carpet Level 1	\$224
	Carpet Level 2	\$309
	Carpet Level 3	\$395
	Carpet Level 4	\$565
	Underpad Level 1	\$128
	Underpad Level 2	\$213

Upgrade Carpet in Upper Staircase to

	Carpet Level 1	\$224
	Carpet Level 2	\$309
	Carpet Level 3	\$395
	Carpet Level 4	\$565
	Underpad Level 1	\$128
	Underpad Level 2	\$213

Model 1046

23-Mar-25

Ceramic Floor Tile Upgrades

Upgrade Floor Tiles in Foyer		
	Bronze	\$317
	Silver	\$489
	Gold	\$662
	Platinum	\$834
	Emerald	\$1,122
	Diamond	\$1,525
	Install Brick / Staggered / 45 degree	\$173
	Install Checkered / Vertical Offset	\$231
	Install Herringbone	\$1,151
Upgrade Floor Tiles in Kitchen / Dinette		
	Bronze	\$1,851
	Silver	\$2,861
	Gold	\$3,871
	Platinum	\$4,880
	Emerald	\$6,563
	Diamond	\$8,919
	Install Brick / Staggered / 45 degree	\$1,010
	Install Checkered / Vertical Offset	\$1,347
	Install Herringbone	\$6,731
Upgrade Floor Tiles in Powder Room		
	Bronze	\$176
	Silver	\$272
	Gold	\$368
	Platinum	\$464
	Emerald	\$624
	Diamond	\$847
	Install Brick / Staggered / 45 degree	\$96
	Install Checkered / Vertical Offset	\$128
	Install Herringbone	\$639
Upgrade Floor Tiles in Mud/Laundry Room		
	Bronze	\$610
	Silver	\$942
	Gold	\$1,274
	Platinum	\$1,607
	Emerald	\$2,160
	Diamond	\$2,936
	Install Brick / Staggered / 45 degree	\$333
	Install Checkered / Vertical Offset	\$444
	Install Herringbone	\$2,216

Model 1046

23-Mar-25

Ceramic Floor Tile Upgrades

Upgrade Floor Tiles in Main Bathroom		
	Bronze	\$264
	Silver	\$408
	Gold	\$552
	Platinum	\$695
	Emerald	\$935
	Diamond	\$1,271
	Install Brick / Staggered / 45 degree	\$144
	Install Checkered / Vertical Offset	\$192
	Install Herringbone	\$959
Upgrade Floor Tiles in Ensuite Bathroom		
	Bronze	\$598
	Silver	\$924
	Gold	\$1,250
	Platinum	\$1,576
	Emerald	\$2,119
	Diamond	\$2,879
	Install Brick / Staggered / 45 degree	\$326
	Install Checkered / Vertical Offset	\$435
	Install Herringbone	\$2,173
Upgrade Floor Tiles in Optional 5pc Ensuite Bathroom		
	Bronze	\$516
	Silver	\$797
	Gold	\$1,078
	Platinum	\$1,359
	Emerald	\$1,828
	Diamond	\$2,484
	Install Brick / Staggered / 45 degree	\$282
	Install Checkered / Vertical Offset	\$375
	Install Herringbone	\$1,875
Upgrade Floor Tiles in Basement Bathroom		
	Bronze	\$282
	Silver	\$435
	Gold	\$588
	Platinum	\$742
	Emerald	\$997
	Diamond	\$1,355
	Install Brick / Staggered / 45 degree	\$154
	Install Checkered / Vertical Offset	\$205
	Install Herringbone	\$1,023

Model 1046

23-Mar-25

Ceramic Wall Tile Upgrades

Upgrade Backsplash Wall Tiles in Kitchen		
	Floor Tile	\$196
	Bronze	\$270
	Silver	\$417
	Gold	\$564
	Platinum	\$711
	Emerald	\$956
	Diamond	\$1,299
	Install Brick / Staggered / 45 degree	\$147
	Install Checkered / Vertical Offset	\$196
	Install Herringbone	\$980
Upgrade Backsplash Wall Tiles when Chimney Hood Fan Installed		
	Floor Tile	\$77
	Bronze	\$106
	Silver	\$163
	Gold	\$221
	Platinum	\$278
	Emerald	\$374
	Diamond	\$509
	Install Brick / Staggered / 45 degree	\$58
	Install Checkered / Vertical Offset	\$77
	Install Herringbone	\$384
Upgrade Wall Tile in Main Bathroom Tub/Shower Surround		
	Floor Tile	\$350
	Bronze	\$481
	Silver	\$743
	Gold	\$1,005
	Platinum	\$1,267
	Emerald	\$1,703
	Diamond	\$2,315
	Install Brick / Staggered / 45 degree	\$262
	Install Checkered / Vertical Offset	\$350
	Install Herringbone	\$1,747
Upgrade Wall Tile in Ensuite Tub/Shower Surround		
	Floor Tile	\$350
	Bronze	\$481
	Silver	\$743
	Gold	\$1,005
	Platinum	\$1,267
	Emerald	\$1,703
	Diamond	\$2,315
	Install Brick / Staggered / 45 degree	\$262
	Install Checkered / Vertical Offset	\$350
	Install Herringbone	\$1,747

Model 1046

23-Mar-25

Ceramic Wall Tile Upgrades

Upgrade Wall Tile in Optional 5pc Ensuite Shower

	Floor Tile	\$418
	Bronze	\$575
	Silver	\$888
	Gold	\$1,201
	Platinum	\$1,514
	Emerald	\$2,036
	Diamond	\$2,766
	Install Brick / Staggered / 45 degree	\$314
	Install Checkered / Vertical Offset	\$418
	Install Herringbone	\$2,088

Upgrade Wall Tile in Optional 5pc Ensuite Tub Surround

	Floor Tile	\$154
	Bronze	\$211
	Silver	\$326
	Gold	\$441
	Platinum	\$556
	Emerald	\$748
	Diamond	\$1,017
	Install Brick / Staggered / 45 degree	\$116
	Install Checkered / Vertical Offset	\$154
	Install Herringbone	\$767
	Ensuite 4pc Shower	\$767
	Basement Bath	\$767

Upgrade Wall Tile in Basement Bathroom Tub/Shower Surround

	Floor Tile	\$350
	Bronze	\$481
	Silver	\$743
	Gold	\$1,005
	Platinum	\$1,267
	Emerald	\$1,703
	Diamond	\$2,315
	Install Brick / Staggered / 45 degree	\$262
	Install Checkered / Vertical Offset	\$350
	Install Herringbone	\$1,747
	Ensuite 4pc Shower	\$1,747
	Basement Bath	\$1,747

Model 1046

23-Mar-25

Interior Trim

Upgrade Std Trim		
	Upgrade Baseboard and Casing throughout to Upgrade #1	\$1,108
	Upgrade Baseboard and Casing throughout to Upgrade #2	\$1,807
	Upgrade Baseboard and Casing throughout to Upgrade #3	\$1,917

Stairs & Railings

Upgrade to Natural Oak Staircase c/w Veneered Risers & Stringers and Solid Treads		
	Lower Staircase	\$5,402
	Upper Staircase	\$10,658
Upgrade to Stained Oak Staircase c/w Veneered Risers & Stringers and Solid Treads		
	Lower Staircase	\$5,926
	Upper Staircase	\$11,182
Upgrade Std Oak Railings to		
	Std Oak Colonial Rail to Contemporary Rail	\$258
	Std Oak Spindles to White Spindles	\$516
	Std Oak Spindles to 1/2" Square Metal Spindles In Satin Black	\$516
	Std Oak Spindles to 1/2" Square Metal Spindles In Wrinkled Black	\$516
	Std Oak Spindles to 1/2" Square Metal Spindles In Gun Metal Grey	\$1,032
	Std Oak Spindles to 1/2" Square Metal Spindles In Stainless Steel	\$1,032
	Std Oak Spindles to 5/8" Round Metal Spindles In Colour Specified	\$1,032
	c/w Bevelled or Capped Posts	\$692

Model 1046

23-Mar-25

Interior Trim

Upgrade Std Trim		
	Upgrade Baseboard and Casing throughout to Upgrade #1	\$1,108
	Upgrade Baseboard and Casing throughout to Upgrade #2	\$1,807
	Upgrade Baseboard and Casing throughout to Upgrade #3	\$1,917
Upgrade Std Doors to		
	Colonist Textured (6 Panel Square Top) per door	\$35
	Camden Textured (2 Panel Arch Top) per door	\$35
	Monroe Smooth (2 Panel Square Top) per door	\$70
	Craftsman III (Smooth 3 Panel) per door	\$70
	Rockport Smooth (5 Panel) per door	\$35
	Conmore Smooth (5 Panel) per door	\$55
	Madison Smooth (1 Square Panel) per door	\$70
	Birkdale per door	\$120
Upgrade Std Doors to French Door		
	Single Lite Clear Glass (1000) Painted per door	\$1,319
	Single Lite Frosted Glass (1000) Painted per door	\$1,566
	5 or 10 Lite Clear Glass Wood Mullions Traditional Painted per door	\$1,240
	3, 4 or 5 Lite Clear Glass Wood Mullions Shaker Painted per door	\$1,432
Upgrade Std Exterior Door Grip Set to:		
	Hawthorne (Satin Nickel)	\$140
	San Clemente (Satin Nickel, Matte Black)	\$155
	Tavaris (Satin Nickel, Matte Black)	\$155
	Vancouver (Satin Nickel, Matte Black)	\$155
Upgrade Std Interior Hardware to:		
	Cambie Round Knob (Satin Nickel, Matte Black) per door	\$75
	Cambie Square Knob (Satin Nickel, Matte Black) per door	\$75
	Halifax Square Lever (Satin Nickel, Matte Black) per door	\$110
	Prague Lever (Satin Nickel, Matte Black) per door	\$110
	Sedona Lever (Satin Nickel, Matte Black) per door	\$110
	Singapore Square Lever (Satin Nickel, Matte Black) per door	\$110
Upgrade Std Painted MDF Mantle (Modern Type 1)		
	to Oak	\$716
	to Birch	\$727
Upgrade Std Painted MDF Mantle (Modern Type 1) to Décor Style		
	MDF	\$1,087
	Oak	\$1,877
	Birch	\$2,186
Upgrade Std Painted MDF Mantle (Modern Type 1) to Metro Style		
	MDF	\$980
	Oak	\$1,751
	Birch	\$1,962

QUOTE

Place St. Augustin - Phase 1

PURCHASERS: Julie Leboeuf and Stephen Roque

Printed: 11-Jul-25 1:28 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

1	1 - <i>KITCHEN</i> - SUPPLY AND INSTALL POT FILLER - LOCATED IN BACK SPLASH AS PER SKETCH	\$ 927.00	Each
47182	Note: - Includes a 2x4 wall along the entire wall that the stove backs on to to run the plumbing (can't run plumbing in exterior wall). - Installed next to cooktop on backsplash wall - See item #1 & #4 (custom kitchen layout)		

Quote Line

2	1 - <i>ENSUITE BATH</i> - ENSUITE BATH - UPGRADE STANDARD WALK-IN SHOWER TO INCLUDE ADDITIONAL GLASS WALL (2 SIDE GLASS PANEL WITH SWING DOOR)	\$ 1,892.00	Each
47183	Note: - Additional glass wall next to tub - See item #17 (5pc ensuite)		

Quote Line

3	1 - - SUPPLY & INSTALL A 6' X 12' DECK IN LIEU OF BUILDER'S STANDARD	\$ 3,396.00	Each
47184	Note: - Please confirm railing style including hand rail posts and spilndles. - Deck to be installed directly off the patio door.		

Quote Line

4	1 - <i>GARAGE</i> - CUSTOM ELEVATION - INCREASE STANDARD GARAGE DOOR TO 9FT DOOR - AS PER SKETCH	\$ 1,491.00	Each
47185	Note: - See Custom Exterior Sketch dated July 8, 2025		

Quote Line

5	1 - <i>KITCHEN</i> - EXTEND KITCHEN ISLAND APPROXIMATELY 2 FEET C/W STD QUARTZ COUNTERTOP - INCLUDES FLUSH BREAKFAST BAR AND SUPPORT POSTS - AS PER SKETCH	\$ 2,329.00	Each
47186	Note: - As per Kitchen Sketch dated July 8, 2025 - See item #1 & #4 (custom kitchen layout) ** THIS IS IN LIEU OF ITEM #9 - THE CUSTOM ISLAND W/ 4FT EXTENSION **		

Quote Line

6	1 - <i>KITCHEN</i> - UPGRADE STD COUNTERTOP IN REVISED KITCHEN LAYOUT TO QUARTZ LEVEL 2 COUNTERTOP - INCLUDES 2 FT EXTENDED EXTENSION TO ISLAND W/ BREAKFAST BAR	\$ 3,994.00	Each
47187	Note: - As per Kitchen SKetch dated July 8, 2025		

Quote Line

*7 172860	1 - <i>KITCHEN</i> - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 818.00	Each
47188	Note: - As per Kitchen Sketch dated July 8, 2025 - Installed in kitchen island		

Vendor Initials: _____ Purchaser Initials: _____

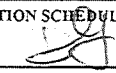
PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,244-1

InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: 10/11/25

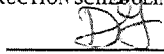

QUOTE			
Place St. Augustin - Phase 1			
PURCHASERS: Julie Leboeuf and Stephen Roque			Printed: 11-Jul-25 1:28 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Quote Line			
*8	1	KITCHEN - KITCHEN RECYCLE BIN (300MM - 600MM) - ALL SERIES	*\$ 1,067.00 Each
172861			
47189	Note: - As per Kitchen Sketch dated July 8, 2025 - Installed in kitchen island (maximum size - 600MM)		

Sub Total	\$15,914.00
HST	\$0.00
Total	\$15,914.00

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

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

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

QUOTE			
Place St. Augustin - Phase 1			
PURCHASERS: Julie Leboeuf and Stephen Roque		Printed: 18-Jul-25 9:21 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

Quote Line			
*7 172861 47189	1 - <i>KITCHEN</i> - KITCHEN RECYCLE BIN (300MM - 600MM) - ALL SERIES Note: - As per Kitchen Sketch dated July 8, 2025 - Installed in kitchen island (maximum size - 600MM)		*\$ 1,067.00 Each

8 47190	1 - - CUSTOM ARCH DOORWAY BETWEEN KITCHEN & DINING ROOM + ARCH DOORWAY BETWEEN MUDROOM & MAIN FLOOR HALLWAY - AS PER SKETCH Note:		\$ 1,250.00 Each
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*9 170072 47193	1 - <i>STD AREAS</i> - HARDWOOD - OAK - 6 1/4 STAINED - STD AREAS Note: ** Instead of NATURAL hardwood (\$12,693.00) **		*\$ 13,552.00 Each
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*10 170501 47194	1 - <i>KITCHEN/DINETTE</i> - HARDWOOD - OAK - 6 1/4 STAINED - KITCHEN / DINETTE Note: ** Instead of NATURAL hardwood (\$3,364.00) **		*\$ 3,529.00 Each
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Quote Line			
11 47198	1 - <i>KITCHEN</i> - SUPPLY & INSTALL ADDITIONAL SINGLE BOWL SINK (BLANCO PRECIS U BAR) WITH FAUCET TO KITCHEN ISLAND - AS PER SKETCH Note: - Located in cabinet closest to fridge		\$ 2,471.00 Each

Quote Line			
12 47199	1 - <i>KITCHEN</i> - SUPPLY & INSTALL SINGLE BOWL BLANCO CERANA FARMHOUSE KITCHEN SINK (WHITE) Note: ***DOUBLE BOWL NOT AVAILABLE***		\$ 1,811.00 Each

Sub Total	\$35,131.00
HST	\$0.00
Total	\$35,131.00

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: DA

DATE: July 18/25

QUOTE			
Place St. Augustin - Phase 1			
PURCHASERS: Julie Leboeuf and Stephen Roque			Printed: 11-Jul-25 1:28 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

1	1 - KITCHEN - SUPPLY AND INSTALL POT FILLER - LOCATED IN BACK SPLASH AS PER SKETCH	\$ 927.00	Each
47182	Note: - Includes a 2x4 wall along the entire wall that the stove backs on to to run the plumbing (can't run plumbing in exterior wall). - Installed next to cooktop on backsplash wall - See item #1 & #4 (custom kitchen layout)		

Quote Line

2	1 - ENSUITE BATH - ENSUITE BATH - UPGRADE STANDARD WALK-IN SHOWER TO INCLUDE ADDITIONAL GLASS WALL (2 SIDE GLASS PANEL WITH SWING DOOR)	\$ 1,892.00	Each
47183	Note: - Additional glass wall next to tub - See item #17 (5pc ensuite)		

Quote Line

3	1 - - SUPPLY & INSTALL A 6' X 12' DECK IN LIEU OF BUILDER'S STANDARD	\$ 3,396.00	Each
47184	Note: - Please confirm railing style including hand rail posts and spilndles. - Deck to be installed directly off the patio door.		

Quote Line

4	1 - GARAGE - CUSTOM ELEVATION - INCREASE STANDARD GARAGE DOOR TO 9FT DOOR - AS PER SKETCH	\$ 1,491.00	Each
47185	Note: - See Custom Exterior Sketch dated July 8, 2025		

Quote Line

5	1 - KITCHEN - EXTEND KITCHEN ISLAND APPROXIMATELY 2 FEET C/W STD QUARTZ COUNTERTOP - INCLUDES FLUSH BREAKFAST BAR AND SUPPORT POSTS - AS PER SKETCH	\$ 2,329.00	Each
47186	Note: - As per Kitchen Sketch dated July 8, 2025 - See item #1 & #4 (custom kitchen layout) ** THIS IS IN LIEU OF ITEM #9 - THE CUSTOM ISLAND W/ 4FT EXTENSION **		

Quote Line

6	1 - KITCHEN - UPGRADE STD COUNTERTOP IN REVISED KITCHEN LAYOUT TO QUARTZ LEVEL 2 COUNTERTOP - INCLUDES 2 FT EXTENDED EXTENSION TO ISLAND W/ BREAKFAST BAR	\$ 3,994.00	Each
47187	Note: - As per Kitchen SKetch dated July 8, 2025		


Quote Line

*7	1 - KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 818.00	Each
172860			
47188	Note: - As per Kitchen Sketch dated July 8, 2025 - Installed in kitchen island		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2,244-1
InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: 1007 11/25

QUOTE

Place St. Augustin - Phase 1

PURCHASERS: Julie Leboeuf and Stephen Roque

Printed: 11-Jul-25 1:28 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	1	1046 THE HAZELWOOD ELEV A	30-Jun-26

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

*8	1 - KITCHEN - KITCHEN RECYCLE BIN (300MM - 600MM) - ALL SERIES	*\$ 1,067.00	Each
172861			
47189	Note: - As per Kitchen Sketch dated July 8, 2025		
	- Installed in kitchen island (maximum size - 600MM)		

Sub Total	\$15,914.00
HST	\$0.00
Total	\$15,914.00

Payment Summary


Paid By

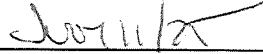
Amount

Total Payment:

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

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: 

QUOTE

Place St. Augustin - Phase 1

PURCHASERS: Julie Leboeuf and Stephen Roque

Printed: 18-Jul-25 9:21 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
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Sub Total	\$35,131.00
HST	\$0.00
Total	\$35,131.00

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: DA

DATE: July 18/25