



LORMEL DEVELOPMENTS (BRADFORD) LTD.
PURCHASER EXTRAS

LOT # 113 P.E #004 — Model - ASHBURY - 2350

Attention Trades...

The following items below are Purchaser Extras, please make sure that they are done on time and properly complete. Any outstanding items will be Back Charged. If you have any questions please call Roberto Ruiz. Make sure that you review ALL of the items on the Purchaser Extras.

Please be advised that Purchase Orders will come at a later date.

*****Also, it is very important to speak to Roberto Ruiz before starting on site ****

TRADE:		ITEMS TO BE COMPLETED	
Railing Excellence	#1		
Miranda Painting	#2		
Tofino	#3, #6, #14, #19		
Qsg	#4, #5		
North York Tile	#5, #15, 20, #21, #22, #23		
Liberty	#7, #8, #9, #11, #12, #13		
Select	#9, #10		
Tasco	#16		
National Fireplace	#17		

Date: May.-10-2021
From: Lormel Homes
Site Clerk: Jai Fitzgerald
Site Tel: 905-775-3633
Site Fax: 905-775-9083

NOTE: If more information is needed please call Roberto Ruiz cell-416-688-9324
If more information needed on quotes or changes, please call Zachary 905-832-2023 ext. 224



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale

VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): Fadi Lutfi Al Shammas
LOT NUMBER: 113 PHASE: 3
MODEL: Ashbury 2350
P.E.#: 004

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order.

No.	DESCRIPTION	PRICE
1.	Provide upgrade post only (3.5" x 3.5" Square Post with cap) with standard 1/2" square metal pickets - No. P-STR-B (Tube Plain) with No. PSEPSQCB Shoes for the base in Satin Black powder coat finish and 2 5/8" x 1-5/16" small oval handrail (w/steel bar insert) oak.	
2.	Provide stain to treads (to compliment the colour of hardwood floors) from main to second floor in lieu of standard natural colour, Price is based on metal pickets. *Note: Risers and inner-wall and outer stringers to be painted white. Posts and handrail to be painted black.	
3.	Provide and install level 4 trim package throughout the entire home in lieu of standard level 2 trim package	
4.	Provide and install option 106 hardwood flooring at the main hallway (includes stair landings), great room, family room, and upper hallway in lieu of standard hardwood	
5.	Provide and install option 106 hardwood flooring in the kitchen/breakfast area in lieu of standard hardwood floors	
6.	Provide and install upgrade interior doors throughout the entire home in lieu of standard.	
7.	Provide and install extended extended uppers in the kitchen area, price is based on level 1 cabinets.	
8.	Provide and install level 4 cabinetry in the kitchen area in lieu of level 1. To include 1'ft extension to island (2x7) plus a 2'ft deep by 3'ft wide pantry (double door). *Note: Island Cabinet Colour to be different from the rest of the kitchen, see colour chart.	
9.	Provide and install level 5 stone kitchen counter top (plus 2 sides waterfall edge - at island) in lieu of level 1, price is based on revised kitchen layout. *Note: Waterall edge to be mitered. The counter top selected is a natural stone and the variations in pattern and colour cannot be controlled.	
10.	Provide and install upgrade undermount sink in the kitchen area.	
	Net upgrades continued on page 2	
Extra's Subtotal: H.S.T. New Total: Less Bonus Package (if Applicable) TOTAL: Net upgrades continued on page 2		
TOTAL		

The above extras and upgrades are to be included during the construction of the above house for the above named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID:


PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

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LORMEL DEVELOPMENTS (BRADFORD) LTD.

Construction
VENDOR
Office

(original verified at
Head Office)



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale

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No.	DESCRIPTION	PRICE
Net upgrades continued from page 1		
11.	Do not supply or install the handles on the kitchen cabinetry doors/drawers. Purchaser to complete on their own at their own expense and responsibility.	
12.	Provide and install light valance moulding below upper cabinets in kitchen area. * Note: Price does not include complete electrical (light fixtures/light bulbs), purchaser has already paid for rough-in electrical.	
13.	Provide and install deeper fridge enclosure, purchaser has already upgraded to a counter depth fridge enclosure. * NOTE: See attached specs, (Fridge opening to be approx. 37" wide by 72" height by 30" deep).	
14.	Provide and install option 3 interior lever throughout the entire home in lieu of standard. *Note: Front door gripset to remain standard and purchaser is aware that it is a different colour than the interior levers. *DO NOT PAINT HINGES.	
15.	Provide and install level 7 floor tiles in the foyer and powder room in lieu of level 1 floor tiles, to include upgrade grout colour.	
16.	Delete Standard Appliance Package (as per Agreement of Purchase and Sale) - Purchaser to provide and install their own appliances at their own expense and responsibility. Credit to Purchaser	
17.	Provide and install upgrade fireplace mantel in lieu of standard fireplace mantel.	
18.	CONFIRMATION - Rough-in Plumbing for Powder Room to come from the wall not the floor. DUE TO OUTSIDE WORK	
19.	Provide credit for upgrade to 8'ft door height to the basement - only, cannot be done, as per Purchaser's Extras #002, Dated Nov.24,2020, Item #5.	
Net upgrades continued on page 3		
Extra's Subtotal: H.S.T. New Total: Less Bonus Package (If Applicable) TOTAL: Net upgrades continued on page 3		
TOTAL		

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PAID:

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PURCHASER

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HORIZON
A NEW LANDSCAPE FOR LIVING

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): Fadi Lutfi Al Shammas

LOT NUMBER: 113 **PHASE: 3**

MODEL: Ashbury 2350

P.E.*: 004

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TERMS: CASH OR CHEQUE IN ADVANCE

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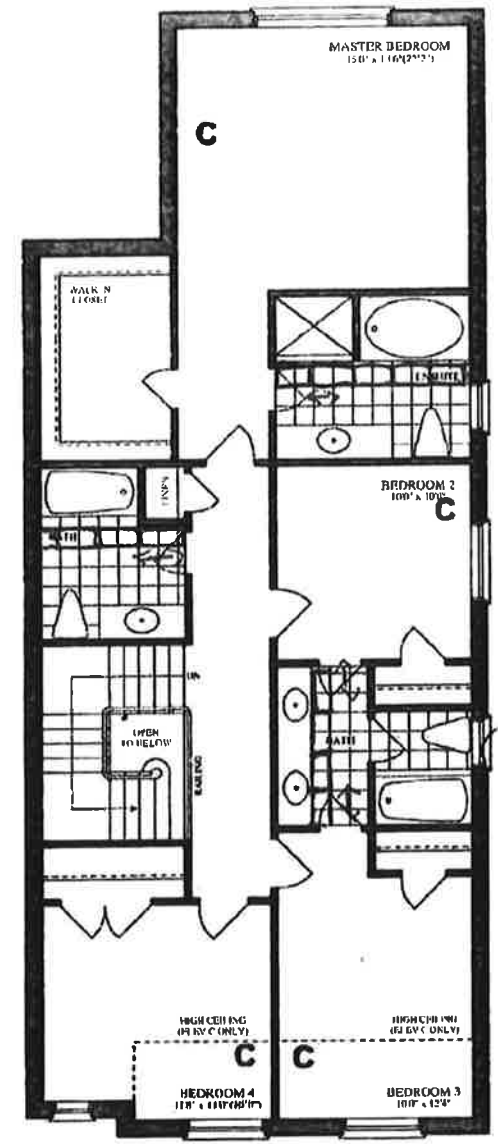
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LOT # 113, BRADFORD.

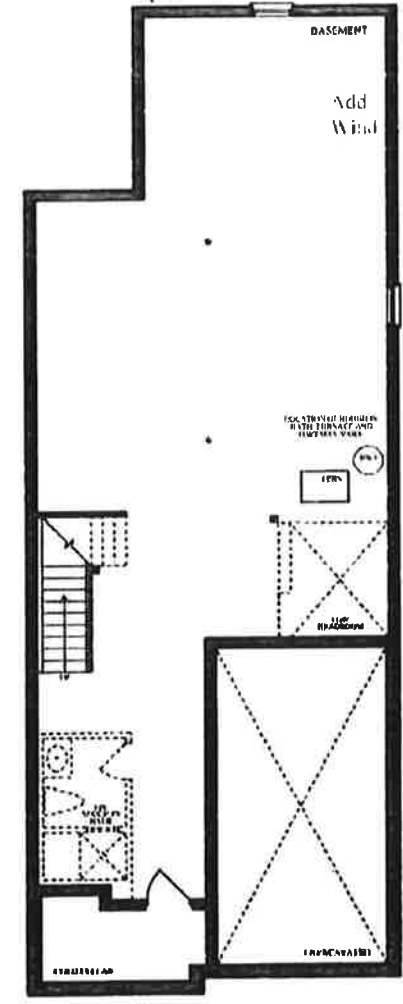
TILE DIRECTION
PE 004



FIRST FLOOR
ELEVATION A, B, C



SECOND FLOOR
ELEVATION A, B, C



BASEMENT
ELEVATION A, B, C



ELEVATION A 2,350 SQ. FT.



ELEVATION B 2,350 SQ. FT.



ELEVATION C 2,350 SQ. FT.

Loriel
HOMES

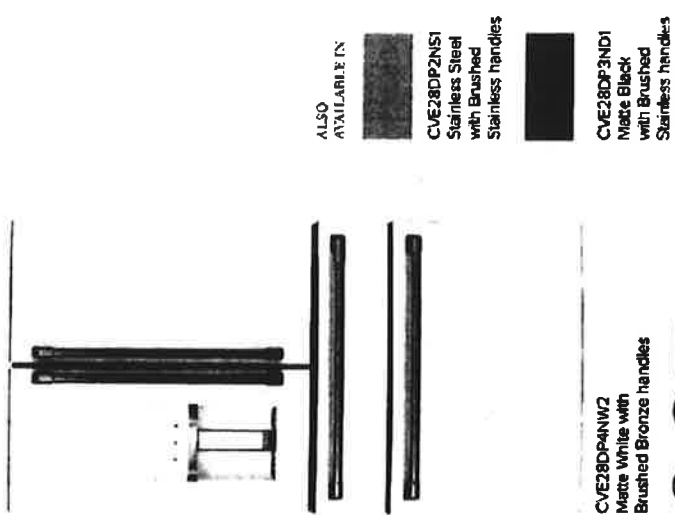
Café™ ENERGY STAR® 27.8 Cu. Ft. 4-Door
French-Door Refrigerator

CVE28DP4NW2 / CVE28DP2NS1 / CVE28DP3ND1

CAFE

DISTINCT BY DESIGN™

LOT 113, BRADFORD



FEATURES & BENEFITS

Enjoy the flexibility of a **Convertible Drawer with Soft Freeze** with settings as low as 23 degrees or as high as 42 degrees, and keep items organized with sliding glass dividers

Relish the bright, uniform light of an **LED light wall** that spans the back wall of the refrigerator, illuminating the fresh food section so every item is easy to find

Effortlessly fill containers with filtered water by simply pressing the **AutoFill** button which uses sensors to dispense the perfect amount every time

A **Humidity Control System** provides an environment for leafy green vegetables to last 2-1/2 times longer than standard vegetable drawers.
(*Based on internal testing vs. similar size vegetable drawers with humidity controls from a leading competitor)

Easily pull out a slim, **full-width tray** to accommodate gourmet pizzas and other frozen, uniquely shaped items

Receive alerts on your smart device whenever your refrigerator's internal temperature dips below normal, thanks to **built-in WiFi connectivity** that helps you keep foods party-platter ready

From produce to packaged goods, keep any food fresh with **TwinChill™ evaporators** that create separate climates in the fresh food and freezer sections

Spend more time filling and less time fumbling thanks to the **Integrated Dispenser Design**, which senses your proximity and automatically illuminates, so you never have to compromise on function and fashion

APPEARANCE

Exterior design	Bowed flat top
Handle	Café™
Handle design	Café Pro
Hidden door hinges	Yes

FEATURES	
Configuration	French-door & Double drawer
WiFi connect	Built-in
Connected capabilities	Amazon Alexa, The Google Assistant, IFTTT
Temperature management features	Multiflow air system
Temperature management system	TwinChill™ evaporators
Defrost type	Frost Guard
Control type	Electronic temperature controls
Dispenser	Large stainless steel. Cubes, crushed ice and chilled water
Dispenser features	Hands-free AutoFill, Door alarm, LED dispenser light, Water filter indicator light
Ice maker	Space saving ice
Water filtration	60: water filtration 6 month; XWF, Water filter indicator light
Filter location	Left wall
Fresh food cabinet drawers	2 total; 2 adjustable humidity drawers
Fresh food cabinet shelves	4 glass split; 1 Quick Space shelf
Fresh food door bins	6 total; 2 with gallon storage; 1 adjustable
Fresh food door features	Dairy compartment
Fresh food features	LED light wall, Deli pan
Freezer door bins	3 (2 adjustable tilt-out)
Freezer storage baskets	2 full-width
Freezer features	Interior lighting - LED; Freezer drawer with full-extension slides
Exterior style	Free-standing
Leveling system	2 point front adjustable
Performance features	Easily removable door gaskets, Sabbath Mode capable
Center drawer features	Convertible drawer, 6 temperature settings (Soft Freeze, Meats, Beverages, Snacks, Wine, Lock), 2 Tuck Away glass dividers, Full-extension slides

CAPACITY

Total capacity (cubic feet)	27.8 cu. ft.
Fresh food capacity	15.62 cu. ft.
Freezer capacity	8.57 cu. ft.
Convertible drawer capacity	3.62 cu. ft.

WEIGHTS & DIMENSIONS

Overall depth	36-3/4 in.
Overall height	69-7/8 in.
Overall width	35-5/8 in.
Chest depth without door	29-3/8 in.
Depth with door open 90°	48-3/8 in.
Depth without handle	34-1/4 in.
Height to top of hinge	69-3/4 in.
Height to top of case	68-5/8 in.
Width w/door open 90 degrees	
Ind. handle	44-7/8 in.
Back air clearances	2 in.
Side air clearances	1/8 in.
Top air clearances	1 in.
Approximate shipping weight	408 lb.
Net weight	375 lb.



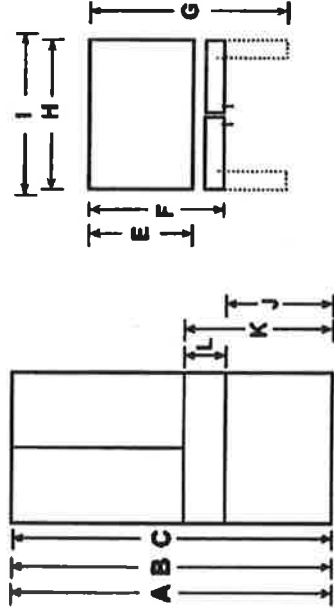
Café™ ENERGY STAR® 27.8 Cu. Ft. 4- Door
French-Door Refrigerator

CVE28DP4NW2 / CVE28DP2NS1 / CVE28DP3ND1

WARRANTY

Parts warranty	Limited 1-year entire appliance, Limited 5-year sealed refrigerating system
Labor warranty	Limited 1-year entire appliance; Limited 5-year sealed refrigerating system
Warranty notes	See written warranty for full details

DIMENSIONS



Dimensions		
A - Overall Height to top of door (in)		68 7/8
B - Height to top of hinge cover (in)		63 3/4
C - Height to top of case (in)		68 5/8
D - Hinge Cover Depth from Case Flange (in)		6
E - Case Depth without door (in)		28 3/8
F - Case Depth without Door Handle (in)		34 1/4
G - Depth with FF Door open 90 deg (in)		48 3/8
H - Case Width (in)		35 5/8
I - Width with door open 90 deg including handle (in)		44 7/8
J - Top endcap of FZ drawer to floor (in)		24 1/2
K - Top endcap of Middle drawer to floor (in)		33 1/2
L - End cap to End cap height of middle drawer (in)		8 5/8

ADDITIONAL ACCESSORIES



CXQB4H4PNBZ
Brushed Bronze
4 handles
(Standard on Matte White)



CXQB4H4PNSS
Brushed Stainless
4 handles
(Standard on Matte Black
and Stainless Steel)



CXQB4H4PNBT
Brushed Black
4 handles

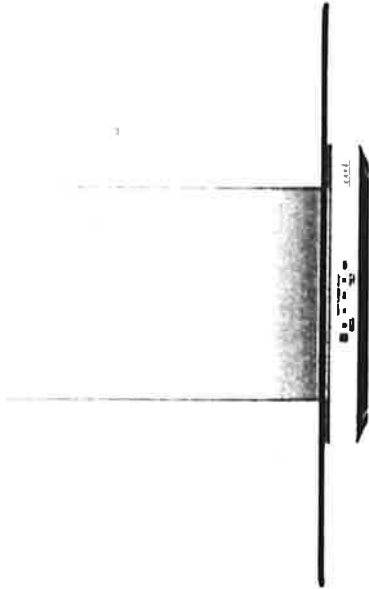


CXQB4H4PNCU
Brushed Copper
4 handles

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Café™ 30" Wall-Mount Glass Canopy
Chimney Hood

CVW73014MWM / CVW73013MDS / CVW73012MSS





ALSO
AVAILABLE IN



CVW73012MSS
Stainless



CVW73013MDS
Matte Black

FEATURES & BENEFITS

- Keep your kitchen smelling fresh and ready for guests with a **350-CFM venting system with boost** that removes smoke, grease, odors and moisture.
- Add a conversation-starter to your kitchen with **electronic backlit controls** that look great and are easy to use.
- Clearly watch the progress of preparing your favorite meals with **dual halogen cooktop lighting** that brightly illuminates the cooking surface.
- See your way through midnight snacking with a **night light** that softly illuminates the cooktop and surrounding areas.
- Fill the kitchen with fresh air with two **convertible venting options:** recirculating or external venting.
- Share favorite stories without interruption, thanks to an **optional remote control** that can change lighting and fan speed settings from anywhere in the kitchen.
- Keep conversations flowing without interruption thanks to an **auto-off** feature that deactivates the vent after 15 minutes.
- Simplify clean-up with a **dishwasher-safe filter** that removes grease and can be cleaned alongside dishes too.

APPEARANCE

Blower / Light Switch Color	Backlit
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CAFE

DISTINCT BY DESIGN™

LOT 113, BRADFORD

FEATURES	
Control Location	Front
Control Type	Backlit
Cooktop Lighting	Halogen
Ducting	Vertical Only
Exhaust Options	Vented to Outside Recirculating
Fan Speed Control	4-Speed
Filter Cleaning	Dishwasher Safe
Removable Grease Filter(s)	Yes
6" Round Duct	Yes
CFM/ Sones Rating	350/6.1 (Boost Speed) 330/5.4 (High Speed) 160/ 9 (Working Speed)
Light Controls	On/Off/Night

ECONOMICAL / QUIET

Venting Type	Convertible
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TECHNICAL DETAILS

Amp Rating at 120V	5.3
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WEIGHTS & DIMENSIONS

Approximate Shipping Weight	51 lb
Net Weight	43 lb
Cabinet Width	30 in
Overall Depth	18-1/2 in
Overall Height	1-3/4 in
Overall Width	30 in



Café™ 30" Wall-Mount Glass Canopy
Chimney Hood

CVW73014MWM / CVW73013MDS / CVW73012MSS

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LOT 113, BRADFORD

WARRANTY

Parts warranty	Limited 1-year entire appliance
Labor warranty	Limited 1-year entire appliance
Warranty notes	See written warranty for full details

DIMENSIONS AND INSTALLATION
INFORMATION

Installation Information:
Before installing, consult Use & Care/Installation instructions
packed with product for current dimensional data.

Optional Accessories

UXDC732MSS/3MDS/4MWM – 10(f.t.) Ceiling Duct Cover Kit

For 30" distance from counter to hood:

7'-5" – 8'-9" ceiling height - no duct cover required

8'-10" and above ceiling height – UXDC732MSS/3MDS/4MWM

Refer to Installation Instructions for exact specifications

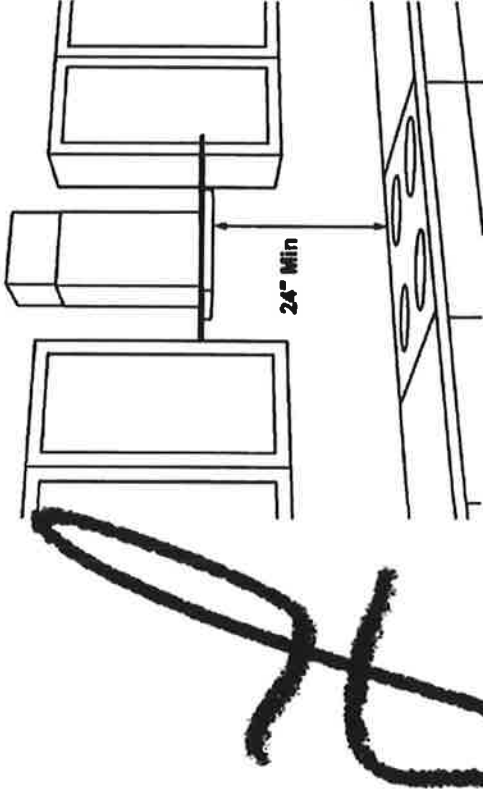
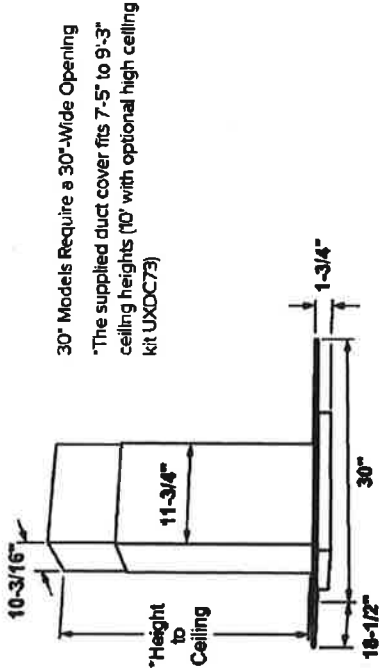
UXRC70 – Remote Control

JXCF71 – Charcoal Filter

(needed if used in recirculation mode)

AMP RATING

120V	5.3
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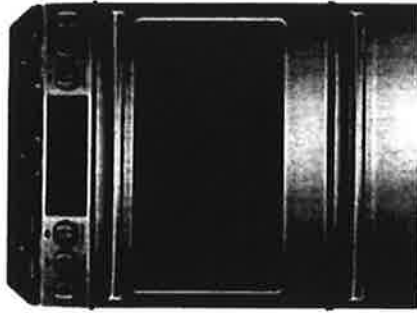


The vent hood must be installed 24" min. above the cooking surface. For optimal performance, installing the hood more than 36" above the cooking surface is not recommended. The hood installation height above the cooking surface depends upon ceiling height. The telescopic duct cover conceals the ductwork running from the top of the hood to the ceiling.

NOTE: Installation height should be measured from the cooking surface to the lowest part of the hood. This hood may be installed onto a wall and vented to the outdoors, or it can be installed for recirculating operation. Parts for recirculating operation are supplied with the hood. However, when installed for recirculating operation, the optional charcoal Filter JXCF71 will need to be purchased separately.

Café™ 30" Slide-In Front Control Dual-Fuel
Convection Range with Warming Drawer

C2S900P2MS1



FEATURES & BENEFITS

Expansive six-burner cooktop helps you entertain with ease - Entertaining for large groups is easy with the industry's first six burner, edge-to-edge cooktop that can accommodate cookware of all sizes and a cast-iron integrated griddle that provides enough room to perfectly flip crab cakes, arepas and other crowd favorites

An attractive appearance at all times - Every detail of your kitchen is designed to delight, thanks to a sleek backlit glass touch control panel that visually disappears when not in use and wakes up when prompted

Share favorite creations with your favorite people - Create an unforgettable dinner, using a 21K tri-ring burner to do everything from searing scallops to simmering a lemon caper white wine sauce and a 15K power boil burner to boil water quickly for al dente angel hair pasta

Treat yourself to the best of both worlds - Get the precision you need to pull off a multi-course dinner party with Dual Fuel, which boasts a gas-powered cooktop for precise heat control and electric True European Convection with Precise Air in the oven for even baking results.

Never scrub, smooth-glide racks - Easily remove heavy dishes with a roller rack that is specially designed to glide smoothly and stay in the oven during the self-clean cycle, so you never have to handle cumbersome racks again

Create a look that matches your personal style - Select any combination of premium finishes and hardware options to create a stunning look customized to any owner's taste

Prepare foods to perfect doneness - Get roasts and meats just right with a temperature probe that lets you monitor progress without opening the oven door

WIFI-ENABLED FEATURES

Built-In WiFi, Powered by SmartHQ App - Manage all aspects of your kitchen with the help of the SmartHQ™ App or your voice assistant

Personalized Features + Upgrades - Usher in the latest features by downloading cooking upgrades right to your oven, putting Air Fry and more in your repertoire

No-Preheat Air Fry - Cook healthier, crispier versions of your favorite foods in less time, thanks to an air fryer right in your oven that doesn't require preheating, a basket or a special tray

APPEARANCE

Cooktop Burner Grate Color	Matte Black
Installation	Power Cord Not Included
Oven Door Features	Big Clear View Oven Window
Handle	Professional Style, Customizable, Consumer Removable

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DISTINCT BY DESIGN™

LOT 113
BRADFORD

FEATURES

Configuration	Range with Warming Drawer
Cooking Technology	Convection
Cooking System	True European Precise Air Reversing
Oven Cleaning Type	Self-Clean with Steam Clean Option
Burner - Left Front	21,000 BTU Tri-Ring Burner
Burner - Left Rear	5,000 BTU Precise Simmer
Burner - Right Front	15,000 BTU
Burner - Right Rear	12,000 BTU
Burner - Center	9,500 BTU Front / 9,500 BTU Rear
Cooktop Burner Type	Sealed
Cooktop Surface	Deep Recessed Porcelain-Enamel
Dishwasher Safe Knobs	Gray
Control Location	Yes
Control Type	Front controls
Backlit	Glass Touch
Valves (Degree of Turn)	270

No-Preheat Air Fry	
Voice Assistants (Google and Alexa)	
Scan-to-Cook	
Remote Control	
Remote Notifications	
Clock Sync	

WIFI Enabled Features

Audible Preheat Signal	
Automatic Oven Timer (Time Bake)	
Auto Oven Shut-Off	
Auto Self Clean	
Certified Sabbath Mode	
Chief Connect	
Control Lock Capability	
Delay Bake Option (Time Bake)	
Delay Clean Option	
Electronic Numeric Entry	
Electronic Clock and Timer	
Front Controls	
Frozen Boiling	
Temperature Probe	
Self-Clean Cool Down Time Display	

Oven Control Features

Keep Goods	
Convection Bake	
Convection Roast	
Frozen Pizza Multi Rack	
Frozen Pizza Single Rack (No Preheat)	
Frozen Snacks Multi Rack	
Frozen Snacks Single Rack (No Preheat)	
Proof	

Warming	
8-Pass Broil Element	
Heavy-Cast Edge-to-Edge Grates	
Cast-Iron	
Variable with Delay Clean Option	

Self-Clean Oven Door Lock

Automatic	
2 Self-Clean Oven Racks	
1 Roller Rack	
5 Rack Positions	
240V Electric and Natural Gas	
Electronic w/Auto Relighting	
4 Leveling Legs	
Commercial	

1 Incandescent	
Hidden Bake	
Black	

Amazon Alexa	
The Google Assistant	
IFTTT	

Nest	
Drop	
Limit	
Origami	

Connected Capabilities

CAPACITY

Café™ 30" Slide-In Front Control Dual-Fuel Convection Range with Warming Drawer

C2S900P2MS1

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DISTINCT BY DESIGN™

LOT 113, BRADFORD.

ACCESSORIES

Grates	Included: Center Grate
Grill	Optional: Integrated Cast Iron: JXCGRILL1
LP Conversion Kit	Included
Trim Kit	Optional: JXFILLRIDD, JXFILLRISS
Giddle	Included: Integrated Cast Iron

WEIGHTS & DIMENSIONS

Cabinet Opening	30 in
Depth with Door Open	47-1/2 in
Approximate Shipping Weight	244 lb
Net Weight	224 lb
Height to Top of Rear Vent Trim	37-3/8 in
Overall Height	37-3/8 in
Height to Cooking Surface (in.)	36-1/4 +/- 1/4
Overall Width	29-7/8 in
Cabinet Width	30 in
Overall Depth	29-1/2 in
Depth Without Handle	26-7/8 in
Oven Interior Dimensions (W x H x D) (in.)	24 x 19-7/8 x 20-5/8

POWER / RATINGS

Amp Rating at 208V	30
Amp Rating at 240V	30
Bake/Broil Wattage - Main Oven	2850/4000W
Convection Wattage	2500W
Top Burner BTU Rating - (LP 1000's BTU's)	(1) 18.0 Tr-Ring; (1) 15.0; (1) 12.0; (2) 9.5; (1) 5.0
Top Burner BTU Rating - Nat. Gas (1000's BTU's)	(1) 21.0 Tr-Ring; (1) 15.0; (1) 12.0; (2) 9.5; (1) 5.0
Volts/Hz/Amps	208/240V; 60Hz; 30A
Power Connection	Power Cord - Not Included

WARRANTY

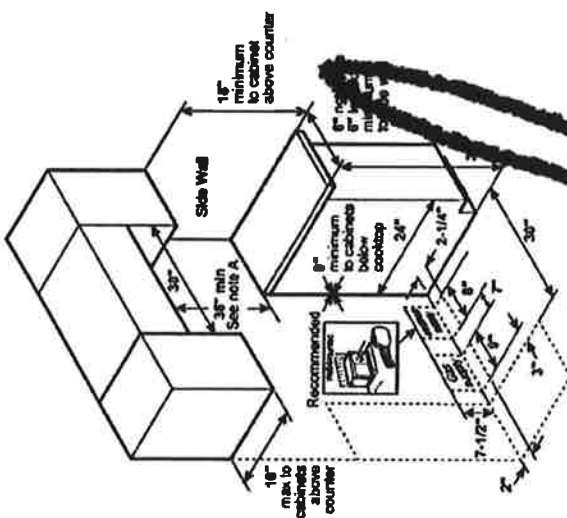
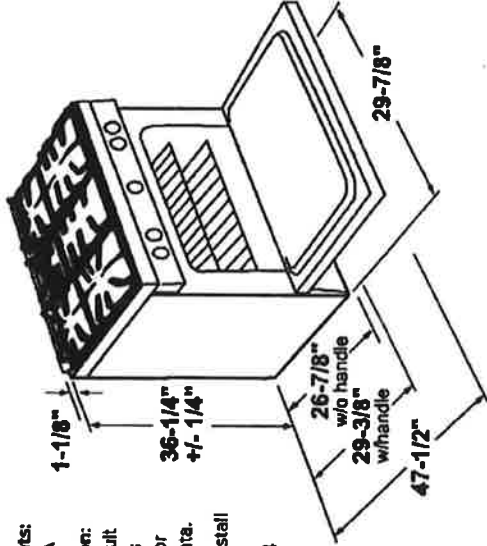
Parts warranty	Limited 1-year entire appliance
Labor warranty	Limited 1-year entire appliance

DIMENSIONS

Electrical Requirements:
240V/208V; 60Hz, 30A

Installation information:
Before installing, consult
installation instructions
packed with product for
current dimensional data.

For all installations, install
the required rear trim
to back of range with 4
screws provided.



Note A: 36" Minimum to back of range for installation instructions for installation less than 36"

ADDITIONAL ACCESSORIES



CXFCGHPMBZ
Brushed Bronze
2 handles; 6 knobs



CXFCGHPMSS
Brushed Stainless
2 handles; 6 knobs



CXFCGHPMBT
Brushed Black
2 handles; 6 knobs



CXFCGHPMBT
Brushed Copper
2 handles; 6 knobs