



## AGREEMENT OF PURCHASE AND SALE



The undersigned Purchaser(s) hereby agree(s) to and with the undersigned Vendor, through Nordale Realty & Associates Inc. (Agent), to purchase the property (the "Property") described below on the following terms:

Purchaser **ELISA GAUDIO**  
Purchaser **ANTONIO GAUDIO**  
Purchaser **FRANCESCO SCHIRIPA**  
Purchaser **ROSA SCHIRIPA**  
Vendor: **Bellaire Properties Inc.**

Date of Birth **21-Oct-87**  
Date of Birth **17-Apr-82**  
Date of Birth **29-Aug-46**  
Date of Birth **16-Apr-63**

Lot No: **63**

Phase: **2** Street: **1344 HARRINGTON STREET**

Registered Plan Number: **51M-1088**

Town of Innisfil, County of Simcoe

Model: **Nipissing (3210) Elev A**

# of Bedrooms: **4** # of Bathrooms: **3+1**

Elevation is Subject to changes (windows, roof line(s), roof pitch(s), etc. approved by Architectural Control

Type / Lot Description: **Detached**

### PURCHASE PRICE:

|       |                               |              |
|-------|-------------------------------|--------------|
| (i)   | Base Sale Price               | \$964,990.00 |
| (ii)  | Lot Premium (if applicable)   |              |
| (iii) | Lot Treatment (if applicable) |              |
| (iv)  | Extras                        |              |

**\$25,000 walk up basement**

TOTAL PURCHASE PRICE

**\$989,990.00**

### DEPOSITS

|                 |             |                                     |
|-----------------|-------------|-------------------------------------|
| Initial Deposit | \$20,000.00 | Due Upon Acceptance                 |
| Further Deposit | \$20,000.00 | Due on or before December 08, 2020; |
| Further Deposit | \$20,000.00 | Due on or before January 08, 2021;  |
| Further Deposit | \$20,000.00 | Due on or before February 08, 2021; |
| Further Deposit | \$20,000.00 | Due on or before March 08, 2021;    |

All above deposits are payable to the Vendor pending completion or other termination of this Agreement and to be credited against the purchase price on closing.

Due on Closing: PURCHASERS TO PAY BALANCE DUE ON CLOSING SUBJECT TO ADJUSTMENTS BY CASH OR CERTIFIED CHEQUE.

The following Schedules attached hereto form part of this agreement:

|      |                          |   |                           |
|------|--------------------------|---|---------------------------|
| B    | Luxury Standard Features | F | Floor Plan & Elevation    |
| B1   | PE001, Incentives        | G | Granite                   |
| B2   | Bonus                    | H | Hardwood                  |
| C    | Financing Condition      | W | Warning Clauses (G1 & G2) |
| D    | Customer Declaration     |   |                           |
| E    | Site Plan                |   |                           |
| DECK | Deck Disclosure          |   |                           |

Appendix X11  
Tarion Addendum

Date of Agreement: November 08, 2020  
Irrevocable Date: November 18, 2020  
First Tentative Closing Date: February 10, 2022

Initials: