



BELLAIRE PROPERTIES INC. (CARSON'S CREEK)  
PURCHASER EXTRAS

**BLK # 185 P.E #005** – Model - KAHSHE - 3000 - PHASE 1

*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**

Kingswood	#2
Barrie Trim	#3, #6, #7, #8, #11
National Frieplace	#4, #5
Internazionale Electric	#5
All-Tronic	#5
Weston Flooring	#8
Miranda Painting	#9
Railing Excellence	#10
North York Tile	#12
Advance Marble	#13, #14
Pipecon	#14
Maple Drywall	#15
Allstar Carpentry	#15

Date: Mar.-04-2022  
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:

BELLAIRE PROPERTIES INC.

**PURCHASER(S): Jeyanthimala Rajakulenthiran**  
**LOT NUMBER: BLK 1-185 PHASE: 1**  
**MODEL: 3000 KAH SHE**  
**P.E.#: 005**

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
1.	CONFIRMATION - Provide water line in kitchen area for future fridge, Builder is not responsible for supplying or installing the fridge.
2.	Provide gas line for future BBQ at rear of home, location as per sketch.
3.	Provide and install upgrade Interior Door Hardware (Vega w/ square rose) to include matching coloured hinges and door stops throughout the main and second floor in lieu of standard
4.	Provide and install upgrade fireplace (Majestic, JADE42 single sided linear gas fireplace installed flat on wall - vented up and directly out. Slim clean face trim, Riser platform (bottom of viewing height at 16" AFF), Passive heat kit (for TV placement)) in lieu of standard.
5.	Provide and install upgrade fireplace wall panels, to include floor to ceiling NF Wall panels - 4pc Honed Nero Asoluto Granite surround, coll wall top grill for TV placement above fireplace, *Note: Wall panels to be painted white (same as trim colour).
6.	Provide and install level 8 Interior Trim (Bohemian - 7 1/4"x 5/8" (MFP82871) Baseboard, 3 1/4" 11/16" (MFP80632) Casings, 1 3/8"x 3/8" Door Stop Base Shoe (MFP8662B2) - throughout main and second floor in lieu of level 1
7.	Provide and install upgrade Interior Doors throughout the main and second floor in lieu of standard
8.	Provide and install Option 1A Hardwood Floors throughout 2 <sup>nd</sup> floor (except for tiled areas) in lieu of level 1 carpet
9.	Provide Stain to staircase, handrail and posts etc. (to complement the colour of hardwood floors) from main to second floor, based on iron pickets.
10.	Provide and install level 4 interior railing from main to second floor in lieu of level 1.
	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 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: \_\_\_\_\_ TERMS: CASH OR CHEQUE IN ADVANCE

  
Rajakulenthiran Jeyanthimala (Mar 2, 2022 08:37 EST)

**PURCHASER**

PURCHASER

**BELLAIRE PROPERTIES INC.**

Per:   
VENDOR



**forming part of the Agreement of Purchase and Sale**

**BELLAIRE PROPERTIES INC.**

**P.E.#: 005**

No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide and install upgrade Exterior Door Hardware (LONDON Matte Black w/ Vega Interior Trim & Deadbolt (Round Rose Kit) and Deadbolt & Vega Interior Trim (Round Rose Kit) for Garage Man Door, if applicable.	
12.	Provide and install level 4 floor tiles in foyer, powder, laundry, and kitchen/breakfast area in lieu level 1 floor tiles.	
13.	Provide and install level 5 stone counter top in kitchen area in lieu of level 1.	
14.	Provide and install upgrade kitchen sink in lieu of standard	
15.	Provide and install waffle ceilings in the living room	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
TOTAL BALANCE, Amount to be Added to the Purchase Price as an Adjustment on Closing		
		<b>TOTAL</b>

- 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.

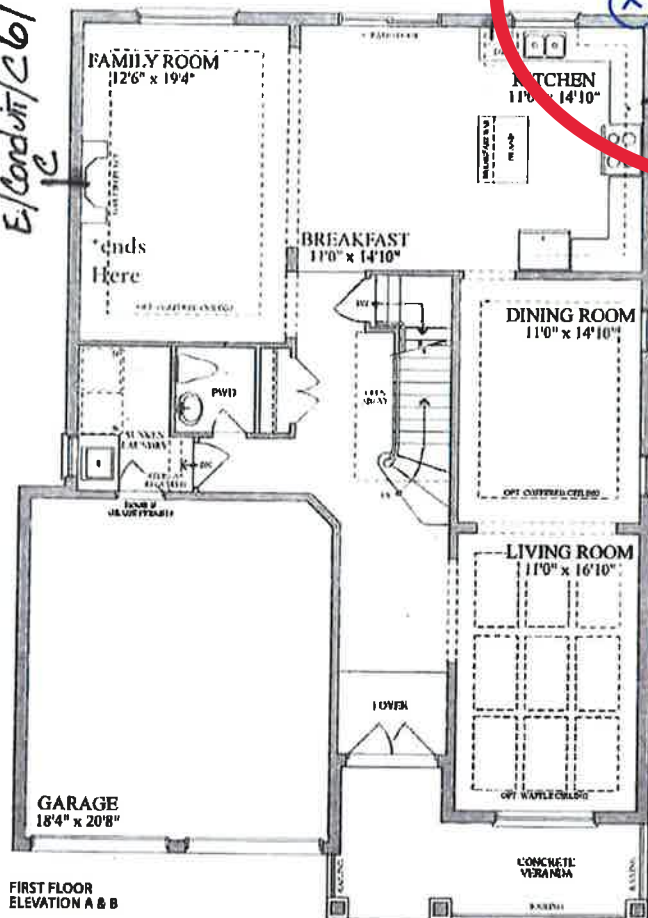
BELLARE PROPERTIES INC.

Per: 7  
VENDOR

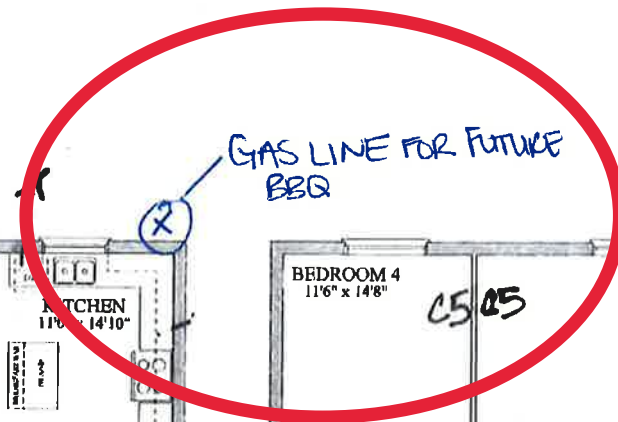
47'  
DESIGNS

The Kahshe / Elev. A & B  
3000 sq.ft.

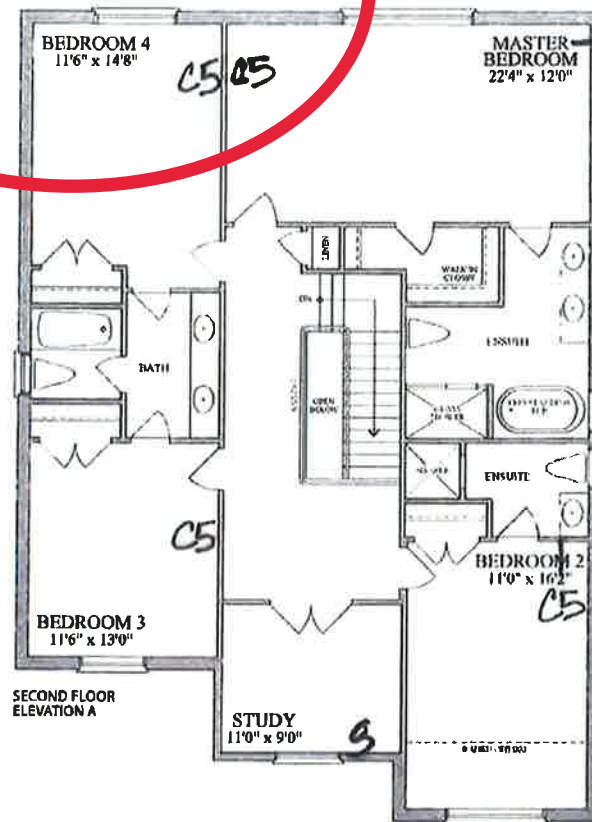
192/261  
E/Conduit/C6



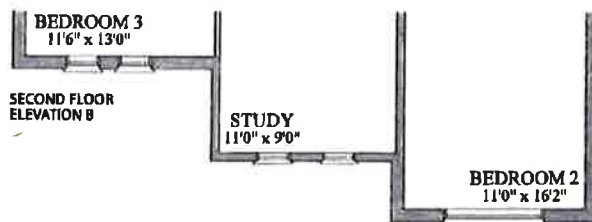
FIRST FLOOR  
ELEVATION A & B



PEUD5



SECOND FLOOR  
ELEVATION A



SECOND FLOOR  
ELEVATION B

Please indicate the location of the rough-ins on your plan

Description	Symbol on Sketch	Standard Locations
Cable (Rough-in)	C	Family room Or Great Room, all bedrooms, Study/Den/Computer, (as per model)
Cat5	C5	A Cat5 wire can replace the rough-in cable at no additional cost.
Cat6	C6	Upgrade - \$50 per location
Telephone (Rough-in)	T	Kitchen and Primary Ensuite
Smart-Wire (Cat5)	S	Can be installed a Purchaser's desired location

LOT #: 1-185

PURCHASER: R. Jeyanthinala

PURCHASER: R.J.



Plans and specifications are subject to change without notice. E & O, E. Actual usable floor space may vary from the stated floor area. All rough-ins are artist's concept.