



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

LOT 088 P.E #002 – Model - MANITOU - 2480 - PHASE 5

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

All-Tronic	#1, #7
Internazionale Electric	#2, #3, #4, #5, #6, #7, #15
Maple Drywall	#4
Allstar Carpentry	#8, #12, #13, #14
Brown Window	#8, #14
Cpl Aluminum	#9
Basecrete	#10
Pipecon	#11
North York Tile	#12
Barrie Trim	#13

Date: Mar 14, 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): Kenneth Egede & Omobolaji Oluwa Egede
LOT NUMBER: 88 PHASE: 5
MODEL: Manitou 2480, Elevation A
P.E.#: 002

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 "conduit only" from basement to attic	
2.	Provide "conduit only" in garage for future car charger	
3.	Center standard light above stairs within the open to below area	
4.	Interior Pot Light - Add 8 LED pot lights with dinner switch in the family room, as per sketch	
5.	Interior Ceiling Light - add LED Dimmer Switch to an existing standard light in THE GREAT ROOM	
6.	Interior ceiling light - add rough-in light with capped enclosure (on separate switch) above the kitchen island for future pendant lighting	
7.	Provision for TV above the fireplace, includes dedicated electrical, conduit for future Tech cable to floor receptable beside the fireplace. This does not include any brackets or mounting for TV	
8.	Patio Sliders - Increase standard patio sliders in the kitchen to 8ft tall	
9.	Cost to provide black exterior railing at front elevation in lieu of standard. Based on standard elevation. Note, due to lot grading some elevations may not require any railing at stairs or porch. In the event that railing is not required purchaser will be credited back amount charged	
10.	Basement Windows - add additional basement window, stadnard size is 30x20, standard white window frame. See sketch for Location	
	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: _____ TERMS: CASH OR CHEQUE IN ADVANCE

kenneth egede
kenneth egede (Nov 2, 2021 12:13 EDT)
PURCHASER

PURCHASER

BELLAIRE PROPERTIES INC.

Per: _____

VENDOR

File Copy for
Construction
Office

(Original verified at Head Office)



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 002

No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Upgraded Shower and Tub Fixtures. Cost to provide and install upgraded shower kits including shower wands and/or rain cans in the Primary Ensuite - Model # DF-KIT4-WS	
12.	Shower Niche - cost to provide one (1) shower niche in shower enclosure (if applicable). Price is based on standard wall tile and standard shower jamb. Size of niche is approximately 12" x 20" x 3 1/2" deep. Purchaser understands that niche will not be installed on an exterior wall unless purchaser agrees to have wall furred out, which will result in decrease of shower square footage	
13.	COMPUTER ROOM - Provide and install a door between the computer room and the 2 nd floor hallway. (Price based on standard door and hardware)	
14.	LAUNDRY ROOM - provide and install a 2ft x 3ft operable window on side elevation wall, price includes standard casing	
15.	VALANCE LIGHTING - cost to provide electrical "Rough-in only" for valance lighting with switch below upper cabinets in kitchen area	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		Balance of Bonus Package to be used towards the purchase of upgrades
		TOTAL

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PURCHASER

Const

Per: _____
VENDOR

(Original verified at Head Office)

38'
DESIGNS

The Manitou / Elev. A & B
2480 sq.ft.

Add
Rough-in
valance



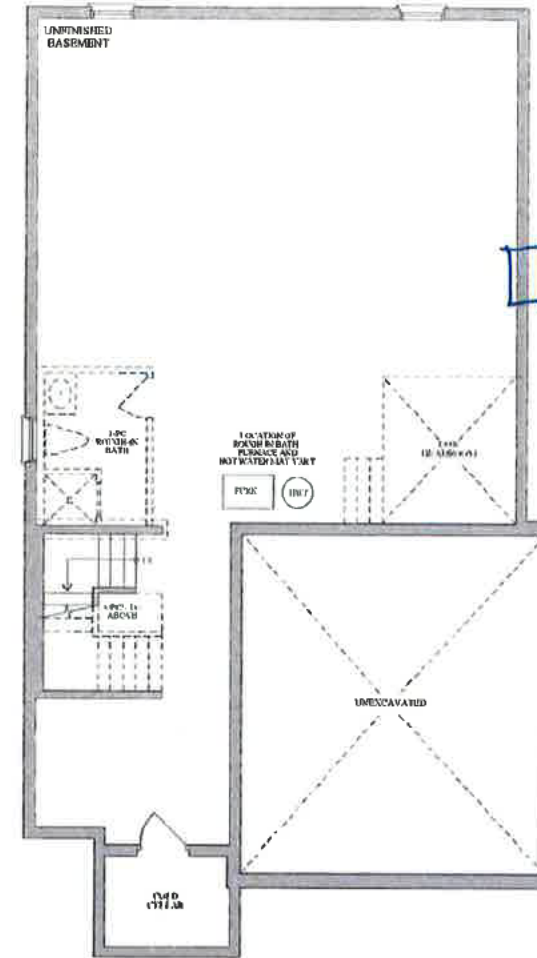
FIRST FLOOR
ELEVATION A & B



SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



BASEMENT
ELEVATION A & B

LOT 5-88, PE002, SKETCH

kenneth egede

PURCHASER kenneth egede (Nov 2, 2021 12:13 EDT)

PURCHASER _____



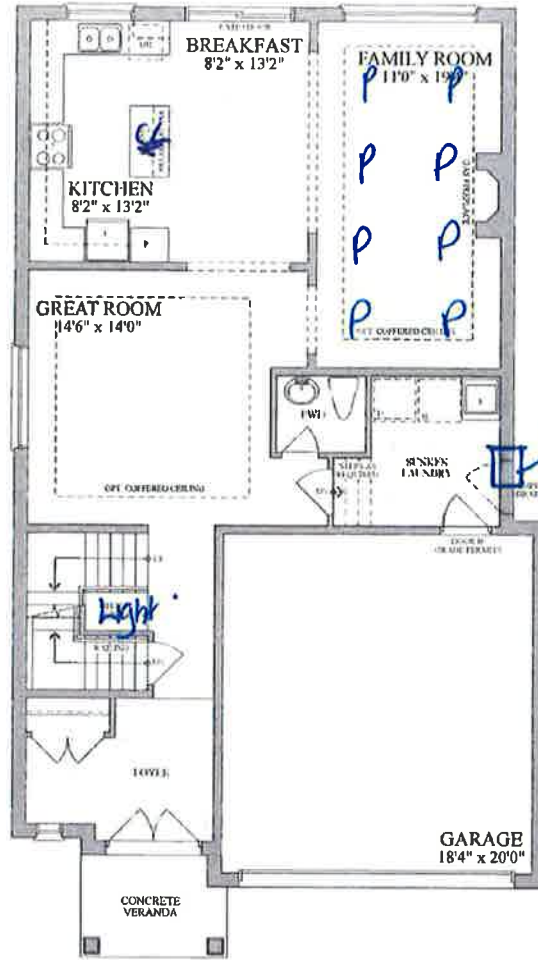
Plans and specifications are subject to change without notice. E. & D. E. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.



38'
DESIGNS

The manitou / Elev. A & B
2480 sq.ft.

Add
Rough-in
valance



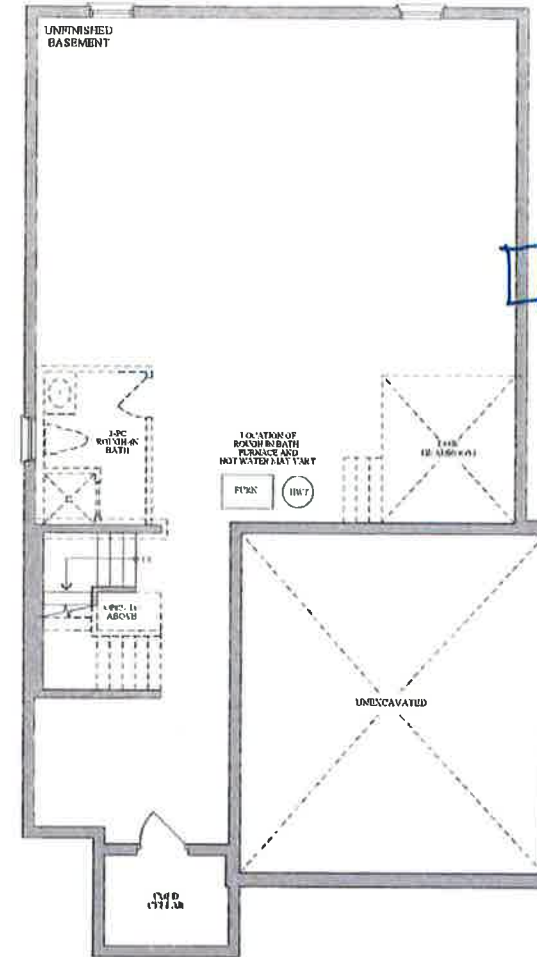
FIRST FLOOR
ELEVATION A & B



SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



BASEMENT
ELEVATION A & B



LOT 5-88, PE002, SKETCH

PURCHASER kenneth egede
(Nov 2, 2021 12:13 EDT)

PURCHASER _____



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