



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

LOT 026 P.E #005 – Model - CARLYLE - 3080 - PHASE 2

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

Internazionale Electric	#1, #2, #23
Liberty	#1, #2, #18, #20, #23
Kingswood	#2, #23
Barrie Trim	#3, #4, #5
Miranda Painting	#6
National Fireplace	#7
Weston Flooring	#8, #9, #10
North York Tile	#9, #11, #12, #13, #14, #15, #16, #17
Advance Marble	#19, #21
Pipecon	#21, #22

Date: Mar.-16-2022
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): Fatima Israfil Guliyeva

LOT NUMBER: 026 PHASE: 2

MODEL:

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	PRICE
1.	Provide provisions for future Built-in Microwave with trim kit in base cabinet of island in kitchen area. Completed with dedicated electrical and pull-out drawer below.	
2.	Provide gas line for stove in kitchen area to include 110V direct line with Arc Fault protections, plus the cost to upsize the gas pipe.	
3.	Provide and install upgrade interior doors throughout the entire home in lieu of standard.	
4.	Provide and install upgrade trim package level 4 (Vintage Industrial - 6 1/2"X 1/2" (MFPU9291-08) Notched Baseboard, 3 1/2"x5/8" (MFPU9091-08) Notched Casing, 7/8"x 3/8" Door Stop (MFJ26912)) in lieu of level 1	
5.	Provide and install upgrade interior hardware to include matching hinges and door stops in lieu of standard.	
6.	Provide stain to stairs, handrail and posts etc. (to complement the colour of hardwood floors) from main to second floor in lieu of standard, based on iron/metal pickets.	
7.	Provide and install upgrade fireplace mantle in family room in lieu of standard	
8.	Provide and install option 3 hardwood floors throughout the main floor hallway, family room, living/dining room and servery in lieu of standard.	
9.	Provide and install option 3 hardwood floors in the kitchen/breakfast area in lieu of level 1 floor tiles.	
10.	Provide and install option 3 hardwood floors throughout the second floor (except for tiled areas) in lieu of level 1 carpet.	
	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

Fatima Guliyeva (Mar 15, 2022 18:56 EDT)

PURCHASER

PURCHASER

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**File Copy for
Construction
Office**

(Original verified at Head Office)



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

VENDOR: BELLAIRE PROPERTIES INC.


PURCHASER(S): Fatima Israfil Guliyeva
LOT NUMBER: 026 **PHASE:** 2
MODEL:
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	PRICE
	Net upgrades continued from page 1	
11.	Provide and install level 7 floor tiles in the foyer, powder room, and mud room in lieu of level 1 floor tiles.	
12.	Provide and install level 6 floor tiles in the primary ensuite bathroom in lieu of level 1 floor tiles.	
13.	Provide and install level 2 shower floor mosaics in the primary ensuite shower floor in lieu of standard	
14.	Provide and install level 4 wall tiles in the primary ensuite shower enclosure in lieu of level 1. *Note: Tiles to be install stacked.	
15.	Provide and install level 2 floor in the shared bathroom in lieu of level 1	
16.	Provide and install level 2 floor tiles in the 2 nd Ensuite (bdm 4) in lieu of level 1	
17.	Provide and install upgrade grout colour in the foyer, powder room, mud room, primary ensuite floor, primary ensuite shower floor, shared bathroom floor and 2 nd ensuite bath floor in lieu of standard.	
18.	Provide and install level 2 kitchen cabinets in lieu of level 1	
19.	Provide and install level 5 stone counter top in lieu of level 1.	
	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	

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 
Fatima Guliyeva (Mar 15, 2022 18:56 EDT)
PURCHASER

PURCHASER

FG

TERMS: CASH OR CHEQUE IN ADVANCE
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BELLAIRE PROPERTIES INC
Construction
Per VENDOR
Office
(Original verified at Head Office)



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 005

No.	DESCRIPTION	PRICE
	Net upgrades continued from page 2	
20.	Provide and install upgrade cabinet hardware for the kitchen and all bathrooms in lieu of standard	
21.	Provide and install upgrade kitchen sink in lieu of standard.	
22.	Provide and install upgrade shower kit in the primary ensuite bathroom. *Note: Does not include toe/tub spout and shower head will be wall mounted.	
23.	Provide provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. *Note: Not all models can accommodate this change. *Builder will try to accommodate centering the vent as best as possible. Purchaser must provide all specifications for future Chimney Style Hood fan/Exhaust Fan as soon as possible. This item must be decided prior to framing stage, otherwise may be considered too late.	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
Amount to be Added to the Purchase Price as an Adjustment on Closing		
		TOTAL

- 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.

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PURCHASER

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File Copy for
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(Original verified at Head Office)

LOT 2-26, INNISFIL - PRIMARY
ENSUITE

INITIAL(S): FG



DF-KIT16-WS
List Price



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