



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

**LOT 141 P.E #006** – Model - MADAWASKA - 3190 - 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**

Advance Marble	#1, #2, 33, #14, #17, #18, #19
Pipecon	#2, #3, #17, #18, #19
Liberty	#4, #5, #6, #8, #17, #18, #19
Maple Drywall	#7
Miranda Painting	#7, #11
North York Tile	#9, #13, # 14, #15, #16
Weston Flooring	#10, #20
Barrie Trim	#10, #12

Date: Mar.-21-2022  
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):** Carmine John and Johanne C Marino  
**LOT NUMBER:** 141 **PHASE:** 1  
**MODEL:** 3190 Madawaska  
**P.E.#:** 006

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 and install level 7 kitchen counter top in lieu of level 1.	
2.	Provide and install upgrade kitchen sink (Bosco, 208038) in lieu of standard	
3.	Provide and install upgrade kitchen faucet (Delta: Trinsic, Single Handle Pull-Down Kitchen Faucet, Champagne Bronze, 9159-CZ-DST) in lieu of standard.	
4.	Provide and install level 3 kitchen cabinets in lieu of level 1, based on revised kitchen layout.	
5.	Provide and install kitchen light valance moulding below upper cabinets.	
6.	Provide and install pull-out garbage in kitchen area, on the right side of cooktop.	
7.	Provide smooth ceilings throughout the main and second floor in lieu of standard.	
8.	Provide and install upgrade cabinet hardware throughout the kitchen and all three (3) on the second floor in lieu of standard.	
9.	Provide and install level 5 floor tiles in the foyer, powder room, and kitchen/breakfast area. *Note: Tiles to be installed stacked horizontally.	
10.	Provide and install Option 1A hardwood floors on the second floor hallway only, bedrooms to remain 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 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

Carmine Marino

Carmine Marino (Mar 17, 2022 15:12 EDT)

PURCHASER

Johanne Marino

Johanne Marino (Mar 17, 2022 18:58 EDT)

PURCHASER

**File Copy for  
Construction  
Office**

Per:

VENDOR

(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): Carmine John and Johanne C Marino**

**LOT NUMBER: 141 PHASE: 1**

**MODEL: 3190 Madawaska**

**P.E.#: 006**

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 stain to stairs, handrail, and posts etc. (to complement the colour of hardwood floors) from main to second floor in lieu of standard.	
12.	Provide and install level 5 trim (7 1/4" (MFP82351) Step Baseboard, 3 1/2" (MFP8044) Step Casing plus Applied Back Band, 1 3/8"x 3/8" Door Stop Base Shoe (MFP8662B2)) throughout the main and second floor in lieu of level 1	
13.	Provide and install level 4 kitchen backsplash (counter height) plus upgrade grout colour in kitchen area. *NOTE: Price is reduced to reflect no tile behind cooktop area. Purchaser is installing a chimney hoodfan.	
14.	Provide and install full height backsplash (2cm) behind cooktop area only, in the same colour as stone counter top being installed in the kitchen area. *Note: Purchaser is installing a chimney hoodfan. Therefore stone to be installed all the way to the bulkhead.	
15.	Provide and install level 2 wall tiles in the primary ensuite shower enclosure in lieu of level 1.	
16.	Provide and install level 4 floor tiles in the primary ensuite bathroom in lieu of level 1. *Note: tiles to be installed stacked horizontally.	
17.	Provide and install level 3 stone counter top in primary ensuite in lieu of standard.	
18.	Provide and install two (2) single handle vessel bath (lav) faucet (Delta, Trinsic, Matte Black, 759-BL-DST) in lieu of standard.	
19.	Provide and install two (2) vessel sinks in the primary ensuite bathroom in lieu of standard.	
20.	Provide and install upgrade 2 = level 3 underpad in lieu of standard.	
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.		
<b>TOTAL</b>		

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

Carmine Marino

Carmine Marino (Mar 17, 2022 15:12 EDT)

PURCHASER

Johanne Marino

Johanne Marino (Mar 17, 2022 18:58 EDT)

PURCHASER

**File Copy for  
Construction  
Office**

(Original verified at Head Office)

The **madawaska** / Elev. A & B  
**3190 sq.ft.**



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

**Purchaser** carmine marino  
carmine marino (Nov 15, 2021 23:01 EST)

CM  
CM

Purchaser(s):  
Initial(s): JM



**Pull-Out Garbage, on the right of range/cooktop**

