



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

LOT # 064 P.E #006 – Model - CARLYLE -2 CAR W/MUDROOM - 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

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

Date: Apr.-12-2022
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): Rajinder Kumar, Prateek Arora, & Usha Rani Bhui

LOT NUMBER: 064 PHASE: 2

MODEL: 3080 Carlyle (2 Car w/ mudroom)

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 stain to stairs, handrail, posts etc. (to complement the colour of hardwood floors) from main to second floor in lieu of standard. Price is based on metal/iron pickets	
2.	Provide and install level 4 interior railing from main to second floor in lieu of level 1.	
3.	Provide and install Option 28 hardwood floors throughout the main hallway, living/dining room, servery, and family room in lieu of standard hardwood.	
4.	Provide and install Option 28 hardwood floors in the kitchen/breakfast area in lieu of level 1 floor tiles.	
5.	Provide and install upgrade stone counter top (level 4) in the kitchen area in lieu of level 1	
6.	Provide and install upgrade undermount sink in the kitchen area in lieu of standard	
7.	Provide and install upgrade interior doors throughout the entire home in lieu of standard	
8.	Provide and install upgrade fireplace mantle in lieu of standard.	
9.	Provide and install level 6 trim package throughout entire home in lieu of standard.	
10.	Provide and install upgrade two (2) undermount lav (bath) sinks in the shared bathroom in lieu of standard	
	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: _____

PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for
BELLAIRE PROPERTIES INC.
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): Rajinder Kumar, Prateek Arora, & Usha Rani Bhui

LOT NUMBER: 064 **PHASE:** 2

MODEL: 3080 Carlyle (2 Car w/ mudroom)

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 and install level 7 floor tiles in the foyer and powder room in lieu of level 1 floor tiles.	
12.	Provide and install option 28 hardwood floors throughout the 2 nd floor (except for tiled areas) in lieu of level 1 carpet.	
13.	Provide and install level 4 floor tiles in the primary ensuite bathroom floor in lieu of level 1 floor tiles. Note: Tiles to be installed stacked	
14.	Provide and install upgrade grout colour for the primary ensuite walls and shower floor in lieu of standard	
15.	Provide and install upgrade grout colour for the 2 nd ensuite (bdrm 4) bathroom floor, shower walls and shower floor in lieu of standard	
16.	Provide and install upgrade grout colour for the shared bathroom floor and tub walls in lieu of standard	
17.	Provide and install upgrade stone (level 4) counter top in the primary ensuite bathroom in lieu of standard	
18.	Provide and install upgrade two (2) undermount lav (bath) sinks in the primary ensuite bathroom in lieu of standard	
19.	Provide and install upgrade stone counter top (level 2) in the 2nd ensuite (bdrm 4) bathroom in lieu of standard	
	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: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

PURCHASER

**File Copy for
Construction
Office**

Per:

VERNO

(Original verified at Head Office)



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 006

No.	DESCRIPTION	PRICE
	Net upgrades continued from page 2	
20.	Provide and install upgrade one (1) undermount lav (bath) sink in the 2nd ensuite (bdrm 4) bathroom in lieu of standard	
21.	Provide and install upgrade stone counter top (level 2) in the shared bathroom in lieu of standard	
<div> <div>Extra's Subtotal:</div> <div>H.S.T.</div> <div>New Total:</div> <div>Less Bonus Package (if Applicable)</div> <div>TOTAL:</div> </div>		
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.

PURCHASER _____

TERMS: CASH OR CHECK IN ADVANCE

File Copy for

BELLAIRE PROPERTIES INC.

Construction

Office

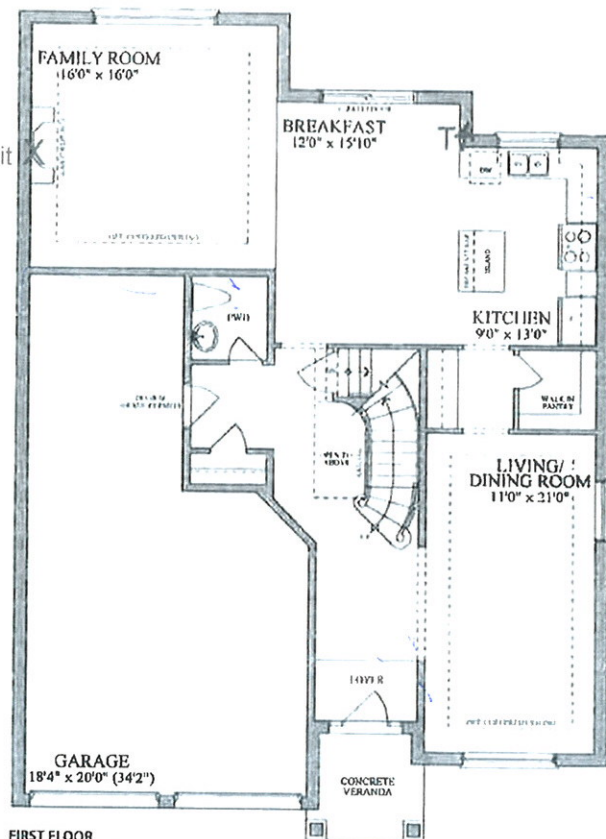
VENDOR

(Original verified at Head Office)

47'
DESIGNS

The Carlyle / Elev. A & B
2950 sq.ft.

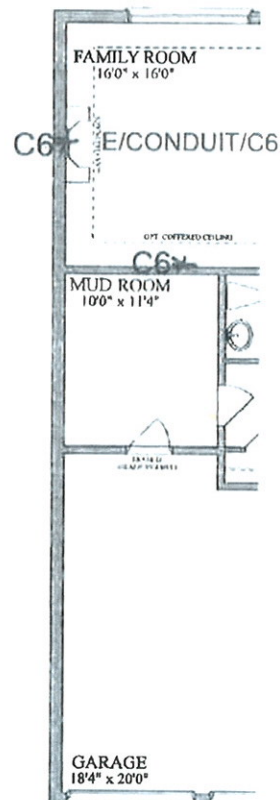
C, E,
Conduit



FIRST FLOOR
ELEVATION A & 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 at Purchaser's desired location



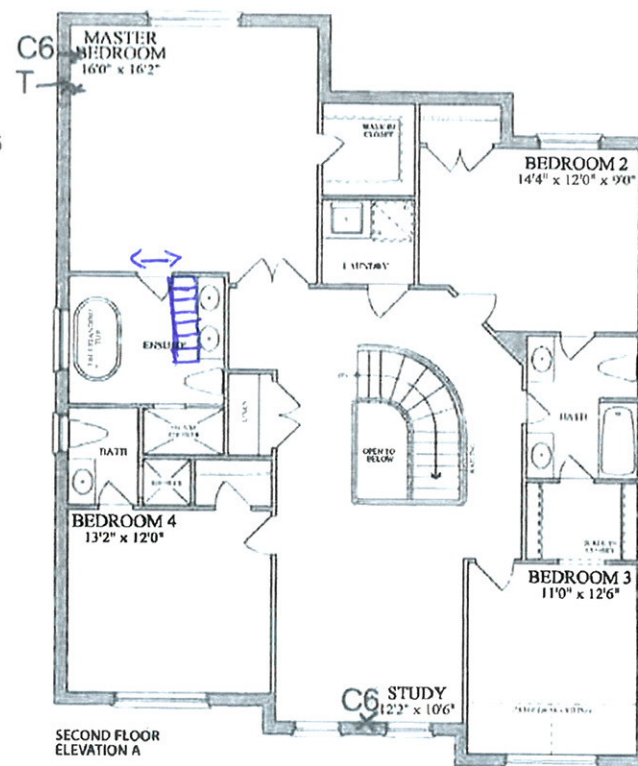
OPT. FIRST FLOOR

LOT #: 2-64

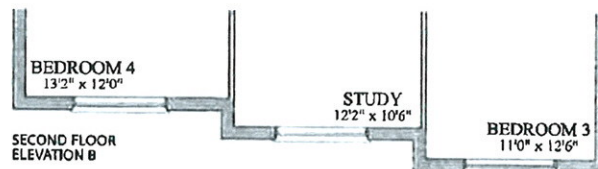
PURCHASER: *Ramona*

PURCHASER: *Prateek Arora*

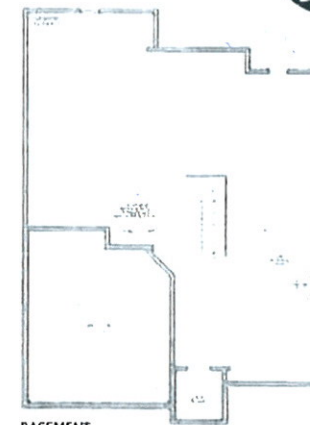
Prateek Arora



SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



BASEMENT
ELEVATION A



BASEMENT
ELEVATION B



BASEMENT
ELEVATION C



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