



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

LOT # 066 P.E #004 – Model - NIPISSING - 3210 - 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

Barrie Trim	#1, #4, #9
Miranda Painting	#2
Weston Flooring	#3, #4
Railing Excellence	#4, #18
National Fireplace	#5
North York Tile	#6
Liberty	#7, #8, #11, #12, #13, #14, #15, #16
Advance Marble	#8, #10, #11, #12, #13, #14
Pipecon	#11, #12, #13, @14
Internazionale Electric	#15, #16
All-Tronic	#15

Date: Apr.-20-2022
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): Usama Amjad
LOT NUMBER: 066 PHASE:
MODEL: 3210 Nipissing
P.E.#: 004

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 upgrade interior door the study on main floor in lieu of standard. *Note: All other doors throughout entire home to remain standard style.	
2.	Provide stain to stairs, handrail, and 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.	
3.	Provide and install option 41 hardwood floors throughout the main floor (except for tiled areas) in lieu of standard hardwood.	
4.	Provide and install option 121 vinyl floors throughout the 2 nd floor (except for tiled areas) in lieu of level 1 carpet.	
5.	Provide and install upgrade fireplace mantle in the family room in lieu of standard.	
6.	Provide and install level 6 floor tiles in the foyer and kitchen/breakfast area in lieu of level 1 floor tiles. Tiles to be installed stacked	
7.	Provide and install Extended Extended uppers in the kitchen area (to 9'ft with bulkhead). *Note: Crown moulding not possible, small filler to bulkhead.	
8.	Increase size of opening of future cooktop/range to 36" inches wide in lieu of standard 30" inches.	
9.	Provide and install level 6 trim package (Modern Farmhouse - 7 1/4"x 5/8" (MFP82392) Step Bevel Baseboard, 3 1/4"x 1 1/8" (MFP8036BB-08) Step Bevel BB Casing, 1 1/2"x 5/16" Door Stop (PFP1223-16)) from main to second floor in lieu of level 1.	
10.	Provide and install upgrade stone counter top (level 5) in the kitchen area 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 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 CHECK IN ADVANCE

BELLAIRE PROPERTIES INC.

PURCHASER

VENDOR

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): Usama Amjad
LOT NUMBER: 066 **PHASE:**
MODEL: 3210 Nipissing
P.E.#: 004

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 upgrade stone counter top (level 3) in the primary ensuite bathroom in lieu of standard	
12.	Provide and install upgrade stone counter top (level 2) in the 2 nd ensuite bathroom in lieu of standard	
13.	Provide and install upgrade stone counter top (level 2) in the shared bathroom in lieu of standard	
14.	Provide and install upgrade under mount sinks for all bathrooms on 2 nd floor (Primary ensuite, 2 nd ensuite, and shared bathroom) in lieu of standard.	
15.	Provide provisions for wall mount TV above fireplace in the family room. Includes: Dedicated electrical, conduit for future TECh cable to floor level receptacle and/or to end beside the fireplace. *This does not include any brackets or mounting for TV.	
16.	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.	
17.	Increase size of hoodfan/exhaust fan opening to 36" inches wide in lieu of standard 30" inches	
18.	Provide and install level 4 interior railing from main to second floor in lieu of level 1.	
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 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 CHECK IN FULL

BELLAIRE PROPERTIES INC.

Per:
VENDOR

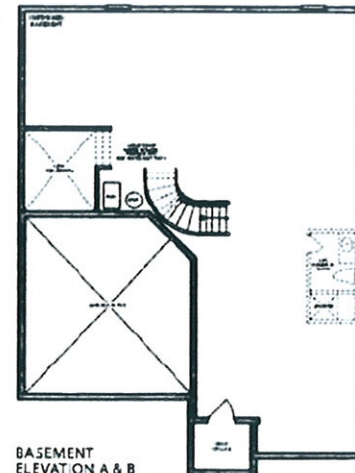
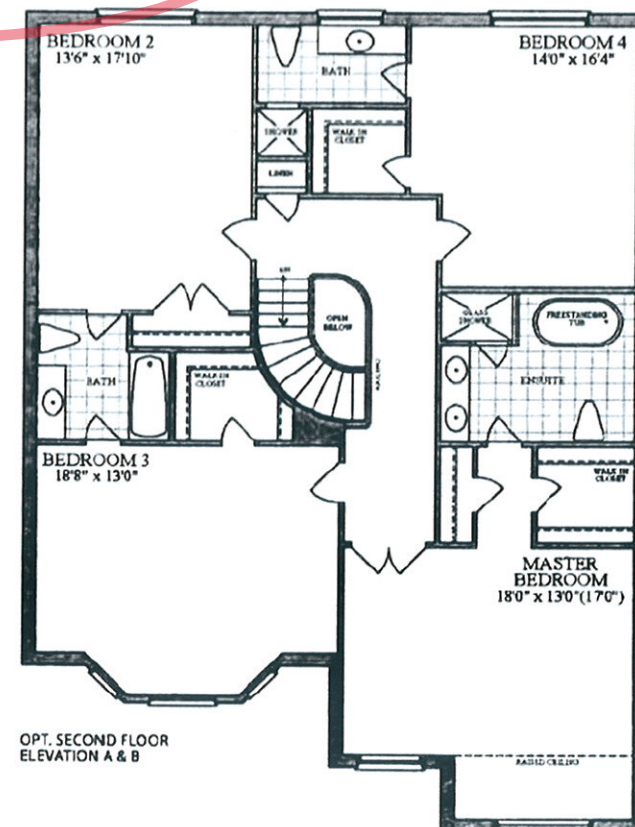
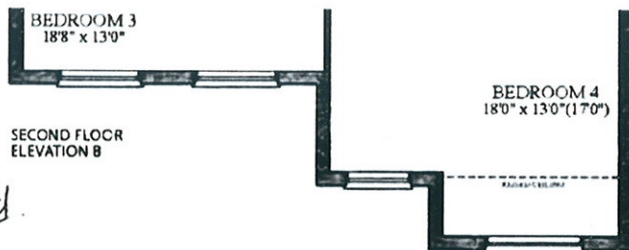
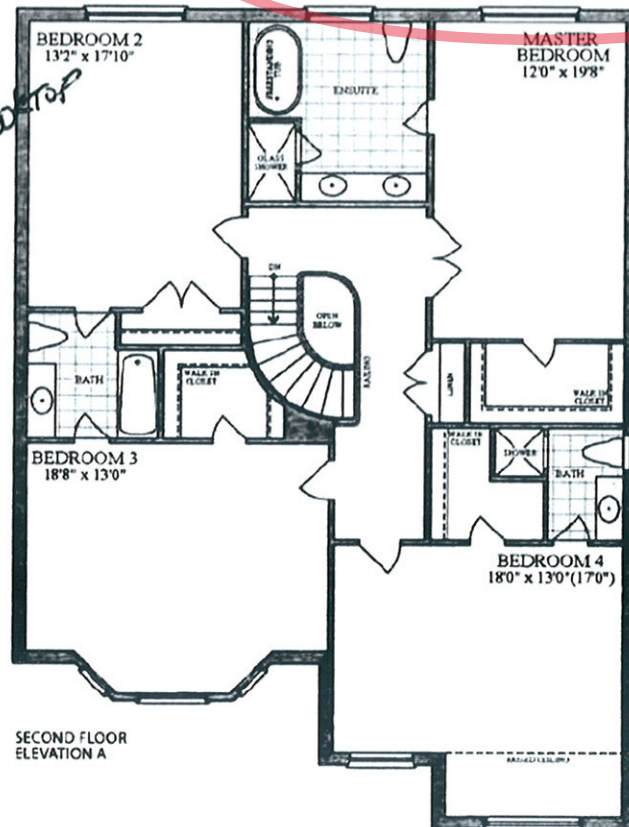
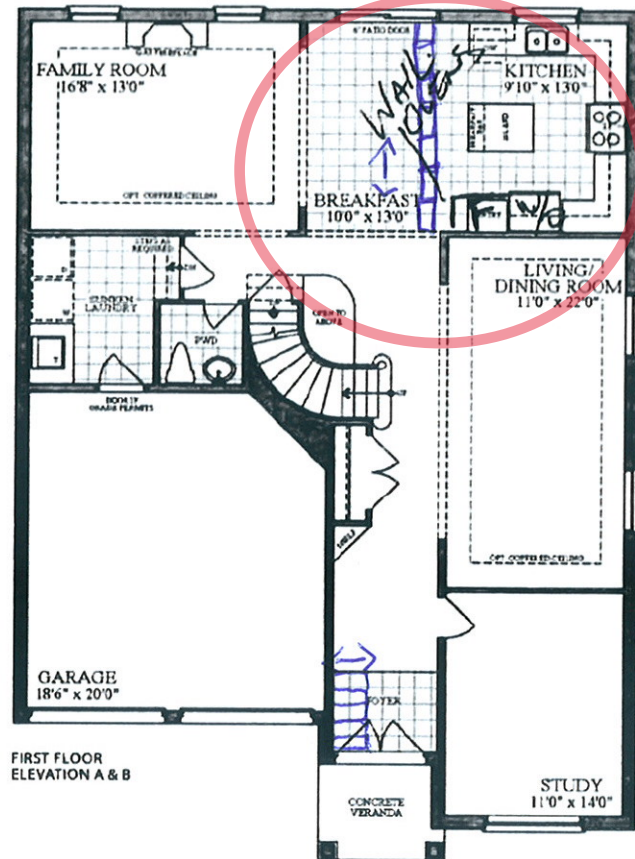
**File Copy for
Construction
Office**

(Original verified at Head Office)

47'
DESIGNS

The nipissing / Elev. A & B
3210 sq.ft.

Lornel



- ① Built in Appliances
- ② 10ft ceilings on main
- ③ 9ft ceiling on 2nd floor.

the trails at
CARSON'S CREEK

Plans and specifications are subject to change without notice. E & O E. Actual usable floor space may vary from the stated floor area. All measurements are in feet.