



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

LOT # 041 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

Internazionale Electric	#1, #2, #4, #7, #8
All-Tronic	#2
Allstar Carpentry	#3, #6
Liberty	#3, #4
Kingswood	#4
Maple Drywall	#5
Miranda Painting	#5
Basecrete	

Date: May.-01-2022
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



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 002

No.	DESCRIPTION	PRICE
1.	Provide "Conduit-only" in garage for future electric car charger	
2	Provision for wall mount TV above the fireplace. Includes dedicated electrical, conduit for future Tech Cable to floor receptacle and/or to end beside the fireplace. This does not include any brackets or mounting for TV	
3.	Provide Counter-Depth Fridge Enclosure in kitchen area (counter-depth fridge cabinet, 65cm comes with 2 gables) in lieu of standard opening.	
4.	Provision for CHIMNEY HOOD FAN - Provision to cabinetry to accommodate future chimney hood fan/exhaust above future stove/range in kitchen area. Builder will try to accommodate centering the vent as best as possible. Purchaser must provide all specification for future chimney Style hood fan/exhaust fan as soon as possible. Some models require additional electrical requirements (in addition to standard) in which case additional charges may apply.	
5.	Provide for smooth ceilings throughout the main floor	
6.	Basement Windows - Add two additional basement windows - standard size 30x20 white window frame. See sketch for Location	
7.	Added capped ceiling light with own switch, above the kitchen island	
8.	Added "Rough-in Only" for future valance lighting with switch below upper cabinets in the kitchen area. (Price does not include light fixtures or kitchen valance moulding.	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		Balance of Bonus Package to be put towards the purchase of upgrades:
		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

File Copy for
Construction
Office

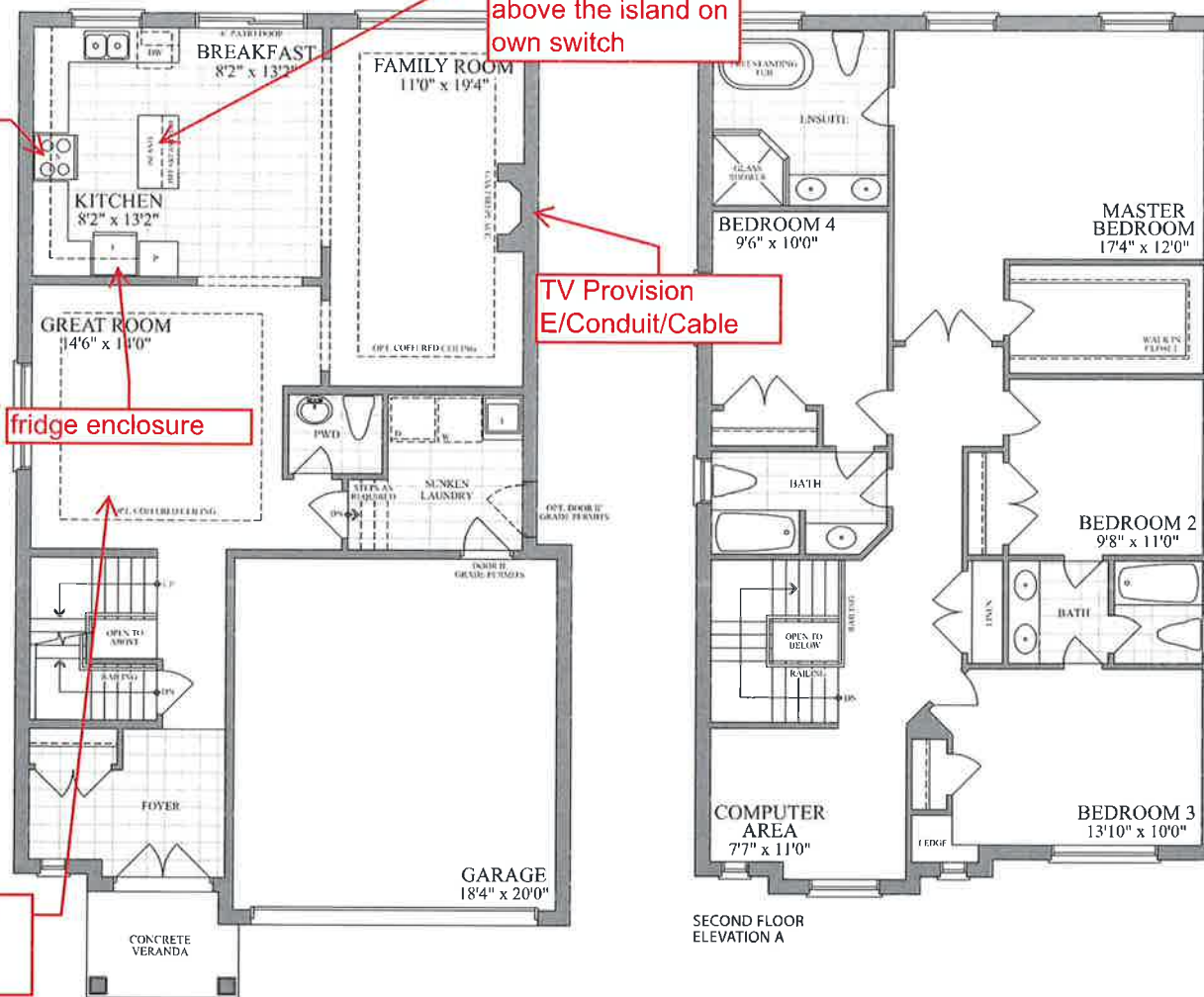
Per: _____
VENDOR

(Original verified at Head Office)

38'
DESIGNS

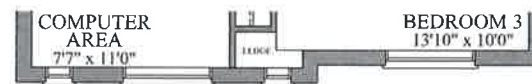
2480 sq.ft.

The Manitou / Elev. A & B

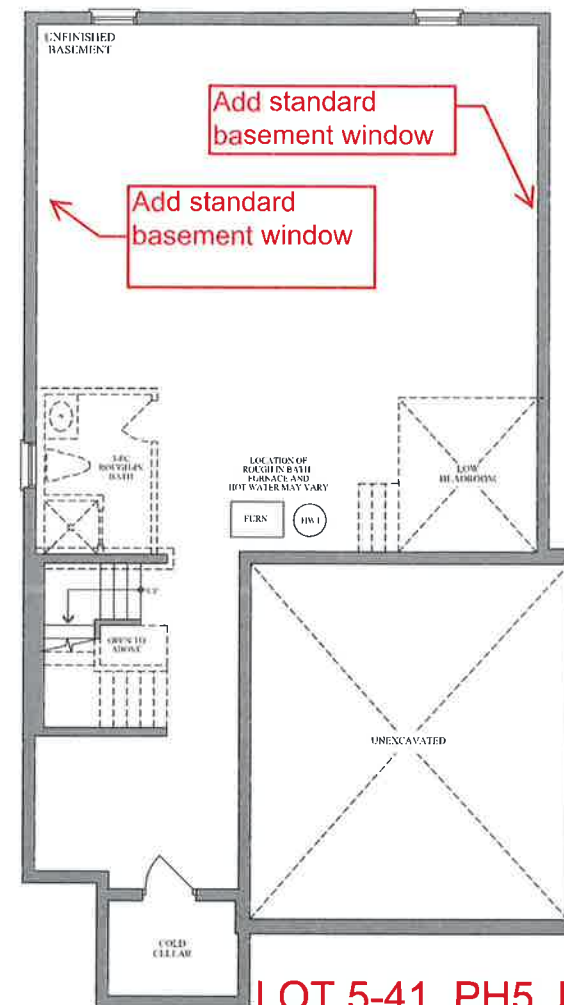


FIRST FLOOR
ELEVATION A & B

SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



BASEMENT
ELEVATION A & B



LOT 5-41, PH5, PE002, SKETCH

Purchaser: Sarbjit
Sarbjit sandhu (May 4, 2022 14:52 EDT)

Purchaser: _____



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.