



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

LOT # 084 P.E #002 – Model - TIMISKAMING - 2775 - 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

| | |
|-------------------------|------------------------------------|
| All-Tronic | #1, #4 |
| Internazionale Electric | #2, #3, #4, #8, #9, #12, #14 |
| Kingswood | #5, #9, #14 |
| Liberty | #5, #7, #8, #9, #10, #11, #12, #14 |
| Altwood Garage | #6 |
| Allstar Carpentry | #6, #7, #8, #9, #12 |
| Brown Window | #6 |
| Maple Drywall | #12 |
| Barrie Trim | #12 |
| Pipecon | #12 |
| Metropolitan | #12 |
| North York Tile | #12 |
| | |
| | |
| | |

Date: May.-10-2022
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): OLUWATOYIN & ADENIKE ADENUGA
LOT NUMBER: 84 PHASE: 5
MODEL: TIMISKAMING 2775 - ELEV A
P.E.#: 002

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 | Cost to provide *conduit –only* - from basement to attic | |
| 2 | Cost to provide "conduit - only" in garage for future electric car charger | |
| 3 | Valance Lighting - Cost to provide complete valance lighting below upper cabinets in the kitchen area. *Up to 6 fixtures; *Includes rough-in and switch. *Note: Price includes LED light fixtures and does not include kitchen valance moulding/light shield. | |
| 4 | Provision for Wall Mount TV - OR - above Fireplace *Includes: dedicated electrical, conduit for future Tech cable to floor level receptacle and/or to end beside the fireplace. Specify location if not going above fireplace. *This does not include any brackets or mounting for TV. | |
| 5 | Exhaust Vent - Provide 10" Exhaust Vent in kitchen area in lieu of standard 6". (Does not include kitchen hood fan that accommodates 10" vent). | |
| 6 | 8ft garage door (increased height) in lieu of standard door height - Double Door or Oversized Single Door. (Applies to most 38' and 47' lots). **Door style to remain standard, frame to be painted the same colour as garage door <i>*Not all models can accommodate this upgrade</i> | |
| 7 | Counter-Depth Fridge Enclosure in kitchen area (counter-depth fridge cabinet, 65cm comes with 2 gables) in lieu of standard opening. | |
| 8 | Built-In appliance Provision in Kitchen *Includes cabinet and electrical provisions for future: *Built- In Wall Oven(s) and/or microwave cut out; c/w bottom drawer; upper cabinet; *plus cooktop c/w false drawer, plus pots & pan drawers in kitchen area. *Counter depth fridge enclosure with two gables. <i>*Note: Not all models can accommodate this upgrade. In some circumstances additional cabinetry extension may be required in order to accommodate, which may result in additional charges. Purchaser must provide all specifications for all future Built-in Appliances as quickly as possible. This item must be decided prior to framing stage, otherwise may be considered too late.</i> | |
| 9 | In order to accommodate Built-In Appliances, a kitchen extension of approximately 3ft is required. Price is based on standard cabinetry. See sketch for options | |
| 10 | Pantry: 2 Door Unit - 30cm (1ft) deep pantry, ext. height x 60cm-100cm (24" to 39" wide)-2 door unit, location as per sketch | |
| | Net upgrades continued on page 2 | |
| | | Extra's Subtotal: |
| | | H.S.T. |
| | | New Total: |
| | | Less Bonus Package (if Applicable) |
| | | TOTAL: |
| | | 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

Oluwatoyin Adenuga
 Oluwatoyin Adenuga (Mar 15, 2022 16:27 GMT+1)

PURCHASER

Adenike Adenuga
 Adenike Adenuga (Mar 15, 2022 11:56 EDT)

PURCHASER

BELLAIRE PROPERTIES INC.

Per: _____

VENDOR



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 002

| No. | DESCRIPTION | PRICE |
|-----|--|--|
| | Net upgrades continued from page 1 | |
| 11 | Corner Cabinet – base CORNER FOLDING DOOR ONLY (cost per unit). Not all models can accommodate this upgrade - ONLY RECOMMENDED IF PROCEEDING WITH BUILT-IN APPLIANCES. STOVE AREA BECOMES A COOKTOP WITH DRAWERS. | |
| 12 | Additional Bathroom in Basement - Cost to complete a bathroom in basement, approximate size 5ft x 9ft. *Includes toilet, vanity with sink/faucet, mirror with light above, stand-up shower 3ft x 5ft with shower light. Pricing is based on Builder's standard samples of vanity cabinets, laminate countertop, sink, faucet, ceramic floor tiles and wall tiles. | |
| | | |
| 14 | Chimney Hood Fan *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. | |
| | | |
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| | | |
| | | |
| | | |
| | | Extra's Subtotal: H.S.T. New Total: Less Bonus Package (if Applicable) TOTAL: Total balance due: |
| | TOTAL | |

PURCHASER

File Copy for
Construction
Office

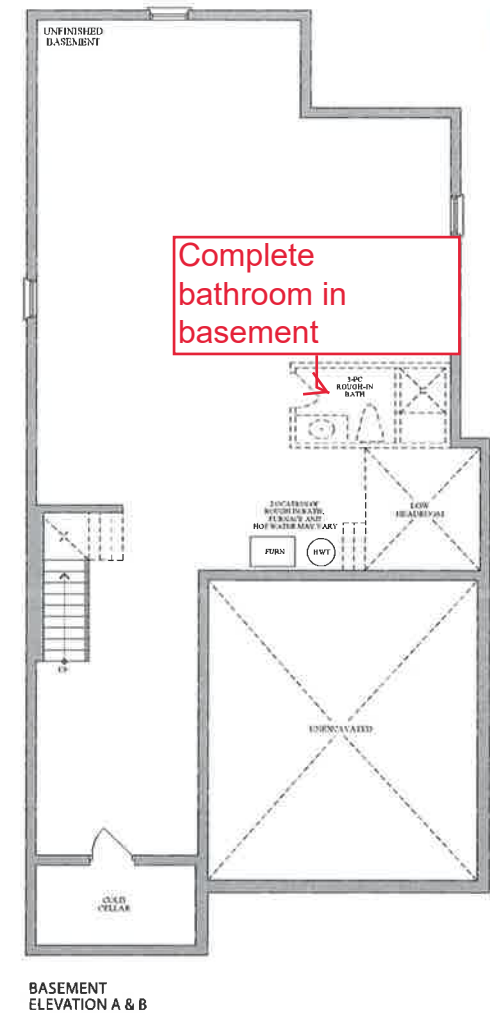
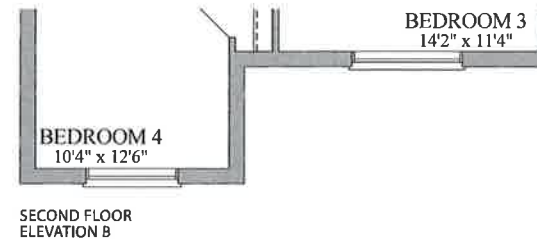
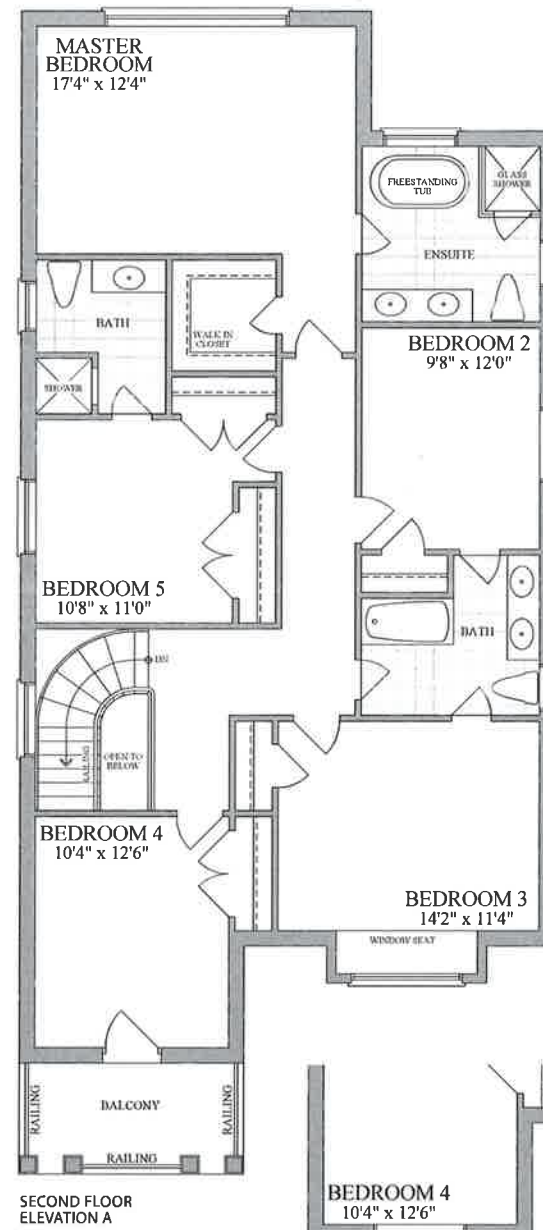
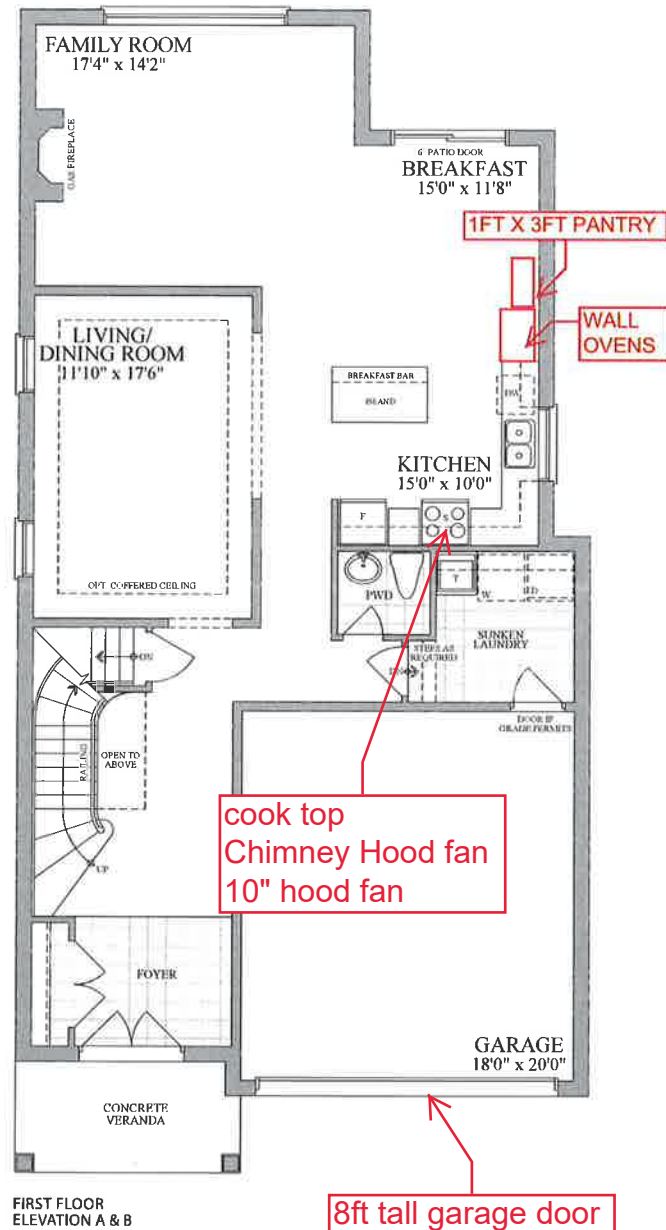
(Original verified at Head Office)

38'
DESIGNS

The Timiskaming / Elev. A
2775 sq.ft.



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.



LOT 5-84
PURCHASER Oluwatoyin Adenuga
PURCHASER Adenike Adenuga

