



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

LOT 090 P.E #002 – Model - BUCKHORN - 1800 - 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, #5
Internazionale Electric	#2, #3, #4, #5, #6, #11
Maple Drywall	#4, #14
Kingswood	#6, #11
Brown Window	#7, #8, #9
Allstar Carpentry	#7, #9, #12
Altwood Garage	#7
Basecrete	#10
Liberty	#11
North York Tile	#12
Pipecon	#13
Miranda Painting	#14

Date: Mar 14, 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): Tavia Stephenson

LOT NUMBER: 90 **PHASE:** 5

MODEL: Buckhorn 1800, Elevation B

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	
1.	Cost to Provide *Conduit -Only* - from basement to attic	
2.	Cost to Provide rough in light with capped enclosure (on separate switch), cost per item - 1 in Primary Ensuite and 1 in Main Washroom (CLC)	
3.	Cost to provide two rough-in capped light enclosure (together on one switch) above the kitchen island.	
4.	Cost to provide to add 4 LED pot lights with Dimmer switch all to be in the same room, location in Great Room (P)	
5.	Cost to provide for wall mount TV above fireplace *includes: dedicated electrical, conduit for future Tech cable to floor level receptacle and/or to end besides the fireplace. Specify location if not going above fireplace *this does not include any brackets or mounting for TV	
6.	Cost to provide add gas line for Stove in Kitchen and 110v direct line with Arc Fault protection, includes the cost to increase the gas pipe	
7.	Cost to provide 8ft garage door (increased height) in lieu of standard height-Single Door (applies to 34' lot). Door style to remain standard, frame to be painted the same colour as garage door * *Not all models can accommodate this upgrade*	
8.	Cost to provide to Black/Iron Ore Window Frames throughout the main and 2nd floor, in lieu of white. *includes front door frame and patio doors *Basement windows must remain as white *Price is based height for front door, patio sliders and windows. *note: Price per model, see attached schedule	
9.	Patio Sliders-Increase standard patio slider height to 8ft	
10.	Cost to add basement windows-standard size 30x20, standard white window frame. *Size of window cannot be increased. SEE SKETCH 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


Tavia Stephenson (Oct 14, 2021 13:16 MDT)

PURCHASER

BELLAIRE PROPERTIES INC.

PURCHASER

**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): Tavia Stephenson
LOT NUMBER: 90 PHASE: 5
MODEL: Buckhorn 1800, Elevation B
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
	Net upgrades continued from page 1
11.	Cost to provide 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. Purchaser responsible for any additional electrical requirements other than standard hardwire for standard hood fan
12.	Cost to provide one (1) shower niche in Primary Ensuite bathroom, shower enclosure (if applicable) per bathroom. *Price is based on standard wall tile and standard shower jamb. * (Size of niche is approximately 12"x20" x 3 1/2 d") *Note not all models can accommodate this upgrade. Niche will not be installed on an exterior wall unless purchaser agrees to have wall furred out, which will result in decrease shower square footage
13.	Cost to provide rough-in *plumbing-only* for future pot-filler in kitchen area. *Note: Price does not include cost for Pot-filler fixture/faucet. Price for pot-filler fixtures/faucets varies, to be priced out.
14.	Cost to provide smooth ceilings in lieu of stippled ceilings-main floor
	Net upgrades continued on page 3
<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>Balance Due</div> <div>TOTAL</div> </div>	

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 Tavia Stephenson (Oct 14, 2021 13:16 MDT)
 PURCHASER

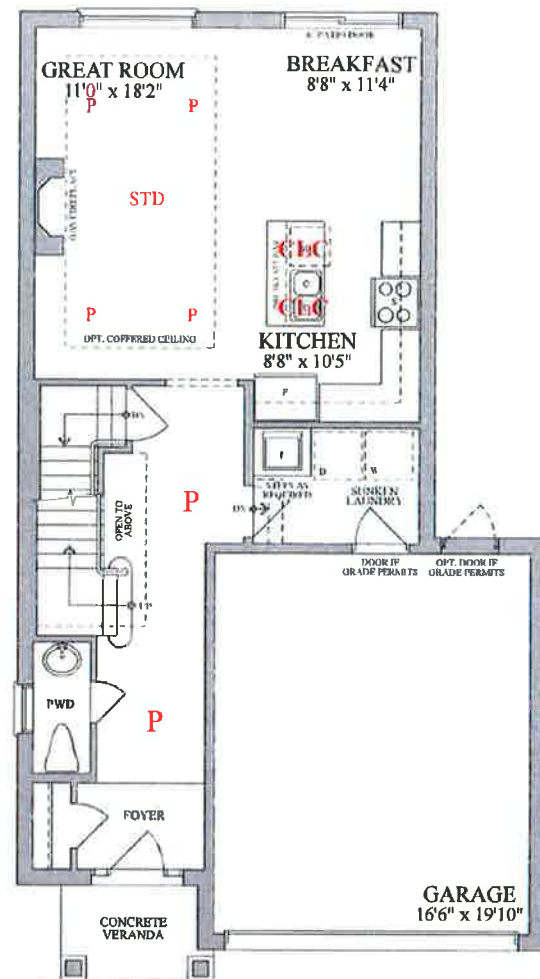
PURCHASER

BELLAIRE PROPERTIES INC.

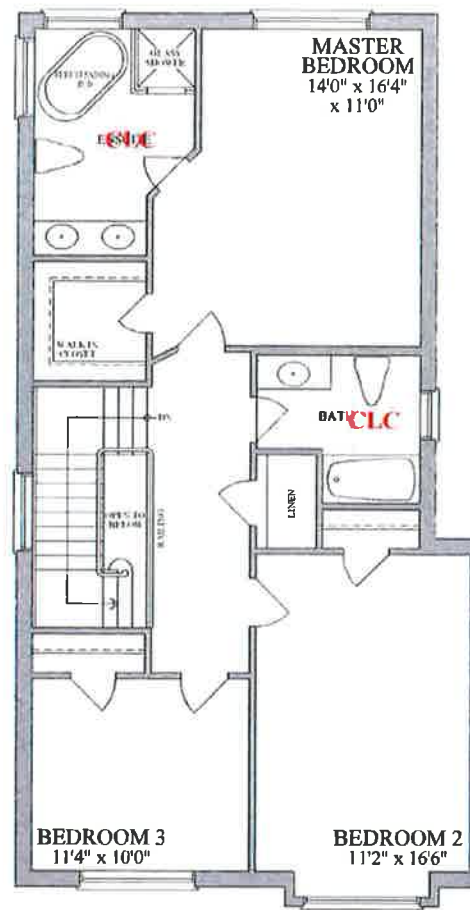

 Per: Lormel Homes (Oct 29, 2021 14:52 EDT)
 VENDOR

38'
DESIGNS

The Buckhorn / Elev. A & B
1800 sq.ft.



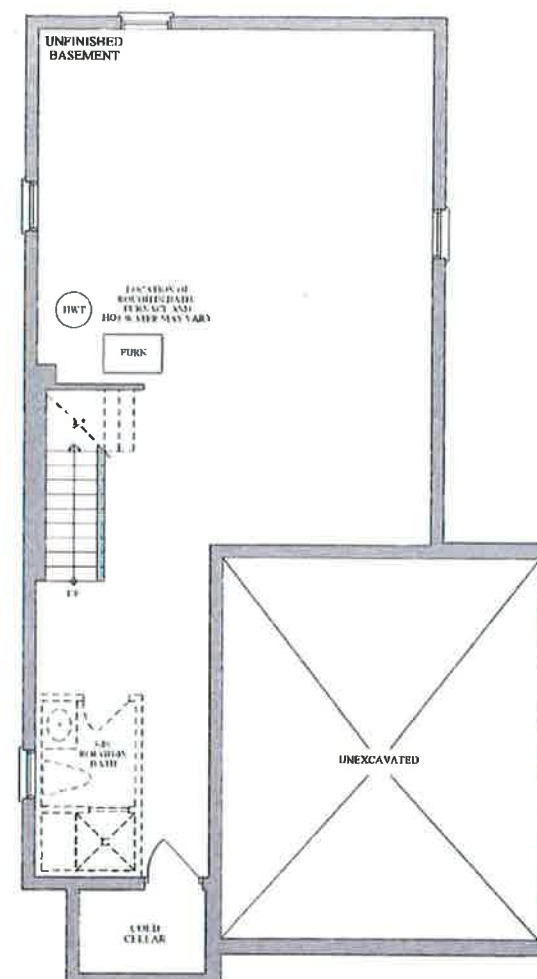
FIRST FLOOR
ELEVATION A & B



SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



BASEMENT
ELEVATION A & B

LOT 5-90, PH5, PE002, SKETCH

PURCHASER: Tavia Stepanson (OCT 14, 2021 13:16 MDT)



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

