



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

LOT # 085 P.E #002 – Model - SUPERIOR - 3615 - 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, #7, #14, #17, #18, #20, #21, #22, #23, #30
National Fireplace	#1
Allstar Carpentry	#2, #3, #4, #5, #8, #9, #10, #11, #24, #29, #30
Barrie Trim	#3, #5, #10, #11, #30
Brown Window	#4, #24, #28
Basecrete	#5, #25, #26
Pipecon	#5, #12, #15, #16, #25, #26, #30
Kingswood	#6, #20, #30
All-Tronic	#7
North York Tile	#8, #9, #30
Maple Drywall	#8, #9, #13
Miranda Painting	#13
Giancola	#17
Altwood Garage	#24
Cpl Aluminum	#27
Liberty	#29

Date: Apr 27, 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): Indira Kubeer & Neil Govinda Kubeer
LOT NUMBER: 85 PHASE: 5
MODEL: SUPERIOR 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	Delete standard fireplace and standard mantle. Purchaser to complete on their own
2.	Close the opening to the dining room from the hallway (directly across from the kitchen), as per sketch. Provide and install a trimmed opening between the family room and dining room. Opening will have approximate 2ft returns on each side, Builder will try to make wider if possible
3.	Provide and install 8ft interior doors throughout the main level, in lieu of standard. Pricing based on standard door style and hardware (4x)
4	PATIO SLIDERS - MAIN AND LOWER LEVEL - Increase the patio sliders to 8ft wide (standard height, in lieu of standard
5.	LOWER LEVEL - Relocate the standard bathroom, next to the mechanical room. Bathroom size to be approximately 9ft x 5ft. See sketch for location. (creating an additional room in basement). Keep original size of the bathroom - approximately 10ft x 7ft. . Provide a trimmed picture window opening beside door, approximately 42" from the floor. Adjust location of door in lower level hallway to accommodate for room size
6.	GAS LINE, BBQ, add gas line for BBQ at rear, includes cost to increase the gas pipe. Location to be near Main Level Patio sliders
7	Provision for wall mount TV in FAMILY ROOM AND LOWER LEVEL "includes: dedicated electrical, conduit for future Tech cable to floor level receptacle "this does not include any brackets or mounting for TV "price for each
8.	SHARED BATHROOM - Shower Seat - Cost to provide shower seat in shower enclosure. Price is based on standard wall tile and standard shower jamb. "Not all models can accommodate this upgrade. Location of plumbing on the wall closest to toilet
9	PRIMARY ENSUITE - Shower Seat - Cost to provide shower seat in shower enclosure. To be installed on wall closest to the freestanding tub. Standard glass to begin at top of the shower seat
10.	BEDROOM 2 - Relocate closet, as per sketch
	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 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.

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indira kttbeet
indira kubeer (Apr 28,2022 08:55 EDT)
PURCHASER
Neil Kubeer
W&te (Apr 28, 2022-09:01-EPT)

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

File Copy for
Construction
Office

(Original verified at Head Office)

Detached - Additional Form - 04/30/15



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LOT NUMBER: 85 PHASE: 5
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No.	DESCRIPTION	PRICE
	Continued from Page 1	
11	PRIMARY ENSUITE - Provide for double door entry in lieu of single, based on standard interior door/hardware and trim.	
12	Pot filler - 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.	
13	SMOOTH CEILINGS - Provide for smooth ceilings in lieu of stippled ceilings on all three levels	
14	HEATED FLOORING - Provide for Heated Flooring in the Primary Ensuite	
15	UPGRADED SHOWER FIXTURES - OUTLINED BELOW, all fixtures provided by DELTA	
16	PRIMARY ENSUITE - DF-KIT20-BL-WS	
	SHARED BATHROOM - DF-KIT9-WS	
	LOWER LEVEL BATHROOM - DF-KIT4-WS	
17	EXTERIOR POT LIGHTS - Install FOUR exterior pot lights in soffit, see sketch, location marked with EP,	
	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	

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PAID: Indira Kubeer
indira kubeer (Apr 28, 2022 08:55 EDT)
PURCHASER
Neil Kubeer
Neil Kubeer (Apr 28, 2022 09:01 EDT)
PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

PURCHASER

VENDOR

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(Original verified at Head Office)



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VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Indira Kubeer & Neil Govinda Kubeer
LOT NUMBER: 85 PHASE: 5
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No.	DESCRIPTION	
	Net upgrades continued from page 2	
18	INTERIOR CEILING LIGHT - Add 1 rough-in light with capped enclosure on a separate switch, above the kitchen island,	
19	EXHAUST VENT - provide 8" exhaust vent in the kitchen area in lieu of standard 6" (does not include kitchen hood fan that accommdoate 8" vent) -	
20	Add an additional electrical outlet in each bathroom, location to be close to the toilet. (5 bathrooms)	
21	ADD one additional electrical outlets "on the ceiling" in Primary Bedroom. To be reinforced for future TV arm	
22	ALL BEDROOMS CEILINGS LIGHTS - LOCATION AS PER SKETCH	
23.	Valance Lighting Electrical - provide ROUGH-IN for future valance lighting in kitchen with switch below upper cabients	
24.	Provide 8ft garage door (increased height) in lieu of standard. Door style to remain the same as standard, frame to be pained the same colour as garage door	
25.	Provide rough-in plumbing for future bar sink, location as per sketch	
26..	Provide rough-in plumbing for future wet bar in lower level, location as per sketch	
	Continued on page 4	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		Net upgrades continued on page 4
		TOTAL

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indira kubeer (Apr 28, 2022 08:55 EDT)
PURCHASER
AIM Kcwenr
Neti-Kubeer (Apr 28, 2022-09:01-EDT)
PURCHASER

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Construction
Office

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

Per: _____
VENDOR

(Original verified at Head Office)



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 002

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indira kubeer (Apr 28, 2022 08:55 EDT)
PURCHASER
Neil Kubeer
Neil Kubeer (Apr 28, 2022 09:01 EDT)
PURCHASER

File Copy for
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Office

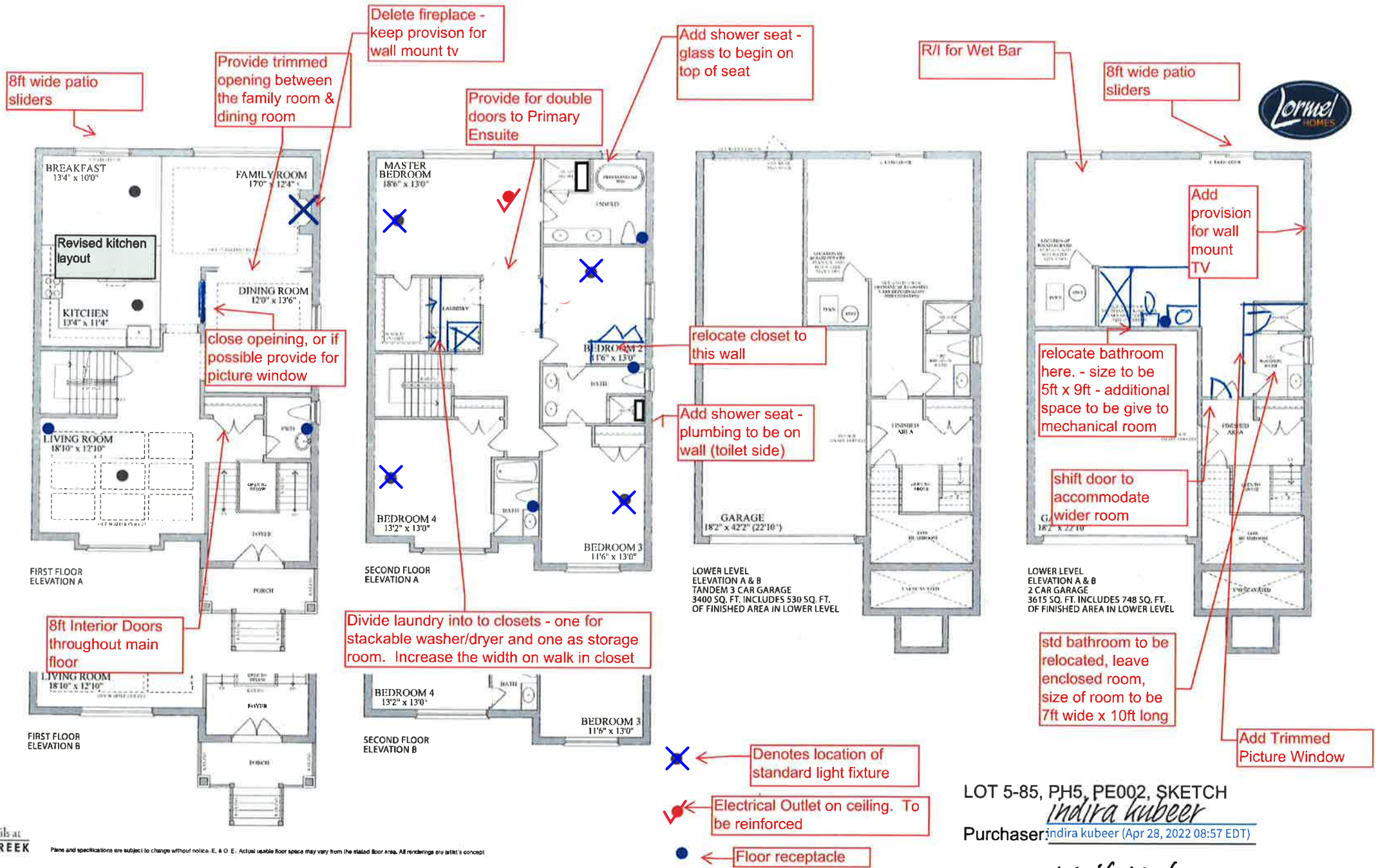
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38⁺
DESIGNS

The Superior / Elev. A & B
3 Car Tandem 3400 sq.ft. - includes 530 sq. ft. of finished area in lower level
2 Car Garage 3615 sq.ft. - includes 748 sq. ft. of finished area in lower level



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 5-85, PH5, PE002, SKETCH

indira kubeer

Purchaser: indira kubeer (Apr 28, 2022 08:57 EDT)

Neil Kubeer

Purchaser: Neil Kubeer (Apr 28, 2022 09:02 EDT)