



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

LOT # 071 P.E #004 – 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

Weston Flooring	#1, #6, #7, #8
Miranda Painting	#2
National Fireplace	#3
Advance Marble	#4, #9, #10
North York	#5, #13, #14, #15
Barrie Trim	#6, #7
Liberty	#9, #10
Pipecon	#9, #10, #11
Roberto	#11

Date: May.-18-2022
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): Mark Kamenetsky and Elena Kamenetski
LOT NUMBER: 071 PHASE: 5
MODEL: 2480 Manitou
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 option 3 hardwood floors throughout the main floor (except for tiled areas) in lieu of standard hardwood.	
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 pickets	
3.	Provide and install upgrade fireplace mantle in the family room in lieu of standard	
4.	Provide and install upgrade level 2 stone counter top in the kitchen area in lieu of level 1	
5.	Provide and install level 3 floor tiles foyer, powder, and kitchen/breakfast in lieu of level 1. Tiles to be installed stacked	
6.	Provide and install option 3 hardwood floors at upper hallway and computer area on second floor in lieu of level 1 carpet.	
7.	Provide and install option 3 hardwood floors in the primary bedroom *only* in lieu of level 1 carpet. *Note: All other bedrooms to remain carpet. Hardwood to be installed front to back.	
8.	Provide and install level 4 carpet in bedroom 2, bedroom 3 and bedroom 4 in lieu of level 1 carpet.	
9.	Provide and install upgrade stone counter top in the primary ensuite bathroom in lieu of standard. *Note: As per specific quote.	
10.	Provide and install upgrade under mount sinks in the primary ensuite bathroom in lieu of standard.	
	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

EK00
Elena Kamenetski (May 17, 2022 12:13 EDT)
PURCHASER
Mark
Mark Kamenetsky (May 16, 2022 19:32 EDT)
PURCHASER

BELLAIRE PROPERTIES INC.
File Copy for
Per: _____
VENDOR
Construction
Office
(Original verified at Head Office)



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 004

[illegible]

- 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.

~~TERMS: CASH OR CHEQUE IN ADVANCE~~

PURCHASER

(Original verified at Head Office)