



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

LOT # 078 P.E #005 – 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

Miranda Painting	#1
Railing Excellence	#2
Barrie Trim	#3
North York Tile	#4, #13, #14
Internazionale Electric	#5, #6
Liberty	#5, #6, #7, #11, #12, #15, #16, #17
Allstar Carpentry	#5, #6, #7
Pipecon	#8, #15, #16, #17, #18, #19, #20
Weston Flooring	#9, #10
Advance Marble	#11, #15, #16, #17, #18, #19, #20

Date: Jun.-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): Narinder Kaur Manihani
LOT NUMBER: 078 PHASE: 5
MODEL: 2480 Manitou
P.E.#: 005

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 stain to stairs, handrail, and posts etc. (to complement the colour of laminate floors) from main to second floor in lieu of standard. Price is based on metal pickets	
2.	Provide and install level 4 interior railing from main to second floor in lieu of level 1	
3.	Provide and install upgrade interior doors throughout the main and second floor in lieu of standard/	
4.	Provide and install level 6 floor tiles in the foyer powder room, kitchen/breakfast area in lieu of level 1 floor tiles. Tiles to be installed stacked.	
5.	Provide provisions for Built-in appliances 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 fals drawer, plus pot and pan drawers in kitchen area. *Counter depth fridge enclosure with two gables. Purchaser must provide all specifications for all future Built-in Appliances as quickly as possible.	
6.	Delete standard Pantry and Provide and install 1'ft cabinet extension to accommodate future built-in appliances. Purchaser is aware that opening into the kitchen area must be decreased.	
7.	Increase opening for future chimney hood fan/exhaust to 36" inches wide.	
8.	Provide and install upgrade under mount sink in kitchen area in lieu of standard.	
9.	Provide and install upgrade laminate (option 120) floors throughout 2 nd floor (except for tiled areas) in lieu of level 1 carpet.	
10.	Provide and install laminate (option 120) floors throughout the main floor in lieu of option 1A hardwood floors. 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

PURCHASER Narinder Manihani

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): Narinder Kaur Manihani
LOT NUMBER: 078 PHASE: 5
MODEL: 2480 Manitou
P.E.#: 005

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
	Net upgrades continued from page 1	
11.	Increase opening for future cooktop/range to 36" inches wide	
12.	Provide cabinet provisions to accommodate future chimney hood fan/exhaust fan above cooktop/range in kitchen area. *Builder will try to accommodate centering the vent as best as possible. Purchaser must provide all specifications.	
13.	Provide and install upgrade (level 2) kitchen backsplash counter height plus area at cooktop/range area up to the bulkhead, purchaser is installing chimney hoodfan.	
14.	Provide upgrade grout colour for primary ensuite shower walls, primary ensuite shower floor, shared bath tub walls, and main bath (bdrm 4) tub walls	
15.	Provide and install upgrade stone counter top (level 1) in the primary ensuite bathroom in lieu of standard.	
16.	Provide and install upgrade stone counter top (level 1) shared bathroom in lieu of standard.	
17.	Provide and install upgrade stone counter top (level 1) main (bdrm 4) bathroom in lieu of standard.	
18.	Provide and install upgrade under mount sinks in the primary ensuite bathroom in lieu of standard	
19.	Provide and install upgrade under mount sinks in the shared bathroom in lieu of standard	
20.	Provide and install upgrade under mount sinks in the main (bdrm 4) bathroom in lieu of standard.	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Amount to be Added to the Purchase Price as an Adjustment on Closing		
	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

Narinder Manihani
PURCHASER

PURCHASER

BELLAIRE PROPERTIES INC.

By _____
ENDORSED

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Construction
Office

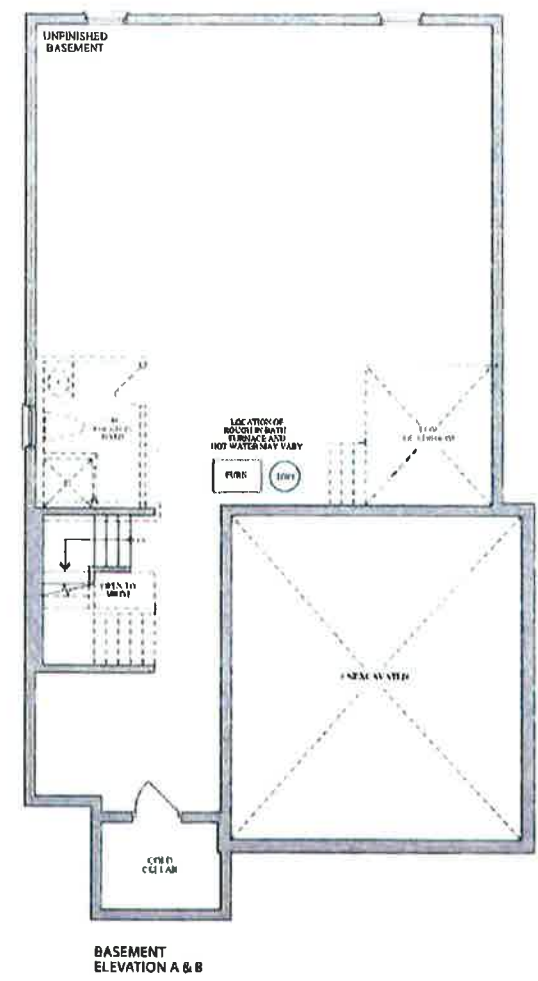
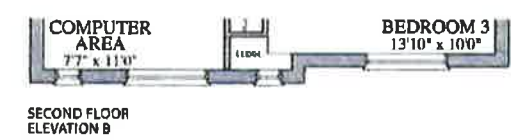
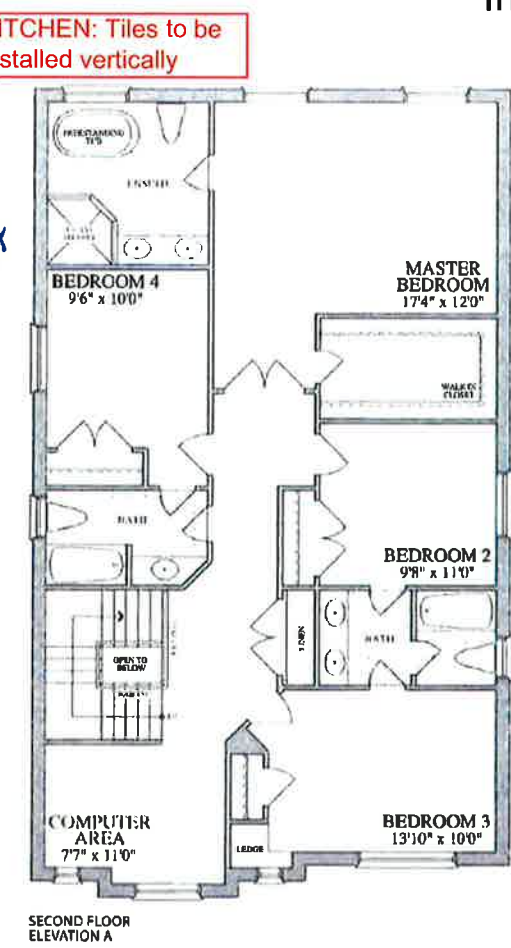
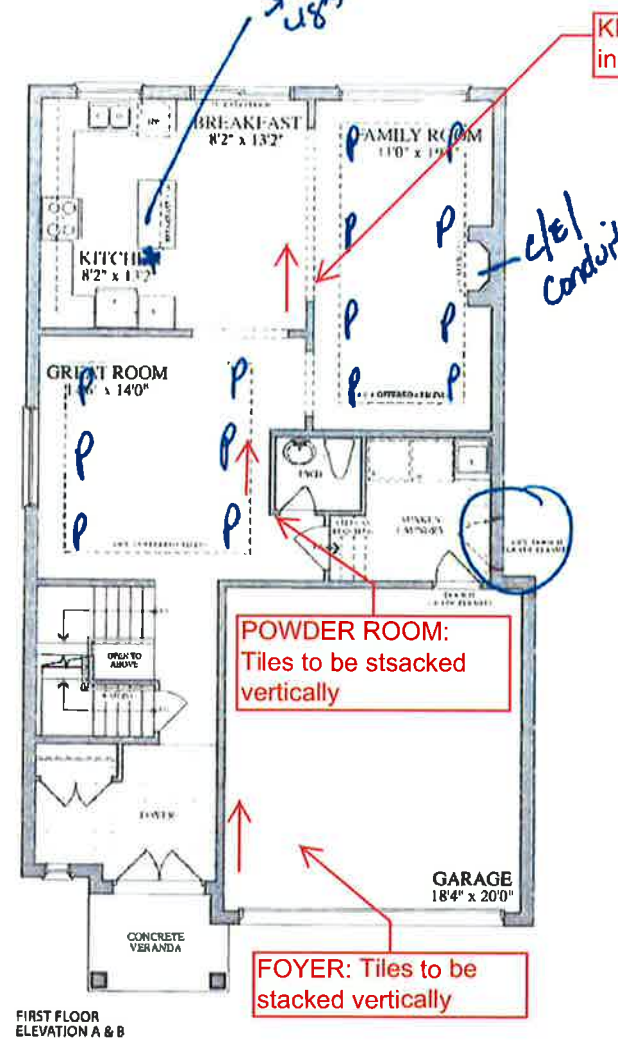
(Original verified at Head Office)

Initial: NKM



38'
DESIGNS

The manitou / Elev. A & B
2480 sq.ft.



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

LOT 5-78, PE002

PURCHASER: Narinder Manihani (Aug 25, 2021 15:30 EDT)