



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

LOT # 073 P.E #004 – Model - TEMAGAMI (2CAR) 3350 - 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

Liberty	#1, #4, #5, #6, #11, #12, #15, #19, #24, #25, #26, #27, #28, #29, #32, #33
North York Tile	#2, #3, #14, #21, #22, #23
Advance Marble	#4, #5, #7, #11, #12, #15, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33
Internazionale Electric	#5, #16
Pipecon	#7, #15, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33
Railing Excellence	#8
Miranda Painting	#9
Weston Flooring	#10
Barrie Trim	#13, #18
National Fireplace	#16, #17
Allstar Carpentry	#19, #20
Brown Window	#20

Date: Jun.-21-2022
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): Onel Khosho
LOT NUMBER: 073 PHASE: 5
MODEL: 3350 Temagami (2-Car)
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 level 2 kitchen cabinets in lieu of level 1	
2.	Provide and install level 7 floor tiles in the foyer, powder room and kitchen/breakfast area in lieu of level 1 floor tiles.	
3.	Provide and install level 7 floor tiles in the primary ensuite bathroom floor, shared bathroom floor, and 2 nd ensuite bathroom floor in lieu of level 1 floor tiles	
4.	Provide and install level 4 counter tops plus two-sides waterfall legs at island in the kitchen area in lieu of level 1 counter top - price does not include extension for island counter.	
5.	Increase size of island to 9'ft by 2'ft plus breakfast bar in lieu of standard size island. Shift Island approximately 2'ft towards living/dining room. *Note: Price is based on level 2 cabinetry and level 4 stone counter top.	
6.	Provide and install pot and pan drawers between sink and stove/range space. *Note: Standard cutlery drawers to be on opposite side of stove/range space and to be as wide as possible.	
7.	Provide and install upgrade undermount kitchen sink in lieu of standard	
8.	Provide and install level 4 interior railing from main to second floor and from main floor to lower level in lieu of level 1	
9.	Provide Stain to stairs, handrail and posts etc. (to complement the colour of hardwood) from main to second floor and from main floor to lower level. Price is based on metal/iron pickets.	
10.	Provide and install upgrade Option 21 hardwood throughout the main floor (except for tiled areas) 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: _____


07/17/2022 (Jun 18, 2022 21:45 EDT)
PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

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BELLAIRE PROPERTIES INC.

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VENDOR

Office

(Original verified at Head Office)



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LOT NUMBER: 073 PHASE: 5

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Increase opening for future stove/range space to 36" inches wide in lieu of standard 30" inches wide	
12.	Increase opening for future chimney hoodfan space to 36" inches wide in lieu of standard 30" inches wide	
13.	Provide and install upgrade interior door hardware throughout the entire home in lieu of standard. Price to include matching coloured hinges and door stops. *Note: All interior hardware for deadbolts to remain standard satin nickel knob.	
14.	Provide and install level 4 shower floor mosaics in the primary ensuite shower floor and shared bathroom floor	
15.	Provide and install vanity cabinet (approx. 24" inches wide) in lieu of standard pedestal sink in the powder room. Price to include level 1 cabinets, level 3 stone counter top, and upgrade vessel sink	
16.	Provide and install standard gas fireplace in the family room, location to be centered along wall, as per sketch.	
17.	Provide and install upgrade fireplace mantle in the family room in lieu of standard.	
18.	Provide and install upgrade interior doors throughout the entire home in lieu of standard.	
19.	Provide counter depth fridge enclosure in the kitchen area (counter-depth fridge cabinet, 65cm with 2 gables) in lieu of standard opening.	
	Net upgrades 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: _____


PURCHASER

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TERMS: CASH OR CHEQUE IN ADVANCE

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PURCHASER(S): Onel Khosho
LOT NUMBER: 073 PHASE: 5
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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 2	
20.	CONFIRMATION, Man door facing backyard at lower level will not be installed.	
21.	Provide and install upgrade floor (24x24) tiles at shower walls in the primary ensuite in lieu of level 1 wall tiles.	
22.	Provide and install level 3 wall tiles in the shared bathroom shower enclosure in lieu of level 1 wall tiles.	
23.	Provide and install level 3 wall tiles in the 2 nd ensuite (bdrm 4) tub enclosure bathroom in lieu of level 1 wall tiles.	
24.	Provide and install upgrade stone counter top (level 3) in the primary ensuite bathroom in lieu of standard.	
25.	Provide and install two (2) upgrade vanity (vessel) sinks in the primary ensuite bathroom in lieu of standard	
26.	Provide and install upgrade stone counter top (level 3) in the shared bathroom in lieu of standard.	
27.	Provide and install two (2) upgrade vanity (vessel) sinks in the shared bathroom in lieu of standard	
28.	Provide and install upgrade stone counter top (level 3) in the 2 nd ensuite (bdrm 4) bathroom in lieu of standard.	
	Net upgrades 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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PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE


PURCHASER

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 3	
29.	Provide and install one (1) upgrade vanity (vessel) sink in the 2 nd ensuite bathroom in lieu of standard	
30.	Do not supply or install standard lav sink faucets for the powder room, primary ensuite bathroom, shared bathroom, 2 nd ensuite bathroom and lower level bathroom.	
31.	Purchaser to supply and Vendor to install all lav faucets for the powder room, primary ensuite bathroom, shared bathroom, 2nd ensuite bathroom, and lower level bathroom. Purchaser to provide detailed specifications of the type of faucet in advance for review by the plumber and the granite company. Additional charges may apply if installation requires anything more than the standard (for example, additional hole cutouts, etc. The Builder will not be responsible and will not warranty the faucets being supplied from any manufacturer defects or missing parts, as in accordance with Tarion. The Purchaser agrees to abide by the Builder's Building Schedule and agrees to deliver the faucets to the construction trailer when asked by the Construction Staff	
32.	Provide and install upgrade stone counter top (level 3) in the lower level bathroom in lieu of standard	
33.	Provide and install one (1) upgrade vanity (vessel) sink in the lower level bath 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	

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PURCHASER

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Per: _____
VENDOR

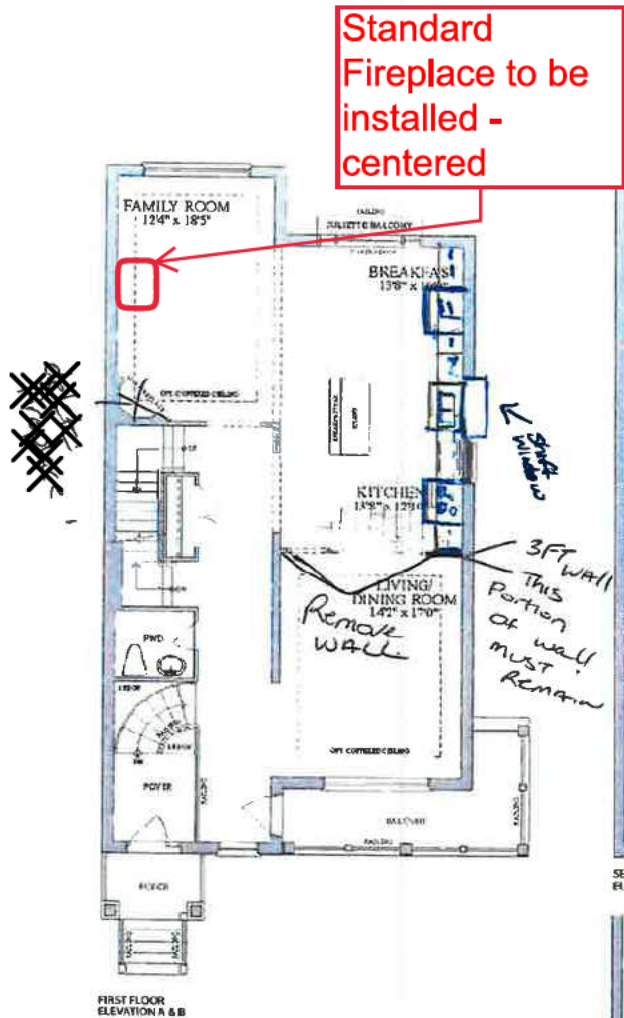
(Original verified at Head Office)

LOT 5-73, INNISFIL - PE004

Purchaser's Initial: OK

38' TRAIL

The Temagami / Elev. A & B
Includes 760 sq. ft. of finished area in lower level

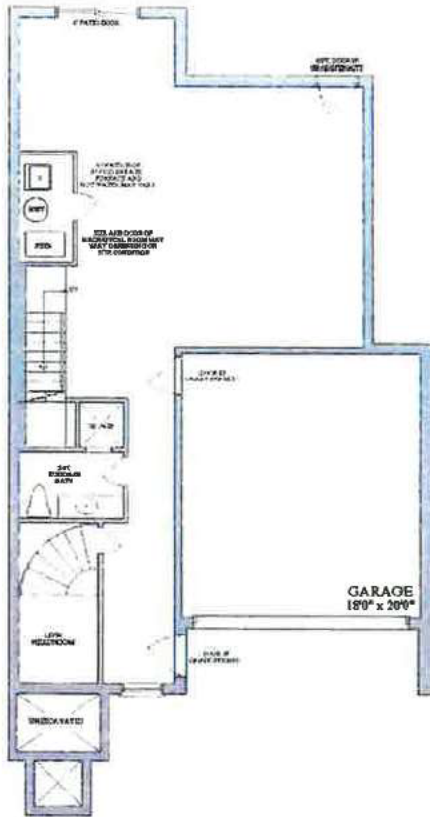


FIRST FLOOR
ELEVATION A & B



SECOND FLOOR
ELEVATION A

SECOND FLOOR
ELEVATION B



LOWER LEVEL
ELEVATION A & B
2 CAR GARAGE
3350 SQ. FT. INCLUDES 760 SQ. FT.
OF FINISHED AREA IN LOWER LEVEL




LOT 5-73, PE003, SKETCH

Purchaser Onel Khosho (Sep 30, 2021 15:47 EDT)

Standard
Fireplace to be
installed -
centered

OK



LOT 5-73, PE003, SKETCH 

Purchaser Onel Khosho (Sep 30, 2021 15:47 EDT)