



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

LOT # 015 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

Allstar Carpentry	#1, #3, #4, #5, #6, #7, #8, #14, #24
Tamarack	#1
Chislett Roofing	#1
Giancola	#1, #23
Gm Exterior	#1
National Fireplace	#2
Internazionale Electric	#2, #5, #6, #13, #17, #18, #23, #25, #26
Barrie Trim	#3, #4, #5, #6, #7, #14
Kingswood	#3, #15, #16, #25
North York Tile	#4, #5
Pipecon	#4, #5, #9, (#20 A, B) #25, #27
Maple Drywall	#6, #10, #11
Brown Window	#7, #8, #19
Basecrete	#7
Roberto Ruiz	#7
Miranda Painting	#10, #11
All-Tronic	#12
Cpl Aluminum	#21
Liberty	#24, #25
Advance Marble	#24, #25



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale

VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Dinesh and Vanita Satrohan
LOT NUMBER: 15 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	PRICE
1.	FRONT ELEVATION - in lieu of faux balcony above the porch, provide and install same roof style as Elevation A above the porch	
2.	Delete the standard gas fireplace and mantle.	
3.	Close opening into the dining room from the main hallway, Remove the walls between dining room and family room and the dining room and hallway in front of the kitchen	
4.	BEDROOM 2 - Relocate standard closet, as per sketch PRIMARY BEDROOM - provide for double door entry into the Primary Bedroom in lieu of standard	
5.	2nd floor LAUNDRY ROOM/PRIMARY ENSUITE CLOSET - Increase the width of the walk-in closet by decreasing the width of the laundry room, as per sketch Provide for stackable washer and dryer, facing the hallway. Provide and install a linen closet, as per sketch	
6.	LOWER LEVEL - Provide for an enclosed room with a storage closet, next to the mechanical room. Lower Level window to be centered within the room. See sketch. Included - electrical outlets, ceiling light, standard flooring, doors, baseboards and trim. Relocate the door to mechanical room, as per sketch	
7.	LOWER LEVEL - Provide and install EXTERIOR GARDEN DOOR, in lieu of patio sliders. Pricing is based on standard door frame colour, both doors open and are full length glass. Doors must swing inwards. Door system comes with screen included	
8.	MAIN LEVEL - Increase the patio sliders in kitchen to 8ft wide, standard height	
9.	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.	
10.	Cost to provide Smooth Ceilings, throughout the main floor in lieu of standard	
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 with no interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason, the total cost of the extra is not refundable.

PAID: Dinesh Satrohan
Dinesh Satrohan (Jun 15, 2022 13:40 EDT)

PURCHASER: Vanita Meera Satrohan
Vanita Meera Satrohan (Jun 14, 2022 13:53 EDT)

TERMS: CASH OR CHEQUE IN ADVANCE
BELLAIRE PROPERTIES INC.

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VENDOR

(Original verified at Head Office)

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Construction
Office



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 002_

No.	DESCRIPTION
	Continued from Page 1
11	Cost to provide smooth ceilings in lieu of stippled ceilings - second floor
12	Cost to provide "conduit-only" from basement to attic
13	Cost to provide "conduit-only" in garage for future electric car charger
14	Provide and install 8ft (height) interior doors in lieu of standard throughout the main floor. Based on standard ceilings heights, standard door style/hardware and trim. (4 doors)
15	EXHAUST VENT - Provide 8" exhaust vent in kitchen area in lieu of standard 6" (Does not include kitchen hood fan that accommodates 8" vent)
16	GAS LINE, BBQ - Add gas line for BBQ at rear (lower level, see sketch) Includes cost to upsize the gas line to 1-1/4"
17	ELECTRICAL RECEPTACLES - (In addition to standard), to provide and install 4 electrical outlets to be installed on the ceilings in Primary bedroom, Bedroom 2, 3 and Bedroom 4
18	Reinforce 4 electrical outlets in ceiling (Item #18), for future TV arm
19	IRON ORE WINDOW FRAMES, throughout lower level, main and upper level in lieu of white. Includes front door frame and patio doors, Price has been adjusted to reflect larger patio door and double door system
	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>Net upgrades continued on Page 3</div> </div>	
	TOTAL

- 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 completed. 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 shall be refundable.

PURCHASER
Vanita Meera Satrohan
Vanita Meera Satrohan (Jun 14, 2022 13:53 EDT)

BELLARE PROPERTIES INC.

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VENDOR

TERMS: CASH OR CHECK IN ADVANCE

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BELLAIRE PROPERTIES INC.

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): Dinesh and Vanita Satrohan
LOT NUMBER: 15 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	PRICE
	Net upgrades continued from page 2	
20.	INSTALL UPGRADED SHOWER FIXTURES - OUTLINED BELOW	
a	PRIMARY ENSUITE - ShOWER Kit Model - DF-KIT20-BL-WS	
b	SHARED BATHROOM - Shower Kit Model DF-KIT23-PBSBL-WS	
21	BLACK EXTERIOR RAILING at front elevation in lieu of standard. Based on Standard elevation.	
22	8ft GARAGE DOOR - increased (height) in lieu of standard door height. Single Oversized Doors. Door style to remain standard.	
23	EXTERIOR POT LIGHTS - Install FOUR exterior pot lights in soffit, see sketch, location marked with EP	
24.	BUILT-IN APPLIANCE PROVISION, includes the counter-depth fridge enclosure, wall/micro cabinet & electrical, cut out for 36" cooktop with pot and pan drawers below	
25	KITCHEN LAYOUT CHANGE AND EXTENSION - Layout sketch attached Relocate the sink and dishwasher to stove wall. Add a potlight above the sink Provide and install 4ft wide by 2ft deep pantry at stove wall. Add approximately 6ft of upper and lower cabinets on the stove wall. Increase the kitchen island to 9ft wide by 4ft wide (this includes the breakfast bar top) (Base cabinet is 9x3). Price is based on standard cabinetry and granite.	
26	Locate the standard ceiling light fixtures in the bedrooms and kitchen, as per sketch attached	
27.	Add rough-in hot and cold for future wet bar in lower level, see sketch	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Amount 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 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 completed for any reason whatsoever, the total cost of this extra is not refundable.
- 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: Dfrnk SafrvkaH
Dinesh Satrohan (Jun 15, 2022 13:40 EDT)
PURCHASER
Vtwiuzi Ateerfc StUrwuwt
Vanita-Meera Satrehan (Jun-14, 2022-13:53-EDT)
PURCHASER

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The Superior / Elev. B

38'
DESIGNS

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

LOT 5-15, PH5, PE002
Exterior Pot Lights



ARTIST'S CONCEPT



Date: July 12, 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