



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

LOT # 070 P.E #008 – Model - TEMAGAMI 2 CAR - 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

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

Date: Jul.-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): Manu and Shikha Prashar****LOT NUMBER: 070 PHASE: 5****MODEL: TEMAGAMI 2-CAR****P.E.#: 008**

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 hardwood floors) from floor to second floor in lieu of standard.	
2.	Provide stain to stairs, handrail and posts etc. (to complement the colour of hardwood floors) from main floor to lower level in lieu of standard.	
3.	Provide and install level 4 interior railing from main to second floor and from main floor to lower level in lieu of level 1	
4.	Provide and install Option 4 hardwood floors throughout the main floor (except for tiled areas) in lieu of standard	
5.	Provide and install Option 4 hardwood floors at upper hallway - only in lieu of level 1 carpet. All bedrooms to remain carpet.	
6.	Provide and install upgrade fireplace mantle in the family room in lieu of standard	
7.	Provide and install upgrade interior hardware (includes matching colour hinges and doors stops) for all interior doors throughout the entire home in lieu of standard. *Note: In lieu of passage levers for all bedroom doors, provide and install privacy levers - 4 levers.	
8.	Provide and install level 5 floor tiles in the foyer in lieu of level 1 floor tiles. Tiles to be installed stacked.	
9.	Provide and install level 4 floor tiles in the powder room in lieu of level 1 floor tiles. Tiles to be installed stacked.	
10.	Provide and install level 6 floor tiles in the kitchen/breakfast area in lieu of level 1 floor tiles.	
	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

Manu Prashar

PURCHASER

Shikha

Shikha Prashar (Jul 11, 2022 15:37 EDT)

PURCHASER

BELLAIRE PROPERTIES INC.er:
VENDOR

**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): Manu and Shikha Prashar

LOT NUMBER: 070 **PHASE:** 5

MODEL: TEMAGAMI 2-CAR

P.E.#: 008

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 chimney hood fan/exhaust to 36" inches wide.	
12.	Increase opening for future cooktop/range to 36" inches wide	
13.	Provide and install level 3 kitchen cabinets in lieu of level 1, based on revised kitchen layout.	
14.	Provide and install upgrade under mount sink in the kitchen area in lieu of standard.	
15.	Provide and install upgrade interior doors throughout the entire home in lieu of standard.	
16.	Provide and install frameless (clear glass/chrome hardware) glass shower door to shower in the shared bathroom in lieu of standard opening.	
17.	Provide and install kitchen valance moulding below upper cabinet in the kitchen area. *Note: Does not include rough-in electrical, light fixtures or light bulbs.	
18.	Provide and install option 4 hardwood floors in the "original laundry room" on the 2 nd floor in lieu of level 1 floor tiles. *Note: Price to include level 1 baseboards plus shoe mould.	
19.	DELETE, laundry connections for future washer and dryer on the 2 nd floor. Provide and install complete laundry connections for future washer and dryer at the lower level floor in enclosed space (lower head room area) behind staircase, as per sketch. *Note: Enclosed space to remain unfinished.	
20.	Provide and install one (1) interior electrical receptacle at kitchen island on the side facing the breakfast area, as per sketch. *Note: Electrical receptacle to be installed horizontally and as close as possible to the top corner of the counter top near breakfast bar.	
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

Manu Prashar

PURCHASER

Shikha

Shikha Prashar (Jul 11, 2022 15:37 EDT)

PURCHASER

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Construction
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(Original verified at Head Office)

LOT 5-70, PH5, PE007 008

Purchaser's Initial(s): March 24, 2021 SP

Add one (1) electrical receptacle on side of island facing breakfast area

Lot 5-70, PH5, INNISFIL - PE003, SKETCH

PURCHASER: Shikha Panchal (03/13/2021 11:05 EDT)

PURCHASER: _____

Delete laundry connections on 2nd floor. *NO TILE ON FLOOR

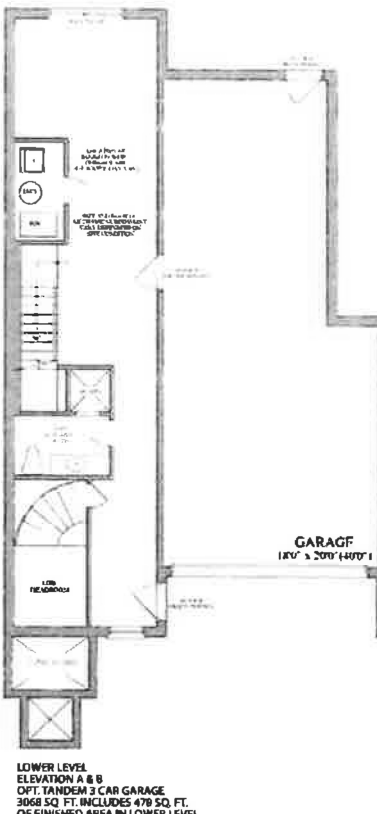
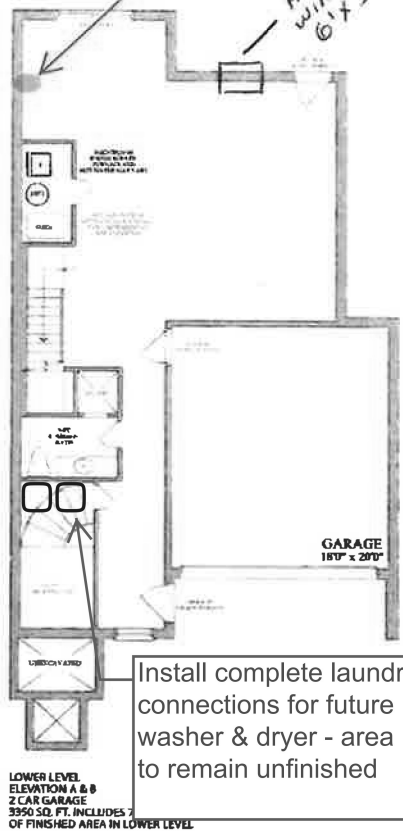
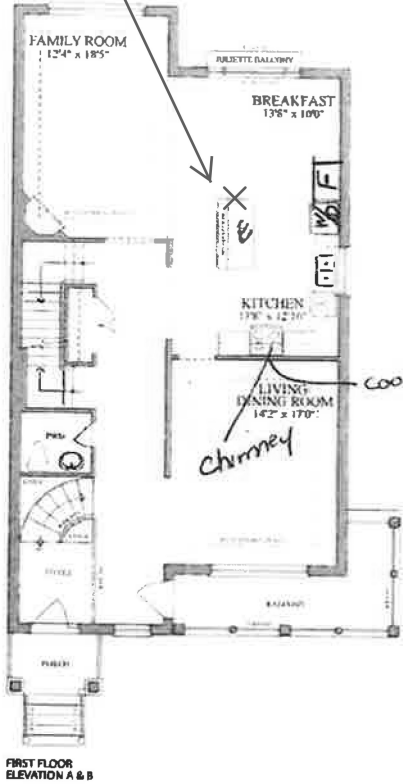
Rough-in for future wet bar (to be centered along wall)

Add window 6' x 5'

Install complete laundry connections for future washer & dryer - area to remain unfinished

38' DESIGNS

The Temagami / Elev A & B
3 Car Tandem 3068 sq. ft. - includes 478 sq. ft. of finished area in lower level
2 Car Garage 3350 sq. ft. - includes 760 sq. ft. of finished area in lower level



Plans are preliminary. All features are subject to change without notice. 1:40 & 1:40 scale. All areas are approximate. All dimensions are approximate. All drawings are subject to change.

Purchaser's Initial(s): MP SP