



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

LOT # 079 P.E #004 – Model - FRASER - 2250 - 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
Weston Flooring	#2, #3
North York Tile	#4, #7, #11, #12, #13, #14, #17
Advance Marble	#5, #6
Pipecon	#6
Liberty	#8, #9, #10, #16
Allstar Carpentry	#15
Metropolitan	#15

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): Wasim Khan & Ashti Shani Gopaul

LOT NUMBER: 079 PHASE: 5

MODEL: FRASER - 2250, ELEV.B

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 stain to stairs, handrail and posts etc. (to complement the colour of hardwood floors) from main to second floor. Price is based on metal pickets.	
2.	Provide and install option 19 hardwood floors throughout main floor (except for tiled areas) in lieu of standard	
3.	Provide and install option 19 hardwood floors at upper hall - only in lieu of level 1 carpet. Bedrooms to remain carpet.	
4.	Provide and install level 6 floor tiles in foyer, powder room, kitchen/breakfast area in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
5.	Provide and install upgrade stone (level 3) kitchen countertops in lieu of level 1	
6.	Provide and install upgrade under mount kitchen sink in lieu of standard.	
7.	Provide and install upgrade (level 4) backsplash in kitchen area counter height plus area at stove/range space up to the bulkhead. Purchaser is installing chimney hoodfan. Tiles to be installed in a brick pattern. Price to include upgrade grout colour	
8.	Provide and install one (1) set of pot and pan drawers between stove space and pantry	
9.	Relocate standard cutlery drawers in kitchen area beside fridge space. *Note: Cutlery drawers to be as wide as possible.	
10.	Provide light valance moulding below upper cabinets in kitchen area. *Note: Price does not include rough-in electrical, light fixtures/bulbs	
	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

PURCHASER

BELLAIRE PROPERTIES INC

Per: _____
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): Wasim Khan & Ashti Shani Gopaul

LOT NUMBER: 079 PHASE: 5

MODEL: FRASER - 2250, ELEV.B

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
	Net upgrades continued from page 1	
11.	Provide and install level 5 floor tiles in the primary ensuite bathroom floor in lieu of level 1. Tiles to be installed stacked	
12.	Provide and install level 5 floor tiles in the main bathroom floor in lieu of level 1. Tiles to be installed stacked	
13.	Provide and install upgrade grout colour in the foyer, powder room, and kitchen/breakfast area in lieu of standard.	
14.	Provide and install upgrade grout colour in the main bathroom floor, main bathroom shower enclosure floor, primary ensuite bathroom floor, and primary ensuite shower enclosure floor in lieu of standard.	
15.	Provide and install frameless clear glass shower door (24"wide/chrome hardware) in the main bathroom in lieu of standard opening.	
16.	Provide two-tone cabinets in the kitchen area, island to be a different colour.	
17.	Provide and install level 5 floor tiles plus upgrade grout colour in the laundry room in lieu of level 1 floor tiles. Tiles to be installed stacked.	
		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

PURCHASER

BELLAIRE PROPERTIES INC.

er: _____
VENDOR

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LOI 5-79, INNISFIL



The **Fraser** / Elev. A & B
2250 sq.ft.

1 of the
receptacles
between bridge &
store space on
its own breaker

* All kitchen
receptacles to
be installed horizon
as close to count
as possible.

- * All kitchen receptacles to be installed horizontal & as close to counter as possible.

Provision for future wall mount TV. above fireplace

Relocate
ridge
space's
store space

Center
vent as
much as
possible

Relocate
Sink &
Dishwasher
to Island

1 of the
receptacles
in bridge &
space on
in breaker

1 of the receptacles along this wall to be on its own breaker

[illegible]

**SECOND FLOOR
ELEVATION A**

BEDROOM 3
13'0" x 13'0"

BEDROOM 2
13'10" (16'2") x 14'0"

CATHEDRAL CEILING

BALCONY

RAILING

**SECOND FLOOR
ELEVATION B**

UNFINISHED
BASEMENT

LOCATION OF
ROUGH IN BATH,
FURNACE AND
HOT WATER MAY VARY

UP

WWT

FURN

LOW
HEADROOM

UNEXCAVATED

W.C.
BEDROOM
BATH

COLD
CELLAR

**BASEMENT
ELEVATION A & B**



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