



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

BLK 176 P.E #005 – Model - CARLYLE 2950 - PHASE 1

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 |
| National Fireplace | #3 |
| Liberty | #4, #5, #6, #7 |
| Internazionale Electric | #5 |
| North York Tile | #8 |
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| | |

Date: May.-01-2022
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): Pedro and Amanda Ferreira
LOT NUMBER: 176 PHASE: 1
MODEL: 2950 CARLYLE – TANDEM
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 hardwood floors) from main to second floor in lieu of standard. Price is based on metal pickets | |
| 2. | Provide and install option 28 hardwood floors throughout the main floor (except tiled areas) in lieu of standard hardwood. | |
| 3. | Provide and install upgrade fireplace mantle in the family room in lieu of standard | |
| 4. | Provide and install two (2) clear glass doors in kitchen area above dishwasher space. *Note: Purchasers are aware that until on-site final measurements are done glass cabinets may be reduced to 1 door, and will be credited amount back. | |
| 5. | CONFIRMATION - Location of beverage fridge/centre to be at the end closer to the living/dining room side. | |
| 6. | Provide and install light valance moulding below upper cabinets in the kitchen/servery area. *Note: Purchasers have already paid for complete valance lighting. | |
| 7. | Provide cabinet provisions for future panel ready dishwasher in kitchen area, based on level 1 kitchen cabinets. Purchasers understand that the Builder will not install panel for dishwasher. | |
| 8. | Provide and install level 5 floor tiles in the foyer, powder room and kitchen/breakfast area 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 and 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: _____

Mandy Cee (Aug 3, 2022 12:52 EDT)

PURCHASER

Pedro Ferreira (Aug 3, 2022 17:30 EDT)

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for
BELLAIRE PROPERTIES INC.

PURCHASER
VENDOR

Construction
Office

(Original verified at Head Office)

47
DESIGNS

The Carlyle / Elev. A & B
2950 sq.ft.

E/C/CONDUIT FOR
TV ABOVE
FIREPLACE

8ft - Exterior Garden
Door, full length glass

TWO (2) Glass
Cabinets above
dishwasher space

Island to 3x5 - includes
base and countertop
(no overhang)

48" stove & chimney
style hood fan; 10"vent

Approx 33" wall

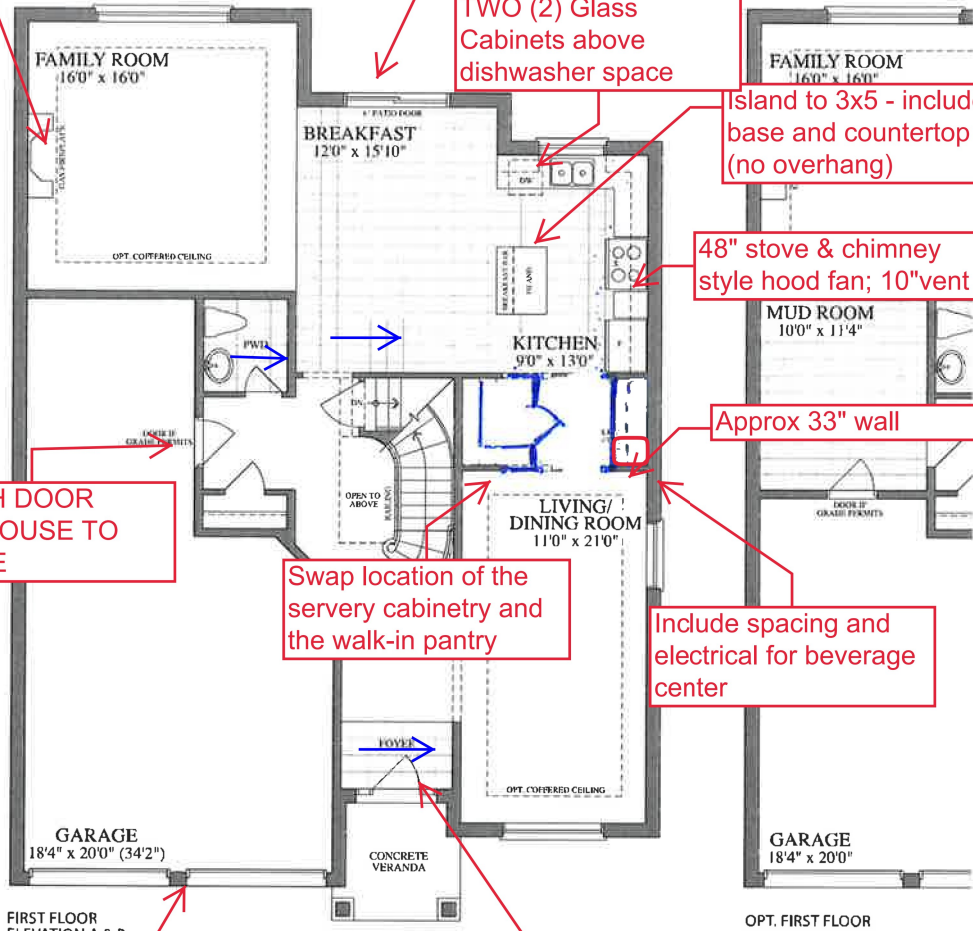
Include spacing and
electrical for beverage
center

Swap location of the
servery cabinetry and
the walk-in pantry

98" HIGH DOOR
FROM HOUSE TO
GARAGE

8FT TALL GARAGE
DOORS

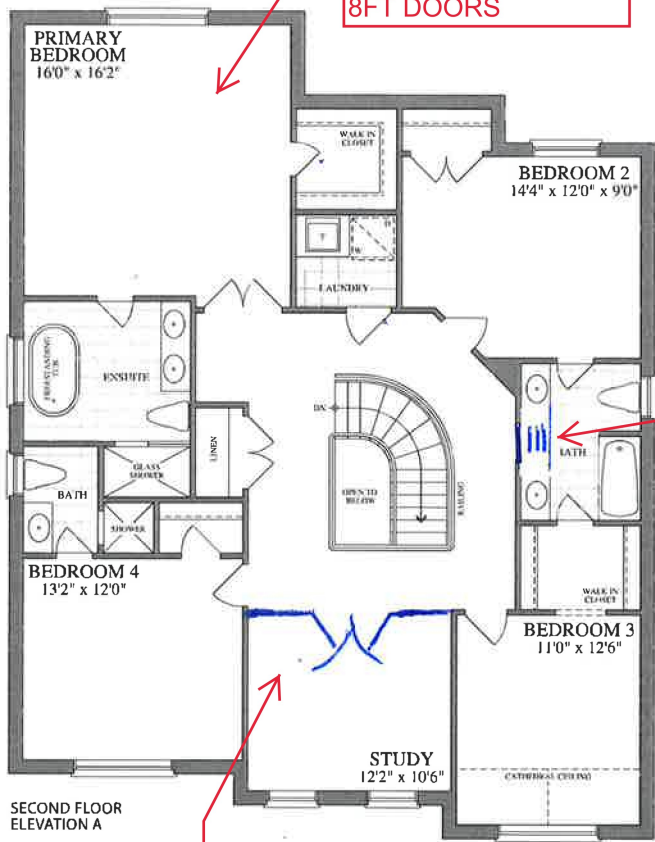
TILES - FOYER,
POWDER & KITCHEN/
BREAKFAST AREAS,
INSTALLED STACKED
HORIZONTALLY



FIRST FLOOR
ELEVATION A & B

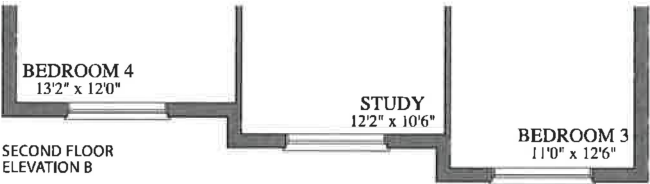
OPT. FIRST FLOOR

9FT CEILINGS ON
THE 2ND FLOOR with
8FT DOORS



SECOND FLOOR
ELEVATION A

ADD DOUBLE DOORS
TO STUDY

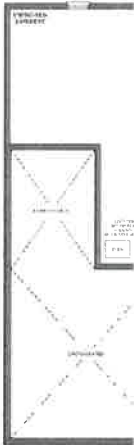


SECOND FLOOR
ELEVATION B

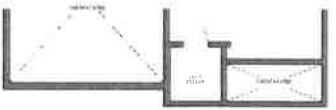
Delete dor from
hallway, extend the
vanity



BASEMENT
ELEVATION A



BASEMENT
ELEVATION B



BASEMENT
ELEVATION C



Purchaser's Initial(s): MC Pf