



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

LOT # 014 P.E #002 – Model - SUPERIOR -2 CAR - 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

Basecrete	#1
Pipecon	#1, #3, #13, #32, #33
Allstar Carpentry	#1, #2, #4, #5, #6, #7, #8, #18, #20, #21, #22, #23
Maple Drywall	#2, #10
Internazionale Electric	#3, #4, #12, #16, #17, #19, #23, #24, #25, #26, #27, #30, #33
Barrie Trim	#4, #5, #6, #21, #22
Brown Window	#5, #7, #8, #28
Miranda Painting	#10
All-Tronic	#11, #27
Kingswood	#14, #15, #16, #33
National Fireplace	#17
Giancola	#19
North York Tile	#20, #22
Cpl Railing	#29
Liberty	#30, #31, #33

Date: Aug 17, 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): Charles and Candance Yenkanna
LOT NUMBER: 14 PHASE: 5
MODEL: SUPERIOR ELEVATION A
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 ext of acceptance of this order

No.	DESCRIPTION
1	LOWER LEVEL - Relocate the standard bathroom behind the garage. Keep the standard size bathroom (5ft x 10ft), lined up with garage, as per sketch. Any additional space between the bathroom and furnace room - increase the size of the furnace room
2.	LOWER LEVEL - reduce the size of the closet (in front of stairs) by 1ft. Provide for a 36" opening Leave the opening drywalled only - do not supply or install any casing around the opening
3.	Provide for future hot/cold water connection for future wet bar and electrical for future bar fridge, as per sketch
4	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
5.	LOWER LEVEL - Provide and install 8ft TALL 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
6.	MAIN LEVEL - Provide and install 8ft (Height) Interior Doors in lieu of standard throughout the main floro. Based on standard ceilings heights, standard door style/hardare and trim (4 doors)
7	MAIN LEVEL - Increase the patio sliders in kitchen to 8ft wide, standard height
8.	MAIN LEVEL - provide 8ft front door (increased height) in lieu of standard door height - DOUBLE DOORS, Door style and hardware to remain standard style. Purchaser is aware and understands that standard transom window may need to be removed in order to accommodate extended height front doors
9	8ft GARAGE DOOR - increased (height) in lieu of standard door height. Single Oversized Doors. Door style to remain standard.
10.	PROVIDE FOR SMOOTH CEILINGS - THROUGHOUT ALL THREE LEVELS
	Continued on Page 2
Extra's Subtota	
H.S.T	
New Tota	
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 follo 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 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 the price of the extra is not refundable.

PAID: _____


Charles yenkanna (Jul 14, 2022 13:48 EDT)

PURCHASER


Candace Yenkanna (Jul 11, 2022 09:28 EDT)

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for Construction Office

BELLAIRE PROPERTIES INC.

OR: _____
VENDOR

(Original verified at Head Office)



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No.	DESCRIPTION
	Continued from Page 1
11	Cost to provide "conduit-only" from basement to attic
12	Cost to provide "conduit-only" in garage for future electric car charger
13	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.
14	EXHAUST VENT - Provide 8" exhaust vent in kitchen area in lieu of standard 6" (Does not include kitchen hood fan that accommodates 8" vent)
15	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"
16	GAS LINE, BBQ - Add gas line and 110V direct line with Arc Fault protection for stove in kitchen
17	Delete standard fireplace and mantle in the family room
18	Close opening between the dining room and main hallway. Remove wall between the family room/hallway and Dining Room, as per sketch. Purchaser is aware that an approximate 3ft wall must remain between the family room and dining room
19	EXTERIOR POT LIGHTS - Install FOUR exterior pot lights in soffit, see sketch, location marked with "X"
	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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BELLAIRE PROPERTIES INC.

Construction

Office

(Original verified at Head Office)

Per: _____
VENDOR



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No.	DESCRIPTION
	Net upgrades continued from page 2
20	PRIMARY ENSUITE - Provide for shower seat in enclosure. Seat will be on side closest to tub. Purchaser is aware the seat will affect the glass enclosure and that glass will begin at the top of seat. Price based on standard tile and standard shower jump.
21	BEDROOM 2 - Relocate closet in bedroom 2, as per sketch. PRIMARY ENSUITE - Provide for double door entry in lieu of standard. Price based on standard door and hardware.
22	2nd floor LAUNDRY ROOM/PRIMARY ENSUITE CLOSET - revised layout Provide for stackable washer/dryer, facing the 2 nd floor hallway. Reduce the size fo the laundry room by approximately 3ft. Provide for a linen closet with door facing 2 nd floor hallway. Provide for a shoe nook, from inside the walk in closet, as per sketch
23	Locate the standard ceiling light fixtures in the bedrooms and kitchen, as per sketch attached
24	PRIMARY BEDROOM - In addition to standard, provide and install two capped ceiling lights, separate switch from standard. Location as per sketch
25	PRIMARY BEDROOM - In addition to standard, provide a electrical switch on each side of proposed bedr - approx 90" apart. Side closet to closet to be a 3-way switch. Side closet to window to be single switch controlling pendants.
26	STAIRS - (between main level and 2 nd level) - provide and install two wall sconces (capped electrical) on it's own switch
27	PRIMARY BEDROOM AND MAIN LEVEL FAMILY ROOM - Provide for future wall mounted TV, includes std. Cat5, Electrical and conduit to floor receptacle.
	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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	Net upgrades, continued from page 3
28	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
29	BLACK EXTERIOR RAILING at front elevation in lieu of standard. Based on Standard elevation.
30	KITCHEN LAYOUT - Rotate the standard island in the kitchen, as per sketch. Add 1 capped ceiling light on its own switch above the island.
31	KITCHEN - Provide ROUGH-IN for future valance lighting in kitchen with switch below upper cabinets-
32	KITCHEN - Provide for rough-in plumbing for future bar sink, location as per sketch
33	BULKHEAD IN KITCHEN - Vendor to try to remove bulkhead in kitchen. In the event the bulkhead is require, leave face of the bulkhead clear for future furring panel.
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H.S.T	
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TOTAL:	
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BELLAIRE PROPERTIES INC.

Per: _____

ENDORSED: _____

38'
DESIGNS

The Super
3 Car Tandem
2 Car Garage

GAS LINE FOR
STOVE
ROUGH-IN FOR POT
FILLER

/ Elev. A & B
sq. ft. - includes 530 sq. ft. of finish
area in lower level
q. ft. - includes 748 sq. ft. of finished area in lower level

Provide 8ft wide patio
doors - standard height

rotate the island

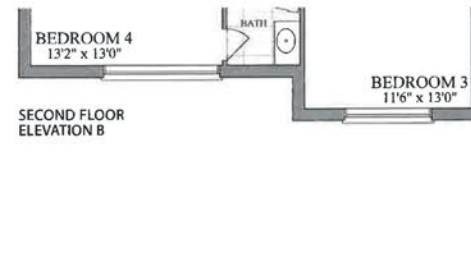
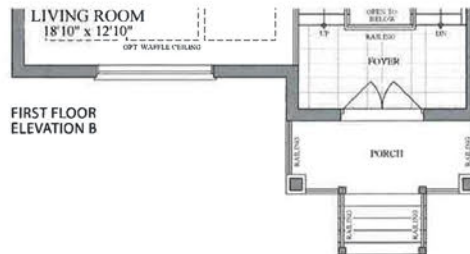
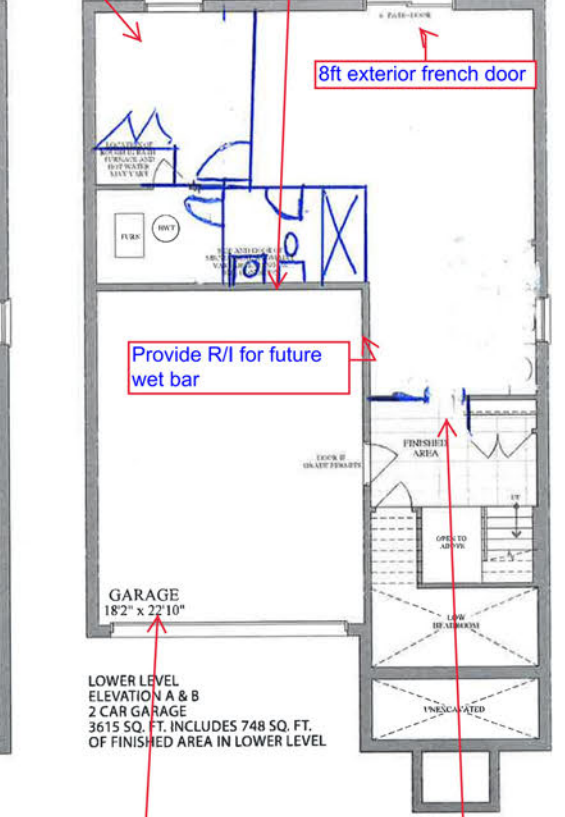
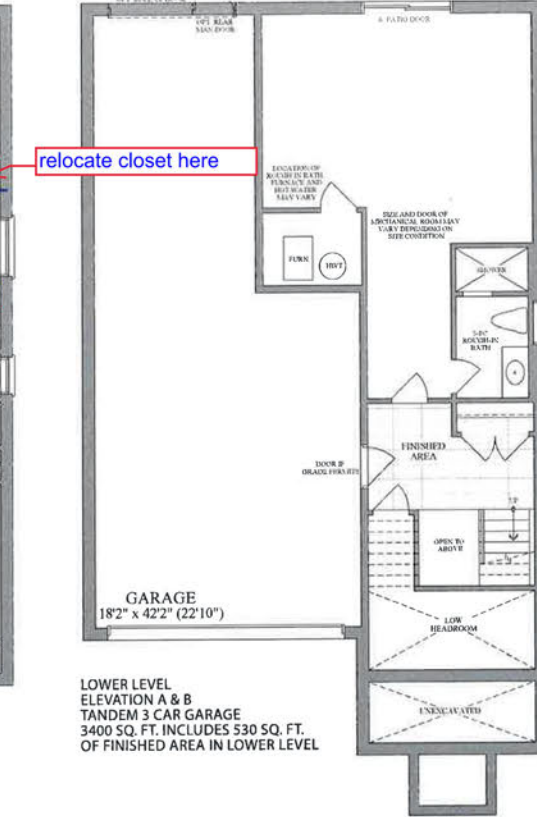
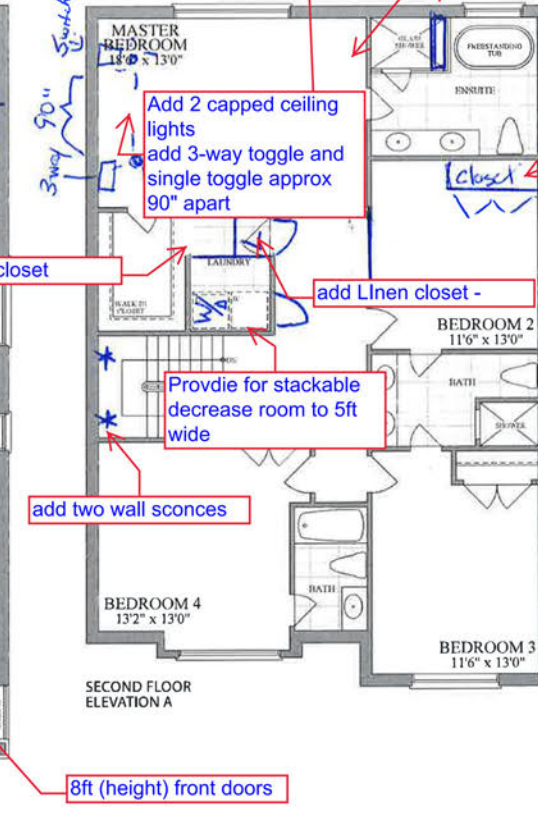
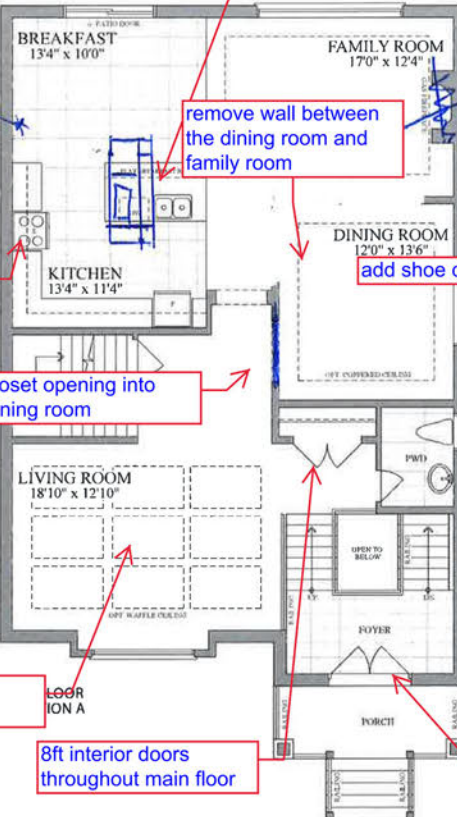
add double door entry

add shower seat

provide for wall mount
tv - Cat5, Electrical and
Conduit

Provide room with
storage closet

Relocate std. bathroom
here
size is 5x10
any additional space
between furnace room
and bathroom to into
the furnace room area



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.

LOT 5-14, PH5, PE002, SKETCH

Purchaser: Charles Yenkanna (Jul 14, 2022 13:48 EDT)

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