



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

LOT # 045 P.E #005 – Model - SUPERIOR 2CAR - 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

Miranda Painting	#1
Railing Excellence	#2
Barrie Trim	#3, #4
North York Tile	#5, #10
Liberty	#6, #7, #8, #11
Kingswood	#6, #7
Advance Marble	#8, #9, #11, #12, #13, #14
Internazionale Electric	#6
Pipecon	#11, #12, #13, #14

Date: Nov.-11-2022
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): Harsh Mukesh Sheth and Hemi Harsh Sheth
LOT NUMBER: 045 PHASE: 5
MODEL: 3615 Superior (2 Car)
P.E.#: ~~004~~ 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., from main floor to second floor and from main floor to lower level based on metal pickets in lieu of standard. *Note: Purchasers acknowledge that stain chosen for stairs is different from hardwood floors installed on the main floor.	
2.	Provide and install level 4 interior railing from main to second floor and from main floor to lower level in lieu of standard.	
3.	Provide and install upgrade interior hardware to include matching coloured hinges and doorstops throughout the entire home in lieu of standard.	
4.	Provide and install upgrade interior doors (4 doors) for main hall closet, primary ensuite bathroom and primary bedroom W.I.C. in lieu of standard interior doors. *Note: The rest of the interior doors throughout the entire home to remain standard style.	
5.	Provide and install level 5 floor tiles in the foyer, powder room, kitchen/breakfast area, and lower level - foyer (garage entry) in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked.	
6.	Provide cabinet provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. *Note: Not all models can accommodate this change. *Builder will try to accommodate centering the vent as best as possible. Purchaser must provide all specifications for Future Chimney Style Hoodfan/ exhaust fan as soon as possible	
7.	Provide opening for future chimney hood fan/exhaust fan to be 36" inches wide in lieu of 30" inches	
8.	Provide opening for future cooktop to be 36" inches wide in lieu of 30" inches	
9.	Provide and install upgrade stone counter top (level 3) in the kitchen area in lieu of level 1 counter top.	
10.	Provide and install level 2 floor tiles in the primary ensuite bathroom floor and shared bathroom floor 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: _____
PURCHASER
PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

P.E.#: _____

VENDOR

File Copy for Construction Office

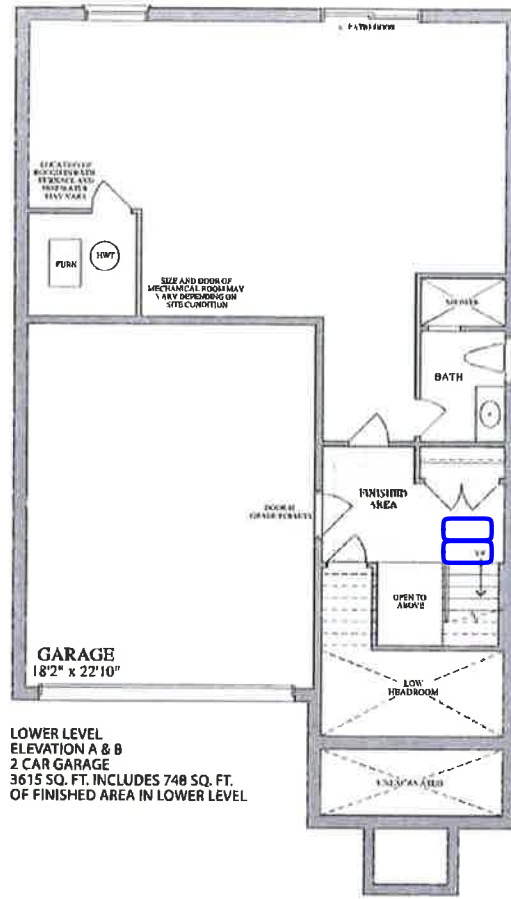
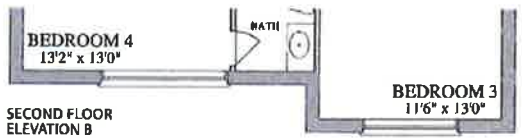
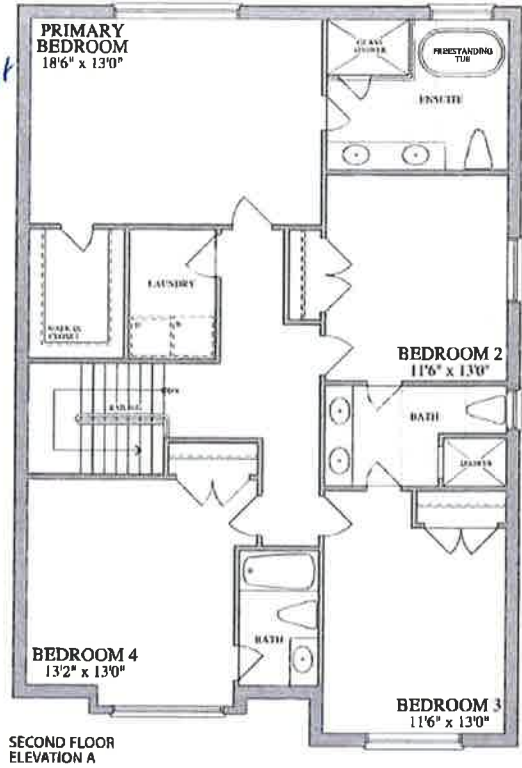
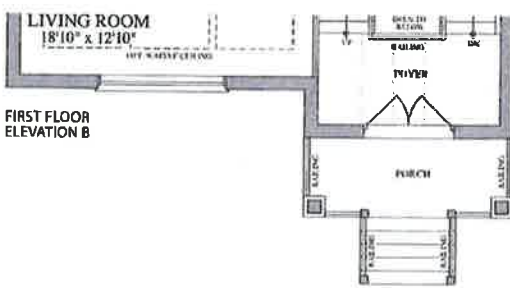
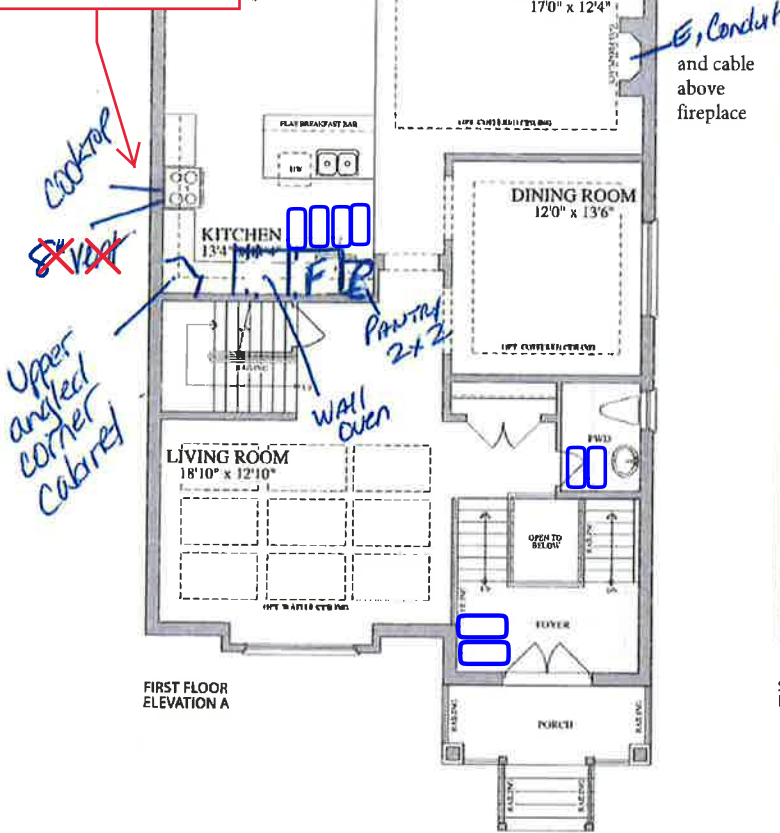
(Original verified at Head Office)



38'
DESIGNS

36" COOKTOP
AND 36"
CHIMNEY
HOODFAN

The Superior / Elev. A & B
includes 748 sq. ft. of finished area in lower level



LOWER LEVEL
ELEVATION A & B
2 CAR GARAGE
3615 SQ. FT. INCLUDES 748 SQ. FT.
OF FINISHED AREA IN LOWER LEVEL

LOT 5-45, PH5, INNISFIL, PE003, SKETCH

PURCHASER: Hemi sheth (Nov 23, 2021 19:15 EST)

PURCHASER: _____



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.