



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

LOT # 089 P.E #005 – Model - FINLAY - 2515 - 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

Railing Excellence	#1
Miranda Painting	#2
Internazionale Electric	#3
Liberty	#3
National Fireplace	#4
Weston Flooring	#5, #11
Barrie Trim	#11
North York Tile	#5, #6, #8
Pipecon	#7
Advance Marble	#7, #9
Kingswood	#10
Allstar Carpentry	#3

Date: Jan.-23-2023
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): Usman Ahmed & Maria Gul
LOT NUMBER: 089 PHASE: 5
MODEL: 2515 Finlay
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 and install level 7 interior railing from main to second floor in lieu of level 1.	
2.	Provide stain to stairs, handrail and posts etc. (to complement the colour if hardwood floors) from main to second floor in lieu of standard. Price is based on metal pickets.	
3.	DELETE ITEM #6 (Pantry: 2 Door Unit, 60cm (2'ft) deep pantry, ext. height x 60cm-100cm (24" to 39" wide) - 2 door unit., as per Purchaser's Extras #003 Dated June 2, 2022.	
4.	Provide and install upgrade fireplace mantle in the family room in lieu of standard	
5.	Provide and install option 1A hardwood floors in the kitchen/breakfast area in lieu of level 1 floor tiles.	
6.	Provide and install level 6 floor tiles in the foyer and powder room in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked.	
7.	Provide and install upgrade under mount sink in the kitchen area in lieu of standard	
8.	Provide and install level 5 kitchen backsplash (counter height plus area at stove space up to the bulkhead) with upgrade grout colour.	
9.	Provide and install upgrade level 3 stone counter top in the kitchen n lieu of level 1. *Note: Purchaser has decided not to select slab before installation.	
10.	DELETE #2 (Exhaust Vent - Provide 10" Exhaust Vent in kitchen area in lieu of standard. 6". (Does not include kitchen hood fan that accommodates 10" vent), as per Schedule B-3 - Purchaser's Extras #003, Dated June 2, 2022. *Note: Vent has been delivered to site - full credit cannot be applied.	
11.	Provide and install option 120 laminate floors throughout the 2 nd floor (except for tiled areas) in lieu of level 1 carpet.	
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: 
PURCHASER
Maria Gul
PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for

BELLAIRE PROPERTIES INC.

Per.

VENDOR

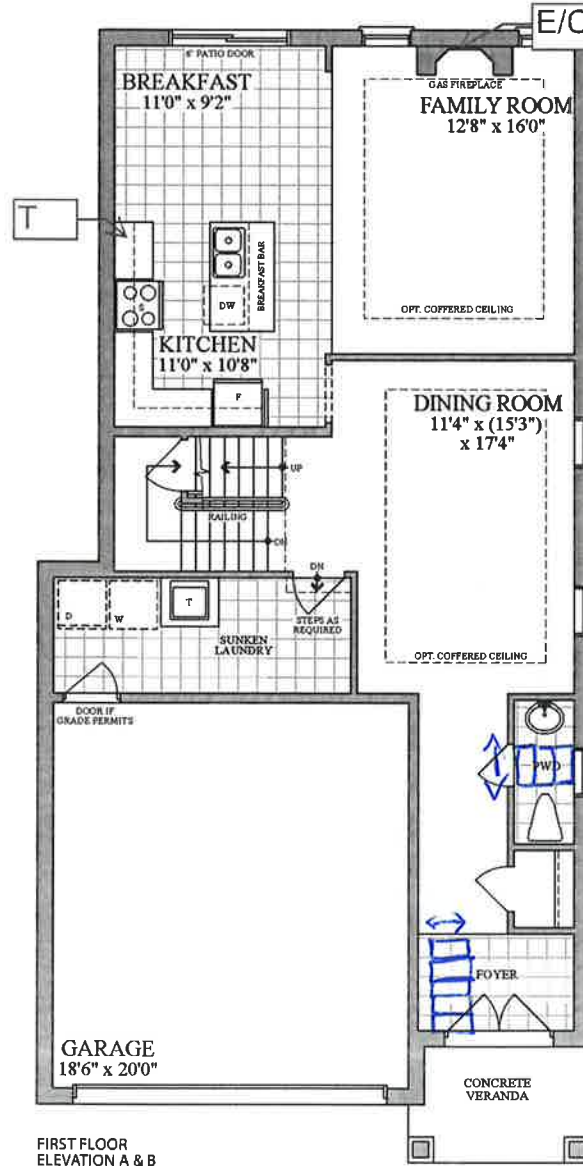
Office

(Original verified at Head Office)

LOT 5-89, INMSFIL, PELLUS

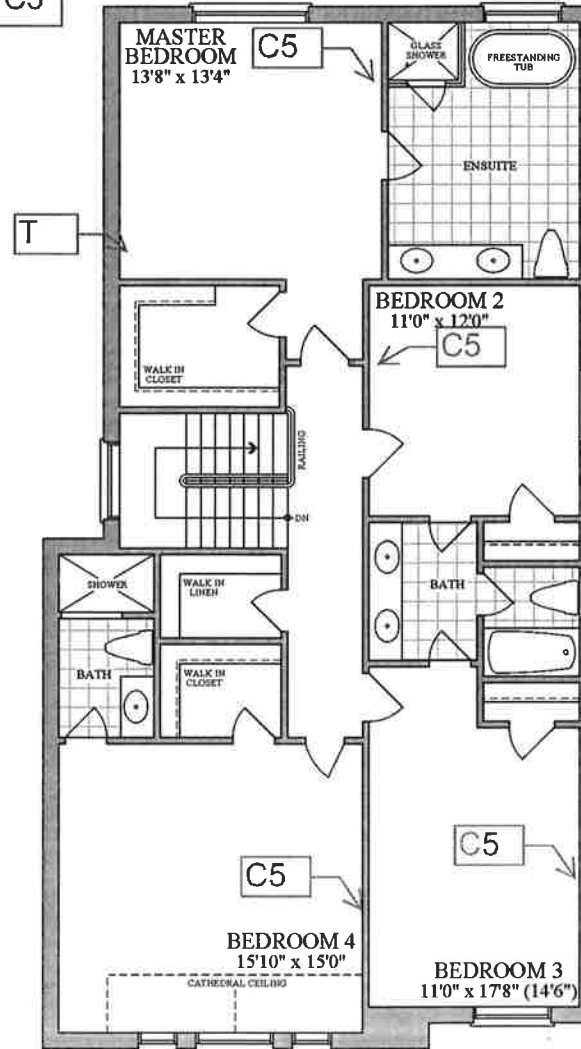
38'
DESIGNS

The Finlay / Elev. A & B
2515 sq.ft.



FIRST FLOOR
ELEVATION A & B

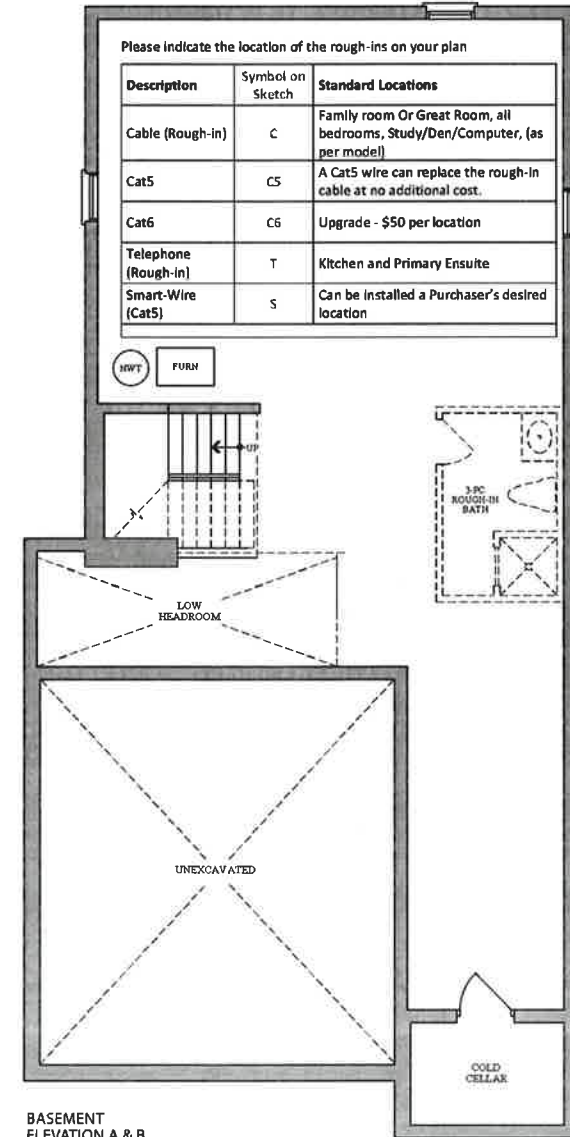
E/CONDUIT/C5



SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



BASEMENT
ELEVATION A & B

LOT #: 5-89

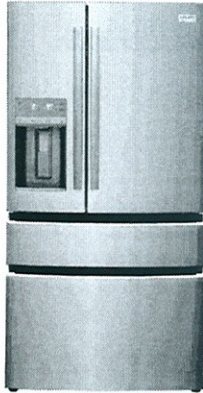
PURCHASER: Usman (Dec 9, 2022 17:34 EST)

PURCHASER: Maria Gul (Dec 10, 2022 09:09 EST)

Frigidaire Gallery

LOT 5-89, PH5, APPLIANCES

LOT 5 89



French Door Refrigerator

21.5 Cu. Ft. Counter-Depth 4-Door French Door Refrigerator

GRMC2273CF, GRMC2273CD

Available Colors : Stainless Steel, Black Stainless Steel

Version : 04/22

Refrigerator

Adjustable Temperature Drawer	Yes
Air Filter	Yes
Crisper Color	Clear
Dairy Bin	Yes
Door Bin Color	Clear
Humidity Controls	Automatic
Interior Lighting	MultiLevel LED
Shelf Material	Glass
Water Filter	Yes
Number of Adjustable Gallon Door Bins	2
Number of Fixed Condiment Door Bins	1
Number of Fixed Gallon Door Bins	1
Number of Other Door Bins	2
Total Number of Door Bins	7
Number of Adjustable Shelves	2
Number of Fixed Shelves	1
Number of Crispers	2

Freezer

Auto Close Drawer	Yes
Automatic Defrost	Yes
Basket Divider	Yes
Baskets / Bins Color	White
Drawer Color	White
Interior Lighting	LED
Shelf Material	Glass
Number of Baskets / Bins	1
Number of Pull Out Shelves	1
Total Number of Shelves	1

Ice Maker

Ice Maker	Yes
Ice Maker Location	Fresh Food Section
Ice Shape	Pyramid
Second Ice Maker	No

Convertible Compartment

Adjustable Drawer Divider	Yes
Control Location	Drawer
Convertible Drawer	Yes
Interior Lighting	LED
Temperature Range	-6° to 45°F

Controls

Air Filter Indicator	Yes
Control Location	Dispenser
Digital Display	Yes
Door Ajar Alarm	Yes
Control Lock	Yes
Ice Maker On/Off	Yes
Power Failure Alarm	Yes
Sabbath Mode	Yes
Second Control Location	Drawer
Water Filter Indicator	Yes

Dispenser

Crushed Ice	Yes
Cube Ice	Yes
Dispenser	Yes
Dispenser Height	10 4/10"
Light Control	Yes
Water	Yes

Exterior

Counter-Depth	Yes
Door Finish	Smooth
Door Stops	Yes
Front Rollers	Yes

Dimensions and Volume

Height With Hinge	70 3/16"
Height Without Hinge	70"

Note: For planning purposes only. Always consult local and national electric, gas and plumbing codes.

Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.com / frigidaire.ca

Specifications subject to change. Accessories information available on the web at frigidaire.com / frigidaire.ca

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Frigidaire Gallery

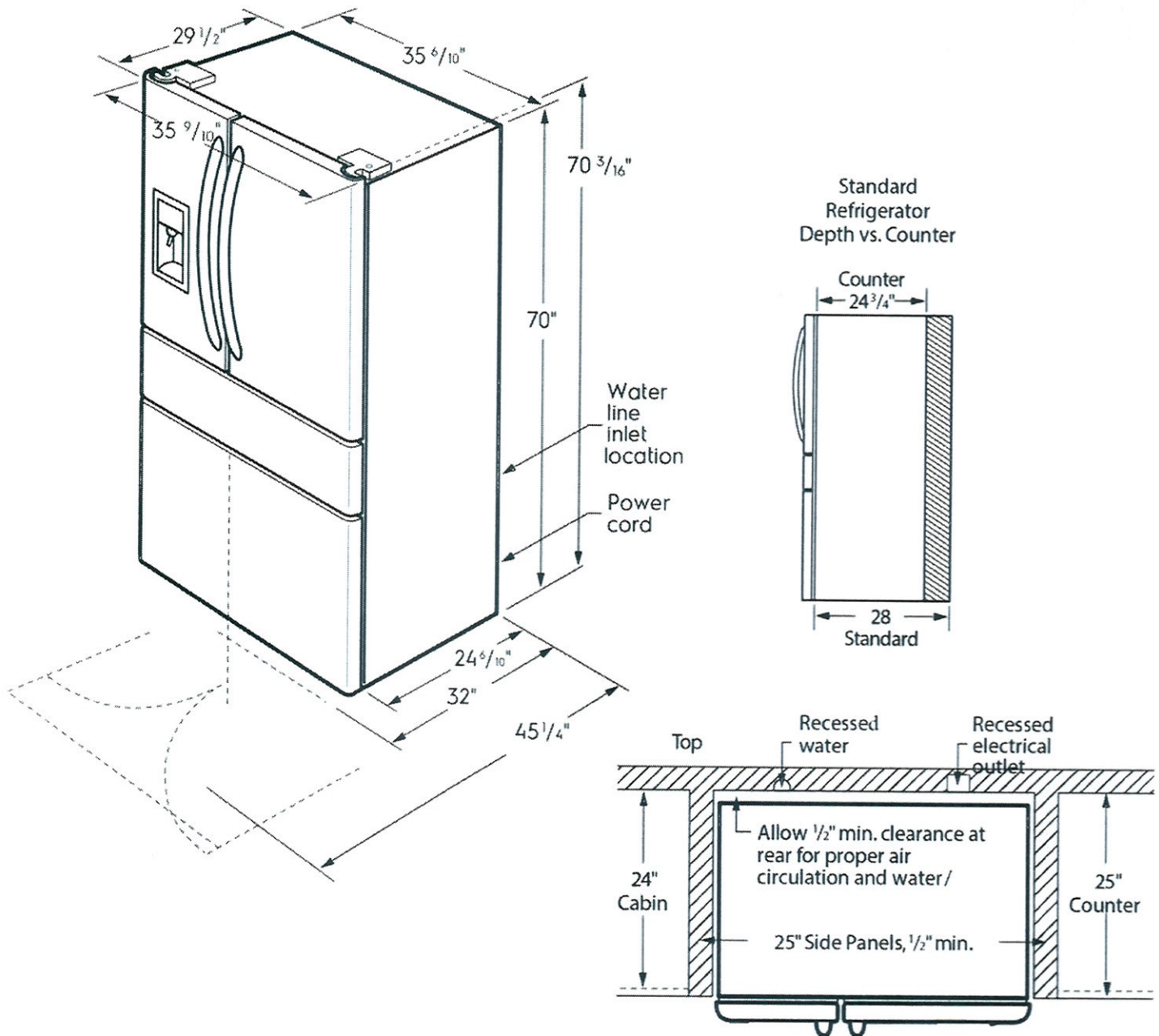
LOT 5-89, PH5, APPLIANCES

LOT 5-89

21.5 Cu. Ft. Counter-Depth 4-Door French Door Refrigerator

GRMC2273CF, GRMC2273CD

Version : 04/22



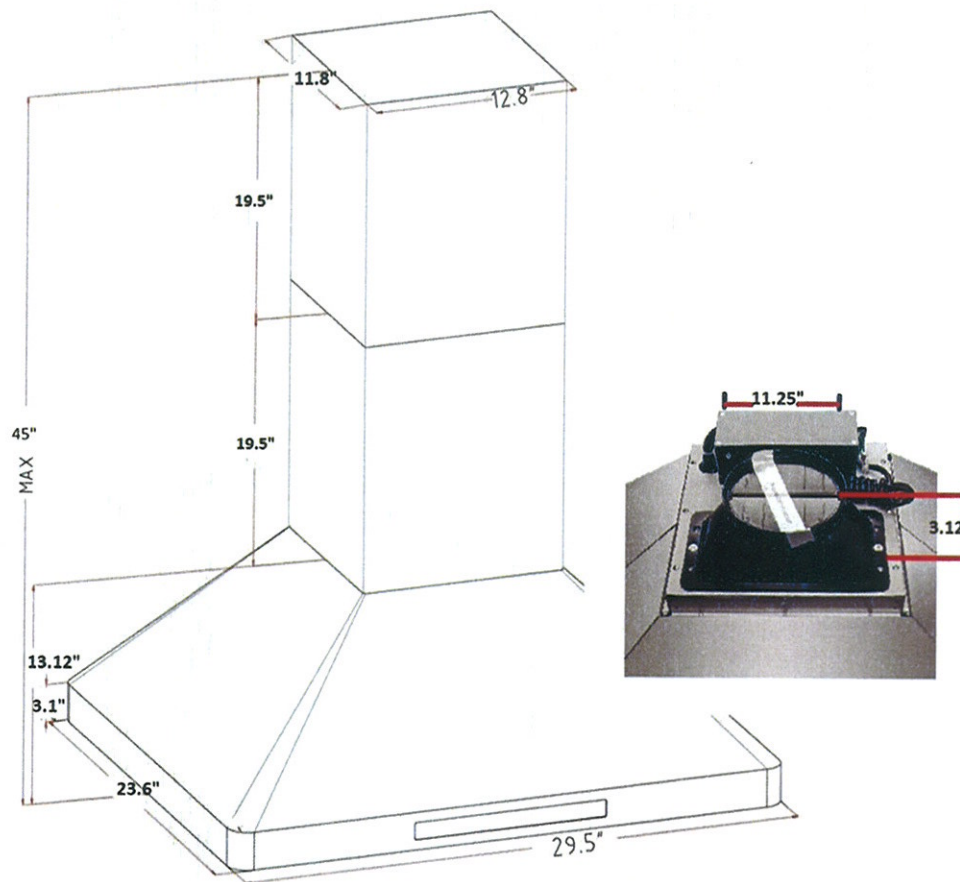
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**Wall
Mount
Range
Hood RXN-
W11-30**
SKU: RXN-W11-
30

Mounting version: Wall Mount

Available Dimension: 30" Only

Voltage: 120v @ 60 Hz (USA & Canada Standard)

Speeds: 4 Speeds with Timer Function

Airflow: 385CFM / 490CFM / 615CFM / 900CFM

Noise Level: Low Speed: 46 dB to Max Speed: 54dB

Motor: Ultra Quiet Dual Squirrel Cage Motor

**Keypad: Touch Sensitive Control Panel with Blue LED Lighting with Remote Control Operable
Lighting: 1.5W (2 Bulbs) Cool White**

Venting Size: 6" Round Duct Vent on Top

Filters: Dishwasher Safe Stainless Steel Baffle Filters

Material: High Quality 1.0mm Stainless Steel

This product will be perfectly fit for your
9' ceiling kitchen
9' ceiling with bulkhead on top kitchen
8' ceiling kitchen

FRIGIDAIRE

PROFESSIONAL

PCFG3078AF

Available Colors : Stainless Steel

Version : 03/20

Gas Ranges

30" Front Control Freestanding Air Fry Range



Product Specifications

Cooktop

Center	Simmer Oval (3000-15500 BTU)
Cooking Surface	Deep-Sump Formed Cooktop
Grate Color	Black Matte
Grate Material	Cast Iron
Grates	3 Continuous Grates
Knob Color	Stainless Steel
Knob Type	Cast Metal SS
Left Front	14000 BTU
Left Rear	9500 BTU
Right Front	18000 BTU
Right Rear	5000 BTU

Cooking Controls

Bake	Yes
Cancel	Yes
Display Type	Blue LED
Fast Preheat	Yes
Preheat	PowerPlus Preheat
Star-K® Certification	Yes

Dimensions: Exterior

Depth	26-6/8"
Depth (with Door 90° Open)	47"
Depth Including Handle	29"
Height	36-5/8"
Width	29-7/8"

Certifications & Approvals

ADA Compliant	Yes
ANSI Certified	Yes
Agency Approval	CSA
CSA Certified	Yes
CSA Listed	Yes
Sabbath Mode	Yes

General Specifications

Gas Supply Connection Location	Right Bottom Rear
Power Cord Included	Yes
Prop 65 Label	Yes

Controls

Auto Shut-Off	Yes
Control Location	Front Control

Oven

Bake	18000 BTU
Broil	13500 BTU
Oven 1 Convection System	True Convection - 900W
Oven 1 Interior Color	Slate Blue
Oven 1 Interior Depth	19-1/8"
Oven 1 Interior Height	20-7/8"
Oven 1 Interior Width	24-3/8"
Oven 1 Rack Configuration	1 Handle 1 Glide 1 Air Fry Tray Rack
Oven 1 Rack Positions	6 Positions

Exterior

Cooktop Finish	Stainless Steel
Drawer Finish	Smudge-Proof Stainless Steel
Handle Color	Stainless Steel

Drawer

Drawer Functionality	Storage
Handle	Stainless Steel

Capacities

Oven 1 Capacity	5.6
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Electrical Specifications

Power Supply Connection Location	Left Rear Bottom
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Accessories

Griddle	Included
Probe	Red Probe Included

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