



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

LOT # 088 P.E #005 – Model - MANITOU - 2480 - 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
North York Tile	#3, #8, #9
Advance Marble	#4, #11, #12
Barrie Trim	#5, #6, #7
Weston Flooring	#7, #10
Liberty	#11, #12
Pipecon	#11, #12

Date: Feb.-08-2023
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): Kenneth Egede & Omobolaji Oluwa Egede
LOT NUMBER: 088 PHASE: 5
MODEL: 2480 Manitou
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 level 4 interior railing from main to second floor in lieu of level 1	
3.	Provide and install level 4 floor tiles in the foyer, powder room and kitchen/breakfast area in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
4.	Provide and install upgrade stone counter top (level 4) in the kitchen area in lieu of level 1	
5.	Provide and install level 2 trim package (baseboards & casings) throughout the entire home in lieu of level 1	
6.	Provide and install option 5 interior levers (includes matching colour hinges & door stops) throughout the entire home in lieu of level 1. *Note: Front door gripset interior trim to remain standard knob.	
7.	Provide and install option 3 hardwood floors at the upper hallway *only* on the 2 nd floor in lieu of level 1 carpet.	
8.	Provide and install level 2 floor tiles in the primary ensuite bathroom in lieu of level 1 floor tiles.	
9.	Provide and install upgrade shower mosaics (level 4) in the primary ensuite bathroom in lieu of standard mosaics.	
10.	Provide and install option 3 hardwood floors throughout the main floor (except for tiled areas) in lieu of standard hardwood.	
	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

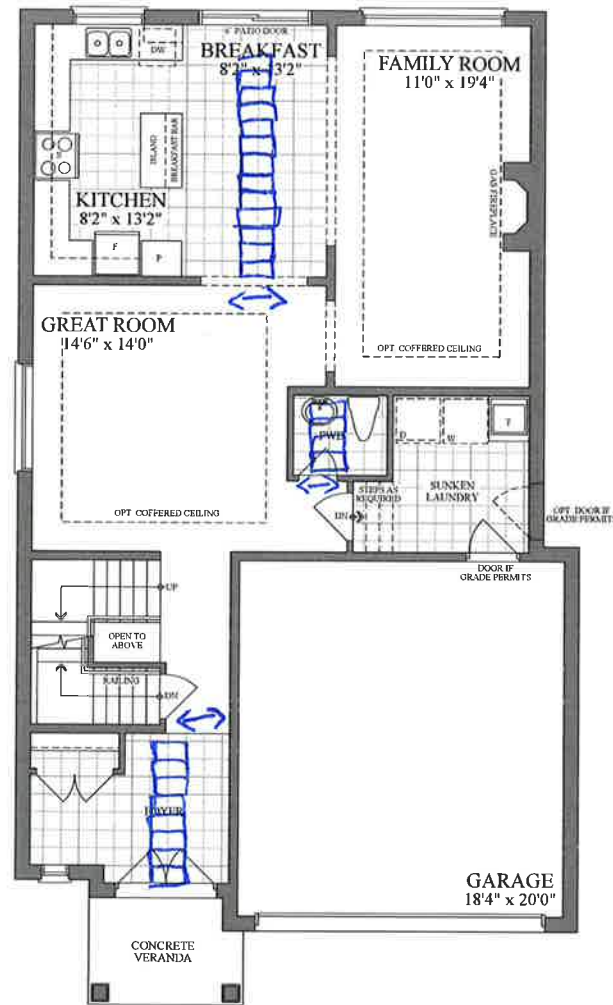
File Copy for Construction Office

(Original verified at Head Office)

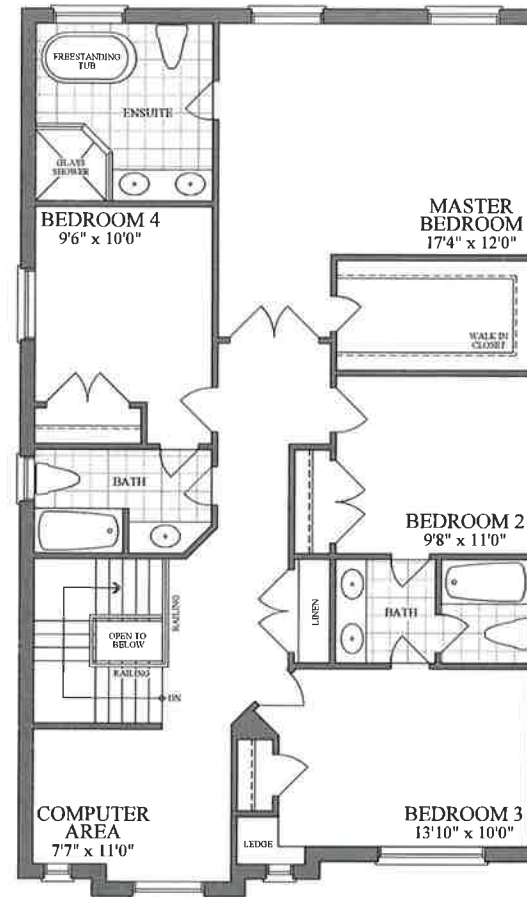
LOT 5-88, PH5, PEDOS *TILE SKETCH ONLY*

38'
DESIGNS

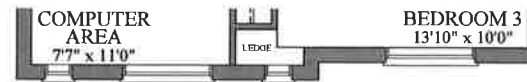
The **Manitou** / Elev. A & B
2480 sq.ft.



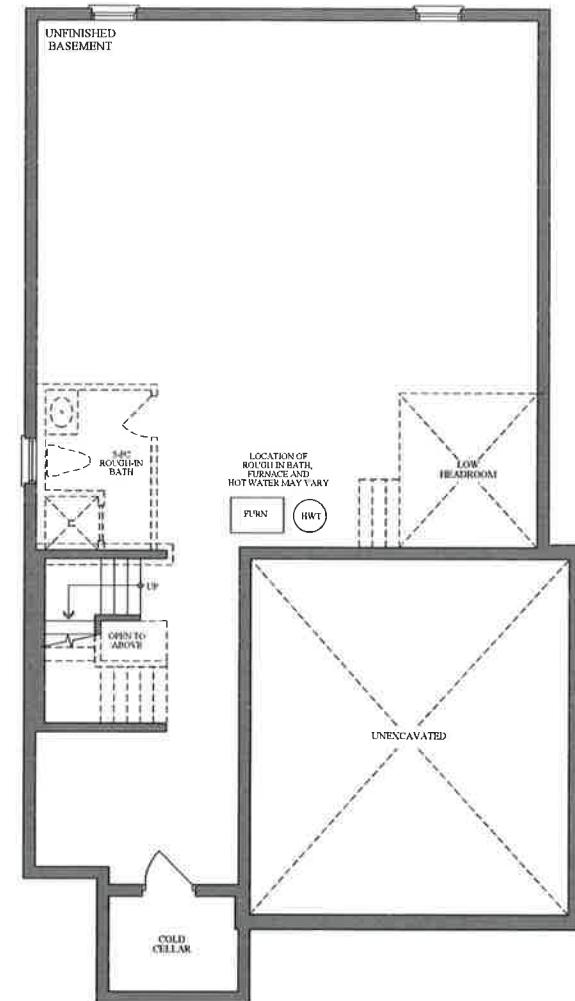
FIRST FLOOR
ELEVATION A & B



SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



BASEMENT
ELEVATION A & B