



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

LOT # 014 P.E #004 – Model - SUPERIOR - 3615 2 CAR - 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

Barrie Trim	#1, #2, #6, #18
Miranda Painting	#3
Weston Flooring	#4, #5, #6, #7, #18
North York Tile	#5, #7, #8, #9, #10, #11, #12, #13, #14, #16
Advance Marble	#15
Pipecon	#17, #25, #26, #28, #30
Liberty	#18, #19
Internazionale Electric	#19, #21, #22, #23, #24, #29
Kingswood	#19, #30
Allstar Carpentry	#20, #30
Brown Window	#20, #27
Altwood Garage	#20
Giancola Aluminum	#22
Basecrete	#30

Date: Jan.-01-2023
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): Charles and Candace Yenkanna

LOT NUMBER: 014 PHASE: 5

MODEL: 3615 SUPERIOR – 2 CAR

P.E.#: 004

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 option 3 interior levers (with matching coloured hinges & door stops) throughout the entire home in lieu of standard. *Note: All exterior gripsets and interior trim to remain standard	
2.	Provide and install level 6 trim package (baseboards and casings) throughout the entire home in lieu of level 1	
3.	Provide Stain to stairs, handrail, and posts etc. (to complement colour of laminate/vinyl flooring) from main floor to lower level and from main floor to second floor in lieu of standard.	
4.	Provide and install option 15 hardwood floors at main hallway, living room, dining room and family room in lieu of standard hardwood.	
5.	Provide and install option 15 hardwood floors in the kitchen/breakfast area in lieu of level 1 floor tiles.	
6.	Provide and install option 15 hardwood floors throughout upper floor (2nd floor) except for tiled areas in lieu of level 1 carpet.	
7.	Provide and install Option 133 laminate/vinyl flooring at lower level-finished area foyer 2 lower level (at stairs) and under the finished closet at stairs in lieu of level 1 carpet *No Tile @garage man door	
8.	Provide and install level 7 floor tiles in the foyer (front doors) in lieu of level 1 floor tiles.	
9.	Provide and install level 4 floor tiles in the powder room in lieu of level 1 floor tiles.	
10.	Provide and install level 4 floor tiles in the laundry room in lieu of level 1 floor tiles. Tiles stacked	
	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:

Candace Yenkanna
Candace Yenkanna (Jan 21, 2023 11:53 EST)

PURCHASER

Charles Yenkanna
Charles Yenkanna (Jan 21, 2023 02:12 EST)
PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

SALE
VENDOR

**File Copy for
Construction
Office**

(Original verified at Head Office)



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LOT NUMBER: 014 PHASE: 5

MODEL: 3615 SUPERIOR – 2 CAR

P.E.#: 004

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide and install level 4 floor tiles in the primary ensuite bathroom in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
12.	Provide and install level 4 floor tiles in the 2 nd ensuite (bdrm 4) bathroom in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
13.	Provide and install level 4 floor tiles in the shared bathroom in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
14.	Provide and install level 4 floor tiles at lower level bathroom in lieu of level 1 floor tiles.	
15.	Provide and install upgrade stone (level 2) counter top in the kitchen in lieu of level 1.	
16.	Provide and install upgraded floor tiles to be installed on shower walls in the primary ensuite bathroom in lieu of level 1 wall tiles. *Note: Tiles to be installed stacked	
17.	Provide and install upgrade roman tub faucet (3pc) in the primary ensuite bathroom in lieu of standard.	
18.	Kitchen - Install a walk-in pantry behind the kitchen (in front of stairs) as per sketch. Fridge to be shifted, to allow for a 28" door from kitchen into walk-in pantry as per sketch. Relocate the door from under the stairs to kitchen. Price includes ceiling light and vinyl floor selected on colour chart, std door and upgraded hardware and trim selected on colour chart. Price includes lumber, drywall, painting and labour	
19.	To accommodate above - relocate 3ft of cabinetry from the fridge wall to the end of the stove wall Provide provisions for future Built-In Appliances in the Kitchen, includes cabinet and electrical provisions for future: Built-In Wall Oven(s) and/or microwave cut out; c/w bottom drawer; upper cabinet; plus cooktop c/w false drawer plus pots & pan drawers in kitchen area; Provision for 60" built in fridge enclosure.	
	Net upgrades 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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Candace Yenkanna (Jan 21, 2023 11:53 EST)

PURCHASER

Charles Yenkanna

Charles Yenkanna (Jan 21, 2023 02:12 EST)

PURCHASER

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BELLAIRE PROPERTIES INC.

Per:
VENDOR

Detached - Additional PE Form - 04/30/15

(Original verified at Head Office)



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forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Charles and Candace Yenkanna

LOT NUMBER: 014 PHASE: 5

MODEL: 3615 SUPERIOR – 2 CAR

P.E.#: 004

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
	Net upgrades continued from page 2	
20.	Delete Item #9, on PE002 - "8ft garage door" - as per construction, this item could not be accommodated	
21.	Delete Item #12, on PE002, "conduit only" in garage for future electric car charger	
22.	Delete Item #19, on PE002 - "Exterior Pot lights"	
23.	Provide and install 5 LED interior pot lights WITH Dimmer switch, in the foyer	
24.	Relocate standard ceiling light in the front foyer to "open to below" area	
25.	Delete Item #32, provide for rough-in plumbing for future bar sink in kitchen	
26.	PRIMARY ENSUITE - provide and install upgraded shower kit, MODEL DF-KIT20-BLWS Relocate rain can from Kit to the shower ceiling instead of from wall. Purchaser understands and accepts that standard shower pot light will be installed "off center" in order to accommodate	
27.	Add additional window in basement on side elevation - 36" x 42"	
28.	Install laundry tub (complete) in Mechanical Room *standard*	
	Continued on page 4	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Total to be added to the purchase price:		
TOTAL		

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PAID:

Charles Yenkanna

Candace Yenkanna (Jan 21, 2023 11:53 EST)

PURCHASER

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PURCHASER

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 3	
29.	See attached sketch for specific electrical locations (std and upgrades)	
30.	See attached sketch for revised structural layout changes. (relocate the bathroom in lower level to rear; swap location of tub and shower between shared bathroom and Ensuite 2 Bdrm 4; provide for walk-in pantry behind kitchen; provide opening between the dining room and the main floor hallway (across from new pantry)	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Total added to the purchase price as an adjustment on closing		
	TOTAL	

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Candace Yenkanna (Jan 21, 2023 11:53 EST)

PURCHASER Charles Yenkanna
Charles Yenkanna (Jan 21, 2023 02:12 EST)

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

PURCHASER
VENDOR

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Office**

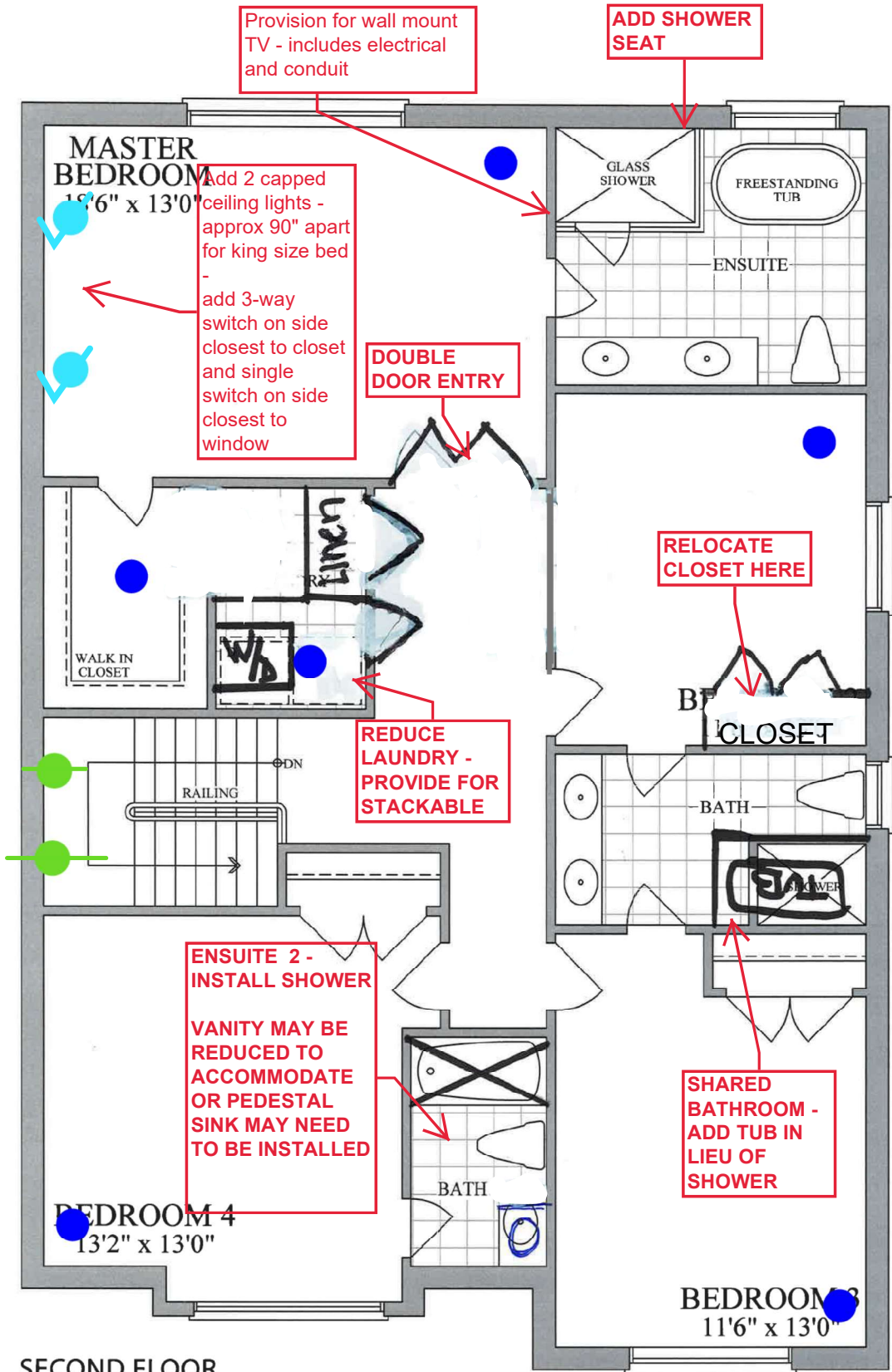
(Original verified at Head Office)

8FT WIDE PATIO
DOOR



charles yenkanna
charles yenkanna (Jan 21, 2023 02:12 EST)

LOT 5-14, PH5, REVISED 2ND FLOOR



SECOND FLOOR
ELEVATION A

STANDARD LIGHT

WALL SCONSE

CAPPED LIGHT

POTLIGHT

