



LOT # 133 P.E #004 – Model - MADAWASKA - 3190 - PHASE 1

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.

*****Also, it is very important to speak to Roberto Ruiz before starting on site ****

Date: Feb.-10-2023
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): Zainab Dawari
LOT NUMBER: 1-133 PHASE: 5
MODEL: 3190 Madawaska
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 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 option 15 hardwood hardwood floors throughout the main hallway, study, living room, dining room, and family room in lieu of standard hardwood.	
3.	Provide and install option 15 hardwood hardwood floors in the kitchen/breakfast area in lieu of level 1 floor tiles.	
4.	Provide and install option 15 hardwood hardwood floors at upper hallway *ONLY* in lieu of level 1 carpet.	
5.	Provide and install level 6 interior railing from main to second floor in lieu of level 1.	
6.	Provide and install level 2 trim package (baseboards & casings) throughout the entire home in lieu of level 1.	
7.	Provide and install level 5 floor tiles in th foyer and powder room in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
8.	Provide and install level 6 stone counter in the kitchen in lieu of level 1, based on standard kitchen layout. *Note: Does not include pricing for larger island	
9.	Provide and install upgrade under mount sink in the kitchen in lieu of standard.	
10.	Change direction of island to face dining room. Increase island base cabinet to 2'ft by 7'ft plus the flat breakfast bar (approx. 1'ft counter extension). Price is based on level 1 cabinetry and level 6	
	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: _____

Zainab Dawari
Zainab Dawari (Feb 1, 2023 10:56 GMT+11)

PURCHASER

PURCHASER

File Copy for
Bellaire Properties Inc.
Construction
Office
(Original verified at Head Office)



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Zainab Dawari
LOT NUMBER: 1-133 PHASE: 5
MODEL: 3190 Madawaska
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 1	
11.	Provide and install two 36"waterfall legs at either side of kitchen island, based on level 6 stone counter tops.	
12.	Provide and install level 4 shower floor mosaics in the primary ensuite shower enclosure in lieu of standard mosaics.	
13	Increase openings for future cooktop and chimney hood fan to 36" wide in lieu of standard 30"	
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: _____ TERMS: CASH OR CHEQUE IN ADVANCE

Zainab Dawari
Zainab Dawari (Feb 1, 2023 10:56 GMT+11)
PURCHASER

PURCHASER

BELLAIRE PROPERTIES INC.

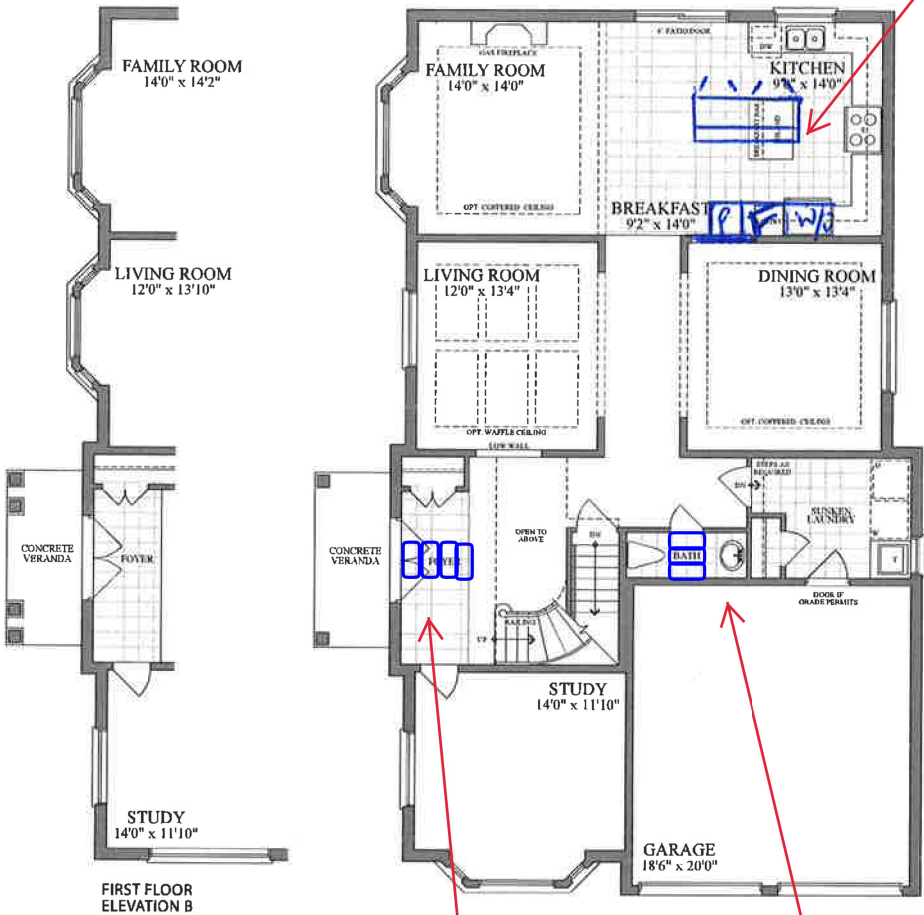
Per: _____
VENDOR

File Copy for
Construction
Office

(Original verified at Head Office)



The maddawaska / Elev. A & B
3190 sq.ft.



FIRST FLOOR ELEVATION B

FIRST FLOOR ELEVATION A

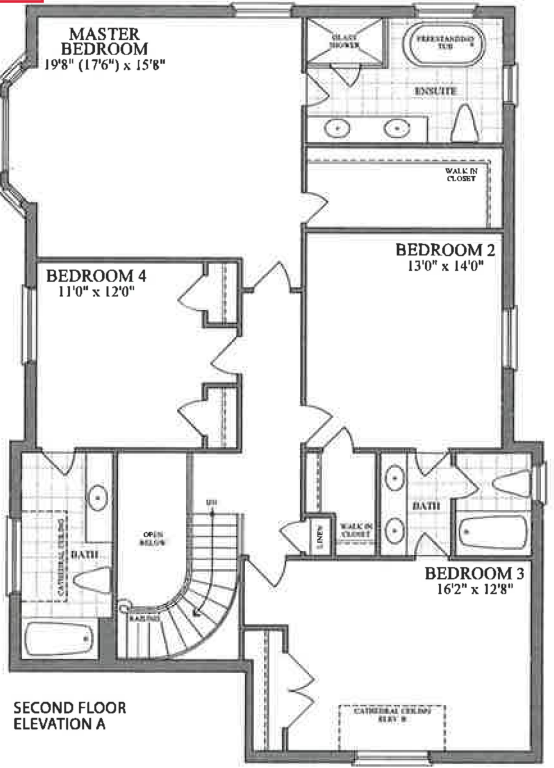
Foyer: Tiles to be installed stacked horizontally from door

Powder Room: Tiles to be installed stacked horizontally from door

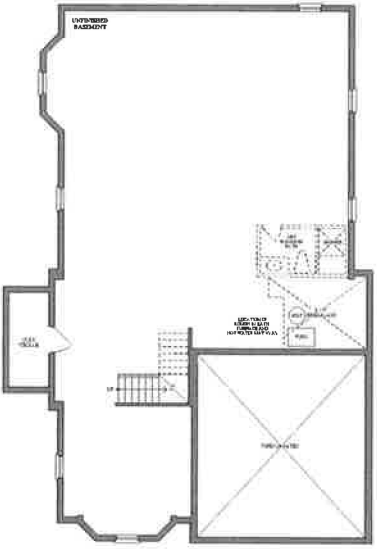
Increase island base cabinet 2'ft by 7'ft plus approx. 1'ft flat breakfast bar (counter)



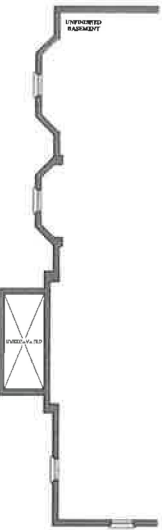
SECOND FLOOR ELEVATION B



SECOND FLOOR ELEVATION A



BASEMENT ELEVATION A



BASEMENT ELEVATION B



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.