



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

LOT # 024 P.E #005 – Model - MADAWASKA - 3190 - 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

Roberto Ruiz	#1, #3, #12
Barrie Trim	#3, #7, #26
Internazionale Electric	#2, #4, #12
Liberty	#4, #13, #14, #15, #16, #17, #18, #19, #22, #23, #24
Weston Flooring	#5, #6, #7
North York Tile	#6, #9, #10, #11
Railing Excellence	#8
Pipecon	#12, #22, #23, #24, #25
Kingswood	#12
Allstar Carpentry	#12
Advance Marble	#20, #21, #22, #23, #24, #25
Nick	#25
Miranda Painting	#27
National Fireplace	#28

Date: Feb.-14-2023
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): Sayd Hassan Dawari and Arzoo Akbari
LOT NUMBER: 5-24 PHASE: 5
MODEL: MADAWASK 3190
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	In lieu of half wall between the living room and foyer, provide and install a trimmed opening	
2	Center the standard light fixture in main hallway - at front door, see sketch	
3	Delete the closet in Main floor laundry room	
4	Provide opening and dedicated electrical for future bar fridge in the island in kitchen area. *Note: Location Location Location - Refer to PE006	
5	Provide and install option 133 laminate/vinyl flooring throughout the main hall, living room, dining room and family in lieu of standard hardwood.	
6	Provide and install option 133 laminate/vinyl flooring in the kitchen/breakfast area in lieu level 1 floor tiles.	
7	Provide and install option 133 laminate/vinyl flooring throughout the second floor (except for tiled areas) in lieu of level 1 floor tiles.	
8	Provide and install level 4 interior railing from main to second floor in lieu of level 1. *Note: Do not install alternating decorative square collar on pickets - all pickets to be plain.	
9	Provide and install level 6 floor tiles in the foyer and powder room in lieu of level 1 floor tiles	
10	Provide and install level 6 floor tiles in the primary ensuite 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: _____ TERMS: CASH OR CHEQUE IN ADVANCE


PURCHASER

PURCHASER

BELLAIRE PROPERTIES INC.

Per: _____
VENDOR



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PURCHASER(S): Sayd Hassan Dawari and Arzoo Akbari
LOT NUMBER: 5-24 PHASE: 5
MODEL: MADAWASK 3190
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
	Net upgrades continued from page 1	
11	Provide and install level 7 shower floor mosaics and upgrade grout in the primary ensuite shower enclosure in lieu of standard mosaics	
12	CONFIRMATION - DO NOT INSTALL BULKHEAD IN KITCHEN	
13	Provide and install Stacked Uppers - no glass; with crown moulding to 10'ft above upper cabinets in the kitchen area, price is based on level 1 cabinets.	
14	Provide and install kitchen light valance moulding below upper cabinets in the kitchen area. *Note: Purchasers already paid for complete under cabinet lighting	
15	Provide and install two (2) pullout spice rack at either side of future cooktop space in kitchen area.	
16	Provide and install soft close doors and drawers in the kitchen *only*	
17	Reduce height of fridge opening to approximately 71" inches in height .	
18	Increase opening for future cooktop/stove/range space to 36" inches wide in lieu of standard 30" inches wide	
19	Opening for future chimney hoodfan space to 36" inches wide in lieu of standard 30", purchasers are aware that the actual hoodfan is 30" inches wide.	
	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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PURCHASER

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Per: _____
VENDOR



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forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Sayd Hassan Dawari and Arzoo Akbari

LOT NUMBER: 5-24 PHASE: 5

MODEL: MADAWASK 3190

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
	Net upgrades continued from page 2	
20	Provide and install upgrade stone counter top (level 3) in kitchen area in lieu of level 1.	
21	Provide and install full height stone backsplash (2cm) counter height plus area behind cooktop xxx in the kitchen area, to be in the same counter top colour selected for kitchen. Purchaser is installing a chimney hoodfan. *Note: To be the same colour as kitchen counter top	
22	Provide and install upgrade under mount kitchen sink in lieu of standard.	
23	Provide and install upgrade stone counter top (level 3) in the primary ensuite bathroom in lieu of standard	
24	Provide and install upgrade vessel sinks (x2) in the primary ensuite bathroom in lieu of standard.	
25	Purchaser to supply and vendor to install faucets for the primary ensuite bathroom sinks, at their own expense and responsibility after the closing date . Purchaser to provide detailed specifications on the type of faucet they are installing. In the event it is determined the Builder requires the faucets to be installed prior to closing, then the Purchaser agrees to abide by the Builder's Building schedule.	
26	Provide and install level 4 trim package (baseboards and casings) throughout the entire home in lieu of level 1	
27	Provide stain to stairs, handrail and posts etc. (to complement the colour of laminate/vinyl flooring) from main to second floor in lieu of standard. Price is based on metal/iron pickets.	
28	Provide and install upgrade fireplace mantle in the family room in lieu of standard.	
		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.
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PURCHASER

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BELLAIRE PROPERTIES INC.

Per: _____
VENDOR

10FT CEILINGS ON
MAIN FLOOR

Center the ceiling
light in this area

Add "CL" centered in
living Room

FIRST FLOOR
ELEVATION A

provide trimmed
opening in lieu of
low wall

Delete closet in
laundry room

Built-in Appliances, Pantry,
Fridge and Wall Ovens

COOKTOP,
FUTURE CHIMNEY
8" VENT

8ft tall exterior double
doors

Change tub to
shower

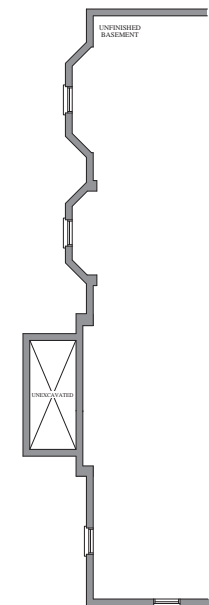
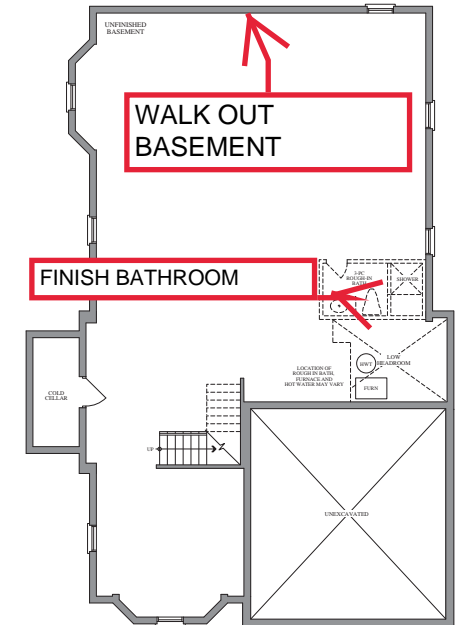
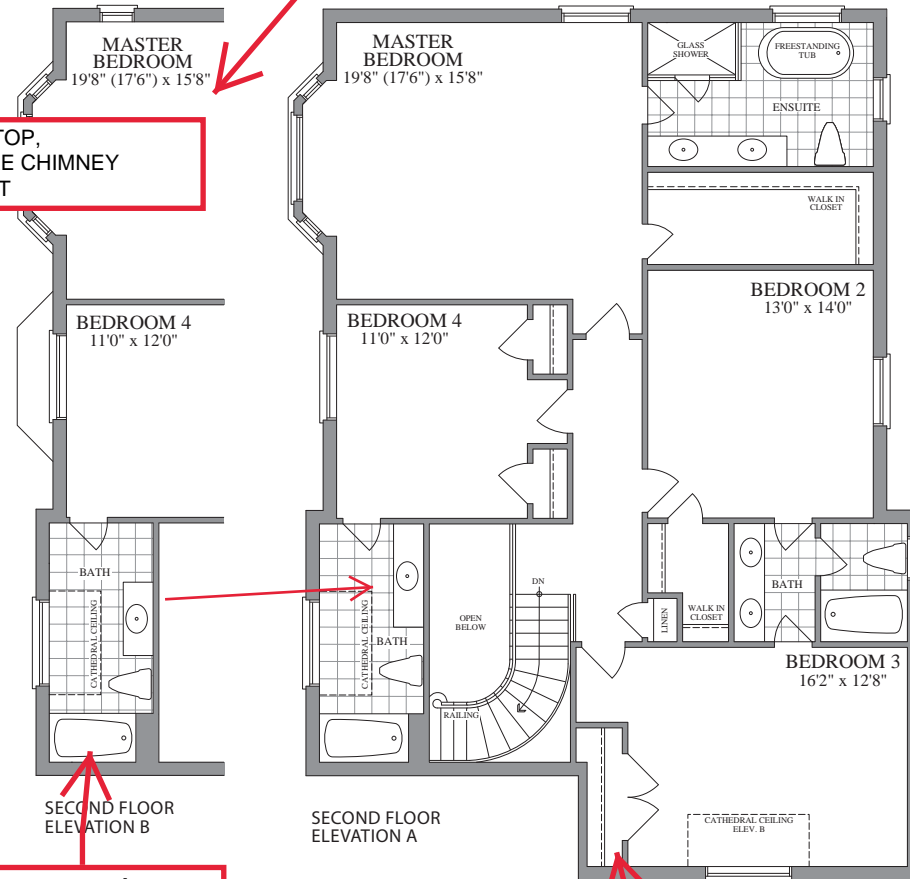
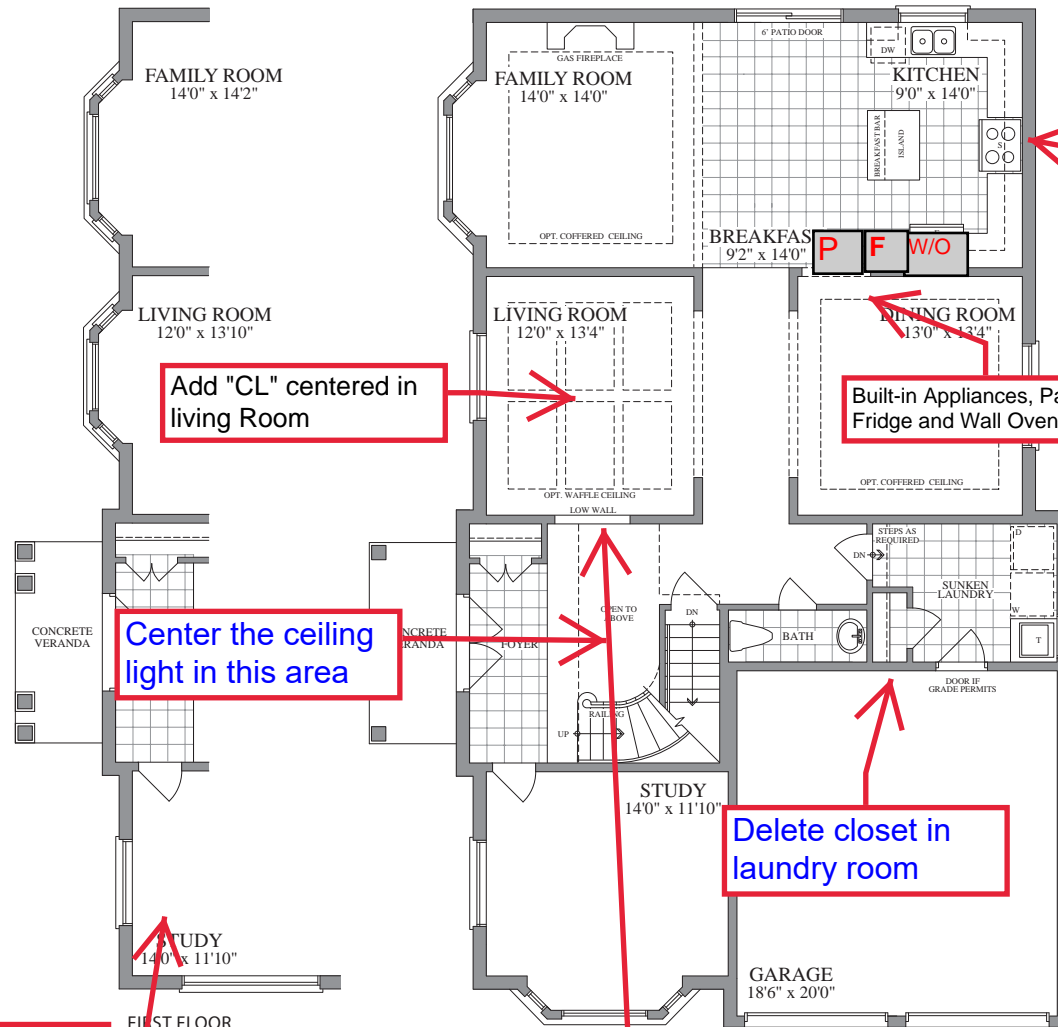
9FT CEILINGS ON
2ND FLOOR

all regular closets,
main and 2nd floor to
receive light with auto
switch (not linen)

LOT 5-24, PH5, INNISFIL, PE002 and PE005

PURCHASER: _____

PURCHASER: _____



BASEMENT
ELEVATION B