



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

LOT # 017 P.E #003 – Model - SUPERIOR - 2CAR - 3615 - 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, #6
National Fireplace	#2
Miranda Painting	#3
Weston Flooring	#4, #5, #6
North York Tile	#5, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #25, #26, #27
Railing Excellence	#20
Advance Marble	#21, #24
Liberty	#21, #22, #23, #24
Pipecon	#21, #24
Kingswood	#22
Internazionale Electric	#22
Allstar Carpentry	#23
Metropolitan	#28

Date: Mar.-27-2023
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): Mohammed Adil
LOT NUMBER: 017 PHASE: 5
MODEL: 3615 SUPERIOR – 2 CAR
P.E.#: 003

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 upgrade interior doors throughout the entire home in lieu of standard.	
2.	Provide and install upgrade fireplace mantle in the family room in lieu of standard.	
3.	Provide stain to stairs, handrail and posts etc. (to complement the colour of hardwood flooring) from main level to lower level and from main level to upper level (2nd floor) in lieu of standard. Price is based on metal pickets.	
4.	Provide and install option 4 hardwood floors at main hallway, living room, dining room, and family room in lieu of standard hardwood.	
5.	Provide and install option 4 hardwood floors in the kitchen/breakfast in lieu of level 1 floor tiles	
6.	Provide and install option 4 hardwood floors upper hall (2 nd floor) *only* in lieu of level 1 carpet.	
7.	Provide and install level 6 floor tiles at foyer - main level in lieu of level 1 floor tiles.	
8.	Provide and install level 6 floor tiles in the powder room in lieu of level 1 floor tiles.	
9.	Provide and install level 6 floor tiles in the primary ensuite bathroom floor in lieu of level 1 floor tiles.	
10.	Tiles at foyer, powder room, primary ensuite bath floor to be installed in a brick pattern in lieu of standard 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: _____

Adil Mohammed (Mar 23, 2023 16:24 EDT)
PURCHASER

PURCHASER

TERMS - CASH OR CHEQUE IN ADVANCE

File Copy for
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): Mohammed Adil

LOT NUMBER: 017 PHASE: 5

MODEL: 3615 SUPERIOR – 2 CAR

P.E.#: 003

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 upgrade grout colour for the primary ensuite bath floor, primary ensuite shower walls and primary ensuite shower floor in lieu of standard.	
12.	Provide and instal level 4 floor tiles in the shared bath floor in lieu of level 1 floor tiles.	
13.	Provide and install level 4 floor tiles in 2 nd ensuite (bdrm 4) bath floor in lieu of level 1 floor tiles.	
14.	Tiles at shared bath floor and 2 nd ensuite (bdrm 4) bath floor to be installed in a brick pattern in lieu of standard stacked.	
15.	Tiles at primary ensuite shower walls to be installed in a brick pattern in lieu of standard stacked.	
16.	Tiles at 2 nd ensuite (bdrm 4) tub walls to be installed in a brick pattern in lieu of standard stacked.	
17.	Tiles at shared bath shower walls to be installed in a brick pattern in lieu of standard stacked, price is based on proceeding with frameless glass enclosure.	
18.	Provide and install level 3 shower mosaics in the primary shower floor in lieu of standard	
19.	Provide and install upgrade grout colour for the shared bath shower walls and shower floor in lieu of standard, price is based on proceeding with frameless glass enclosure.	
	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:

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- 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: _____

Adil Mohammed
Adil Mohammed (Mar 23, 2023 16:24 EDT)

PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for

BELLAIRE PROPERTIES INC.

Construction

VENDOR

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): Mohammed Adil
LOT NUMBER: 017 PHASE: 5
MODEL: 3615 SUPERIOR – 2 CAR
P.E.#: 003

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 level 4 interior railing from main level to upper level (2nd floor) and from main level to lower level in lieu of standard opening.	
21.	Provide and install upgrade stone counter top (Level 5) in the kitchen area in lieu of level 1.	
22.	Provide provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. *Note: Fan is not included and not all models can accommodate this change. *Builder will try to accommodate centering the vent as best as possible. Purchaser must provide all specifications for future Chimney Style Hood fan/Exhaust Fan as soon as possible. This item must be decided prior to framing stage, otherwise may be considered too late.	
23.	Provide and install fridge enclosure in the kitchen area - counter depth fridge cabinet, 65cm comes with two gable in lieu of standard opening.	
24.	Provide and install upgrade under mount sink in the kitchen in lieu of standard.	
25.	Provide and install level 6 floor tiles on wall in the primary ensuite bathroom shower enclosure walls in lieu of level 1 wall tiles .	
26.	Provide and install level 4 floor tiles on wall in the shared bathroom shower enclosure walls in lieu of level 1 wall tiles. *Note: Price is based on with 2 panel glass enclosure with glass door.	
27.	Provide and install level 4 floor tiles on wall in the 2nd ensuite (bdm 4) bathroom tub walls in lieu of level 1 wall tiles.	
28.	Provide and install frameless glass shower enclosure (2 panels) with frameless glass shower door (clear glass/chrome hardware) in the shared bathroom in lieu of standard opening.	
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:

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- 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: _____

Adil Mohammed
Adil Mohammed (Mar 23, 2023 16:24 EDT)

PURCHASER

PURCHASER

TERMS (AFTER CLOSURE) AND ANNE

BELLAIRE PROPERTIES INC.

Per: _____

VENDOR

Office

(Original verified at Head Office)

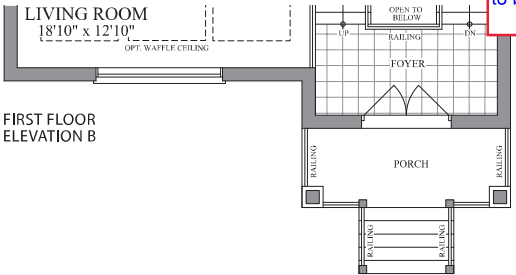
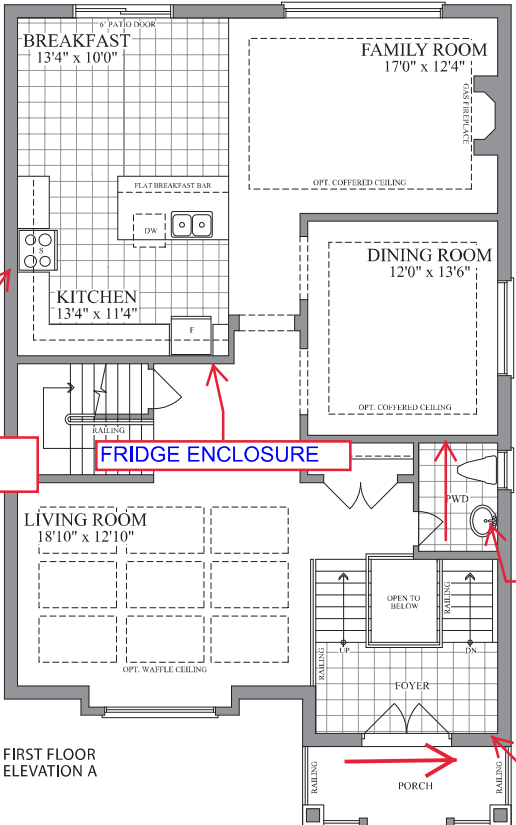
LOT 5-17, PH5, PE003 SKETCH

38'
DESIGNS

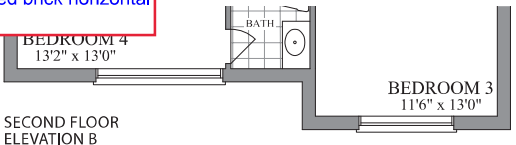
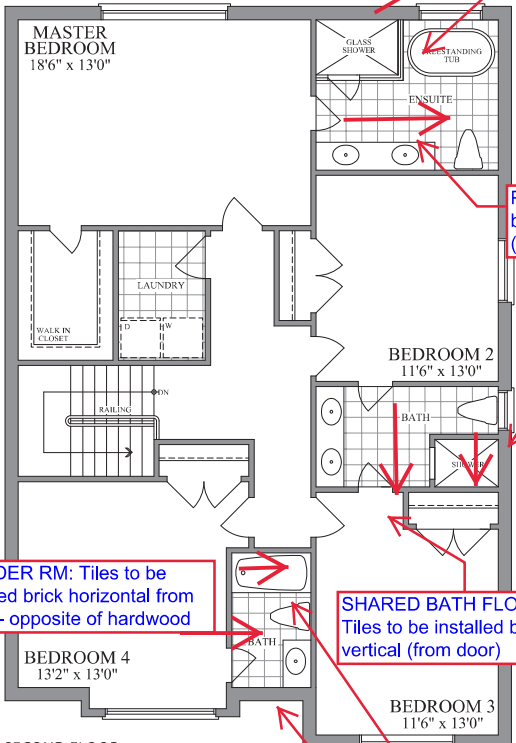
The Superior /
3 Car Tandem 3400 sq.
2 Car Garage 3615 sq.ft. includes 748 sq. ft. of finished area in lower level

FUTURE CHIMNEY
HOODFAN

FRIDGE ENCLOSURE



Purchaser's Initial(s): AM



PRIMARY SHOWER: Tiles to be installed brick horizontal

PRIMARY FLOOR: Tiles to be installed brick vertical (form door)

FRAMELESS GLASS SHOWER ENCLOSURE (2 PANEL GLASS) W/ DOOR

SHARED BATH SHOWER: Tiles to be installed brick horizontal

SHARED BATH FLOOR: Tiles to be installed brick vertical (from door)

2nd ENSUITE TUB WALL: Tiles to be installed brick horizontal

2nd ENSUITE FLOOR: Tiles to be installed brick vertical (from door)

FOYER (MAIN LEVEL): Tiles to be installed brick horizontal

