



INTERIOR COLOUR SELECTIONS
LOT#/PHASE: **017, Ph 5;**
MODEL/ELEV.: **3615 SUPERIOR – 2 CAR**



PURCHASER(S) NAME(S): Mohammed Adil		
TELEPHONE (D): 403-400-6539 CELL: 647-879-3927		
EMAIL: adil.berkhedle@gmail.com		
INTERIOR TRIM/DOORS		
INTERIOR DOOR STYLE * UPGRADE Lincoln Park	INTERIOR DOOR HANDLES Perspective w/ round rose kit - (Standard)	
EXTERIOR DOOR HANDLES Madera - Satin Nickel (Standard)	INTERIOR TRIM PACKAGE Level 1	
CROWN MOULDING	ARCHITRAVE	
ADDITIONAL NOTES		
INTERIOR PAINT		
THROUGHOUT ENTIRE HOME		
Dulux: Aria, DLX 1001-2		
STAIRS/RAILINGS		
MAIN STAIRCASE OAK	MAIN STAIRCASE PICKET STYLE * UPGRADE Level 4	MAIN STAIRCASE STAIN FINISH * UPGRADE Axe Blade-Abode, Matte (to complement)
LOWER LEVEL STAIRCASE OAK	LOWER LEVEL STAIR PICKET STYLE * UPGRADE Level 4	LOWER LEVEL STAIRCASE FINISH * UPGRADE Axe Blade-Abode, Matte (to complement)
FIREPLACE		
FIREPLACE GAS	MANTLE STYLE * UPGRADE NHC 13	MANTLE FINISH WHITE - Paint Grade
SURROUND N/A	HEARTH N/A	OTHER N/A
FLOORING: HARDWOOD/LAMINATE/ VINYL/ BROADLOOM		
MAIN FLOOR AND MID/LOWER STAIR LANDINGS (Except for standard tiled areas) * UPGRADE THROUGHOUT Abode, Tempo Brushed Oak - 7 1/2" x 1/2" - Axe Blade		
KITCHEN/BREAKFAST/SERVERY * UPGRADE Abode, Tempo Brushed Oak - 7 1/2" x 1/2" - Axe Blade		
UPPER HALLWAY (2 ND FLOOR) * UPGRADE Abode, Tempo Brushed Oak - 7 1/2" x 1/2" - Axe Blade		
SECOND FLOOR (Except for standard tiled areas) THROUGHOUT CARPET, Level 1, 35oz, 03		
LOWER LEVEL AREA (Except for standard tiled areas) CARPET, Level 1, 35oz, 03		
UNDERPAD STANDARD		
ALL LAMINATE AND VINYL FLOORING FINISHED WITH MATCHING T-CAP		
MIRRORS		
POWDER ROOM Supply and Install	MAIN BATHROOM	
PRIMARY ENSUITE BATHROOM Supply and Install	SHARED BATHROOM (BDRM 2/3) Supply and Install	
2 ND ENSUITE (BDRM 4) BATHROOM Supply and Install	LOWER LEVEL BATHROOM Supply and Install	
BATHROOM ACCESSORIES (Soap Dish, Toilet Paper Holder, and Towel Bar)		
POWDER ROOM Do Not Supply or Install	MAIN BATHROOM Do Not Supply or Install	
PRIMARY ENSUITE BATHROOM Do Not Supply or Install	SHARED BATHROOM (BDRM 2/3) Do Not Supply or Install	
2 ND ENSUITE (BDRM 4) BATHROOM Do Not Supply or Install	LOWER LEVEL BATHROOM Do Not Supply or Install	
CLIENT INITIAL(S): <u>AM</u> AM		



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Colour Chart Date: March 22, 2023



CERAMIC FLOOR & WALL TILE		
ALL TILES FINISHED WITH METAL EDGE		INSTALLATION DETAILS, IF REQUIRED:
FOYER * UPGRADE Centura: Marmi Statuario 12x24 - Polished	GROUT Silver Grey *613	Brick Horizontal (from front door)
MAIN HALL FLOOR	GROUT	
POWDER ROOM BATHROOM FLOOR * UPGRADE Centura: Marmi Statuario 12x24 - Polished	GROUT Silver Grey *613	Brick Horizontal (opposite direction of hardwood)
GARAGE ENTRY (LOWER LEVEL) * Premier: Lucie Grey 12x12	GROUT	
KITCHEN/BREAKFAST FLOOR * SEE HARDWOOD	GROUT	
OTHER	GROUT	
OTHER	GROUT	
MAIN BATHROOM FLOOR	GROUT	
MAIN BATHROOM WALL	GROUT Snowwhite	
LAUNDRY ROOM (2 ND FLOOR) * Ceratec: Capri White 13x13	GROUT Silver Grey *613	
PRIMARY ENSUITE BATHROOM FLOOR * UPGRADE Olympia: Eterna Nero Marquina Polished 12x24	GROUT * UPGRADE Jet Black *653	Brick vertical (from door)
PRIMARY ENSUITE SHOWER WALL * UPGRADE Olympia: Eterna Nero Marquina Polished 12x24	GROUT * UPGRADE Jet Black *653	Brick horizontal
PRIMARY ENSUITE SHOWER FLOOR * UPGRADE Olympia: Ontario Gloss/Anti-Slip - Black Gloss 2x2	GROUT * UPGRADE Jet Black *653	
PRIMARY ENSUITE SHOWER JAMB * North York: Pure White		
2 ND ENSUITE FLOOR (BDRM 4) * UPGRADE Centura: Statuary White 12x24	GROUT Silver Grey *613	Brick vertical (from door)
2 ND ENSUITE SHOWER/TUB WALL * Premier: White Glossy 8x10	GROUT Snowwhite	Brick horizontal
2 ND ENSUITE SHOWER JAMB & SHOWER FLOOR N/A	GROUT	
SHARED BATHROOM FLOOR (BDRM 2/3) * UPGRADE Centura: Statuary White 12x24	GROUT Silver Grey *613	Brick vertical (from door)
SHARED BATH WALL * Premier: Uni Grey Glossy 8x10	GROUT * UPGRADE Silver Grey *613	Brick horizontal
SHARED BATHROOM SHOWER JAMB & SHOWER FLOOR * North York: Pure White North York 2x2 mosaics	GROUT * UPGRADE Silver Grey *613	
LOWER LEVEL BATHROOM FLOOR * Premier: Lucie Grey 12x12	GROUT Silver Grey *613	
LOWER LEVEL BATHROOM SHOWER WALL * Premier: White Glossy 8x10	GROUT Snowwhite	
LOWER LEVEL SHOWER JAMB & SHOWER FLOOR * North York: Pure White north york - white 2x2 mosaics	GROUT Snowwhite	
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CABINET STYLE/COLOUR AND HARDWARE	
<u>KITCHEN AREA:</u>	
CABINET STYLE Shaker	CABINET COLOUR White
CABINET HARDWARE M 122	ISLAND CABINET STYLE/COLOUR (If Applicable) Shaker White
OTHER	
HOOD FAN: UNDER CABINET STAINLESS ; OTHER – REFER TO PE X	
<u>POWDER ROOM BATHROOM:</u>	
CABINET STYLE STANDARD - PEDESTAL SINK	CABINET COLOUR N/A
CABINET HARDWARE N/A	OTHER
<u>MAIN BATHROOM:</u>	
CABINET STYLE	CABINET COLOUR
CABINET HARDWARE	OTHER
<u>PRIMARY ENSUITE BATHROOM:</u>	
CABINET STYLE Shaker	CABINET COLOUR White
CABINET HARDWARE M 121	OTHER
<u>SHARED BATHROOM (BDRM 2/3):</u>	
CABINET STYLE Shaker	CABINET COLOUR Graphite
CABINET HARDWARE M 119	OTHER
<u>2ND ENSUITE (BDRM 4) BATHROOM:</u>	
CABINET STYLE Shaker	CABINET COLOUR Graphite
CABINET HARDWARE M 119	OTHER
<u>LOWER LEVEL BATHROOM:</u>	
CABINET STYLE Shaker	CABINET COLOUR Graphite
CABINET HARDWARE M 121	OTHER
COUNTER TOPS (KITCHEN AND BATHROOMS)	
KITCHEN: * UPGRADE Advance: Bastia, Single Square Edge(E-2) - 3cm	KITCHEN ISLAND (If Applicable): * UPGRADE Advance: Bastia, Single Square Edge(E-2) - 3cm
POWDER ROOM BATHROOM (If Applicable): N/A PEDESTAL SINK	MAIN BATHROOM:
PRIMARY ENSUITE BATHROOM: Liberty: 4926K-07 Black Alicante	SHARED BATHROOM (BDRM 2/3): Liberty: 4925K-07 Calcutta Marble
2 ND ENSUITE (BDRM 4) BATHROOM: Liberty: 4925K-07 Calcutta Marble	LOWER LEVEL BATHROOM: Liberty: 4926K-07 Black Alicante
*If <u>GRANITE COUNTER TOP</u> (ONLY) is selected Purchaser(s) have the option to select the specific slab to be installed. **Does not apply to quartz counter top**. Purchaser(s) will be contacted directly by Advance Marble for an appointment. ☐ YES or ☐ NO	
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PLUMBING FIXTURES	
<u>POWDER ROOM:</u>	
LAVATORY FAUCET Standard - 3 Hole, 4" Centre	LAVATORY SINK N/A
TOILET Standard - 2 piece	PEDESTAL SINK Standard
<u>KITCHEN AREA:</u>	
KITCHEN FAUCET Standard - Single Hole	KITCHEN SINK * UPGRADE Bosco, 208038, Stainless, Under Mount
OTHER (ie. WATERLINE TO FRIDGE, POT FILLER, SOAP PUMP, GARBURATOR)	OTHER
<u>MAIN BATHROOM:</u>	
LAVATORY FAUCET	LAVATORY SINK
TUB STYLE	TUB/SHOWER FIXTURE
TOILET	OTHER
<u>PRIMARY ENSUITE BATHROOM:</u>	
LAVATORY FAUCET Standard - 3 Hole, 4" Centre	LAVATORY SINK Standard - Drop-In
TOILET Standard - 2 piece	TUB/SHOWER FIXTURE Standard
TUB STYLE (If Applicable) Standard - Freestanding	TUB FAUCET (If Applicable) Standard - Roman Tub, 3 Hole
<u>SHARED BATHROOM (BDRM 2/3):</u>	
LAVATORY FAUCET Standard - 3 Hole, 4" Centre	LAVATORY SINK Standard - Drop-In
TUB STYLE (If Applicable) Standard	TUB/SHOWER FIXTURE Standard
TOILET Standard - 2 piece	OTHER
<u>2ND ENSUITE (BDRM 4) BATHROOM:</u>	
LAVATORY FAUCET Standard - 3 Hole, 4" Centre	LAVATORY SINK Standard - Drop-In
TUB STYLE (If Applicable) Standard	TUB/SHOWER FIXTURE Standard
TOILET Standard - 2 piece	OTHER
<u>LOWER LEVEL BATHROOM: (If Applicable)</u>	
LAVATORY FAUCET	LAVATORY SINK
TUB STYLE (If Applicable)	TUB/SHOWER FIXTURE
TOILET	OTHER
CLIENTS ACKNOWLEDGE, AGREE, AND CONFIRM THE ACCURACY OF ALL SELECTIONS HEREIN	
CLIENT INITIAL(S):	<u>AM</u> AM



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APPLIANCE INFORMATION		
Purchaser(s) accepted Vendor’s Standard Appliance Package, as per Agreement of Purchase and Sale. (*Note: Standard specifications provided to kitchen company)	☐ YES	☐ NO
Purchaser(s) Upgraded Appliance Package through (*Note: It is the responsibility of Purchaser(s) to provide the new specifications to décor consultant, or will proceed with standard appliance openings)	☐ YES	☐ NO
Purchaser(s) Provided Their Own Appliance Specifications. (*Note: If specifications are not provided at time of colour selections Vendor will proceed with standard openings)	☐ YES	☒ NO
STANDARD APPLIANCE SPECIFICATIONS: • Fridge opening: 37”inches wide by approx. 73 5/8”inches height • Stove opening: 30”inches wide, the standard stove opening is based on 30” Freestanding range. Some models may incur charges in order to accommodate. • Dishwasher opening: 24”inches wide • Hoodfan opening: 30”inches wide • Require hoodfan specifications for kitchen, some vent models/styles may incur charges in order to accommodate. *Note: Sizes provided by the Vendor for any components in the kitchen are approximates only.		

*DENOTES EXTRAS OR UPGRADED SELECTIONS. THE PURCHASER(S) ACKNOWLEDGE AND AGREE THAT SHOULD ANY UPGRADES BE INSTALLED OR CONTRUCTED BY THE VENDOR OR ITS SERVANTS, AGENTS OR CONTRACTORS AND NOT BE PAID FOR AS AN EXTRA IN ADVANCE OF THE CLOSING DATE, THE PURCHASER(S) COVENANT AND AGREE(S) TO PAY THE AMOUNT OF SUCH UPGRADE AS AN ADJUSTMENT ON CLOSING. E.O. & E.

****PURCHASER(S) ACKNOWLEDGE THAT ANY CHANGES TO THE COLOUR CHART IS SUBJECT TO A \$500.00 ADMINISTRATION CHARGE**

1. Colours of materials are as close as possible to Vendor’s samples, but not necessarily identical, due to variations in material, colour or manufacturing processes.
2. Due to the progress of construction, some items may already be preselected and/or installed. In this event, the Vendor’s selection must be accepted by the Purchaser(s).
3. Any UPGRADE and/or OPTIONAL selection will not be processed unless accompanied by a signed Purchaser’s Extra Form with payment attached.
4. Purchaser(s) acknowledge that a space is left for a future dishwasher, and that a cabinet for this area is optional.
5. Carpet selections are based on the Purchaser(s) choice of one (1) colour throughout.
6. Laundry base cabinets, if applicable, shall be white laminate countertop, plain white melamine doors and standard knob cabinet hardware.
7. Some selections may be unavailable or discontinued, the Purchaser(s) may be requested to reselect. The Vendor reserves the right to make substitutions.
8. All interior walls to be painted in Builder’s standard off-white colour. All interior trim and doors will be painted white.
9. All plumbing fixtures throughout are standard white unless accompanied by a Change Order.
10. Oral representation form NO part of this Agreement.
11. The colour of all tiles varies to some degree from piece to piece, from each production run to run. Colour and shading differ from one tile to another to produce a pleasing blend.
12. Hardwood – Woods will vary in colour/grain according to the specie and will change over time from the sample. Exact grade and characteristics may not be shown in samples.

Purchaser (Print Name) : Adil
Purchaser’s Signature: Adil Mohammed (Mar 23, 2023 16:24 EDT)

Purchaser (Print Name) : _____
Purchaser’s Signature: _____

Purchaser (Print Name) : _____
Purchaser’s Signature: _____

Purchaser (Print Name) : _____
Purchaser’s Signature: _____

Witness: _____



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.	\$1,772.16
2.	Provide and install upgrade fireplace mantle in the family room in lieu of standard.	\$245.00
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.	\$2,800.00
4.	Provide and install option 4 hardwood floors at main hallway, living room, dining room, and family room in lieu of standard hardwood.	\$1,763.58
5.	Provide and install option 4 hardwood floors in the kitchen/breakfast in lieu of level 1 floor tiles	\$3,959.61
6.	Provide and install option 4 hardwood floors upper hall (2 nd floor) *only* in lieu of level 1 carpet.	\$1,891.60
7.	Provide and install level 6 floor tiles at foyer - main level in lieu of level 1 floor tiles.	\$2,443.98
8.	Provide and install level 6 floor tiles in the powder room in lieu of level 1 floor tiles.	\$1,024.10
9.	Provide and install level 6 floor tiles in the primary ensuite bathroom floor in lieu of level 1 floor tiles.	\$2,820.51
10.	Tiles at foyer, powder room, primary ensuite bath floor to be installed in a brick pattern in lieu of standard stacked.	\$898.37
	Net upgrades continued on page 2	
Extra's Subtotal:		\$19,618.91
H.S.T.		\$2,550.46
New Total:		\$22,169.37
Less Bonus Package (if Applicable)		
TOTAL:		\$22,169.37
Net upgrades continued on page 2		\$19,618.91
	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


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

BELLAIRE PROPERTIES INC.

PURCHASER

Per: _____
VENDOR



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	\$19,618.91
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.	\$373.11
12.	Provide and instal level 4 floor tiles in the shared bath floor in lieu of level 1 floor tiles.	\$1,024.11
13.	Provide and install level 4 floor tiles in 2 nd ensuite (bdrm 4) bath floor in lieu of level 1 floor tiles.	\$520.45
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.	\$374.44
15.	Tiles at primary ensuite shower walls to be installed in a brick pattern in lieu of standard stacked.	\$305.25
16.	Tiles at 2 nd ensuite (bdrm 4) tub walls to be installed in a brick pattern in lieu of standard stacked.	\$293.04
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.	\$333.74
18.	Provide and install level 3 shower mosaics in the primary shower floor in lieu of standard	\$378.30
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.	\$181.73
	Net upgrades continued on page 2	
Extra's Subtotal:		\$23,403.08
H.S.T.		\$3,042.40
New Total:		\$26,445.48
Less Bonus Package (if Applicable)		
TOTAL:		\$26,445.48
Net upgrades continued on page 2		\$23,403.08
	TOTAL	

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PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

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

BELLAIRE PROPERTIES INC.

PURCHASER

Per: _____
VENDOR



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PURCHASER(S): Mohammed Adil
LOT NUMBER: 017 PHASE: 5
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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	\$23,403.08
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.	\$2,842.50
21.	Provide and install upgrade stone counter top (Level 5) in the kitchen area in lieu of level 1.	\$4,782.50
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.	\$0.00
23.	Provide and install fridge enclosure in the kitchen area - counter depth fridge cabinet, 65cm comes with two gable in lieu of standard opening.	\$1,377.00
24.	Provide and install upgrade under mount sink in the kitchen in lieu of standard.	\$610.40
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 .	\$2,526.56
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.	\$1,657.43
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.	\$1,455.30
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.	\$2,800.00
Extra's Subtotal:		\$41,454.77
H.S.T.		\$5,389.12
New Total:		\$46,843.89
Less Bonus Package (if Applicable)		(\$14,435.00)
TOTAL:		\$32,408.89
Amount to be Added to the Purchase Price as an Adjustment on Closing		\$32,408.89
	TOTAL	

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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.

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

BELLAIRE PROPERTIES INC.

PURCHASER

Per: _____
VENDOR

The Superior / Rev. A & B
3 Car Tandem 3400 sq.ft. - includes 530 sq. ft. of finished area in lower level
2 Car Garage 3615 sq.ft. - includes 748 sq. ft. of finished area in lower level

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)

POWDER RM: Tiles to be installed brick horizontal from door) - opposite of hardwood

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

FRIDGE ENCLOSURE

FUTURE CHIMNEY HOODFAN

