



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

**LOT # 018 P.E #004** – Model - FRASER - 2250 - 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**

Miranda Painting	#1
National Fireplace	#2
Weston Flooring	#3, #4, #5
North York Tile	#4, #7, #11
Barrie Trim	#5
Internazionale Electric	#6, #10
Kingswood	#6
Liberty	#6, #8, #9, #12, #13, #14, #15
Pipecon	#8, #12, #13, #14, #15,
Advance Marble	#8, #12, #13, #14, #15, #16
Allstar Carpentry	#9

Date: Apr.-21-2023  
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): Barameswaran Sollanantham  
LOT NUMBER: 018      PHASE: 5  
MODEL: 2250 FRASER  
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 upgrade fireplace mantle in the great room in lieu of standard	
3.	Provide and install option 28 hardwood floors throughout the main floor (in standard areas) in lieu of standard hardwood.	
4.	Provide and install option 28 hardwood floors in the kitchen/breakfast area in lieu of level 1 floor tiles.	
5.	Provide and install option 28 hardwood floors at upper hall (2 <sup>nd</sup> floor) only in lieu of level 1 carpet	
6.	Provide cabinet provisions to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. *Note: 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 hoodfan/exhaust fan as soon as possible. This item must be decided prior to framing stage, otherwise may be considered too late.	
7.	Provide and install level 4 floor tiles at foyer and powder in lieu of level 1. Tiles to be stacked	
8.	Provide and install upgrade under mount sink in the kitchen in lieu of standard.	
9.	Provide cabinet provisions for fridge enclosure in kitchen area (counter-depth fridge cabinet, 65cm comes with 2 gables) in lieu of standard opening.	
10.	Provide and install one (1) rough-in light with capped enclosure (on separate switch), above island to be centred.	
	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

Barameswaran Sollanantham  
Barameswaran Sollanantham (Apr 19, 2023 13:12 EDT)  
PURCHASER

\_\_\_\_\_  
PURCHASER

BELLAIRE PROPERTIES INC.  
BY \_\_\_\_\_  
VENDOR

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): Barameswaran Sollanantham  
LOT NUMBER: 018      PHASE: 5  
MODEL: 2250 FRASER  
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 level 5 floor tiles in the primary ensuite bath floor in lieu of level 1 floor tiles. Tiles to be installed to be stacked.	
12.	Provide and install upgrade stone (level 2) counter in the primary ensuite bathroom in lieu of laminate counter tops	
13.	Provide and install upgrade under mount sinks (x2) in the primary ensuite bathroom in lieu of standard.	
14.	Provide and install upgrade stone (level 2) counter in the main bathroom in lieu of laminate counter tops	
15.	Provide and install under mount sinks (x2) in the main bathroom in lieu of standard.	
16.	Provide and install upgrade stone counter top (level 3) in the kitchen area in lieu of level 1.	
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	

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- 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

Barameswaran Sollanantham  
Barameswaran Sollanantham (Apr 19, 2023 13:12 EDT)  
PURCHASER

\_\_\_\_\_  
PURCHASER

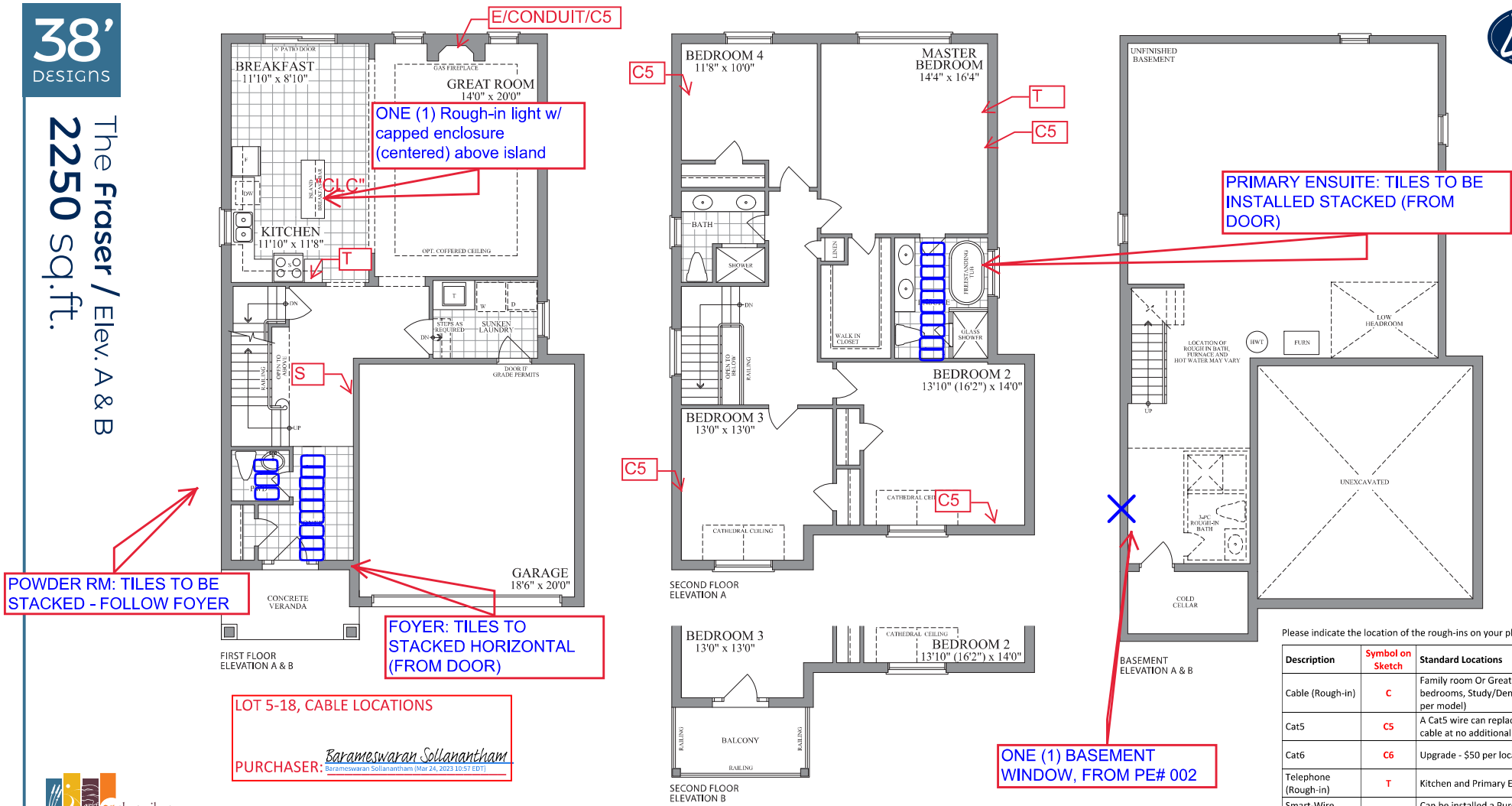
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(Original verified at Head Office)

LOT 5-18, PH5, PE004, SKETCH

Purchaser's Initial(s): B.S.

38'  
DESIGNS  
The Fraser / Elev. A & B  
2250 sq.ft.



Please indicate the location of the rough-ins on your plan

Description	Symbol on Sketch	Standard Locations
Cable (Rough-in)	C	Family room Or Great Room, all bedrooms, Study/Den/Computer, (as per model)
Cat5	C5	A Cat5 wire can replace the rough-in cable at no additional cost.
Cat6	C6	Upgrade - \$50 per location
Telephone (Rough-in)	T	Kitchen and Primary Ensuite
Smart-Wire (Cat5)	S	Can be installed a Purchaser's desired location



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.