



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

LOT 023 P.E #002 – 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

Internazionale Electric	#1, #3, #7, #8, #9
All-Tronic	#1
Tamarack Lumber	#2
Maple Drywall	#2, #9, #10
Medi Group	#2
Allstar Carpentry	#2, #5, #9
Oak Stair	#2
Brown Window	#2, #5
Barrie Trim	#2, #9
Kingswood	#3, #4, #9
Altwood Garage	#5
Bascrete	#6
Liberty	#7, #8, #9
Pipecon	#9
Metropolitan	#9
North York Tile	#9
Miranda Painting	#10

Date: Mar 11, 2022
From: Lormel Homes
Site Clerk: Jai Fitzgerald
Site Tel: 905-775-3633
Site Fax: 905-775-9083



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): JEYASEELAN & JEYANANTHATHEVY
LOT NUMBER: 5-23 PHASE: 5
MODEL: MADAWASKA -B
P.E.#: 002

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	Provision for wall mount TV - above fireplace *includes: dedicated electrical, conduit for future tech cable to floor level receptacle and/or to end beside the fireplace. Specify location if not going above fireplace. *This does not include any brackets or mounting for TV	
2	Provide for 10ft ceiling on the main floor in lieu of standard, *does not include area where bulkheads are required *window sizes will be increased by 6" in height, base on standard white window frames, front door(s) and patio sliding doors to be increased to 8ft (height), based on standard door style. **All interior doors on the main floor be increased to 8ft, base on standard door style/ hardware/ trim package. This does not include the door from house to garage (if applicable) *Note: there will be an approximate 1ft gap between the upper cabinets and bulkhead in the kitchen and/or approximate 2ft gap between upper cabinets to ceiling if bulkhead is not required. This option is not available for the Temagami and Superior Models	
3	Gas Line, stove - and 110v direct line with arc fault protection, includes cost to increase gas line	
4	Gas Line, Dryer - Add gas line for dryer, plus the cost to increase the gas pipe	
5	8 ft Garage door (increased height) in lieu of standard door height - Double Door or Oversized single door. (Applies to most 38' and 47' lots). ** Door style to remain standard, frame to be painted the same colour as garage door. *Note all models can accommodate this upgrade	
6	Basement windows - Relocate one of the basement windows, see sketch attached	
7	Over the range - Cost to provide cabinet provision plus dedicated electrical for future over the range microwave in kitchen area. *Note: OTR is not included. Purchaser to supply and install. Purchaser must provide all specifications for future Over the Range Microwave at time of interior colour selections	
8	Built-In Microwave in Base cabinet - provision to accommodate a microwave appliance with Trim Kit, Completed with dedicated electrical and pull-out drawer below. Purchaser must provide model Specifications that show install and cut out instructions for the range must be provided at interior colour selection appointment. net upgrades continued to 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 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

Jeyaseelan Sarwanandam (Dec 10, 2021 13:44 EST)

PURCHASER

PURCHASER

**File Copy for
Construction
Office**

(Original verified at Head Office)



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forming part of the Agreement of Purchase and Sale

VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): JEYASEELAN & JEYANANTHATHEVY
LOT NUMBER: 5-23 PHASE: 5
MODEL: MADAWASKA -B
P.E.#: 002

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	
9	Additional Bathroom in basement - Cost to complete a bathroom in basement, approximate size 5ftx9ft. *Includes toilet, vanity, with sink/faucet, mirror with light above, stand-up shower 3ft x 5ft with shower light. Pricing is base on builders standard samples of vanity cabinets, laminate countertop, sink, faucet, ceramic floor tiles and wall tiles.	
10	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		Total amount due
		TOTAL

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S. Jeyaseelan

Jeyaseelan Sarwanandam (Dec 10, 2021 13:44 EST)

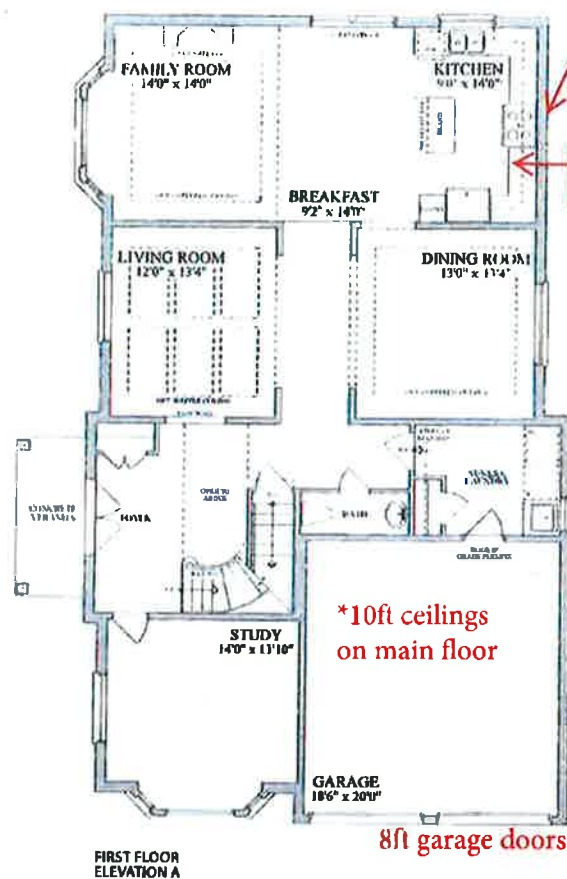
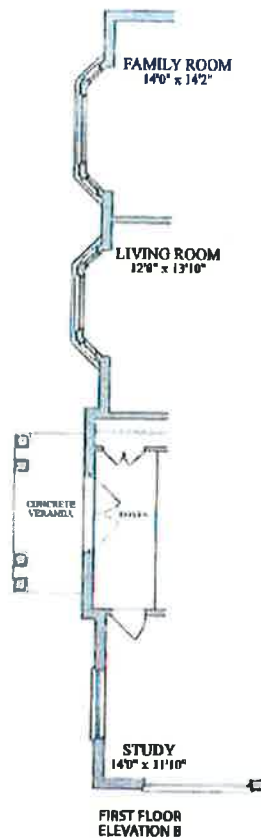
PURCHASER

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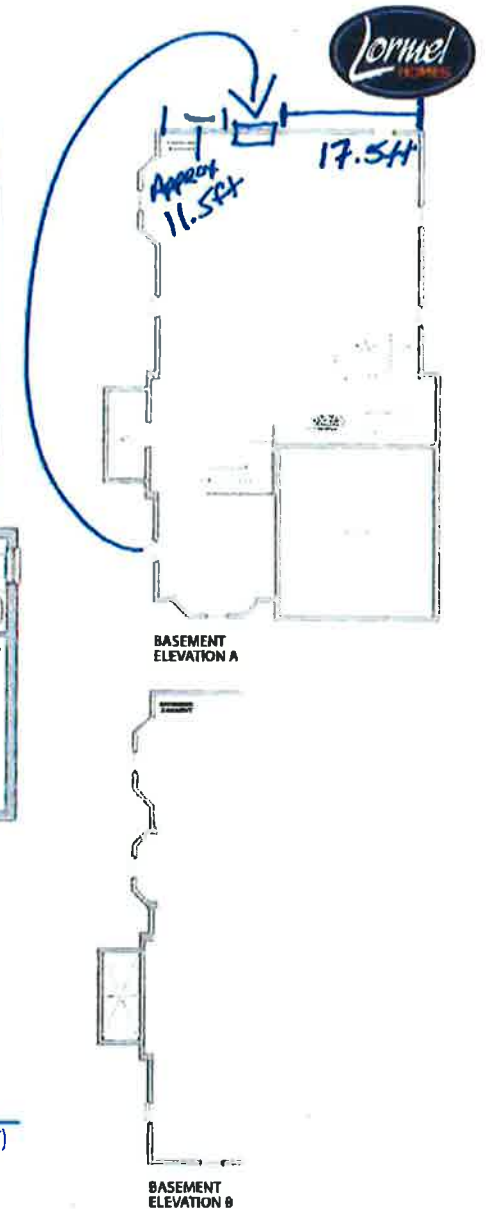
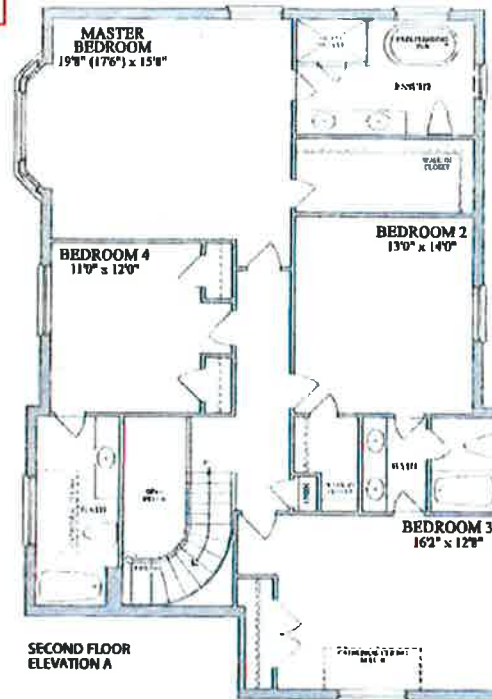
47'
DESIGNS

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



Provision for OTR

Add built-in micro cabinet (base)



LOT 5-23, PH5, INNISFIL, PE002

PURCHASER: Jeyaseelan Sarwanandam (Dec 10, 2021 13:44 EST)

PURCHASER: _____

the trails at
CARSON'S CREEK

Plans and specifications are subject to change without notice. E & O. E. Actual visible floor space may vary from the stated floor area. All measurements are artist's concept.