



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

## LOT # 180 P.E #004 - Model - KAHSHE - 3000- PHASE 1

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 <u>ALL</u> 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, #5
Kingswood	#1
Liberty	#2, #4, #5
Advance Marble	#2, #12
Barrie Trim	#6
Miranda Painting	#7
Weston Hardwood	#8, #9
North York Tile	#9, #10, #11, #13

Date: Mar.-04-2022 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): Gholamali Roshdi Navid & Salar Roshdi Navid
LOT NUMBER: 180 PHASE: 1

MODEL: 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 cabinet provisions to accommodate future chimeny hood fan/exhaust fan above stove/range/cooktop in kitchen area. *Builder will try to accommodate centering the vent as	
	best as possible. Purchaser must provide all specifications for future Chimeny Style Hood fan/	
2	Exhaust Fan as soon as possible. *Note: Not all models can accommodate this change.	
2.	Increase size of stove/range opening to 36"inches wide in lieu of standard 30"inches wide.	
3.	Provide and install upgrade chimney hoodfan/exhuast fan in the kitchen area in lieu of	
	standard. Style: Cyclone, Alito Collection 36", Stainless Steel, 6" duct, Baffle Filter, Model# SCB51436.	
4.	Provide counter-depth fridge enclosure in kitchen area (counter-depth fridge cabinet, 65cm comes with two gables) in lieu of standard opening.	
5.	Provide cabinet provision to accommodate a microwave appliance with Trim Kit in base cabinet	
	between stove and fridge space. Completed with dedicated electrical and pull-out drawer	
	below. Purchaser must provide model Specifications that show install and cut out instructions for the microwave with Trim Kit.	
6.	Provide and install level 6 trim package (Modern Farmhouse - 7 1/4"x 5/8" (MFP82392) Step	
	Bevel Baseboard, 3 1/4"x 1 1/8" (MFP8036BB-08) Step Bevel BB Casing, 1 1/2"x 5/16" Door Stop	
	(PFP1223-16)) throughout the entire home in lieu of level 1	
7.	Provide stain to stairs, handrail, pickets and posts etc.( to complement the colour of hardwood	
	floors) from main to second floor in lieu of standard.	
8.	Provide and install option 15 hardwood floors throughout the main hallway, living room, dining room, and family room in lieu of standard.	
9.	Provide and install option 15 hardwood floors in the kitchen/breakfast area in lieu of level 1 floor tiles.	
10.	Provide and install level 7 floor tiles in the foyer, powder room and laundry room 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 follow 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 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.

refundable.

PURCHASER

PURCHASER

Fire Copy for BELLAIRE PROPERTIES INC.
Construction
Per:

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): Gholamali Roshdi Navid & Salar Roshdi Navid
LOT NUMBER: 180 PHASE: 1
MODEL:

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	1.2
11.	Provide and install level 7 floor tiles in the primary ensuite bathroom in lieu of level 1 floor tiles.	
12.	Provide and install upgrade (level 5) stone countertop in the kitchen area in lieu of level 1.	18.5.7
13.	Provide and install upgrade floor tiles in the primary ensuite shower enclosure in lieu of level 1 wall tiles.	6.5
	Extra's Subtotal: H.S.T. New Total:	\$28,994.33 \$3,769.26 \$32,763.59
	Less Bonus Package (if Applicable)  TOTAL:	(\$18,470.61) <b>\$14.292.98</b>
	Amount to be Added to the Purchase Price as an Adjustment on Closing	<u>\$14,292.98</u>
	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:			
G.	fJo to		
PURCHASER			
PURCHASER			

