



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

LOT # 030 P.E #004 – Model - MADAWASKA - 3190 - PHASE 2

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
North York Tile	#2, #8
Liberty	#3, #7, #9
Internazionale Electric	#3, #7
Barrie Trim	#4
Weston Flooring	#4
Railing Excellence	#5
Advance Marble	#6, #7, #10
Pipecon	#10

Date: Apr.-11-2022
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): Joshy Job
LOT NUMBER: 030 **PHASE:** 2
MODEL: 3190 Madawaska
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 colour of hardwood floors) from main to second floor in lieu of standard. Based on metal pickets.	
2.	Provide and install level 3 floor tiles in the foyer and kitchen/breakfast area in lieu of level 1 floor tiles. *Note tiles to be installed stacked	
3.	Provide provisions to accommodate a microwave shelf at base cabinet in island to include dedicated electrical and pull-out drawer below.	
4.	Provide and install option 1A hardwood floors at upper hallway *ONLY* on second floor in lieu of level 1 carpet	
5.	Provide and install level 4 interior railing from main to second floor in lieu of level 1	
6.	Provide and install upgrade (level 2) stone counter top in the kitchen area in lieu of standard.	
7.	Provide and install 36" water leg one side of kitchen island, colour to be the same as the rest of kitchen counter top	
8.	Provide and install level 4 kitchen backsplash and upgrade grout colour in the kitchen area up to bulkhead at stove/range space, purchaser is installing a chimney hoodfan. Tiles to be installed in a brick pattern.	
9.	Provide and install two (2) clear glass cabinets with finished interior above dishwasher space.	
10.	Provide and install upgrade undermount kitchen sink in lieu of standard.	
11.	CONFIRMATION - Water line for future fridge in kitchen area is included.	
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:

- 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: _____

Joshy

Joshy (Mar 25, 2022 17:03 EDT)

PURCHASER

PURCHASER

**File Copy for
Construction
Office**

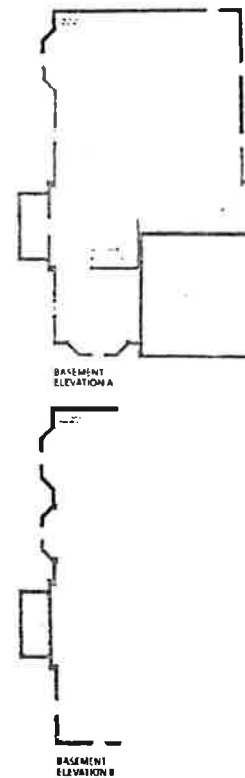
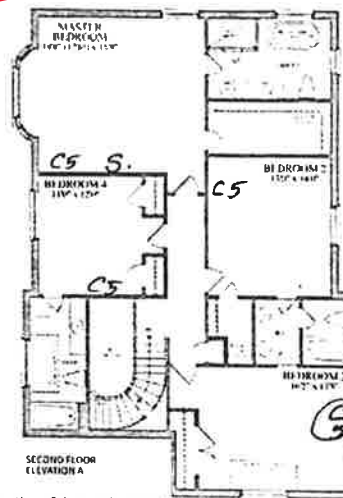
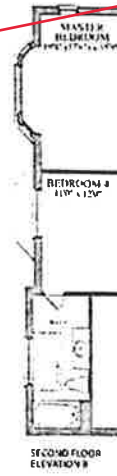
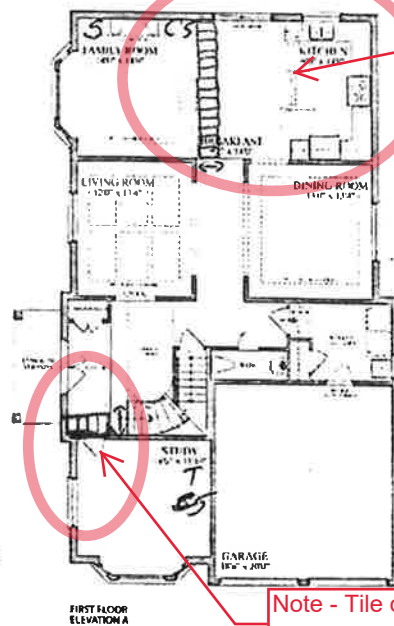
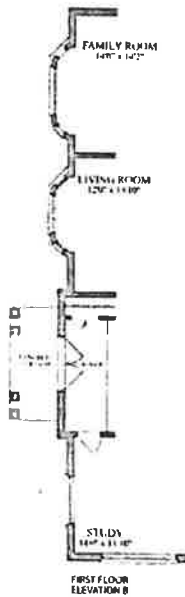
(Original verified at Head Office)

LOT 2-30, INNISFIL, PE004

Purchaser's Initial: JP

47
B.S. 0415

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



Note, Tile Direction

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

Description	Symbol on Sketch	Standard Locations
h-in)	C	Family room Or Great Room, all bedrooms, Study/Den/Computer, (as per model)
	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

Note - Tile direction

LOT #: 30 PHASE 2

PURCHASER: Joshy Job.

PURCHASER: Preethe John.

the truth at
CARSON'S CREEK

JP
3/12/2021