



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

LOT # 024 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

All-Tronic	#1, #5
Internazionale Electric	#2, #3, #4, #5, #12, #13, #26
Tamarack Lumber	#7, #8
Allstar Carpentry	#7, #8, #10, #13, #14, #16
Maple Drywall	#7, #8, #14, #16, #24, #25
Medi Group	#7, #8
Oak Stair	#7
Brown Window	#7, #8, #10
Barrie Trim	#7, #8, #10
Kingswood	#9, #12, #15
Cpl Aluminum	#11
Liberty	#12, #13, #18
Pipecon	#15, #16, #18, #19, #20, #21, #22, #23
North York Tile	#16
Metropolitan Miranda Painting	#17 #24, #25

Date: Apr.-20-2022
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): Sayd Hassan Dawari and Arzoo Akbari
LOT NUMBER: 5-24 PHASE: 5
MODEL: MADAWASK 3190
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
1	Cost to provide "Conduit-only"- from basement to attic
2	Cost to provide "Conduit-only"- in garage for future electric car charger
3	Valance lighting - Cost to provide complete valance lighting below upper cabinets in the kitchen area * Up to 6 fixtures; Includes rough-in and switch *Note: Prince includes LED light fixtures and does not include kitchen valance moulding/light shield
4	Interior Ceiling Light - IN ADDITION TO STANDARD- add interior ceiling light with vendor's standard fixture installed, IN THE LIVING ROOM; price reflects per light. "Note: A ceiling light is included in every room and walk-in closets (Except for Living Room), all bathrooms and powder room have light above vanity mirror.
5	Provision for Wall Mount TV - OR- 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
6	
7	Provide 10ft ceilings on the main floor in lieu of standard. "Does not include areas where bulkheads are required. "windows sizes will be increased by 6" in height, based 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 incrsed to 8ft, based 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.
8	Provide 9ft ceilings on the 2nd floor, with 8ft interior door heights, in lieu of standard. "Does not include areas where bulkheads are required * Window sizes will increase by 6" in height, based on standard white window frames "All interior doors on the 2nd floor to be increased to 8ft, based on standard door style/hardware/ trim package
9	Exhaust vent - Provide 8" Exhaust vent in kitchen area in lieu of standard 6". (Does not include kitchen hood fan that accommodates 8" vent)
10	Provide 8ft tall EXTERIOR DOUBLE DOOR SYSTEM in lieu of patio sliders at kitchen (breakfast/ dinette) area on main level. Standard white coloured door frames "Both doors open and are full length clear glass, (doors must swing inward). "Door screen is not available "Note: Top of trim may finish at a different height than main floor windows and trimmed openings
	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: _____

PURCHASER

PURCHASER

File Copy for Construction Office

Per: _____
VENDOR

(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): Sayd Hassan Dawari and Arzoo Akbari
LOT NUMBER: 5-24 PHASE: 5
MODEL: MADAWASK 3190
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	
11	Cost to provide Black Exterior railing at front elevation in lieu of standard *Based on standard elevation *Note: due to lot grading some elevations may not require any railing at stairs or porch, in the event that railing is not required purchaser will be credited back amount charged.	
12	Chimney hood fan *Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range 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	
13	Built-in appliance provision in kitchen. *Includes cabinet and electrical provision for future; *Built-in wall oven(s) and/or microwave cut out; c/w bottom drawer; upper cabinet; *plus cooktop c/w false drawer, plus pots & pan drawers in kitchen area * Counter depth fridge enclosure with two gables. *Note: Not all models can accommodate this upgrade in some circumstances additional cabinetry extension may be required in order to accommodate, which may result in additional charges. Purchaser must provide all specifications for all future built-in appliances as quickly as possible. This item must be decided prior to framing stage otherwise maybe considered too late.	
14	IN ORDER TO ACCOMMODATE BUILT-IN APPLIANCES IN KITCHEN - the opening between the kitchen and dining room to be closed. Provide for 2ft kitchen extension to accommodate the wall ovens.	
15	Additional Bathroom in basement - Cost to complete a bathroom in basement, approximate size 5ft x 9ft *Includes toilet, vanity with sink/faucet, mirror with light above, stand-up shower 3ft x5ft with shower light. Pricing is based on builders standard samples of vanity cabinets, laminate countertop, sink, faucet, ceramic floor tiles and wall tiles.	
16	POT FILLER - Cost to provide rough-in *plumbing only* for future pot-filler in kitchen area. *Note: price does not include cost for Pot-filler fixture/faucet. Price for pot-filler fixtures/faucets varies, to be priced out.	
17	BEDROOM 4 ENSUITE - Tub to shower. Cost to change standard tub/shower in bathroom to approximately (2'6" to 36") wide shower x 5ft long shower enclosure. Price includes standard wall tile, standard shower jamb, standard shower floor mosaic, shower light and shower rod. (Builder will try to size the shower to 36" wide, however spaces allotted will be dictated by current measurement of the tub	
18	BEDROOM 4 ENSUITE - add frameless glass wall and frameless glass shower door (clear glass/chrome handle hardware)	
19	CONFIRMATION - Ensure that vanity in Bedroom 4 Ensuite - is "as per brochure" Elevation A	
	Continued on Page 3	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades continued on Page 3		
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: _____


PURCHASER


PURCHASER

File Copy for Construction Office

BELLAIRE PROPERTIES INC.

Per: _____

VENDOR

(Original verified at Head Office)



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 002

No.	DESCRIPTION	PRICE
	Net upgrades continued from page 2	
20	Upgraded shower and Tub fixtures: Cost to provide and install upgrade shower kits including shower wands and/or rain cans, in the following bathrooms	
21	Primay Ensuite shower kit model: DFKIT 23 PBSBL -W	
22	2nd Ensuite bath (Bedroom 4): DF- KIT 3-WS	
23	Shared bath: DF-KIT3-WS	
24	Basement Bath: DF-KIT3-WS	
25	Cost to provide smooth ceilings in lieu of stippled ceilings -main floor	
26	Cost to provide smooth ceilings in lieu of stippled ceilings -2 nd floor	
27	Add Standard ceiling light with automatic door switch on all standard closets, main and 2 nd floor. (Does not include walk-in closets, as per plan)	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		TOTAL

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PURCHASER

(Original verified at Head Office)

47'
DESIGNS

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

