



LOT # 007 P.E #002 – Model - TEMAGAMI - 3350 - PHASE 5

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.

*****Also, it is very important to speak to Roberto Ruiz before starting on site ****

Date: Jul.-12-2022
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): ROCHELLE SHEPHERD, CARLENE ROACH & RONALD ALEXANDER
LOT NUMBER: 07 PHASE: 5
MODEL: TEMAGAMI – ELEV A
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 ex 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	Cost to relocate fireplace to center of family room, as per sketch.
4	Exterior Coach Light - Additional (2) Exterior coach light. Locations marked on sketch with “EC
5	Valance Lighting - Cost to provide *rough-in only* for valance lighting with switch below upp cabinets in the kitchen area. <i>*Note: Price does not include light fixtures or kitchen valan moulding.</i>
6	Interior Ceiling Light - IN ADDITION TO STANDARD- Add interior ceiling light with Vendor's standard fixture installed; price reflects per light. Location marked on provided Sketch with "CL"
7	Provide and install interior shower pot light and switch in BEDROOM 4 ENSUITE
8	Interior electrical receptacle- IN ADDITION TO STANDARD- additional interior electrical (duplex receptacle in garage. Location marked on sketch.
9	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. *This does not include any brackets or mounting for TV
10	Patio sliders- Increase standard patio slider height to 8ft. Note: Purchaser understands that to of slider will not match up with height of windows on the main floor
	Net upgrades continued on page 2
Extra's Subtota H.S. New Tota Less Bonus Package (if Applicabl TOTA Net upgrades continued on page	
	TOTA

The above extras and upgrades are to be included during the construction of the above house for the above-named purchaser subject to the fol 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 ex 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: _____

Rochelle shepherd (Jul 8, 2022 19:45 EDT)
PURCHASER

Carlene Roach (Jul 8, 2022 19:44 EDT)
PURCHASER

Ronald Fair (Jul 8, 2022 20:15 EDT)

File Copy for
Construction
Office

(Original verified at Head Office)



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forming part of the Agreement of Purchase and Sale



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LOT NUMBER: 07 PHASE: 5
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No.	DESCRIPTION
	Net upgrades continued from page 1
11	8ft front door (increased height) in lieu of standard door height - Single Door
12	Delete wall between the living room and hallway, provide for beam. Purchaser understands that due to the size of the beam, there may not be flush and may be a drop down from the ceiling. *Cost includes new engineered stamped drawings from architect and mechanical engineer.
13	Upgrade to frameless glass shower door (only) in 2 nd ensuite and lower level bathroom, standard size, if applicable, (Clear glass/Chrome handle hardware) in lieu of standard opening, as per plan.
14	Chimney Hood Fan *Provisions to cabinetry 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 Hood fan/Exhaust Fan. This item must be decided prior to framing stage, otherwise may be considered too late
15	Pantry: 4 Door Unit 60cm (2ft) deep pantry, ext. height x 60cm-100cm (24" to 39" wide)-4 door unit
16	Built-In appliance Provision in Kitchen *Includes cabinet and electrical provisions for future: *Built- In Oven(s) c/w bottom drawer; microwave cut-out, upper cabinet; *plus cooktop c/w false drawer, plus pots & pan drawers in kitchen area. *Counter depth fridge enclosure with two gables. Built-In Fridge is an upgrade and will need to be priced out *Note: Not all models can accommodate this upgrade. Purchaser must provide all specifications for all future Built-in Appliances.
17	Cost to provide and install approx. 4ft of cabinetry to accommodate the wall ovens on stove wall * Stove is replaced with cooktop *All based on standard cabinetry
18	Provide and install upper Corner Cabinet Kitchen Cabinet with folding doors
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 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 further cost.
- 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: _____


Rochelle Shepherd (Jul 8, 2022 19:45 EDT)

PURCHASER


Carlene Roach (Jul 8, 2022 19:44 EDT)

PURCHASER

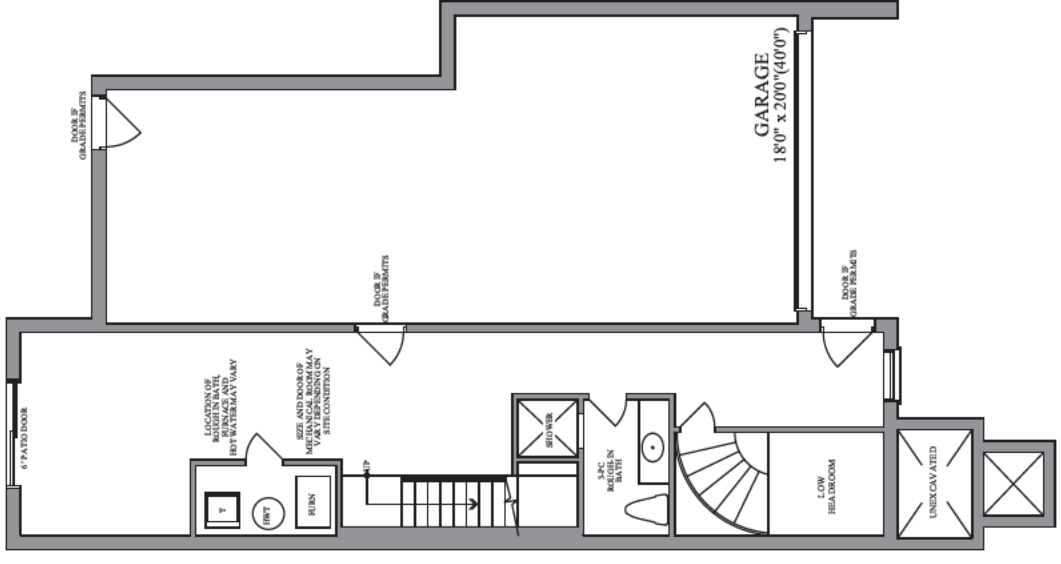
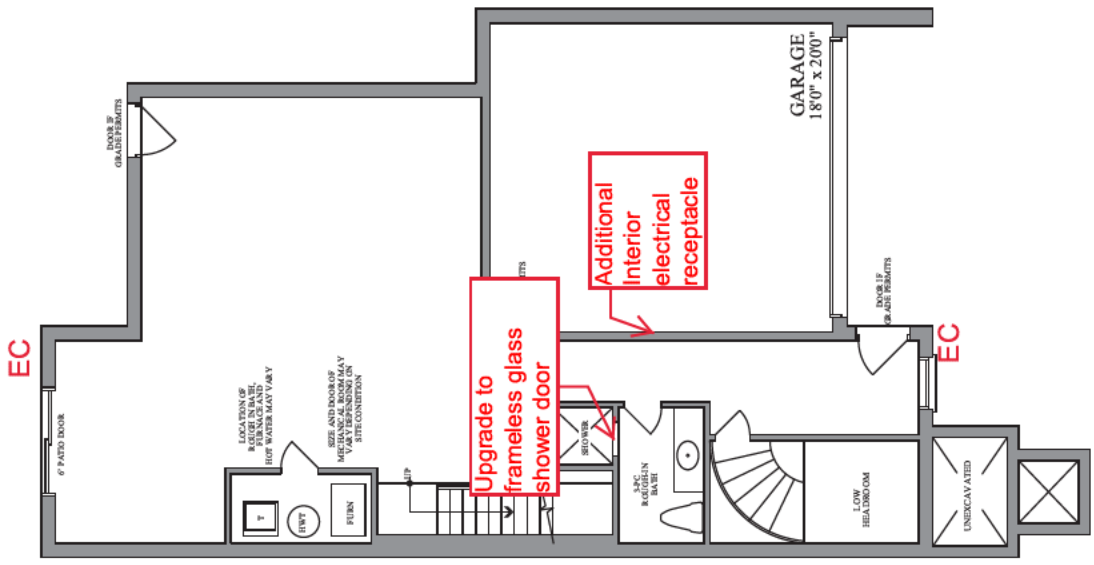
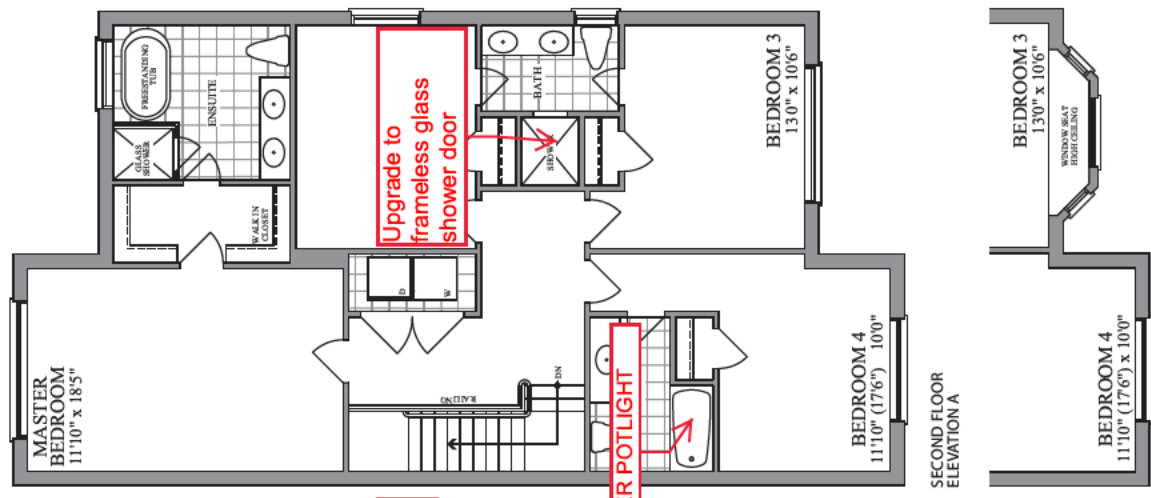
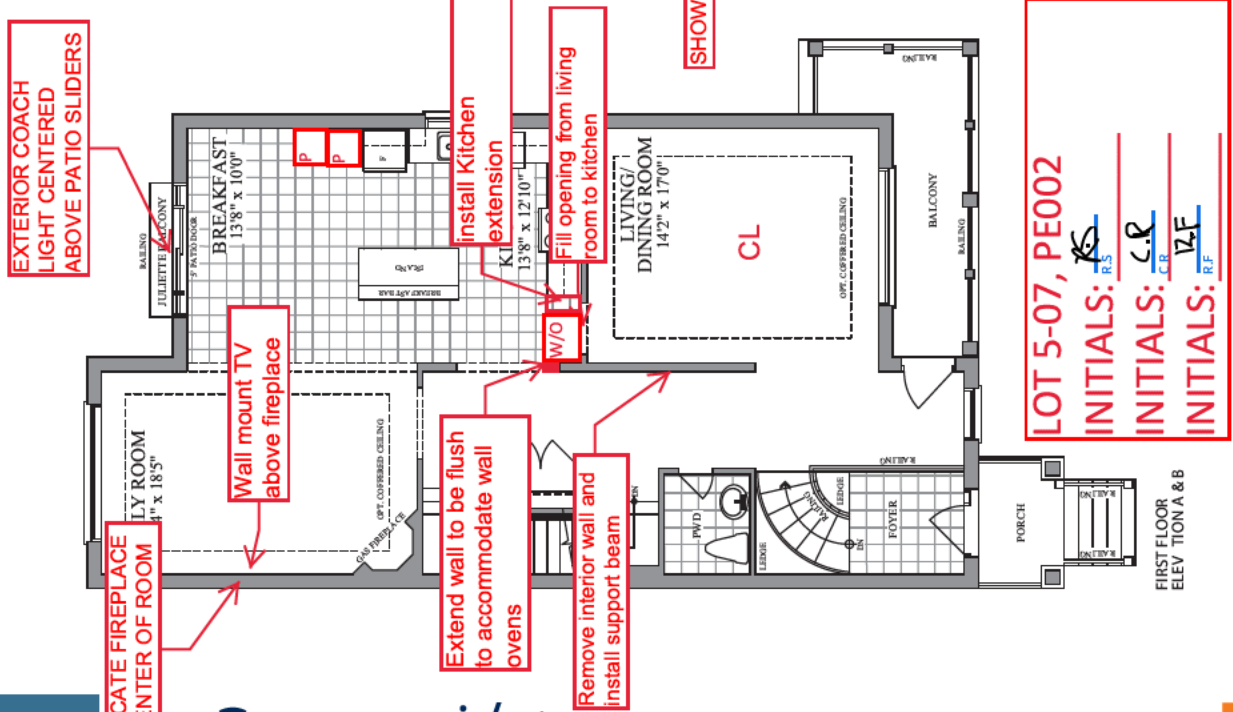

Ronald Fair (Jul 8, 2022 20:15 EDT)

File Copy for Construction Office

Per: _____
VENDOR

(Original verified at Head Office)

The **Temagami** / Elev. A & B
3 Car Tandem 3068 sq.ft. - includes 478 sq.ft. of finished area in lower level
2 Car Garage 3350 sq.ft. - includes 760 sq.ft. of finished area in lower level



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.

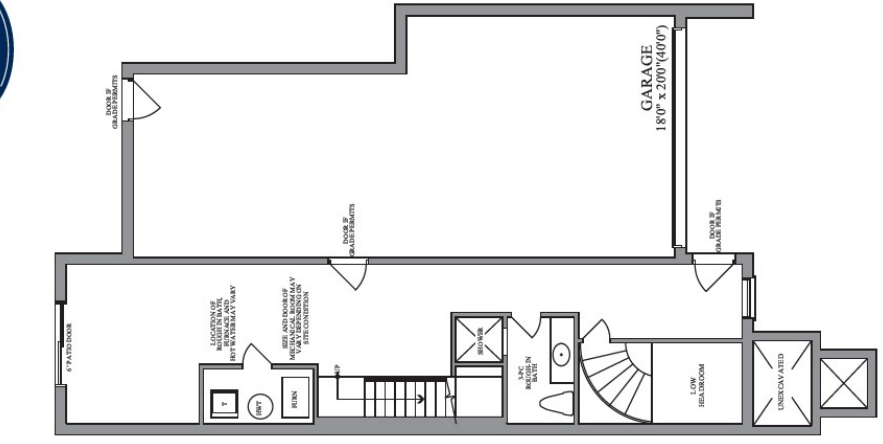
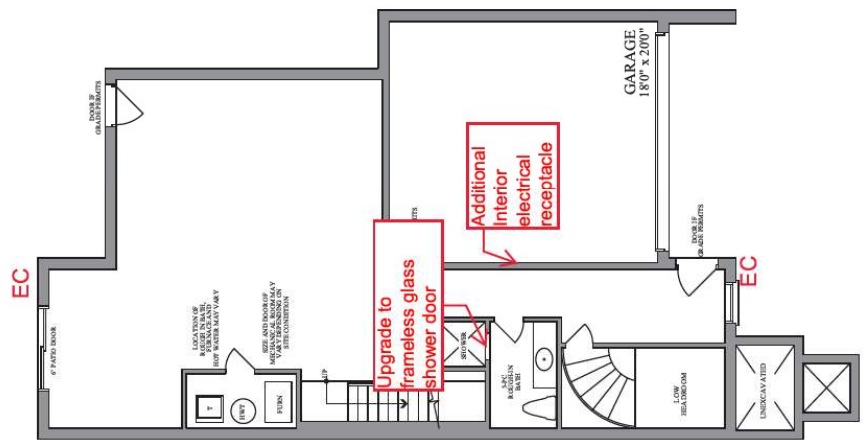
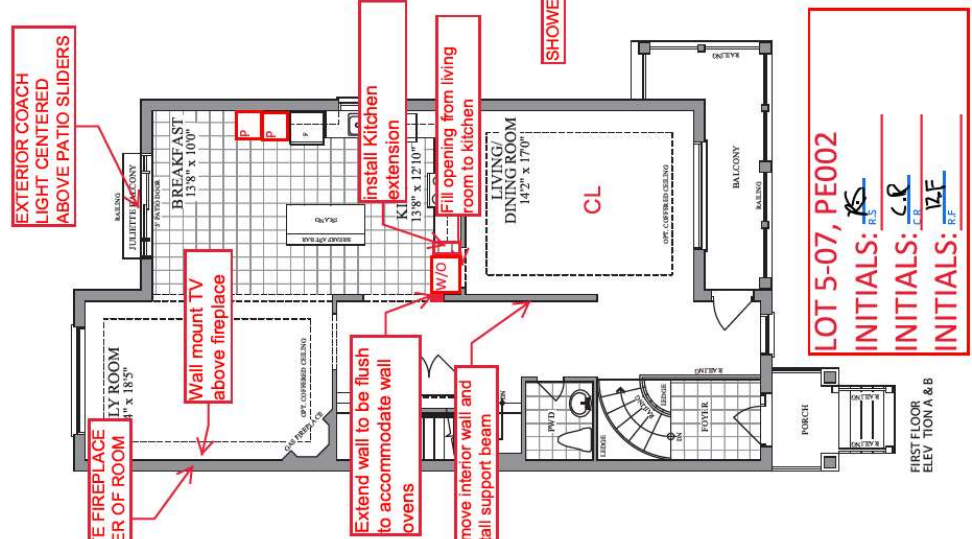


38' DESIGNS

The Temagami / Elev. A & B

3 Car Tandem 3068 sq.ft. - includes 478 sq. ft. of finished area in lower level

2 Car Garage 3350 sq.ft. - includes 760 sq. ft. of finished area in lower level



LOWER LEVEL
ELEVATION A & B
OPT. TANDEM 3 CAR GARAGE
3068 SQ. FT. INCLUDES 478 SQ. FT.
OF FINISHED AREA IN LOWER LEVEL

LOWER LEVEL
ELEVATION A & B
OPT. TANDEM 3 CAR GARAGE
3068 SQ. FT. INCLUDES 478 SQ. FT.
OF FINISHED AREA IN LOWER LEVEL

SECOND FLOOR
ELEVATION A

SECOND FLOOR
ELEVATION B

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