



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

LOT # 0050 P.E #004 – Model - FRASER - 2250 - 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

Weston Flooring	#1, #3, #4, #5
North York Tile	#2, #3
Barrie Trim	#3, #4, #5
Miranda Painting	#6
Liberty	#7, #8, #9
Internazionale Electric	#7, #8, #9, #11
Advance Marble	#9, #10

Date: Oct.-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): Sam Hasheminejad & Marissa Marrano
LOT NUMBER: 050 PHASE: 5
MODEL: 2250 Fraser
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 and install option 3 hardwood floors at the main hallway and great room in lieu of standard hardwood floors.	
2.	Provide and install level 4 tiles in the foyer and powder room in lieu of level 1 floor tiles.	
3.	Provide and install option 3 hardwood floors in the kitchen/breakfast area in lieu of level 1 floor tiles	
4.	Provide and install option 3 hardwood floors at upper hallway in lieu of level 1 carpet	
5.	Provide and install option 3 hardwood floors in all the bedrooms in lieu of level 1 carpet	
6.	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	
7.	CONFIRMATION: Pantry in the Kitchen to be 39"ined wide by 1'ft deep. Purchasers have paid for pantry upgrade, as per PE002	
8.	Provide cabinet provision plus dedicated electrical for future Over the range Microwave in Kithcen area. *Note: OTR is not included, Purchaser to supply and install. Purchaser must provide all specifications for future Over the Rnage Microwave.	
9.	Purchaser previously increased size of the island by 1ft, (PE002). Reduce size of the island (base cabinetry) to 2ft wide by 5-1/2 FT. Purchaser understands that filler pieces maybe required on each side of the island to ensure length of 5-1/2 FT. Countertop to be resized to new dimensions - still includes the upgraded width to 42".	
10.	Provide and install upgraded stone countertop (Level 4) in the kitchen, based on revised kitchen layout	
11.	Provide credit for standard kitchen hoodfan, purchaser to supply and install their own at their own expense and responsibility after closing.	
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: _____

SAM HASHEMINEJAD
SAM HASHEMINEJAD (Oct 6, 2022 12:51 EDT)

PURCHASER

M Marrano
M Marrano (Oct 6, 2022 14:11 EDT)

PURCHASER

File Copy for
Construction
Office

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

Per: _____

VENDOR

(Original verified at Head Office)

LO 5-50, INNISFIL, PE004, SKETCH

Purchaser's Initial(s): SH MM

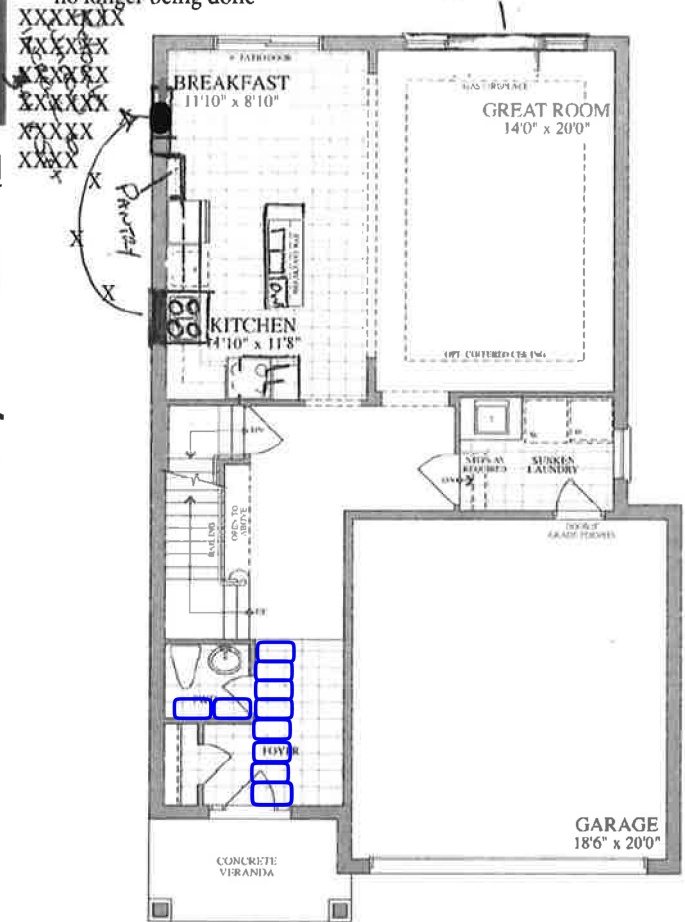


38' DESIGNS

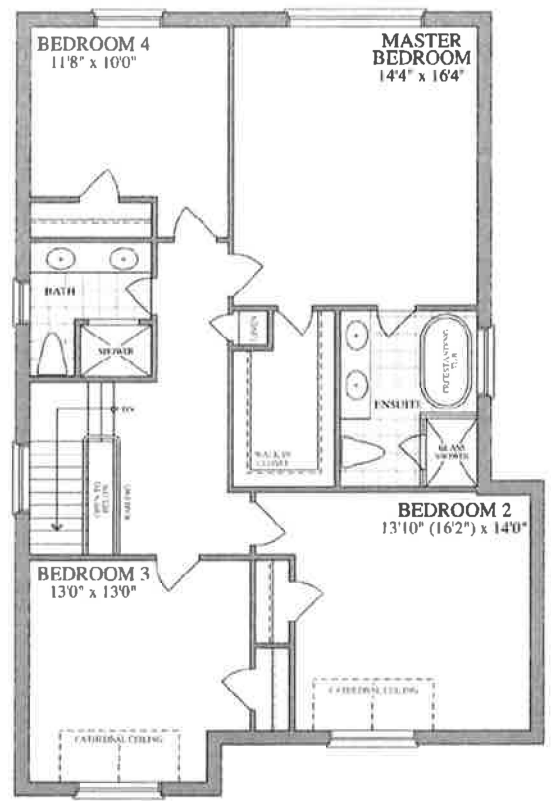
The Fraser / Elev. A & B
2250 sq.ft.

change to window is no longer being done

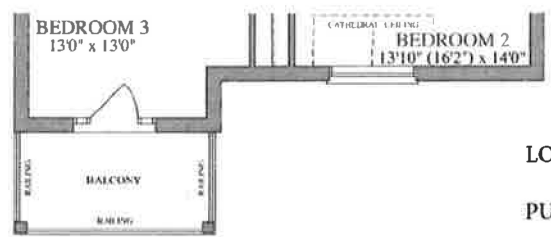
increase window 8'4" x 5'4"



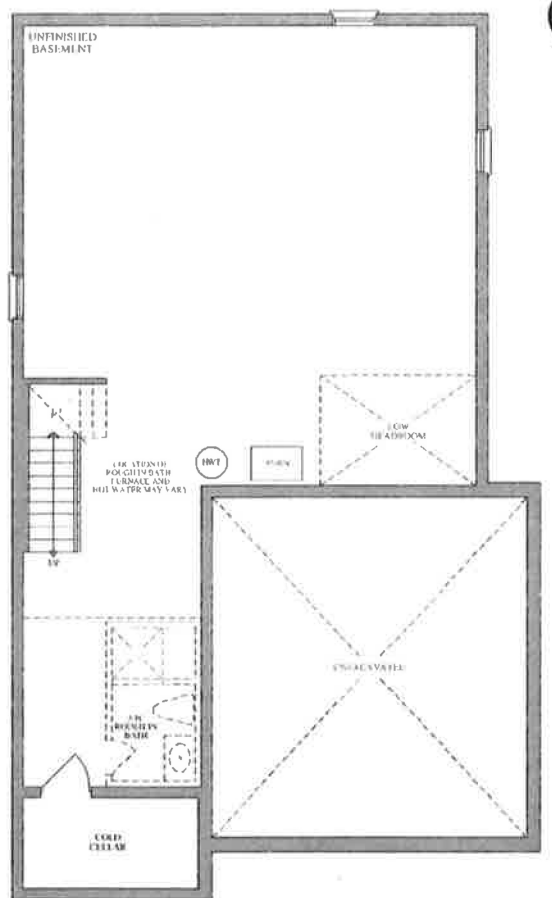
FIRST FLOOR ELEVATION A & B



SECOND FLOOR ELEVATION A



SECOND FLOOR ELEVATION B



BASEMENT ELEVATION A & B

LOT 5-50, PH5, INNISFIL, PE004 SKETCH
PURCHASER: SAM HASHEMINEJAD
PURCHASER: SAM HASHEMINEJAD (Oct 27, 2021 14:07 EDT)

PURCHASER: Marianna Marano



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.