



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

LOT # 033 P.E #003 – 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

Barrie Trim	#1, #5
Metropolitan	#2
Miranda Painting	#3
National Fireplace	#4
Weston Flooring	#5
North York Tile	#6
Advance Marble	#7

Date: Feb.-10-2023
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): Mohamed Ali Gulamhussein Dhirani & Sayyeda Khatau
LOT NUMBER: 033 PHASE: 5
MODEL: 2250 FRASER
P.E.#: 003


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 level 2 trim package (baseboards & casings) throughout the main and 2 nd floor in lieu of level 1.	
2.	Provide and install framless glass (clear) shower door *only* 24"x72" - chrome 6" d-handle to shower stall in main bathroom.	
3.	Provide stain to stairs, handrail, and posts etc. (to complement colour of hardwood floor) from main to second floor in lieu of standard. Price is based on metal pickets	
4.	Provide and install upgrade fireplace mantle in the great room in lieu of standard	
5.	Provide and install option 1A hardwood floors at upper hallway (2 nd floor) *only* in lieu of level 1 carpet	
6.	Provide and install level 5 floor tiles in kitchen/breakfast area in lieu of level 1 floor tiles in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
7.	Provide and install upgrade stone (level 3) counter top in kitchen area in lieu of level 1.	
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 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: _____


Mohammed Dhirani (Feb 7, 2023 16:47 EST)

PURCHASER
Sayyeda Khatau
Sayyeda Khatau (Feb 9, 2023 13:16 EST)
PURCHASER

File Copy for Construction Office

(Original verified at Head Office)

BELLAIRE PROPERTIES INC.

Per: _____

VENDOR

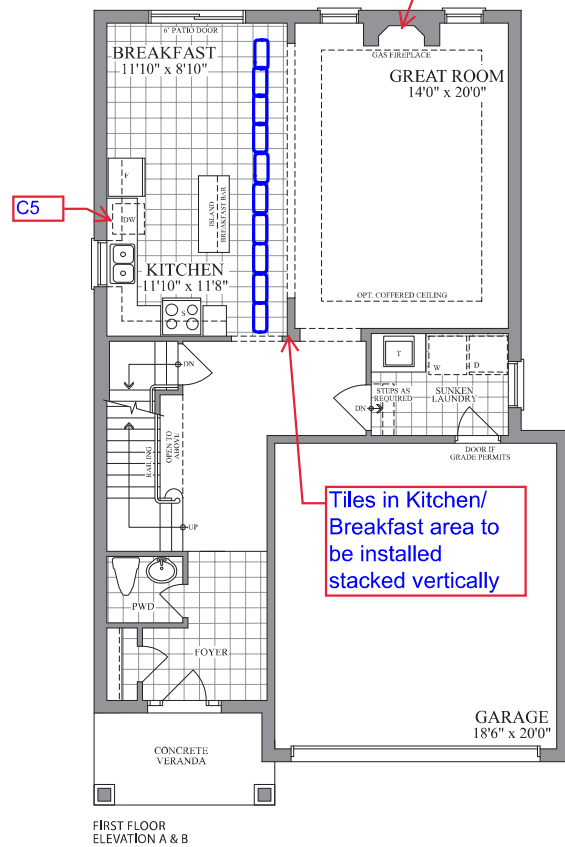
38'
DESIGNS

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



LOT 5-33, PH5, PE003 & PE004

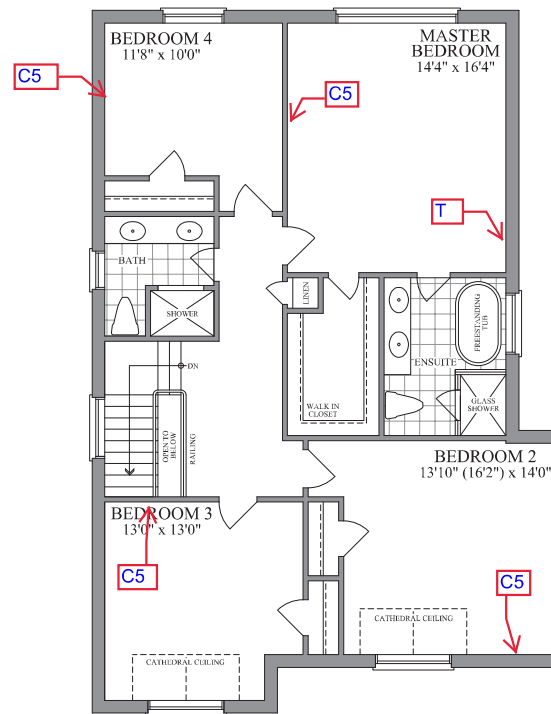
E/CONDUIT/C5



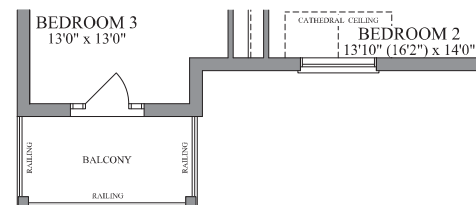
LOT 5-33, PH5, CABLE LOCATIONS

Purchaser's Initial(s):

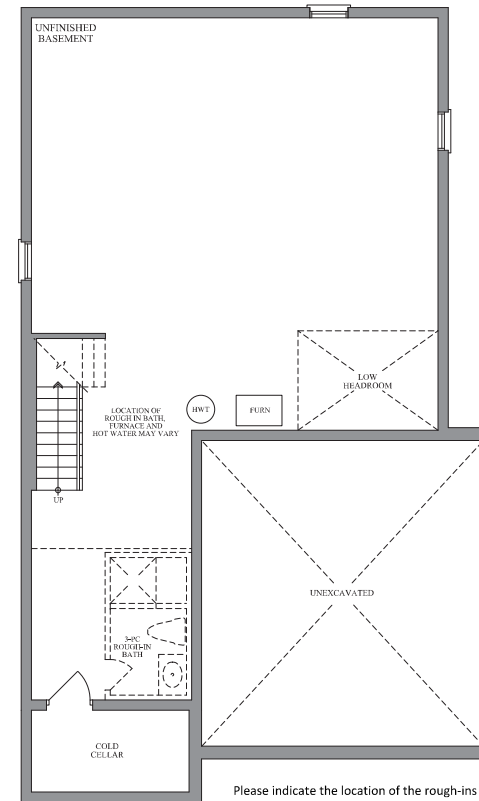
Sk



SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



BASEMENT
ELEVATION A & B



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

Description	Symbol on Sketch	Standard Locations
Cable (Rough-in)	C	Family room Or Great Room, all bedrooms, Study/Den/Computer, (as per model)
Cat5	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

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.