



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

LOT # 004 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

Internazionale Electric	#11
Advance Marble	#1, #12, #13, #14, #19, #20, #21, #22
Liberty	#1, #9, #10, #11, #12, #13, #19, #20, #21, #22
Allstar Carpentry	#10, #11
Weston Flooring	#2, #3, #4
North York Tile	#3, #8, #15, #16, #17, #18
Barrie Trim	#4, #5
Miranda Painting	#6
Nationale Fireplace	#7
Pipecon	#12, #19, #20, #21, #22

Date: Mar.-27-2023
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): David N Staniscia
LOT NUMBER: 004 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 provisions to accommodate future Slide-In Range in lieu of Free-Standing Range in the kitchen area. Price is based on Vendor's standard countertop. Purchaser must provide model specifications that show install and cutout instructions for the range must be provided.	
2.	Provide and install option 133 laminate/vinyl floors main hallway and great room in lieu of standard hardwood.	
3.	Provide and install option 133 laminate/vinyl floors in the kitchen/breakfast area in lieu of level 1 floor tiles.	
4.	Provide and install option 133 laminate/vinyl floors throughout the 2 nd floor (except for tiled area) in lieu of level 1 carpet.	
5.	Provide and install level 4 interior trim (baseboards and casings) throughout the entire home in lieu of level 1.	
6.	Provide stain to stairs, handrail, and posts etc. (to complement the colour of laminate/vinyl floors) in lieu of standard. *Note: RISERS ONLY TO BE PAINTED WHITE	
7.	Provide and install upgrade fireplace mantle in the great room in lieu of standard.	
8.	Provide and install level 8 floor tiles in the foyer and powder room in lieu of level 1.	
9.	Provide and install level 2 kitchen cabinets in lieu of level 1, based on revised kitchen layout (to include the added pantry).	
10.	Provide and install counter-depth fridge enclosure (counter-depth fridge cabinet, 65cm comes with 2 gables) in lieu of standard opening in the kitchen area.	
	Net upgrades 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: _____

David staniscia (Mar 23, 2023 17:33 EDT)
PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for
BELLAI RE PROPERTIES INC.
Per _____
ENDORSE
Construction
Office
(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): David N Staniscia

LOT NUMBER: 004 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
	Net upgrades continued from page 1	
11.	Provide and install pantry 2'ft deep by 15"wide beside fridge opening in the kitchen area. Price is based on level 1 cabinets.	
12.	Provide and install upgrade under mount sink in the kitchen in lieu of standard.	
13.	Provide and install upgrade stone counter top (level 6) in the kitchen area in lieu of level 1.	
14.	Provide and install two-sides waterfall edges at island in kitchen area, same as colour as kitchen counter top (level 6).	
15.	Provide and install level 7 shower floor mosaics in the primary ensuite bathroom in lieu of standard mosaics.	
16.	Provide and install level 4 floor tiles in the primary ensuite bathroom in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
17.	Provide and install level 4 floor tiles in the main bathroom in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
18.	Provide and install level 4 wall tiles in the primary ensuite shower enclosure including ceiling in lieu of level 1 wall tiles. *Note: Tiles to be installed stacked	
19.	Provide and install upgrade stone coutner top (level 3) in the primary ensuite bathroom in lieu of standard laminate.	
	Net upgrades 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 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: _____

David staniscia
David staniscia (Mar 23, 2023 17:33 EDT)

PURCHASER

PURCHASER

TERMS OF SALE FOR HEAD OFFICE

File Copy for

BELLAIRE PROPERTIES INC.

Construction

Office

(Original verified at Head Office)

Per: _____

VENDOR



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forming part of the Agreement of Purchase and Sale



VENDOR: BELLAIRE PROPERTIES INC.


PURCHASER(S): David N Staniscia
LOT NUMBER: 004 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
	Net upgrades continued from page 2	
20.	Provide and install upgrade under mount sinks (x2) in the primary ensuite bathroom in lieu of standard.	
21.	Provide and install upgrade stone coutner top (level 3) in the main bathroom in lieu of standard laminate.	
22.	Provide and install upgrade under mount sinks (x2) in the main bathroom in lieu of standard.	
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: _____

David staniscia (Mar 23, 2023 17:33 EDT)
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TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for

BELLAIRE PROPERTIES INC.

Construction

Office

(Original verified at Head Office)

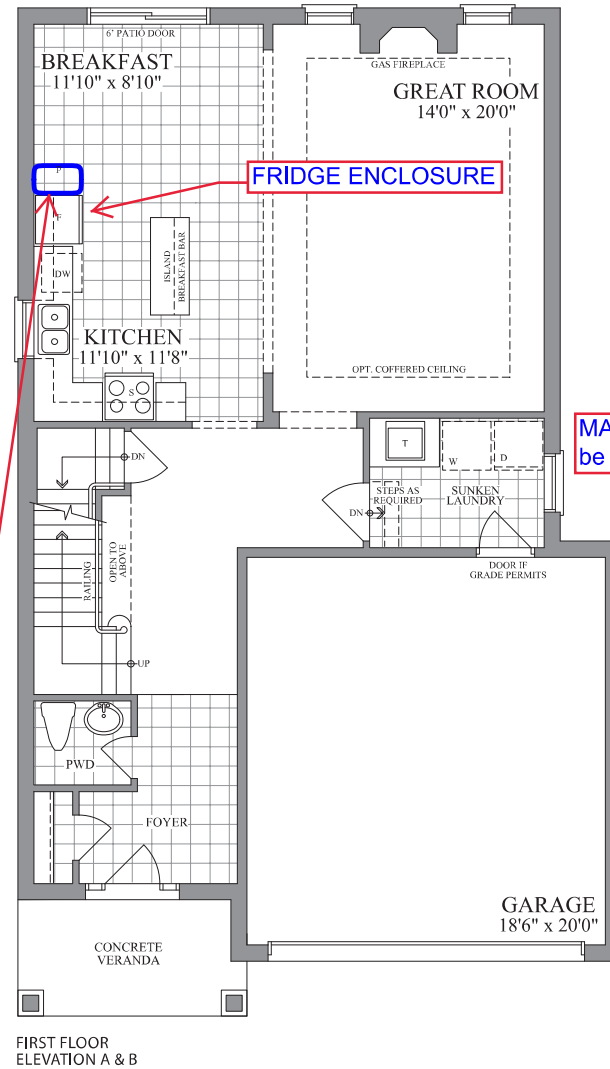
38'
DESIGNS

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

INSTALL PANTRY
BESIDE FRIDGE
SPACE - SIZE
(APPROX.): 2'FT
DEEP BY
15"INCHES WIDE

LOT 5-04, PH5, PE004, SKETCH

Purchaser's Initial(s): DS



MAIN BATH: Tiles to be stacked vertically

