



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

LOT # 006 P.E #004 – Model - TEMAGAMI - 2 CAR - 3350 - 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

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

Date: Apr.-26-2023
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): NESARAJAH NADARAJAH

LOT NUMBER: 006 PHASE: 5

MODEL: 3350 TEMAGAMI-2 CAR

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 stain to stairs, handrail and posts etc. (to complement the colour of hardwood floors) from main level to lower level and from main level to 2 nd floor in lieu of standard.	
2.	Provide and install option 3 hardwood floors throughout the main floor (except for tiled areas) in lieu of standard.	
3.	Provide and install level 2 trim package (baseboards & casings) throughout the entire home in lieu of standard.	
4.	Provide and install option 2 interior hardware (to include same coloured hinges & doors stops) throughout the entire home in lieu of standard. *Note: Front Door Gripset plus all deadbolts and interior trim to remain standard style.	
5.	Provide and install upgrade fireplace mantle in the family room in lieu of standard	
6.	Provide and install level 5 floor tiles at foyer in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
7.	Provide and install level 5 floor tiles in the powder room in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
8.	Provide and install level 5 floor tiles in the kitchen/breakfast area in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
9.	Provide and install upgrade stone (level 2) counter top in thte kitchen area in lieu of level 1	
10.	Provide and install upgrade stone counter (level 1) in the primary ensuite bathroom in lieu of laminate counter top	
	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: _____

n.nesarajah
n.nesarajah (Apr 24, 2023 22:36 EDT)

PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

File Copy for
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): NESARAJAH NADARAJAH
LOT NUMBER: 006 PHASE: 5
MODEL: 3350 TEMAGAMI-2 CAR
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 upgrade under mount sink (x2) at primary ensuite bathroom in lieu of standard	
12.	Provide and install upgrade stone counter (level 1) in the shared bathroom in lieu of laminate counter top	
13.	Provide and install upgrade under mount sink (x2) at shared bathroom in lieu of standard	
14.	Provide and install upgrade stone counter (level 1) in the 2 nd ensuite bathroom in lieu of laminate counter top	
15.	Provide and install upgrade under mount sink (x1) in the 2 nd ensuite bathroom lieu of standard	
16.	Provide and install upgrade stone counter (level 1) in the lower level in lieu of laminate counter top	
17.	Provide and install upgrade under mount sink (x1) in the lower level bath in lieu of standard	
18.	Provide and install option 3 hardwood floors at upper hallway *only* on the 2 nd floor in lieu of level 1 carpet.	
19.	Provide and install gas line for future stove in kitchen and 110V direct line with Arc Fault protection, plus the cost to increase gas pipe.	
	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: _____
n.nesarajah
[n.nesarajah \(Apr 24, 2023 22:36 EDT\)](#)
PURCHASER

PURCHASER

TELEPHONE CASH OR CHEQUE PAYMENT

File Copy for

BELLAIRE PROPERTIES INC.

Construction

Per: _____

VENDOR

Office

(Original verified at Head Office)



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 004

No.	DESCRIPTION	PRICE
	Net upgrades continued from page 2	
20.	Provide and install frameless glass shower door *only* (24" x72" clear glass, chrome 6" d-handle) to shower enclosure in the shared bathroom in lieu of standard opening with rod.	
21.	Provide and install frameless glass shower door *only* (24" x72" clear glass, chrome 6" d-handle) to shower enclosure at lower level bathroom in lieu of standard opening with rod.	
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 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.

PURCHASER _____

File Copy for Construction Office

(Original verified at Head Office)

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

PURCHASER: Neelam Rajah (Mar 28, 2022 18:41 EDT)

