



RECEIVED PE-002 - REC'D - FEB. 10/21
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Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): JUSTIN WAINBERG and SYDNEY SCHULMAN
LOT NUMBER: 114 **PHASE:** 3
MODEL: Ashbury 2350
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 extras after the date of acceptance of this order.

No.	DESCRIPTION	PRICE
1.	Close the opening between great room and Kitchen (cooking area). Remove all other trimmed openings between the great room and family room and the great room and dinette area. Additional support required. Standard windows to be recentered based on revised room measurements. Costs include revised engineered drawings.	
2.	Provide for main floor office with standard interior door, centered interior ceiling light, and additional electrical outlets	
3	In lieu of peninsula in kitchen, provide and install kitchen island, approximately 2ft x 8ft with extend flat breakfast bar (counter will be approx 3x8)	
4	Provide and install 5ft kitchen extension of uppers and lowers on the stove wall. Re-Center the stove based on the new layout	
5	Provide for revised Master Ensuite Layout - Relocate the toilet, increase the size of the shower/Glass enclosure, as per sketch attached, door entry to be angled. In lieu of the standard drop in soaker tub, provide for free standing tub - Mirolin, CRUZ. Vanity size has been reduced to 5ft.	
6.	Provide one shower niche in the shower enclosure, price based on standard wall tile and standard marble jamb. Size of niche is 12" x 20" x 3 1/2"	
7	Add additional vanity sink in ensuite bathroom. Purchaser understands that with additional sink and the reduced vanity, a drawer may not be accommodated.	0
8.	Relocate the standard gas fireplace in the family room, as per sketch	
9	Provide for electrical for future under counter wine fridge/beverage center	
10.	Provide for gas line and 110v for future gas stove in kitchen, standard outlet to remain	
	Continued on Page 2	
Net Upgrades		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		2
Net Upgrades		
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: _____ TERMS: CASH OR CHEQUE IN ADVANCE

884
PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

[Signature]
PURCHASER

Per: [Signature]
VENDOR

ZACH,
PLS. NOTE ITEMS # 18, 19 & 20 ARE
NEW ITEMS



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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide for smooth ceilings throughout the main floor in lieu of stippled, includes the stair landing to the basement	
12.	Provisions to cabinetry to accommodate future chimney hoodfan/exhaust fan above future stove/range in kitchen area. Purchaser to provide all specifications for future Chimney style hoodfan/Exhaust fan. additional charges may apply if provisions to exhaust vent or electrical is required	
13.	Provide rough-in plumbing only for future pot-filler in kitchen. Price does not include cost for the Pot-filler fixture/faucet	
14.	Provide and install counter depth fridge enclosure with two gables	0
15.	Provision to accommodate future slide-in range in lieu of standard future free-standing range in the kitchen. Price is based on Vendor's standard counter top. Note: A slide in range fits flush with the countertop and the cook top portion slightly protrudes which rests on top of the countertop on either side. An additional piece of countertop behind the range is required, unless specified by the manufacturer. Purchaser to provide all specifications for future slide in range	
16.	Provide and install 42" wide front entry door with glass insert with 1 side light, in lieu of standard entry door	
17.	Relocate the standard fireplace in the family room as per sketch. Provide for future wall mounted tv above the fireplace. (includes dedicated electrical, conduit for future tech cable to floor level receptacle and to end beside the fireplace).	
18.	In lieu of standard, provide and install upgraded fireplace - Napoleon Alluravision, 60" electric Fireplace (Deep model) with crystal media completed with a floor to ceiling box	
19.	Provide and install light shield (valance) to compliment the kitchen cabinetry. Price does not include electrical	
20.	Provide and install electrical for future microwave in the island. Final island specs to be determined.	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL		

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PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER

Per: _____
VENDOR

