



Schedule B-3 – Purchaser’s Extras

forming part of the Agreement of Purchase and Sale



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Jeyanthimala Rajakulenthiran
LOT NUMBER: 185 PHASE: 1
MODEL: Kahshe 3000, Elevation A
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	Complete Central Vacuum system includes one (1) machine plus one (1) hose with tools. (Orbit AU301)	
2.	Provision for all Mount TV above Fireplace - Includes: dedicatedelectrical, conduit for future tech cable to floor level receptacle and/or to end beside the fireplace. This does not include any brackets or mounting for TV.	
3.	Provide 9'ft ceilings in unfinished basement in lieu of standard. Does not include areas where heating ducts, plumbing pipes and structural components are required. White coloured basement window frames will remain.	
4.	Gas Line Stove - Add gas line for Stove in kitchen and 110V direct line with Arc fault protection, plus the cost to increase the gas pipe.	
5.	Provide for 10ft Ceilings on the main floor in lieu of standard. Does not include areas where bulkheads are required. Window sizes will be increased by 6" in height, based on stadnard white widnows. Front Door and Patio sliding doors to be increased in height, based on standard door style. All interior doors on the main floor to be increased by 8ft. This does not include the door from house to garage. Note, there will be an approximate 1ft gap between the upper cabinets and bulkhead in the ktichen	
6.	8ft garage door (increased height) in lieu of standard door height - double door. Door style to remain standard, frame to be painted the same colour as garage door. *Not all models can accommodate this upgrade.	
7.	Over the range - Cost to provide cabinet provision plus dedicated electrical for future over the range microwave in kitchen area. *OTR is not included. Purchaser to supply and install. Purchaser must provide all specifications for future Over the Range microwave.	
8.	Cost to provide smooth ceilings in lieu of stippled ceilings throughout the main floor	
9	Cost to provide Black/Iron Window Frames thoughout the main and 2nd floor, in lieu of white. Includes front door and patio door frames. Basement window remain as white.	
10	Cost to provide basement window at rear in black/iron ore - due to walk out basement condition to	
	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: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

Per:
VENDOR

