



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale

VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Hemantkumar Natvarlal Patel
LOT NUMBER: 24 PHASE: 2
MODEL: Nipissing, 3210, Elevation A, Optional 2nd floor
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.	Cost to provide *conduit - only* - from basement to attic	
2.	Cost to provide "conduit-only" in garage for future electric car charger	
3.	Valance Lighting - Cost to provide *rough-in only* for valance lighting with switch below upper cabinets in the kitchen area. *Price does not include light fixtures or kitchen valance moulding	
4.	Interior Ceiling Light - Add rough-in light with capped enclosure (on separate switch) above the Kitchen Island	
5.	Interior Ceiling Light - Add two rough-in light with capped enclosure (in separate switch) - 1 in corner of family room and 1 in corner of Dining Room	
6.	Provision for Wall Mount TV above Fireplace - Includes dedicated electrical , 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.	
7.	Provide and install two additional basement windows, 30x20, see sketch for location	
8.	Provide 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 standard white window frames. - There will be an approximate 1ft gap between the upper cabinets and bulkhead in the kitchen. Front Door(s) and Patio sliding Doors to be increased in height, based on standard door style. All interior doors on the main floor to be increased to 8ft. This does not include the door from house to garage (if applicable)	
9.	Provide 9ft ceilings on the 2 nd floor with 8ft interior door heights, in lieu of standard. Does not include areas where bulkheads are required. Window sizes will increase 6" in height, based on standard white window frames. All interior doors on the 2 nd floor to be increased to 8ft, based on standard door style/hardware	
10.	Gas Line Stove - Provide gas line for stove in kitchen and 110V direct line with Arc fault protection. Includes the cost to increase gas pipe. 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

Hemantkumar Patel
PURCHASER

PURCHASER

LORNEL DEVELOPMENTS (BRAND) LTD.

VENDOR

File Copy for
Construction
Office
(original verified at
Head Office)



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VENDOR: BELLAIRE PROPERTIES INC.

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LOT NUMBER: 24 **PHASE:** 2
MODEL: Nipissing, 3210, Elevation A, Optional 2nd floor
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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.	Cost to provide Black/Iron ore Window Frames throughout the main and 2nd floor, in lieu of white. Price has been adjusted to reflect increased window sizes	
12.	Cost to provide black exterior railing at front elevation of home in lieu of standard - Based on standard elevation. Price per model. *Due to lot grading some elevations may not require any railing at stairs or porch, in the event that railing is not required, purchaser will be credited back.	
13.	Decrease the LR/DR by 2ft and increase the kitchen area by 2ft., Price includes standard floor tiles plus a 1ft kitchen extension of upper and lower cabinets on each side of kitchen and standard granite. Re-Center the Stove based on new kitchen dimensions.	
14.	With change above, increase the standard island (4x3 with breakfast bar) to a 4 x 5 with breakfast bar. Price based on standard kitchen cabinetry and standard granite.	
15.	Built-in appliance provision in kitchen. Includes cabinet and electrical provisions for future: Built-in oven(s) c/w bottom drawer; microwave cut-out, upper cabinet; *plus cooktop c/w false drawer, plus pots & pan drawers in kitchen area. Counter depth fridge enclosure with two gables. Built-in fridge is an upgrade and will need to be priced out. *Purchaser must provide all specifications for all future built in appliances -	
16.	Chimney Hood fan - Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. *Not all models can accommodate this change. Builder will try to accommodate centuring the vent as best as possible. Purchaser must provide all specifications for future Chimney Style Hood fan/exhaust fan.	
17.	Corner Cabinet - Upper angled corner cabinet between the sink and stove	
18.	Dining Room/Living Room - Center the Dining Room Light based on revised dimensions	
19.	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
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:

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- 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: _____

 PURCHASER

 PURCHASER

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File Copy for Construction Office
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 Per: _____
 VENDOR
 (original verified at Head Office)