



Schedule B-3 – Purchaser’s Extras

forming part of the Agreement of Purchase and Sale

VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Kert Andre Mckenzie & Aloma E. Smith

LOT NUMBER: 068 PHASE: 2

MODEL: KAHSHE 3000 – ELEV. 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.	Cost to provide *conduit -only* from basement to attic	
2.	Valance Lighting - Cost to provide *rough-in only* for valance lighting with switch below upper cabinets in the kitchen area.	
3.	Provision for Wall mount TV above the Fireplace in family room. Includes dedicated electrical, conduit for future Tech cable to floor level receptable and/or to end beside the fireplace.	
4.	Exhaust Vent - Provide 8" Exhaust Vent in kitchen area in lieu of standard 6"; *does not include kitchen hood fan that accomodates 8" vent	
5.	Chimney Hood Fan - Provision to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. Purchaser must provide all specifications for future Chimney Style Hood Fan. Builder will try to accommodate centering the vent as as possible	
6.	Gas Line, BBQ - Add gas line for BBQ at rear plus the cost to increase the gas pipe	
7.	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.	
8.	8ft garage door (increased height)in lieu of standard door height - double door. Door style to remain standard, frame to be painted the sae colour as garage door. Not all models can accommodate this upgrade.	
9.	Cost to provide Black exterior railing at front elevation of home in lieu of standard. Based on standard elevation. Price per model, see attached schedule. * Note, 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	
10.	Cost to Provide Exterior Black Exterior Windows Frames throughout the main and 2 nd floor. in lieu of white. Includes Exterior Door frames.	
	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


Kert McKenzie (Lot 7: 2021.17-48 EDT)
PURCHASER


Aloma Smith (Lot 8: 2021.17-46 GMT-2 S1)
PURCHASER

File Copy for
LORMEL DEVELOPMENTS (P.R. OFFICE)

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): Kert Andre Mckenzie & Aloma E. Smith
LOT NUMBER: 068 PHASE: 2
MODEL: KAHSHE 3000 – ELEV. 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
Net upgrades continued from page 1		
11.	Counter -depth fridge enclosure in kitchen area (counter -depth fridge cabinet 65cm comes with 2 gables) in lieu of standard opening	
12.	Pantry: 2 Door unit 60cm (2ft) deep pantry, ext. height , x 60cm - 100cm, (24" to 39") - 2 door unit- To be installed in Breakfast Area - wall backing onto to stairs, see Sketch	
13.	2nd Ensuite - widen opening - to be wall to wall - provide and install frameless glass shower door frameless glass shower door if applicable (clear glass/ chrome handle hardware) in lieu of standard as per plain. *Note: Additional charges may apply if shower size increases.	
14.	2 nd Ensuite - extend the shower by approx 2ft, as per sketch. Price based on standard wall and shower floor tiles.	
15.	Tub to Shower in Shared Bathroom - Cost to change standard tub/shower in bathroom approximately (2"6" to 3ft) wide x 5ft long shower enclosure. Price includes standard wall tile, standard shower jamb, standard shower floor mosaic, shower light, and shower rod). *Price reflected is per bathroom. ***Builder will try to size the shower to 3ft wide, however space allotted will be dictated by current measurement of the tub.	
16.	Shared Bathroom - provide for frameless glass shower enclosure with frameless shower door (clear glass/chrome handle and hardware)	
17.	Shower Niche (PRIMARY ENSUITE)- Cost to provide one (1) shower niche in shower enclosure. Price is based on standard wall tile and standard marble jamb. Size of niche is approximately 12' x 20" x 3 1/2" d).	
18.	Shower Niche (2 nd ENSUITE)- Cost to provide one (1) shower niche in shower enclosure. Price is based on standard wall tile and standard marble jamb. Size of niche is approximately 12' x 20" x 3 1/2" d).	
19.	Shower Niche (SHARED BATHROOM)- Cost to provide one (1) shower niche in shower enclosure. Price is based on standard wall tile and standard marble jamb. Size of niche is approximately 12' x 20" x 3 1/2" d).	
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:

Kert McKenzie (201.7.7022.17-48 E017)

PURCHASER

Aloma Smith (Jul 8, 2021 12:46 PM T-25)

PRCHASER

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): Kert Andre McKenzie & Aloma E. Smith
LOT NUMBER: 068 PHASE: 2
MODEL: KAHSHE 3000 – ELEV. 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
Net upgrades continued from page 2		
20.	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	
21.	Cost to provide smooth ceilings in lieu of stippled ceilings - second floor	
22.	Upgraded Shower and Tub Fixtures: PRIMARY ENSUITE - Cost to provide and install upgraded shower kits including shower wands and/or rain cans. - SHOWER KIT DF-KIT23-PBSC2-WS	
23.	Upgraded Shower and Tub Fixtures: 2 nd ENSUITE (BEDROOM 2) - Cost to provide and install upgraded shower kits including shower wands and/or rain cans. - DF-KIT17-WS	
24	Upgraded Shower and Tub Fixtures - SHARED BATHROOM - Cost to provide and install upgraded shower kits including shower wands and/or rain cans - DF-KIT25-THS-WS	
25.	KITCHEN - Provide for Built-in Microwave cabinet in lower level cabinetry next to the stove (closer to fridge wall). Includes dedicated electrical and drawer below the microwave. Purchaser to provide all specifications for the microwave and trim kit.	
26.	Provide for Walk - Up from Basement at rear of home. Includes concrete steps, railing, exterior light, single door with glass insert and drain on landing.	
27.	Provide and install under cabinet vacuum pan inlet under the kitchen sink area	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Total amount of Upgrades Due:		
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

Kert McKenzie (JUL 7, 2021 11:48 EDT)

PURCHASER

Aloma Smith (JUL 6, 2021 12:45 GMT-3:30)

PURCHASER

File Copy for
JANEL S. WOODS (BELLAFORD) LTD
Per:
VENDOR
Construction
Office
(original verified at
Head Office)