



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



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Igor Gidalevich and Yana Gidalevich
LOT NUMBER: 70 PHASE: 2
MODEL: Buckhorn 1800 Elevation B
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	Basement windows - Add one additional basement window - standard size 30x20 with standard white window frame. *Not all models can accommodate this upgrade, some may already have maximum allowable window ratio.	
2	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.	
3	Increase the standard island to 2ft x 6ft with extended flat bar top. Price based on standard cabinetry and standard granite countertop.	
4	Cost to provide smooth ceilings in lieu of stippled ceilings, main and 2 nd floor	
5.	Shift patio sliders over approx 18" towards the great room	
6.	Shift the door to garage in laundry room to side of garage facing the interior stairs. Do not sink the laundry room. Relocate the laundry connections to the basement	
7	Increase the size of the laundry room by approximately 2ft by shifting the kitchen forward towards the breakfast area by 2ft. Delete the wall between the hallway and the revised laundry room. Add a window approximately 3ft wide by 5 ft tall. Purchaser understands that a heat register may need to be install under or near the window. Please note, window installation is subject to municipal approval as it may affect the ration of allowable glazing	
8	Delete standard fireplace and mantle. Purchaser to complete on their own after closing at their own expense and responsibility	
9.	Provide and install a window in the great room, approx. 6ft wide x 5ft window. Purchaser understands that a heat register may need to be installed under or near the window. Please note, window installation is subject to municipal approval as it may affect the ratio of allowable glazing	
10	Provide and install a window in the breakfast area, approx. 4ft wide x 3ft window. Purchaser understands that a heat register may need to be installed under or near the window. Please note, window installation is subject to municipal approval as it may affect the ratio of allowable glazing	
	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: _____

PURCHASER _____

PURCHASER _____

TERMS: CASH OR CHEQUE IN ADVANCE
LORIBEL DEVELOPMENTS (BRADFORD) LTD.
Per: _____
VENDOR
(original verified at Head Office)



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11	Provide and install approx. 9ft of PANTRY CABINET - 30CM (1FT) DEEP, to line up with Extended height standard cabinetry and to include above and below the window. Top of pantry cabinetry (below window) to be finished with same material as kitchen. (does not include stone). Price based on standard cabinetry (If purchaser wants pantry to be 2ft deep - add \$765)	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		Balance of Bonus Package to be used toward the purchase of upgrades
		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.

PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

Per: _____
VENDOR _____

Office
(original verified at
Head Office)