



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale

VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Andrew Romeo Irmya LOT NUMBER: 016 PHASE: 5 MODEL: 1800 Buckhorn 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.	Provide and install *conduit - only* from basement to attic.	
2.	Provide and install *conduit - only* in garage for future electric car charger.	
3.	Provide and install Complete Hide-A-Way Hose Vacuum System. *(Includes two (2) Hide-A-Way hose vac inlets, two (2) hoses, one (1) Deluxe tool set, one (1) Vacuum handle, one (1) regular garage inlet, one (1) garage hose and tool set, one (1) machine). *Note, this item can only be done at framing stage, otherwise considered too late.	
4.	Provide and install one (1) additional basement window - standard size 30x20, standard white window frame, as per sketch. *Size of window cannot be increased.	
5.	Provide and install one (1) additional exterior coach light (price reflected is per light) at front elevation, as per sketch.	
6.	Provide and install complete valance lighting below upper cabinets in the kitchen area. *Up to 6 fixtures; *Includes rough-in and switch. *Note: Price includes LED light fixtures and does not include kitchen valance moulding/light shield.	
7.	Provide and install one (1) rough-in light with capped enclosure (on separate switch), in the great room, as per sketch. Price reflects per item.	
8.	Provide and install one (1) interior ceiling light with Vendor's standard fixture installed, in the primary ensuite bathroom, as per sketch. Price reflects per light.	
9.	Provide and install one (1) interior ceiling light with Vendor's standard fixture installed, in the main bathroom, as per sketch. Price reflects per light.	
10.	Provide provisions for wall mount TV above fireplace in the great room. *(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.	
	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:	
A IRMYA	
A IRMYA (Nov 18, 2021 16,16 EST)	
PURCHASER	
PLIRCHASER	

Fine Copy for BELLAIRE PROPERTIES INC.

Costruction

Office

(Original verified at Head Office)





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No.	DESCRIPTION	PRIC
	Net upgrades continued from page 1	
11.	Provide and install gas line for future BBQ at rear plus the cost to increase gas pipe. *Note: Location to be specified by Purchaser, see attached sketch.	
12.	Provide 8'ft garage door (increased height) in lieu of standard door height - Double Door or Oversized Single Door. **Door style to remain standard, frame to be painted the same colour as garage door. *Not all models can accommodate this upgrade.	
13.	Provide and install Black/Iron Ore Window Frames throughout the main and second floor, in lieu of white. *Includes front door frame and patio doors. *Basement windows must remain white. *Price is based on standard height for front door, patio sliders and windows. *Note: *Based on brick package selected Purchaser to receive either Black coloured windows or Iron Ore coloured windows.	
14.	Provide and install Black Exterior Railing at front elevation in lieu of standard. *Based on standard elevation. *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 amount charged.	
15.	Provide provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. *Note: Not all models can accommodate this change. *Bulider will try to accommodate centering the vent as best as possible. Purchaser must provide all specifications for future Chimney Style Hood fan/Exhaust Fan as soon as possible. This item must be decided prior to framing stage, otherwise may be considered too late.	
16.	Provide and install one (1) base corner folding cabinet door between fridge space and stove space, not all models can accommodate this upgrade.	
17.	Provide and install one (1) upper corner folding cabinet door between fridge space and stove space, not all models can accommodate this upgrade.	
18.	Provide smooth ceilings in lieu of stippled ceilings throughout the main floor.	
19.	Provide smooth ceilings in lieu of stippled ceilings throughout the second floor	
	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.

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A IRMYA	
IRMYA (Nov 18, 2021 16:16 EST)	
PURCHASER	

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CHOOS TRUCTION

OFFICE COMPANY OF THE PROPERTIES INC.





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No.	DESCRIPTION	PRIC
	Net upgrades continued from page 2	
20.	Provide provisions to accommodate future Slide-In Range in lieu of standard future Free-Standing Range in the kitchen area. Price is based on Vendor's standard countertop. Note: Purchaser must provide model Specifications that show install and cut out instructions for the range, must be provided at interior colour selection appointment.	
21.	Provide and install one (1) shower niche in the primary ensuite bathroom. *Price is based on standard wall tile and standard shower jamb. *(Size of niche is approx. 12"W x 20"H x 3 1/2"D) *Note: Not all models can accommodate this upgrade. Niche will not be installed on an exterior wall unless Purchaser agrees to have wall furred out, which will result in decrease of shower square footage. *Location of niche will be below shower head.	
22.	Provide and install one (1) shower niche in the main bathroom. *Price is based on standard wall tile and standard shower jamb. *(Size of niche is approx. 12"W x 20"H x 3 1/2"D) *Note: Not all models can accommodate this upgrade. Niche will not be installed on an exterior wall unless Purchaser agrees to have wall furred out, which will result in decrease of shower square footage. *Location of niche will be below shower head.	
23.	Provide and install upgrade Shower Kit (Delta: DF-KIT19, Chrome, Wall Mounted) in the primary ensuite shower enclosure in lieu of standard.*Note: Shower Kits do not come with tub/toe spout.	
24.	Provide one (1) LED Dimmer Switch to an existing standard light at Breakfast Area. Price per switch.	
25.	Provide provision to accommodate a built-in microwave appliance with Trim Kit, completed with dedicated electrical and pull-out drawer below in the kitchen area. *Note: Location to be placed to the left of stove/range space at lower cabinets, see attahced sketch. Purchaser must provide model Specifications that show install and cut out instructions for the microwave must be provided at interior colour selection appointment.	
26.	Provide and install 2'ft wide by 2'ft deep pantry (2-door unit, ext. height) in the kitchen area along stove/range space wall, as per sketch. Price is based on level 1 cabinetry.	
	Extra's Subtotal:	
	H.S.T. New Total:	
	Less Bonus Package (if Applicable)	
	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:

•	i ne vendor will undertake to install the above extras but will not be liable to	•
	In that event, the price of the extra shall be refunded to the purchaser with	ut
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 It is understood and agreed that if the transaction of Purchase and Sale is no refundable.

PAIDRAGA
AIRMYA (Nov. 18, 2021 15:16 EST)
PURCHASER
PURCHASER

