



Schedule B-3 – Purchaser’s Extras

forming part of the Agreement of Purchase and Sale



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Tenkorang Kwaku Sarpong
LOT NUMBER: 055 PHASE: 5
MODEL: Manitou 2480
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 *rough-in only* for valance lighting with switch below upper cabinets in the kitchen area. *NOTE: Price does not include light fixtures or kitchen valance moulding.	
2.	Provide and install standard interior ^{door} and standard interior hardware in lieu of opening at computer area on second floor, as per sketch.	
3.	Provide provisions for wall mount TV in the family room, above fireplace. Includes: Dedicated electrical, conduit for future Tech cable to floor level receptacle and/or to end beside the fireplace. *Note: This does not include any brackets or mounting for TV.	
4.	Provide and install gas line for future stove in the kitchen area, includes 110V direct line with Arc. Fault protection, plus the cost to increase the gas pipe.	
5.	Provide gas line for future BBQ at rear of the house, location purchaser to specify. *Note: Price has been reduced due to the addition of gas line for future stove, if option for addition of gas line for future stove is removed, the cost will be \$ 7,500.00	
6.	Provide smooth ceilings on main floor in lieu of standard stippled ceilings.	
7.	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. *Builder will try to accommodate centering the vent as best as possible. *Purchaser must provide all specifications for future Chimne Style Hood fan/ Exhaust fan. This item cannot be done once framing has begun.	
8.	Provide smooth ceilings on second floor in lieu of standard stippled ceilings.	
9.	Reduce size of opening between Great Room and Breakfast Area, as per sketch. *Note: This was done to accommodate future Built-In Appliances.	
10.	Provide and install 3'ft of upper and lower cabinetry in the kitchen/breakfast area in order to accommodate request for provisions for future built-in appliances, as per sketch. Price is based on Vendor's standard cabinetry.	
11.	Provide provisions for built-in appliances in the kitchen area (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. *Note: Not all models can accommodate this upgrade. Purchaser must provide all specifications for all future Built-In Appliances. This item must be decided prior to framing stage, otherwise considered too late.	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Balance of Bonus Package to be used towards the Purchase of Upgrades		
	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

BELLAIRE PROPERTIES INC.

Per: _____
VENDOR