



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Melissa Board
LOT NUMBER: 68 **PHASE:** 5
MODEL: Nipissing (3210) Elev A
P.E.#: 005

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.	Interior Ceiling Light - Add rough-in light with capped enclosure (on separate switch), cost per item.	
2.	Provision for wall mount TV or 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.	
3.	Provide for 10ft ceilings on the main floor in lieu of standard. Does not include areas where bulkheads are required. Windows sizes will be increased by 6" in height, based on standard white window frames. *Note - 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).	
4.	Provide 9ft ceilings on the 2nd floor, with 8ft interior door heights, in lieu of standard. Does not include areas where bulkheads are required. Window sizes will increase by 6" in height, based on standard white window frames. All interior doors on the 2nd floor to be increased to 8ft, based on standard door style/hardware	
5.	Exhaust Vent - Provide 8" exhaust vent in kitchen area in lieu of standard 6". (Does not include kitchen hood fan that accommodates 8" vent)	
6.	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	
7.	Provide 8ft (high) exterior Double Doors with full length glass (comes with white coloured door frames) in lieu of patio sliders at kitchen/(breakfast/dinette) area on main level. Purchaser is understands that both doors open, screen is not provided (door/doors must swing inward)	
8.	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 upgrade. 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. This item must be decided prior to framing stage, otherwise may be considered too late.	
9.	Pot Filler - Cost to provide rough-in *plumbing-only* for future pot-filler in kitchen area. *Price does not include cost for pot-filler fixture/faucet. Price for pot-filler fixtures/faucets varies.	
10.	Remove wall between the study and living room	
	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

Melissa Board
 PURCHASER

 PURCHASER

BELLAIRE PROPERTIES INC.

Per Lormel Homes
 VENDOR



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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Relocate the kitchen (cooking) area, as per sketch. (moved into original location of the living room) Relocate the window from dining room - center the two standard windows to the new room size Breakfast area and patio sliders to be relocated to original location of the kitchen cooking area both area have been increased to 11ft wide. Size of kitchen cooking area is now 11ft x 16ft. (1ft is being used for the breakfast bar that is now facing the breakfast area. Support and LVLs required for new layout	
12.	REVISED KITCHEN LAYOUT - Kitchen area has been increased to 11'x16'. Add extend flat bar top to peninsula facing into the breakfast area (included within the 16ft length of the kitchen. Provide for approximate 4 ft kitchen extension. Price based on standard cabinetry and granite countertop. Note - kitchen island is not fixed	
13.	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. Not all models can accommodate this upgrade. Purchaser must provide all specifications for all future built-in appliances. Purchaser understands that standard pantry will be removed.	
14.	Recenter the fireplace in the revised family room area. Increase the width of mantle to 6ft. Increase the windows on each side of the fireplace to 4ft wide	
15.	BASEMENT - Provide additional bathroom in basement. Szie approximately 5ft x 9ft. Includes toilet, mirror with light above, standard tub, with shower head. Price is based on Builder's standard samples of vanity cabinets, laminate countertop, sink, faucet, ceramic floor and wall tiles.	
16.	Upgrade to frameless glass glass shower door in the 2nd ENSUITE BATHROOM- If applicable (clear glass/chrome handle hardware) in lieu of standard opening, as per plan.	
17.	Cost to provide Matte Black window frames throughout the main and 2nd floor, in lieu of white. Includes front door frame and patio sliders. Basement windows to remain as white. Price has been adjust to reflect higher ceilings.	
18.	Cost to provide black exterior railing at front elevation in lieu of standard. Price based on stadard elevation. Note, due to lot grading, some elevations may not require any railing at stairs or porch. In the event that railign is not required, purchaser will be credited back the amount charged	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		Total amount 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


Melissa board (Oct 29, 2021 13:32 EDT)
 PURCHASER

PURCHASER

BELLAIRE PROPERTIES INC.


Per Lormel Homes (Oct 29, 2021 14:52 EDT)
 VENDOR