



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Wasim Khan & Ashti Shani Gopaul
LOT NUMBER: 079 PHASE: 5
MODEL: 2250 Fraser
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 electric car charger.	
3.	Provide and install black exterior railing at front elevation in lieu of standard. *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.	
4.	Provide and install one (1) rough-in light with capped enclosure (on separate switch) centered above island in kitchen area, as per sketch.	
5.	Provide 9ft ceilings on the 2nd floor, with standard 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. Includes standard door style/hardware.	
6.	Provide smooth ceilings on the main floor in lieu of standard stippled ceilings.	
7.	All counter height receptacles in the kitchen to be installed horizontally and as close as possible to the countertop.	
8.	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.	
9.	Delete standard window at kitchen area to accommodate revised kitchen layout, as per sketch.	
10.	Relocate sink and dishwasher space to island in kitchen area. Relocate fridge space and stove space, as per sketch.	
	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

2021-09-09

PURCHASER

BELLAIRE PROPERTIES INC.

2021-09-09

PURCHASER

Per:

VENDOR



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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide and install Pantry 2 Door Unit, 60 cm (2ft) deep pantry, ext height by 36" inches wide, at kitchen/breakfast area, as per sketch. Price is based on Vendor's standard cabinetry.	
12.	Provide cabinetry and electrical provisions for future built-in microwave plus trim kit, location in pantry. *NOTE: Purchasers must provide all specifications for future built-in microwave and trim kit, prior to interior colour selections appointment.	
13.	Provide and install counter - depth fridge enclosure in kitchen area (65cm comes with 2 gables) in lieu of standard fridge opening.	
14.	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: A slide-in range fits flush with the countertop and the cooktop portion slightly protrudes which rests on top of the countertop on either side. An additional piece of countertop behind the range is required, unless otherwise specified by the manufacturer. * Purchaser must provide all specifications for future Slide-in Range, prior to interior colour selections appointment.	
15.	Relocate standard ceiling light in the kitchen area to be centered in front of the stove space, as per sketch.	
16.	Provide 1 of the standard counter height electrical receptacles between fridge and stove to be installed as a dedicated receptacle on its own breaker.	
17.	Provide 1 of the standard floor height receptacles on the left wall (left while facing the house) in bedroom 3 to be installed as a dedicated receptacle on its own breaker.	
18.	Hardie board on the front exterior to be Night Gray-James Hardie . Updated brick package attached.	
19.	Provide provision for future 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.	
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	

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- 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

 2021-09-09

PURCHASER

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PURCHASER

File Copy for
Construction
Office
 (original verified at
 Head Office)