



Schedule B-3 – Purchaser’s Extras

forming part of the Agreement of Purchase and Sale

VENDOR:

BELLAIRE PROPERTIES INC.



PURCHASER(S): Michael Agyemang Prempeh

LOT NUMBER: 135 PHASE: 1

MODEL: Madawaska 3190 – ELEV. A

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.	Cost to provide *conduit-only* - from basement to attic.	
2.	Speaker System (Sonos System , includes four (4) ceilings speakers, two (2) volume controls, one (1) Sono's connect AMP). *Note this is a speaker system not a surround sound system. (Minimum of two (2) speakers to be installed per room) - Purchaser to confirm location	
3.	Valance Lighting - Cost to provide complete valance lighting below upper cabinets in the kitchen area; up to six (6) fixtures, includes rough-in and switch. *Note: Price includes LED light fixtures and does not include kitchen valance moulding.	
4.	Living Room - in lieu of switch connected to floor receptable, provide and install rough-in light with capped enclosure, location as per sketch	
5.	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. *Note: this does not include any brackets of moulding for TV.	
6.	Provide for 10ft Ceilings on the main floor in lieu of standard. *Does not include areas where bulkhead is required. Window sizes will be increased by 6" in height, based on standard white window frames, Front door(s) and patio sliding doors to be increased in height, based on standard door style, all interior doors on main floor be increased to 8ft. (This does not include the door from house to garage (if applicable). *Note: there will be an approximate 1ft gap between the upper cabinets and bulkhead in the kitchen.	
7.	Provide 9ft ceilings on the 2nd floor with standard interior door height, in lieu of standard. This 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	
8.	Provide 8ft exterior garden doors or exterior french doors (full length clear glass) (comes with white coloured door frames) in lieu of patio sliders at kitchen/breakfast/dinette area on main level. Purchaser understands that doors must swing inward	
9.	8ft garage door (increased height) in lieu of standard door height - Double door, door style to remain standard, frame to be painted the same colour as garage door. Not all models can accommodate this upgrade.	
10.	Gas Line, BBQ - Add gas line for BBQ at rear plus the cost to increase the gas pipe.	
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

PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER

Per:
VENDOR



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No.	DESCRIPTION	PRICE
Net upgrades continued from page 1		
11.	Gas Line, Stove - Add gas line for stove in kitchen and 110V direct line with Arc Fault protection, Purchaser has already paid to increase the gas pipe (Item #10)	
12.	Cost to provide Black/Iron Ore Window Frames through the main and 2nd floor, in lieu of white. Includes front door frame and patio doors, basement windows must remain as white. Price is based on standard height for front door, patio sliders and windows. *Note: Price has been adjusted to accommodate increased window size.	
13.	Cost to provide Black exterior railing at front elevation of home in lieu of standard. based on standard elevation. *price per model. *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.	
14.	Built-in Appliance provision in Kitchen - Includes cabinet and electrical provision for future - Built-in Oven(s), c/w bottom drawer, microwave cut out, upper cabinet; plus cookt c/w false drawer, plus pots and pan drawers in kitchen area. Includes counter dept fridge enclosure with two gables. Purchaser must provide all specifications for all future Built-in Appliances	
15.	In order to accommodate the Built-in Appliances, close the opening between he Dining room from the Kitchen. Shift the Pantry over and Fridge. Add 1 1/2 foot kitchen extension to accommodate wall oven. To balance Kitchen, add an additional foot of upper/lowers on the sink wall. Price based on Standard cabinetry and granite	
16.	Chimney Hood Fan - Provisions to cabinetry to accommodate future chimney hood fan/ exhaust fan above future stove/range in kitchen area. - Please note - if you are planning on changing the size of the stove/range from a 30" to 36" or more - please make sure you can find a hood fan that will accommodate the same size stove	
17.	Corner Cabinet - upper angeled corner cabinet. Due to kitchen layout - recommended for each corner, however corner near fridge will be tight	
18.	Pot Filler - Provide rough-in plumbing only for future pot filler in kitchen area. Note. Price does not include the cost for Pot Filler fixture/faucet.	
19.	Shower Seat - Cost to provide shower seat in shower enclosure (if applicable), per bathroom. Price is based on standard all tile and standard shower jamb. - Please note, seat will on side next to free standing tub, therefore glass enclosure to sit on top of seat	
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		

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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
Net upgrades continued from page 2		
20.	Shower Niche - Cost to provide one (1) shower niche in shower enclosure (if applicable), per bathroom. Price is based on standard wall tile and standard marble jamb. (Size of niche is approximately 12"x20x3 1/2"d). Niche will not be installed on an exterior wall, unless purchaser agrees to have wall furred out, which will result in a decrease of shower square footage.	
21.	Upgraded Shower and Tub Fixtures: Cost to provide and install upgraded shower kits DF-KIT1 in Primary Ensuite	
22.	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	
23.	Provide for Built-in microwave in lower cabinet in kitchen (on side between the stove and fridge) or in kitchen island). Completed with dedicated electrical and pull out drawer below. Purchaser to provide appliance specifications - REMOVING THIS ITEM SINCE YOU PROCEEDING WITH BUILT IN APPLIANCES.	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Total amount due after the Bonus Package		
TOTAL		

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PURCHASER

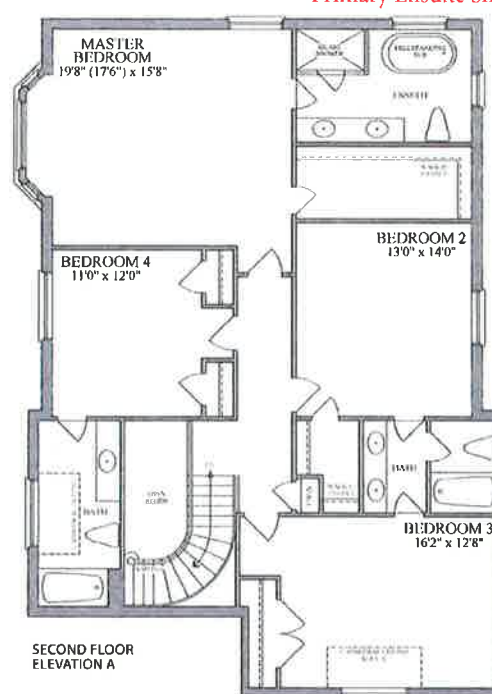
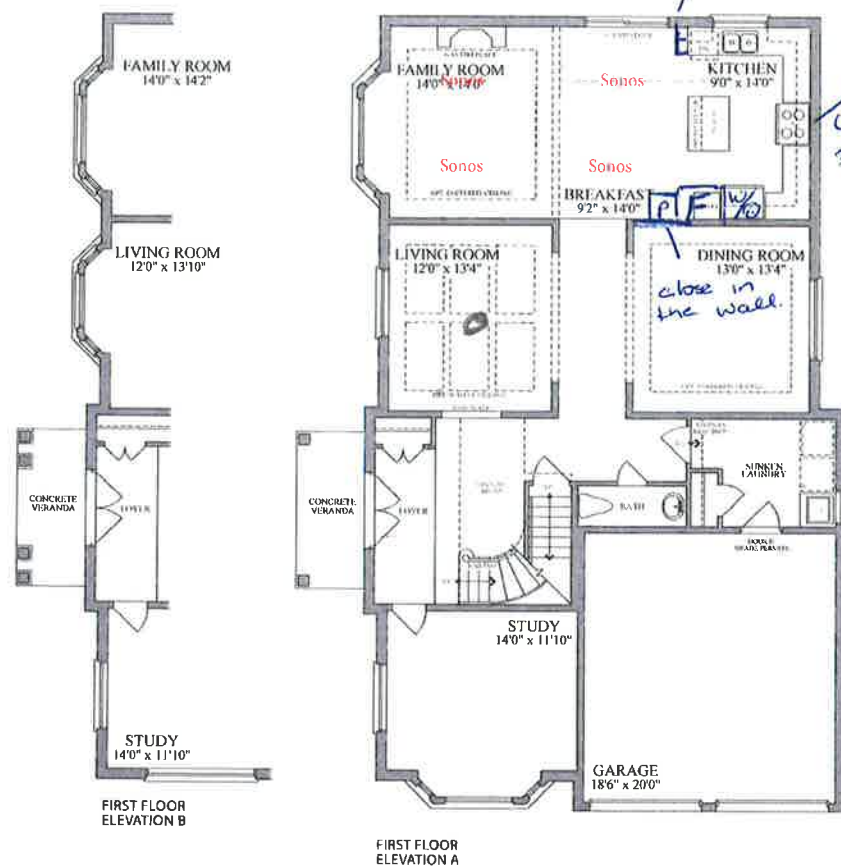
per:
VENDOR

47'
DESIGNS

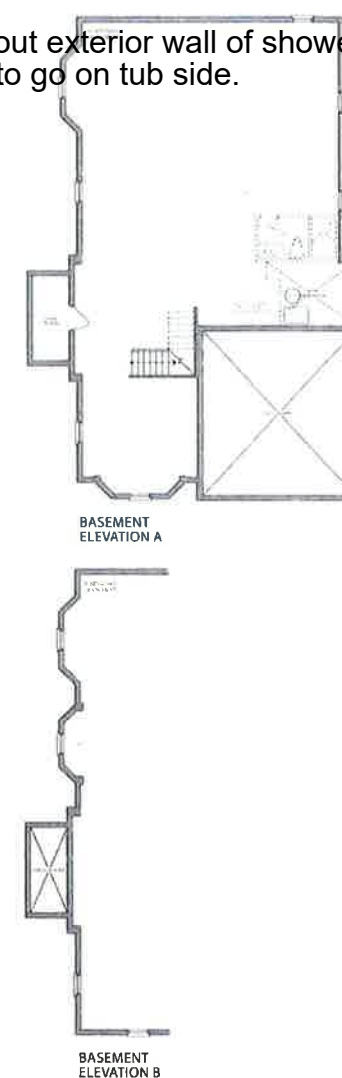
The Madawaska / Elev. A & B
3190 sq.ft.



Plans and specifications are subject to change without notice. E & O E. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.



add shower seat and niche in Primary Ensuite Shower
Furr out exterior wall of shower seat to go on tub side.



In order to accommodate Built-in Appliances

1. Close the opening into the Dining Room from the Kitchen.
2. Shift the Pantry and Fridge over.
3. Add 1 1/2ft kitchen extension to accommodate wall oven.
4. Provide specs for 30" or 36" cooktop
5. To balance kitchen, add an additional foot of upper/lowers on the sink wall

The above reflects what needs to be done in order to accommodate Built-in appliances properly.

LOT 1-135 - BUILT-IN APPLIANCES

