



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale

VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Carmine and Johanne Marino
LOT NUMBER: 141 PHASE: 1
MODEL: MADAWASKA -
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	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.	
2.	Cost to provide "conduit - only" in garage for future electric car charger.	
3.	Complete Central Vacuum System includes one (1) machine, plus (1) hose with tools. (Orbit AU301)	
4.	Exterior electrical receptacle - Additional Exterior (duplex) receptacle; (price reflects per receptacle) - at porch - near front door	
5.	Exterior Pot Light; install ten (10) exterior pot lights in soffit. Sketch attached.	
6.	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 includes LED light fixtures and does not include kitchen valance moulding.	
7.	Interior Pot Light - Add 6 LED pot lights with dimmer switch in the family room and Add 6 LED potlights with dimmer switch in the Living Room	
8.	Provide for future water line for the fridge in kitchen	
9.	Gas Line, BBQ - Add gas line for BBQ at rear, plus the cost to increase gas pipe.	
10.	Gas Line, Stove - Add gas line for Stove in Kitchen and 110V direct line with Arc Fault protection. Cost to increase gas pipe has already been done in Item #10	
	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

Johanne Marino

Johanne Marino (JUL 14, 2021 11:45 EDT)

PURCHASER

Carmine Marino

Carmine Marino (JUL 14, 2021 11:44 EDT)

PURCHASER

File Copy for
LORNEL DEVELOPMENTS (BRADFORD) LTD.

Construction
Per:

VENDOR
Office

(original verified at
Head Office)



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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Shower Niche - Cost to provide one (1) shower niche in shower enclosure (if applicable), per bathroom; price is based on standard all tile and standard marble jamb, (Size of niche is approximately 12" x 20" x 3 1/2 "d)	
12.	Upgraded Shower and Tub Fixtures: Cost to provide and install upgraded shower kits, including shower wands and/or rain cans (Model kit number DF-KIT23-PBSBL-WS)	
13.	KITCHEN - Built-in appliance provision in kitchen. Includes cabinet and electrical provisions for future: Built in Oven(s) c/w false drawer, plus pots & pan drawers in kitchen area. Counter depth fridge enclosure with two gables. Purchaser must provide all specifications for all future built-in appliances.	
14.	KITCHEN ISLAND - Provide and install rough-in light ceiling light with capped enclosure (on separate switch) above the island for future pendant lighting.	
15	Close the opening between the kitchen and the dining room. Shift the standard pantry and fridge over to accommodate future wall oven cabinet. Provide for 30" kitchen extension	
16.	Provide and install Built-in Microwave Cabinet with dedicated electrical and pull out drawer below in island	
17	Confirmation - standard exterior coach light is installed above each garage door	
18	COFFERED CEILING - Provide and install coffered ceiling in the Family Room and Dining Room	
19	WAFFLE CEILING - Provide and install waffle ceiling in the Living Room - 6 boxes as per brochure	
20	CHIMNEY HOOD FAN - Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. Builder will try to accommodate centering the vent as best as possible. Purchaser must provide all specifications for future chimney hood fan	
Extra's Subtotal: H.S.T. New Total: Less Bonus Package (if Applicable) TOTAL: Total amount added to the Purchase Price as an adjustment on closing		
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

Johanne Marino
Johanne Marino (Jul 14, 2021 21:43 EDT)

PURCHASER

Carmine Marino
Carmine Marino (Jul 14, 2021 22:44 EDT)

PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

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Per: Construction Office

(original verified at Head Office)