



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale

VENDOR:

BELLAIRE PROPERTIES INC.



CARSON'S CREEK

PURCHASER(S): KAVINA SHANMUGALINGAM

LOT NUMBER: 23 PHASE: 2

MODEL: KAHSHE 3000, ELEVATION 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" in garage for future electric car charger.	
2.	Provision for Wall Mount TV 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 standard height EXTERIOR FRENCH DOORS (FULL LENGTH CLEAR GLASS), in lieu of patio sliders at kitchen/(breakfast/dinette) area on main level. Comes with coloured door frames. exterior french doors - both doors open (door/doors must swing inward). *Top of trim may finish at different height than main floor windows and trimmed openings	
4.	Provide Walk-up - from basement. Includes concrete steps, railing, exterior light, single door and drain. *Due to grading, not all lots may accommodate this option.	
5.	Gas Line Pipe - Upsize main gas pipe from 1" to 1-1/4" in lieu of standard.	
6.	Cost to provide Black/iron ore window frames throughout 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. *Price is per model.	
7.	Cost to provide Black exterior railing at front elevation of home in lieu of standard. Based on standard elevation. *Price per model. 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.	
8.	Basement Windows - Add ONE additional basement window - standard size 30x20, standard white window frame. *Not all models can accommodate this upgrade, some may already at maximum allowable window ratio. Cost per window.	
9.	Chimney Hood Fan - Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range. Not all models can accommodate this change. *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.	
10.	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, to be priced out.	
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: \_\_\_\_\_

KAVINA SHANMUGALINGAM JUL 25, 2021 11:17 EDT

PURCHASER \_\_\_\_\_

PURCHASER \_\_\_\_\_

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for

LOPRA DEVELOPMENTS (BRADFORD) LTD.

Construction

Office

Per: \_\_\_\_\_

VENDOR

(original verified at

Head Office)

Additional PE Form 04/30/15



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale

VENDOR:

BELLAIRE PROPERTIES INC.



CARSON'S CREEK

PURCHASER(S): KAVINA SHANMUGALINGAM  
LOT NUMBER: 23 PHASE: 2  
MODEL: KAHSHE 3000, ELEVATION 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
	Net upgrades continued from page 1	
11.	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Total amount added to the purchase price		
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 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 ON DELIVERY IN ADVANCE

  
Kavina Shanmugalingam (Jul 25, 2021 11:17 EDT)

PURCHASER

PURCHASER

File Copy for  
LORMEL DEVELOPMENTS (BRADFORD) LTD.  
Construction  
Per:  
VENDOR Office  
(original verified at  
Head Office)