



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale

VENDOR:

BELLAIRE PROPERTIES INC.



PURCHASER(S): Malathy Pararajasingam
LOT NUMBER: 028 **PHASE:** 2
MODEL: 3210 Nipissing
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.290	
2.	Provide and install *Conduit - only* in garage for future electric car charger.	
3.	Provide and install Speaker System (Sono's System, includes four (4) ceiling speakers, two (2) volume controls, one (1) Sono's connect AMP) in the family room. *Note: This is a speaker system, not a surround sound entertainment system.	
4.	Provide and install Exterior Pot Lights in soffit (Includes 4 pot lights), as per sketch.	
5.	Provide and install *rough-in only* for valance lighting with switch below upper cabinets in the kitchen area. *Note: Price does not include light fixtures or kitchen valance moulding.	
6.	Provide and install one (1) rough-in light with capped enclosure (on separate switch) above island in kitchen area, as per sketch.	
7.	Provide provisions for wall mount TV in the family room, 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 or mounting for TV.	
8.	Provide 10'ft ceilings on the main floor in lieu of standard. (Does not include areas where bulkheads are required). - Window sizes will be increased by 6" in height, based on standard white window frames. *Note: There will be an approximate 1'ft 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 be increased to 8ft. This does not include the door from house to garage (if applicable)	
9.	Provide and install gas line for future stove in the kitchen area, includes 110V direct line with Arc. Fault protection, plus the cost to increase the gas pipe.	
10.	Provide WALK-UP from basement, Includes concrete steps, railing (based on Vendor's standard), exterior light, single door and drain at the rear of the house. 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

Malathy Pararajasingam
Malathy Pararajasingam (Jul 25, 2021, 19:53 EDT)

PURCHASER

PURCHASER

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



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LOT NUMBER: 028 PHASE: 2
MODEL: 3210 Nipissing
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No.	DESCRIPTION	PRICE
Net upgrades continued on page 2 (does not reflect cost for item #1)		
11.	Provide 8ft Exterior French Doors - full length clear glass (comes with white coloured door frames) in lieu of patio slider at kitchen/breakfast area on main level. *Note: Exterior French doors, both doors open and must swing inward. *Top of trim may finish at a different height than main floor windows and trimmed openings.	
12.	Provide 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.	
13.	Provide and install one (1) interior ceiling light (on separate switch) with Vendor's standard fixture in the linen closet on the second floor.	
14.	Provide and install Black/Iron Ore window frames throughout the main and second floor in lieu of white, based on increased height. (Includes front door frame and patio doors, *basement windows must remain as white). *NOTE: Price adjusted for increased ceiling heights	
15.	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.	
16.	BASEMENT WINDOW - Add 1 window in basement window. *Note: Basement window size of 30x20 is the maximum size cannot be increased.	
17.	Provide and install half wall with plain round column at opening into living/dining room, as per sketch.	
18.	KITCHEN -Extend upper/lower cabinetry by 1ft next to dishwasher; increase the pantry by 1ft (therefore 2ft x 3ft), increase kitchen island by 1ft (therefore 3ft x 5ft). Price based on standard cabinetry and granite where applicable)	
19	Provide and install counter depth fridge enclosure, comes with two gables in lieu of standard opening	
20	LINEN CLOSET - Increase the depth of the linen closet by 2ft by reducing the Primary Bedroom walk in closet by 2ft	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Total amount due		
TOTAL		

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- 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

Malathy Pararajasingam
(Signature of Purchaser)

PURCHASER

PURCHASER

BELLAIRE PROPERTIES INC.

Construction

Office

Per: _____

VENDOR


(original verified at
Head Office)

LOT 2-28 INNISFIL PE002 and PE003


Final Audit Report 2021-07-25

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