



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

VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Ali Raza Zaidi and Aysha Imtiaz
LOT NUMBER: 65 PHASE: 5
MODEL: Madawaska 3190, 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* - from basement to attic	[REDACTED]
2.	Complete Central Vacuum System includes one (1) machine plus (1) hose with tools. (Orbit AU301)	
3.	Speaker system (Sono's System, includes four (4) ceilings speakers, two (2) volume controls, one (1) Sono's connect AMP). *This is a speaker system not a surround sound system.	
4.	Valance Lighting - Cost to provide complete valance lighting below upper cabinets in the kitchen area. Up to 6 fixtures, includes rough-in and switch. *Price includes LED light fixtures and does not include kitchen valance moulding.	
5.	Interior Ceiling light - add rough-in light capped enclosed (on separate switch), cost per item - To be installed above the kitchen island	
6.	Provision for Wall mount TV above Fireplace. Includes: dedicated electrical, conduit for future	
7.	Tech cable to floor level receptacle and/or to end beside the fireplace.	
8.	Closet - FOVER - add standard ceiling light with automatic door switch.	
9.	Provide 9ft ceilings in unfinished basement in lieu of standard. Does not include areas where heating ducts, plumbing pipes and structural components are required. White coloured basement window frames will remain. Add one additional basement windows, standard 30" x 20", location as per sketch.	
10.	Provide for 10ft 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. * There will be an approximate 1ft 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 are to be increased to 8ft. This does not include the door from house to garage.	
	Provide 9ft ceilings on the 2nd floor, with 8ft 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. All interior doors on the 2nd floor to be increased to 8ft, based on standard door style/hardware	
	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

File Copy for
Construction

LORMEL DEVELOPMENTS (BRADFORD) LTD.

Per: [Signature]
Vendor

(original verified at
Head Office)

PURCHASER

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No.	DESCRIPTION	PRICE
Net upgrades continued from page 1		
11	Exhaust Vent - provide 10"exhaust vent in kitchen area in lieu of standard 6" . (Does not include kitchen hood fan that accomodates 10" vent)	
21.	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.	
22.	Provide 8ft 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. Exterior French doors - both doors open (door/doors must swing inward). Purchaser is aware that a screen is not provided.	
23.	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	
24.	Slide in range - 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. *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.	
25.	STOVE/FAN - Center the range/hood fan along wall. Chimney Hood Fan - provision to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range.	
26.	Counter Depth Fridge Enclosure - in kitchen area. (Counter depth fridge cabinet, 65cm with 2 gables) in lieu of standard opening	
27.	Corner Cabinet - Upper corner folding doors - installed in each corner	
28.	Tub to Shower - Ensuite 2 (Bedroom 4) and Shared Bathroom - Cost to change standard tub/shower in bathroom, approximately (2'6 to 3ft) wide x 5'ft long shower enclosure - prices includes standard wall tile, standard shower jamb, standard shower floor mosaic, shower light, and shower rod). *Price reflected is per bathroom. Builder will try to size the shower to 3ft wide, however space allotted will be dictated by current measurment of the tub X 2.	
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 4		
TOTAL		

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PAID: 
PURCHASER


PURCHASER

TEBAA CASH OR CHECK IN ADVANCE

File Copy for Construction

THE BELLAIRE PROPERTIES INC. (TRD) LTD

Per: Office

VENDOR

(original verified at Head Office)

Detached - Addition

PE Form - 04/30/15



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No.	DESCRIPTION	PRICE
Net upgrades continued from page 3		
29.	Upgrade to frameless glass shower with frameless glass shower door in 2nd ensuite bathroom and shared Bathroom - (clear glass/chrome handle hardware) in lieu of standard, as per plan.	
30.	Shower Niche - Cost to provide one (1) shower niche in each shower enclosure, PRIMARY ENSUITE, SHARED BATHROOM, 2 ND ENSUITE (BEDROOM 4)- Price is based on standard wall tile and standard marble jamb. Size of Niche is approximately (12' x 20' x 3 1/2' d). *Not all models can accommodate this upgrade. Niche will not be installed on an exterior wall unless purchaser agrees to have wall furred out, which will result in decrease of shower square footage. X 3	
31.	Additional Bathroom in basement - Cost to complete a bathroom in basement , approximate size 5ftx9ft - includes toilet, vanity with sink/faucet, mirror above light, stand up shower 3ftx5ft with countertop, sink and faucet, ceramic floor tiles and wall tiles.	
32.	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	
33.	Cost to provide smooth ceilings in lieu of stippled ceilings - second floor	
34	Built-In Microwave - provide for built-in microwave cabinet - location to be in lower cabinet beside the stove or in the island. Complete with dedicated electrical and pull out drawer below.	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Total amount Due		
TOTAL		

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