



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



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Olufemi Atoyebi & Orobosa Atoyebi  
LOT NUMBER: 66 PHASE: 5  
MODEL: Carlyle (3080) 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.	Cost to provide *conduit-only* in garage for future electric car charger.	
3.	Gas Line, Stove - Add gas line for stove in kitchen and 110V direct line with Arc fault protection , plus the cost to increase the gas pipe.	
4.	Counter-depth fridge enclosure in kitchen area (counter depth fridge cabinet, 65cm comes with 2 gables) in lieu of standard opening.	
5.	Over the range - cost to provide cabinet provision plus dedicated electrical for future over the range microwave in kitchen area. *OTR is not included . Purchaser must provide all specifications for future over the range microwave.	
6.	Chimney hood fan - provisions to cabinetry tp accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area . Not all models can accommodate this change. Builder will try 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.	
7.	Slide-in range - provisions to accommodate future slide-in range in lieu of standard future freestanding 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 the slide-in range.	
8.	Upgraded shower and tub fixtures - Cost to provide and install upgraded shower kits including shower wands and/or rain cans. (Primary Bedroom) - DF-KIT20-BL-WS	
9.	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	
10.	Upgraded shower and tub fixtures - Cost to provide and install upgraded shower kits including shower wands and/or rain cans in the Shared and 2 <sup>nd</sup> Ensuite - DF-KIT1 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  
  
PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.  
  
Per: \_\_\_\_\_  
VENDOR



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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide and install TWO rough-in light with capped enclosure (on separate switch) OVER ISLAND	
12.	Interior Pot Light - Add 10 LED pot lights (6 in the family room and 4 in the Living Room). Both locations have a dimmer switch.	
13.	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	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		Balance of Bonus Package to be used towards the purchase of upgrades
		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.

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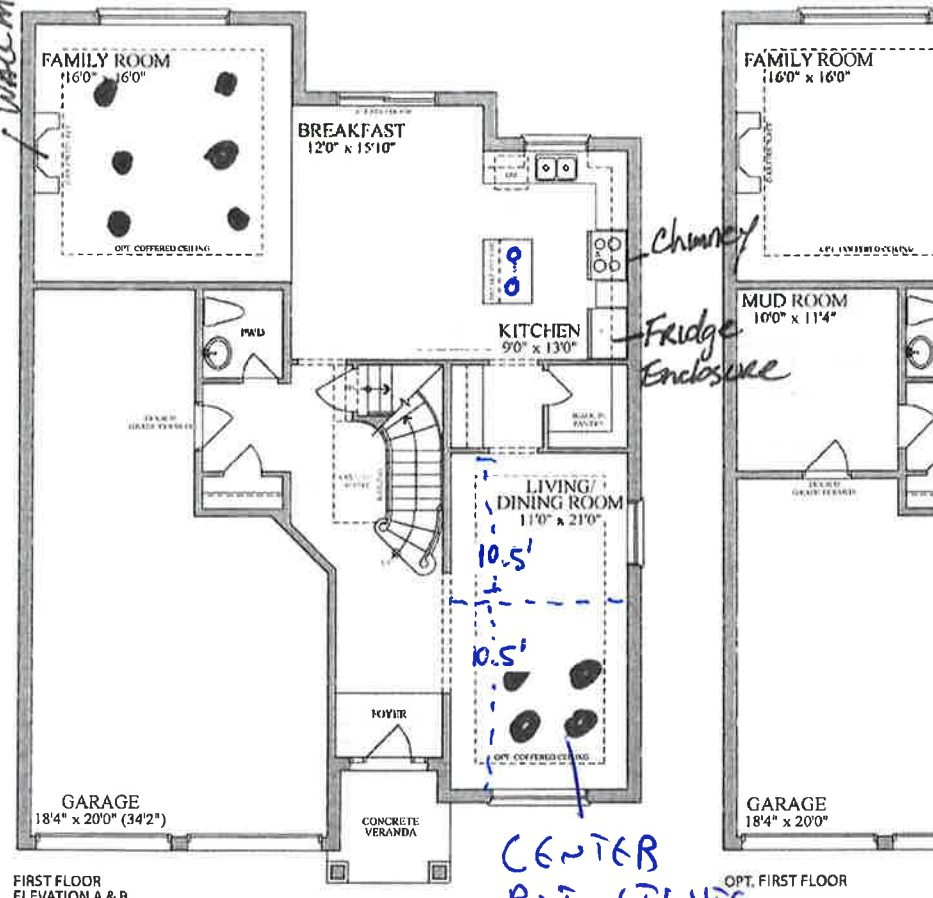
  
PURCHASER  
  
PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.  
Per:   
VENDOR

47'  
DESIGNS

The Carlyle / Elev. A & B  
2950 sq.ft.

5/c/3  
Narrow

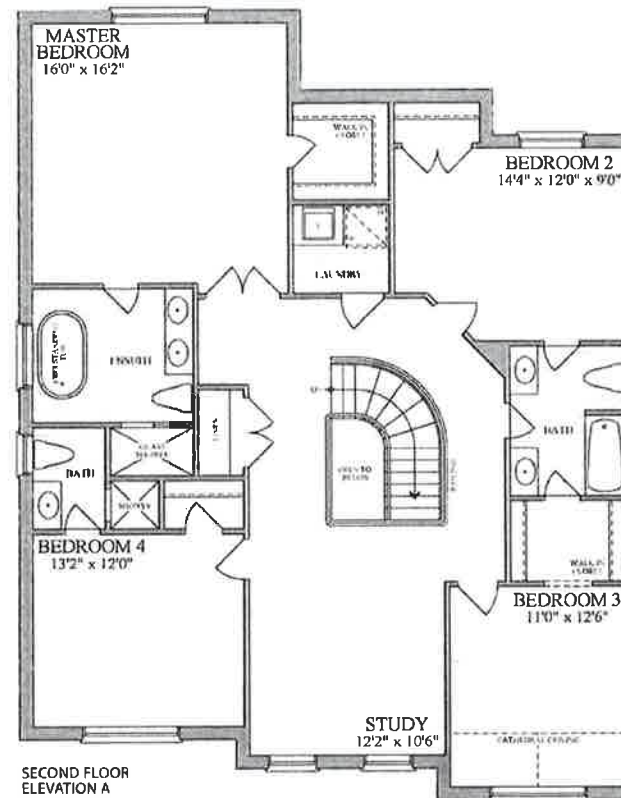


FIRST FLOOR  
ELEVATION A & B

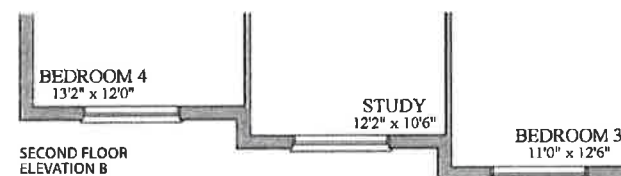
OPT. FIRST FLOOR

CENTER  
POT LIGHTS  
TO AREA

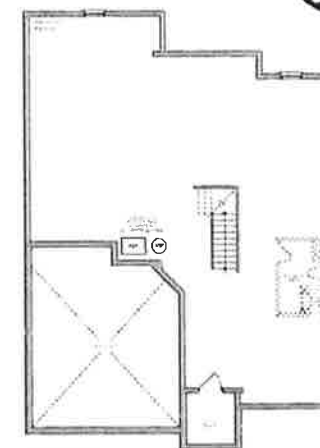
LOT 5-66, PE#002



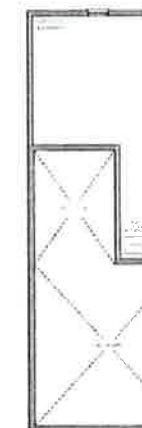
SECOND FLOOR  
ELEVATION A



SECOND FLOOR  
ELEVATION B



BASEMENT  
ELEVATION A



BASEMENT  
ELEVATION B



BASEMENT  
ELEVATION C



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.