



**Schedule B-3 – Purchaser’s Extras**

forming part of the Agreement of Purchase and Sale



VENDOR: **BELLAIRE PROPERTIES INC.**

**PURCHASER(S): Ali Afshar & Nargis Hussaini**  
**LOT NUMBER: 76 PHASE: 5**  
**MODEL: Manitou (2480) 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.	
2	Exterior Coach Light - Additional exterior electrical (duplex) receptacle; (price reflects per receptacle), on opposite side of garage - therefore a coach light on each side of garage	
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	8ft garage door (increased height) in lieu of standard door height - single door. Door style to remain standard, frame to be painted the same colour as garage door. *Not all models can accommodate this upgrade.	
5	Chimney hood fan - Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. *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.	
6	Built-in appliance provision in kitchen. Includes cabinet and electrical provisions for future: Built-in oven(s) c/w bottom drawer; microwave cut out, upper cabinet; plus cooktop c/w false drawer, plus pots and pan drawers in kitchen area. Counter depth fridge enclosure with two gables. Purchaser must provide all specifications for all future built-in appliances. Purchaser understands that standard pantry needs to be removed.	
7	In order to accommodate Built-in Appliance, provide 1 additional foot of cabinetry. Opening between the great room and the breakfast area needs to be reduced by 1ft., Price based on Standard cabinetry	
8	Add two windows in the family room - one each side of fireplace. Windows sizes to be 2ft x 5ft. Purchaser understands that a heat register will be installed under one of the window	
9	Basement Windows - Provide and install two additional basement windows, location as per sketch	
10	Provide smooth ceilings in lieu of stippled ceilings - throughout the main and second floor	
	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		
<b>TOTAL</b>		

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  
Ali Afshar  
 Ali Afshar (Oct 13, 2021 16:36 EDT)  
 PURCHASER  
Nargis Hussaini  
 Nargis Hussaini (Oct 13, 2021 16:37 EDT)  
 PURCHASER

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



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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide additional finished bathroom in the basement. Approximate size is 5ft x 9ft. Cost includes toilet, vanity with sink/faucet, mirror above vanity, light above mirror, stand up shower (3ft x 5ft) with shower light. Price is based on Builder's standard samples of vanities, laminate countertop, sink, faucet, ceramic floor and wall tiles.	
13	Remove the wall between the stairs and great room and replace with pickets and railing. Price includes required support and Builder's standard railing and pickets.	
14	POWDER ROOM/LAUNDRY ROOM - Shift the powder room into the laundry room. Provide for stackable washer and dryer, in corner. There will be an empty space between the powder room and washer/dryer. Delete the standard laundry tub. Laundry room is no longer sunken, door to laundry room is shifted in order to accommodate. See sketch attached	
15.	Remove the wall between the foyer and stairs and replace with pickets and railing. Price includes require support and Builder's standard railing and pickets and cost of finished side of exposed staircase.	
16.	Add Window at stairs, between the main and 2 <sup>nd</sup> floor. Size of the window to be 5ft wide x 3ft. This window is not operable	
17	Delete closet at front foyer	
18.	Computer Room - provide standard pickets and railing between the computer room and stairs (2 <sup>nd</sup> floor)	
19.	Cost to provide "conduit - only" in garage for future car charger	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Added to the Purchase Price as an adjustment on closing		
<b>TOTAL</b>		

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