



## Schedule B-3 – Purchaser’s Extras

forming part of the Agreement of Purchase and Sale

VENDOR: **BELLAIRE PROPERTIES INC.**

**PURCHASER(S): Neeraj Bali and Reena Kumar**  
**LOT NUMBER: 80 PHASE: 5**  
**MODEL: NIPISSING 3210, 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.	Complete central vacuum includes one (1) machine plus one (1) hose with tools. (Orbit AU301)	
2.	Provision for wall mount TV or 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.	Exhaust Vent - Provide 8" Exhaust Vent in kitchen area in lieu of standard 6" (Does not include kitchen hood fan that accommodates 8" vent)	
4.	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 price.	
5.	Provide standard height 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. *Note: 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.	
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 & pan drawers in kitchen area. Counter depth fridge enclosure with two gables. Built-in Fridge is an upgrade and will need to be priced out. Purchaser must provide all specifications for all future Built-in appliances.	
7.	In order to accommodate Built In appliances, decrease trimmed opening into the breakfast area from main hallway by approximate 1ft of each side. This will allow cabinetry to be shifted over a bit to accommodate the built-in appliances.	
8.	To accommodate the built-in appliances and improve the overall look of the kitchen, provide for 1ft upper and lower kitchen extension beside the dishwasher and 1ft on fridge wall, 1ft kitchen extension on the island. Cost includes the cabinetry and standard granite	
9.	Chimney Hood Fan. Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. Builder will try to accommodate centring the vent as best as possible. Purchaser must provide all specifications for future chimney style hood fan /exhaust fan.	
10.	Reduce standard pantry from a 24" x 24" size to approximately 14" wide by 24" deep	
	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 the extra is not refundable.

PAID: \_\_\_\_\_  
  
 PURCHASER

File Copy for  
Construction  
Office

TERMS: CASH OR CHEQUE ONLY

LORMEL DEVELOPMENT (BRADFORD) LTD.

(original verified at  
Per: **Head Office**)



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PURCHASER

VENDOR

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Pot Filler - Cost to provide rough-in *plumbing-only* for future pot-filler in kitchen area. *Note: Price does not include cost for pot-filler fixture/faucet. Price for pot-filler fixtures/faucets varies, to be priced oit	
12.	Provide for Smooth Ceilings throughout the main floor in lieu of standard stipple	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		_____
Balance of Bonus Package to be used towards the purchahase of upgrades		_____
<b>TOTAL</b>		_____

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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.

PAID: \_\_\_\_\_  
  
 PURCHASER  
  
 PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for  
Construction  
Office

LORIBEL DEVELOPMENTS (BRADFORD) LTD.

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

(original verified at  
Head Office)