



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



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Pedro Fernandes & Amanda Ferreira
LOT NUMBER: 176 PHASE: 1
MODEL: CARLYLE TANDEM
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 Electrical Receptacle. IN ADDITION TO STANDARD - Add exterior electrical (duplex receptacle	
3.	Valance Lighting, cost to provide complete valance lighting below upper cabinets in the kitchen area. *Up to 6 fixtures; includes rough-in and switch *Note, price includes LED light fixtures and does not include kitchen valance moulding/light shield.	
4	Interior ceiling light - add rough-in light with capped enclosure (on separate switch) - Location is in living room	
5.	Provide for wall mount TV or above fireplace, includes dedicated electrical, conduit for future Tech cable to floor receptacle and/or to end beside the fireplace. Specify location if not going above fireplace. This does not include any brackets or mounting for TV	
6.	PROVIDE FOR 10FT CEILINGS on the main floor in lieu of standard. Does not include areas where bulkheads are required. Windows sizes will be increased by 6" in height, based on standard white window frames. Front Door(s) and patio Sliding Doors to be increased to 8ft (height), based on Standard door style. All interior doors on the main floor be increased to 8ft based on standard door style/hardware/trim package. THIS ALSO INCLUDES DOOR FROM HOUSE TO GARAGE - note the door style for entry to garage - is a 98" high door, based on the 6 panel door style. Note, there will be an approximate 1ft gap between the upper cabinets and bulkhead in the kitchen and/or approximate 2ft gap between the upper cabinets to ceiling if bulkhead is not required.	
7.	Provide 9ft ceilings on the 2nd floor, with 8ft interior doors, in lieu of standard, does not include area where bulkheads are required. Window sizes will increase by 6" in height. Price based on standard white window frames, all interior doors on the 2nd floor to be increased to 8ft, based on standard door style/hardware/trim package.	
8.	Exhaust vent - provide 10" exhaust vent in the kitchen area in lieu of standard 6". Does not include kitchen hood fan that accommodates 6" vent	
9	Gas line pipe - Upsize main gas pipe from 1" to 1-1/4" in lieu of standard	
10	Provide 8ft tall EXTERIOR GARDEN DOOR SYSTEM, in lieu of patio sliders at Kitchen/breakfast/dinette area on main level. Standard white colour door frames. One side is fixed and one operating panel, (door must swing inward). Door systems comes with screen. Note: Top of trim may finish at a different height than main floor windows and trimmed openings	
	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 completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: _____

Amanda Ferreira (Jan 27, 2022 10:03 EST)
PURCHASER

Pedro Ferreira (Jan 27, 2022 17:37 EST)
PURCHASER

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TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

Per _____
Vendor

Detached – Additional PE Form – 04/30/15

(Original verified at Head Office)



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No.	DESCRIPTION	PRICE
	Net upgrades continued from Page 1	
11	8ft garage door (increased height) in lieu of standard door height, double door or oversized single door. Door style to remain as standard, frame to be painted the same colour as garage door	
12	Cost to provide Black Exterior Window Frames throughout the main and 2nd floor, in lieu of white, includes front door frame and patio doors. Basement windows must remain as white. Price has been adjusted to accommodate increased floor heights	
13	Cost to provide Black Exterior railing at front elevation in lieu of standard. Based on standard elevation. Note due to lot grading some elevation may not require any railing at stairs or porch, in the event that railing is not required, purchaser will be credited back amount charged	
14	Chimney Hood Fan Provision - Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. Note - not all models can accommodate this change. Builder will try to accommodate center the vent as best as possible. Purchaser must provide all specifications for future chimney style hood fan/exhaust fan as soon as possible. This item must be decided prior to framing stage, otherwise may be considered too late	
15	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. Purchaser must provide model specifications that show install and cut out instructions for the range, must be provided at interior colour selection appointment. Note - a slide in range fits flush with the countertop and the cooktop portion slightly protrudes which rest on top of the countertop on either side. An additional piece of countertop behind the range is required, unless otherwise specified by the manufacturer.	
16	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	
17	Cost to provide smooth ceilings in lieu of stippled ceilings - 2 nd floor	
18	2ND FLOOR STUDY - Provide double doors to study, based on standard door/hardware plus additional drywall and labour.	
19	Close door to the shared bathroom from 2nd floor hallway. Add 3ft of cabinetry, (standard cabinet and laminate top. Provide and install bank of drawers between two vanity sinks, top two to be standard depth, bottom drawer to be deeper drawer	
	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 3		
TOTAL		

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PAID:

Amanda Ferreira
 Amanda Ferreira (Jan 27, 2022 10:03 EST)

PURCHASER

Pedro Ferreira
 Pedro Ferreira (Jan 27, 2022 17:37 EST)
 PURCHASER

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Per:
 VENDOR

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 2	
20.	Increase kitchen island to 3x5 - includes base cabinet at 3ft, island will not have an overhang. Price based on standard cabinetry and standard granite	
21.	Provide Counter-Depth Fridge Enclosure in kitchen area (counter depth fridge cabinets, 65cm comes 1 gable in lieu of standard opening)	
22.	Provide for opening in servery cabinetry for future under cabinet beverage center. Provide electrical outlet	
23.	Swap the location of the servery and walk-in pantry as per sketch.	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		Balance Due
		TOTAL

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