



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



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Rasitha Ehamparam
LOT NUMBER: 027 PHASE: 2
MODEL: 3000 KAHSHE
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.	Provide provisions for wall mount TV above fireplace in the family room (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 or TV.)	
2.	Exterior Pot Light - Install SIX exterior potlights in soffits, as per sketch	
3.	Provide *rough-in only * for valance lighting with switch below upper cabinets in kitchen area. *Note: Does not include light fixtures or kitchen valance moulding.	
4.	Provide and install one (1) rough-in light with capped enclosure (on separate switch) at main hallway. *Note: Please specify location and mark on the floor plan.	
5.	Provide and install one (1) rough-in light with capped enclosure (on separate switch) in kitchen above the island *Note: Please confirm if this is what you meant	
6.	Provide WALK-UP from basement, Includes concrete steps, railing (based on Vendor's standard), exterior light, single door and drain at the rear of the house.	
7.	Provide gas line for future stove in kitchen area and 100V direct line with Arc Fault protection, plus the cost to increase the gas pipe.	
8.	Provide and install Black/Iron Ore window frames throughout the main and second floor in lieu of white, based on increased height. (Includes front door frame and patio doors, *basement windows must remain as white).	
9.	Cost to provide "conduit-only" from basement to attic.	
10.	Cost to provide "conduit-only" in garage for future electric car charger.	
	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


Rasitha Ehamparam (Jul 25, 2021 13:29 EDT)
PURCHASER

PURCHASER

File Copy for

Per: _____

Construction

Office

(original verified at
Head Office)



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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide standard height exterior garden doors or exterior french doors, in lieu of patio sliders at kitchen/(breakfast/dinette) area on main level. Comes with white coloured door frames. Exterior garden door - one side is fixed; exterior french doors, both doors open (door/doors must swing inward). based on standard door height.	
12.	Cost to provide smooth ceilings in lieu of stippled ceilings - main floor	
13.	Cost to provide smooth ceilings in lieu of stippled ceilings - second floor	
14.	Cost to provide black exterior railing at front elevation in lieu of standard. Based on standard elevation. Note, 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	
15.	Basement Windows - Add two additional basement window - standard 30x20 standard white window frame. Not all models can accommodate this upgrade, some may already at maximum allowable window ratio. Cost per window.	
16.	Provide and install Countert-Depth Fridge Enclosure in kitchen area (counter depth fridge cabinet, 65cm comes with 2 gables in lieu of standard opening	
17.	Provide for 10ft ceilings on the main floor in lieu of standard. Does not include area where bulkheads are required. Window sizes will be increased by 6" in height, based on standard white window frames. Front Door(s) and Patio sliding Door to be increased in height, based on standard door style. Note there will be an approximate 1ft gap between the upper cabinets and bulkhead in the kitchen. All interior doors on the main floor to be increased to 8ft. This does not include door from house to garage	
18.	Interior Potlight - add 4 LED potlights with Dimmer switch	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Total amount due		
TOTAL		

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PAID: _____
Rasitha Ehamparam
Rasitha Ehamparam (Jul 25, 2021 13:29 EDT)
PURCHASER

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TERMS: CASH ON DELIVERY IN ADVANCE

BELLAIRE PROPERTIES INC.

Per:

VENDOR