



### Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

**PURCHASER(S): VAN VIET LE & THI PHUONG NGUYEN**  
**LOT NUMBER: 69 PHASE: 2**  
**MODEL, Finlay (2515) 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" in garage for future electric car charger.	
2.	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/lighting shield.	
3.	Cost to provide 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. Specify location if not going above fireplace. * This does not include any brackets or mounting for TV.	
4.	Cost to provide 8ft (height) interior doors in lieu of standard throughout the main floor (3 doors). Based on Standard Ceilings heights. *Based on standard door style/hardware and trim.	
5.	Cost to provide Patio Sliders increase standard patio slider height to 8ft.	
	<del>Cost to provide for 8ft front door (height) in lieu of standard door height. Double door. Door style and hardware to remain standard style. *Standard white front door frame. *Not all models can accommodate this upgrade.</del>	
7.	Cost to provide for counter-depth fridge enclosure in kitchen area (counter-depth fridge cabinet, 65cm comes with 2 gables) in lieu of standard opening.	
8.	Provide cost and install upgraded shower kits including shower wands and/or rain cans in Primary Ensuite Shower Kit Model DF-KIT25-THSC2-WS	
9.	Provide and install a trimmed picture window between the dining room and family room. The opening to begin 42" from the floor and to be as wide as possible, see sketch attached for reference	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Balance of Bonus Package to be used toward the purchase of upgrades:		
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 BY: Van Viet Le  
Van Viet Le (Sep 24, 2021 13:00 EDT)

PURCHASER: Thi Phuong Nguyen  
Thi Phuong Nguyen (Sep 24, 2021 14:44 EDT)  
 PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

OF IEL DEVELOPMENT (BRADFORD) LTD.  
 Per: Lormel Homes (Sep 24, 2021 16:53 EDT)  
 VENDOR

# File Copy for Construction Office

Detached - Additional PP Form - 04/09/15