

CONSTRUCTION SUMMARY

Charisma Condominiums - Granerola Residences Ltd.

RECEIVED

PURCHASERS: Antonio F. LAREGINA and Laura LAREGINA

MAY 19 2023

TEL:

Unit 13, Level 12 (1214-South)

Floor Plan
C969

CABINETRY

1 - KITCHEN ISLAND - EXTEND EXISTING SHALLOW BASE CABINETS AT ISLAND TO 24" DEEP - FLUSH BREAKFAST BAR TO REMAIN
17May23 Note:

1 - CABINETRY - EXTENDED UPPERS IN KITCHEN - STANDARD CABINET
17May23 Note:

CABINETRY ACCESSORIES

1 - KITCHEN ISLAND - ADD POT AND PAN DRAWERS TO ISLAND - STANDARD CABINETRY
17May23 Note: SEE SKETCH

ELECTRICAL

1 - LIVING ROOM - ADD A LIGHT
07Jul22 Note:

1 - KITCHEN- ADD PLUG FOR FUTURE MICROWAVE HOOD FAN ABOVE STOVE
07Jul22 Note:

1 - KITCHEN-ISLAND- ADD PLUG ON ISLAND
07Jul22 Note:

MISCELLANEOUS

1 - ADMIN FEE FOR STANDARD CHANGE OF PACKAGE
17May23 Note:

PLUMBING

1 - KITCHEN SINK - UPGRADE KITCHEN SINK TO TECO #163
17May23 Note:

1 - KITCHEN- ADD WATER LINE FOR FUTURE FRIDGE
07Jul22 Note:

PROMOTIONAL

1 - FURTHER VENDOR DISCOUNT
17May23 Note:

1 - LESS CREDIT REMAINING FROM PURCHASERS EXTRAS IN OFFER
17May23 Note:

1 - PROMO AS PER OFFER- \$5000.00
07Jul22 Note: NEW PROMO BALANCE \$2463.00

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EXTRAS AS PER OFFER

The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. <i>Worksheet</i> Note:	
1 Parking Unit - location to be selected by the Vendor at their sole discretion. <i>Worksheet</i> Note:	
The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule D to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Five <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 17 May 23 at 14:56

Purchasers:Antonio F. LAREGINA & Laura LAREGINA

Const. No.:Unit 13, Level 12

Telephone Res. / Bus: /

Municipal:1214

Decor Advisor:Giulia Di Girolamo

Suite Type:C969

Lock Date:2023-05-17 14:45:25

Project/Phase:Granerola Residences Ltd./South

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	MONACO - 350 PLATINUM SILVER	Standard
Main Bathroom	N/A	N/A
Master Ensuite Bathroom	MONACO - 350 PLATINUM SILVER	Standard
Bedroom 2 Ensuite	MONACO - 350 PLATINUM SILVER	Standard
Powder Room	MONACO - 350 PLATINUM SILVER	Standard

Built In Appliances ☐ Yes ☒ No

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ-ATHENA	Straight Polished Edge
Main Bathroom	N/A	N/A
Master Ensuite Bathroom	QUARTZ-ATHENA	Straight Polished Edge
Bedroom 2 Ensuite	QUARTZ-ATHENA	Straight Polished Edge
Powder Room	QUARTZ-ATHENA	Straight Polished Edge
Kitchen Backsplash	TILE-GLOSSY WHITE 4X12	

Comment

** Refer to Construction Summary

3. Flooring

	Selection
Vestibule/Main Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Kitchen	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Living Room/Dining Room	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Den/Office	N/A
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #3	N/A
Powder Room	TILE-STONE WHITE 12X24
Laundry Room	TILE-WHITE MATTE 8X8
Main Bath	N/A
Master Ensuite Bathroom	TILE-STONE WHITE 12X24
Bedroom 2 Ensuite	TILE-STONE WHITE 12X24

Comment

** Refer to Construction Summary - Standard Grout throughout unless specified

4. Wall Tile

	Selection	Describe
Main Bath	N/A	
Master Ensuite Bathroom	TILE-WHITE GLOSSY 8X16	
Bedroom 2 Ensuite	TILE-WHITE GLOSSY 8X16	
Powder Room	N/A	
Kitchen Backsplash	TILE-WHITE GLOSSY 4X12	

Comment

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Initials: _____

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/

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1214

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C969

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Granerola Residences Ltd./South

5. Misc

Water Line Rough-in for Fridge

☒ Yes

☐ No

Upgrade Bathroom Accessories

☐ Yes

☒ No

Comment

** Refer to Construction Summary

6. Wall, Trim and Door Paint - Birch White Paint Throughout unless specified below.

Entrance Vestibule		Living Room	
Main Hall		Dining Room	
Kitchen		Den/Library	
Laundry Room		Master Bedroom	
Main Bathroom		Bedroom #2	
Master Ensuite Bathroom		Bedroom #3	

Comment

** Refer to Construction Summary

7. General Comments

** Refer to Construction Summary

Disclaimers and Notes


- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

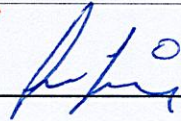
2) The selection images are digital photographs of the Vendor's samples at its Decor Centre. Such images when displayed on your computer monitor may not match Decor Centre samples due to the hardware/software configuration of the computer.
In the event of conflict between selection images and the Décor Centre samples, Décor Centre samples shall prevail.

3) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

4) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

5) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.



Signature: 

Date: 05/17/2023

Signature: _____

Date: _____

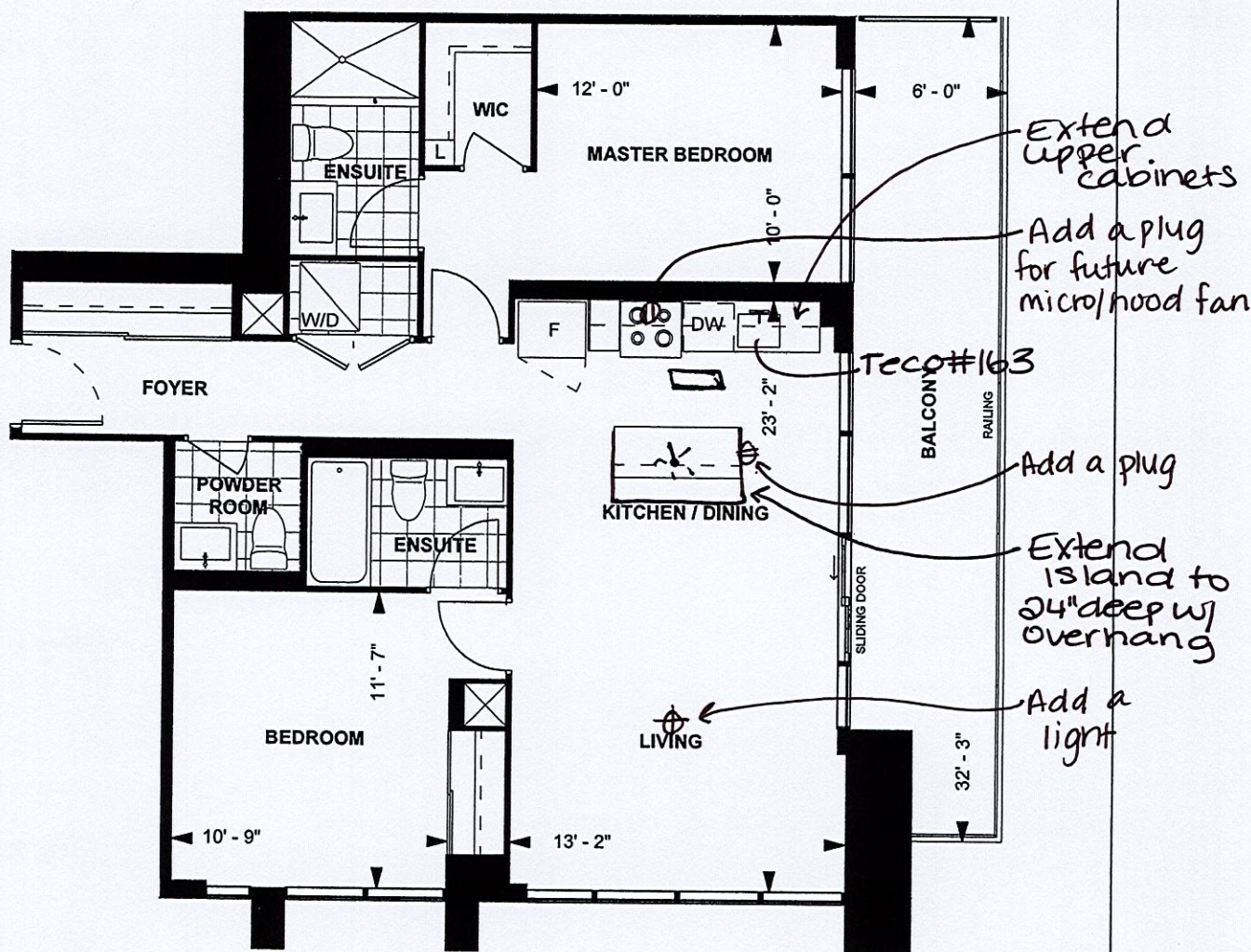
Signature: _____

Date: _____

September 26, 2019

SCHEDULE 'A'

Charisma²
ON THE PARK



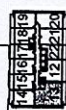
*Waterline R/I for fridge

C969
TOWER SUITE
SOUTH TOWER
9' CEILING

969 sq. ft.
2-BEDROOM



LEVEL 9-23



Purchaser Initials

Purchaser Initials

Date 10/29/18

Unit No. 13 Level No. 12 Suite No. 1214

Dimensions, specifications, layouts, location of materials and fixtures, tile floor patterns and architectural detailing (including window size and location and door size, location and swing) are approximate only and are subject to change or modifications, without notice. Actual usable floor space varies from stated floor area. Ceiling height measured from top of floor slab to underside of floor slab above and excludes finishes, bulkheads and drop ceilings. Orientation of suite may be reversed and Purchaser agrees to accept same. Balconies decks and terraces are exclusive use common elements shown for display purposes only and location and size are subject to change without notice. All illustrations are artist concept only. The provisions of the Agreement of purchase and sale apply to this Schedule, E. & O.E.