

CONSTRUCTION SUMMARY
Charisma Condominiums - Dulcina Investments Inc.

PURCHASER: Bac Thi NGUYEN TEL:

Unit 1, Level 4 (401-5)	Floor Plan B748		
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CONSTRUCTION

1 - SMOOTH CEILING PER BEDROOM 26Feb24 Note:	
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COUNTER TOP

1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 26Feb24 Note:	
1 - MAIN BATH VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 26Feb24 Note: INCLUDES 3" BACKSPLASH RETURN	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 26Feb24 Note:	
1 - ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 26Feb24 Note: INCLUDES 3" BACKSPLASH RETURN	

HARDWOOD FLOORING

1 - LAMINATE - LEXINGTON SERIES UPGRADE COLOUR IN LIEU OF STANDARD LAMINATE 26Feb24 Note:	
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MISCELLANEOUS

1 - PACKAGE CHANGE FEE 26Feb24 Note:	
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EXTRAS AS PER OFFER

1 Parking Unit - location to be selected by the Vendor at their sole discretion. Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 26 Feb 24 at 16:04

RECEIVED
FEB 27 2024

Purchaser: Bac Thi NGUYEN
Telephone Res. / Bus: /
Decor Advisor: Julia L Rosa
Lock Date: 2/26/2024 16:04:12

Const. No.: Unit 1, Level 4
Municipal: 401
Suite Type: B748
Project/Phase: Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL W-500	Standard
Primary Ensuite Bathroom	DORAL W-500	Standard
Main Bathroom	DORAL W-500	Standard

Kitchen Extended Upper Cabinets ☐ Yes ☒ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - ARABESCATO NUOVO	Standard
Primary Ensuite Bathroom	QUARTZ - ARABESCATO NUOVO - 3 inch backsplash	Standard
Main Bathroom	QUARTZ - ARABESCATO NUOVO - 3 inch backsplash	Standard
Kitchen Backsplash	QUARTZ - ARABESCATO NUOVO - FULL HEIGHT	

Comment

** Refer to Construction Summary

3. Flooring - In all Non-Tiled Areas where Applicable

LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314

Comment

** Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	TILE - STONE WHITE 12X24	TILE - GLOSSY WHITE 8X16
Main Bathroom	TILE - STONE WHITE 12X24	TILE - GLOSSY WHITE 8X16
Laundry Room	TILE - WHITE MATTE 8X8	N/A
Kitchen Backsplash	QUARTZ - ARABESCATO NUOVO - FULL HEIGHT	

Comment

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Wall, Trim and Door Paint - Standard paint as per constuction specificationThroughout.

Comment

** Refer to Construction Summary

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6. General Comments

Revision Detail

Disclaimers and Notes

BN

The following disclaimers apply to all of the Purchaser's Extra, Purchaser's Estimate Request and all Interior Colour Selection Schedules. The Purchaser(s) acknowledges that the following items may affect matters relating to their unit:

Natural Stone

The Purchaser acknowledges that natural stone products such as granite, marble and quartz that are installed in their dwelling may vary in shading, pattern, texture, veining, pores, colour and fissures from the sample in the Vendor's Décor Centre despite having the same name. Marble is not recommended in high traffic areas, such as the kitchen, as marble is a more porous stone

Ceramic Tile

any variables affect tile colour, pattern and/or design which means that installed tiles may not be identical to the samples. As a result of the manufacturing process, tiles with the same name but of different sizes, may have different colours, pattern or and will not be an exact match to each other. Furthermore, the staggered pattern of the laid tiles will vary due to size of the tile. Purchaser accepts tiles as laid by Vendor.

Hardwood/Laminate Flooring

Cupping and shrinkage are characteristics of hardwood/laminate flooring normally appearing some time after installation, and warranty is provided by the flooring supplier with respect to such cupping and shrinkage. Purchaser acknowledges that hardwood


Appliances

All appliance openings are set to Vendor's standard width. Please advise Décor Centre at time of colour appointment if custom sizing of cabinets and openings are required for any appliance. The Purchaser is responsible for costs and fees associated with changes to standard kitchen cabinets and openings and shall provide the Vendor with appliance specifications prior to of colour chart.

If applicable, where appliances are supplied by the Vendor, the model may vary according to availability and the Purchaser acknowledges that the Vendor may substitute appliances for same or better quality as determined by the Vendor in its sole unfettered discretion.

The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions. Purchaser acknowledges that not all of the above modifications were available or offered to the Purchaser.

- 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: Feb 26/24 Signature: _____ Date: _____

A vertical line with six horizontal tick marks. From top to bottom, the segments are labeled with the following numbers: 2210, 1889, 1116, 934, 321, and 160. Each number is placed to the left of the line, and each tick mark has a small diagonal line segment extending to the right.

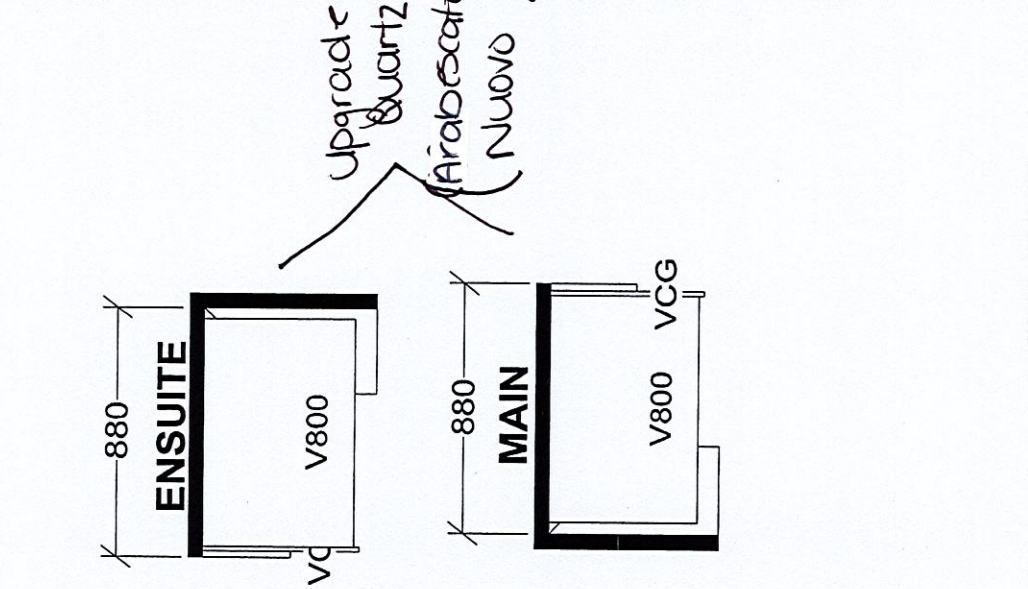
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D/W
SPACE

BB90R1200

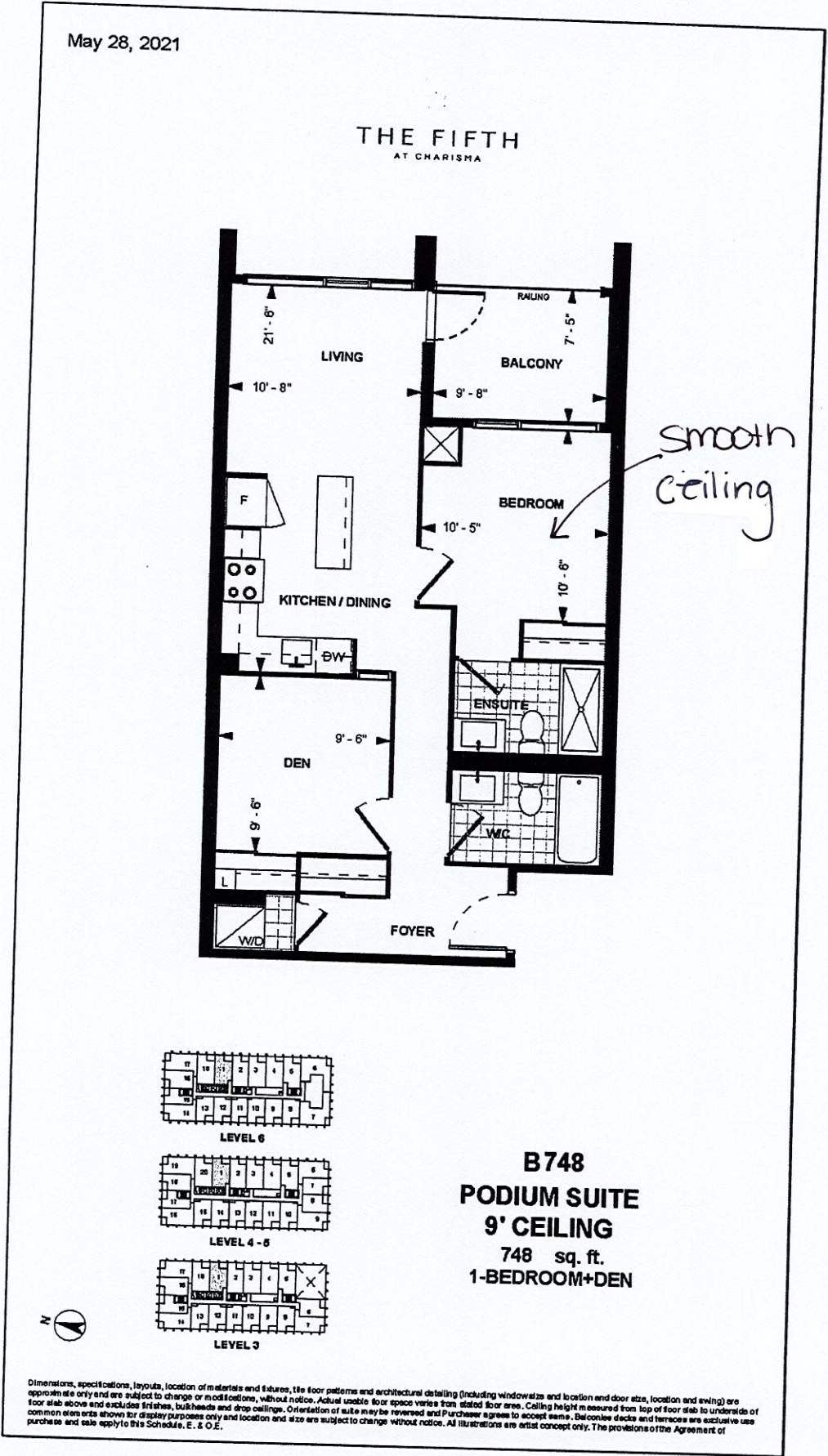
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W376350F



Selba Industries				J # _____	
W _____	WDTH _____	W _____	HGHT _____	W _____	CNT _____
<i>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</i>					
FLOOR _____	HGHT _____	DOOR _____	HGHT _____		
ST _____	CENT _____	2X4 _____	VENT _____	BOX _____	COVER _____
				JOB NUMBER:	
				BUILDER:	GREENPARK
				SITE:	DULCINA (Charisma C)
				MODEL:	B748, B777, B786, B790, B810X
				LOT #:	
				DESIGNER:	KS
				DATE:	APR 20 23

SCHEDULE "A"
Agreement of Purchase and Sale



Unit 1, Level 4 Suite 401

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, patios 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. Oct 23, 2021