

CONSTRUCTION SUMMARY			
Charisma Condominiums - Dulcina Investments Inc.			
PURCHASERS: Kamran SAMANIAN and Aida POORMOUSA VI			TEL:
Unit 7, Level 12 (1207-5)	Floor Plan A538		

CABINETRY

I - MAIN BATH VANITY CABINETRY - UPGRADE 2 HARDWARE 23Jul24 Note:	
I - KITCHEN CABINETRY - UPGRADE 2 HARDWARE 23Jul24 Note:	
I - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 27Jun23 Note:	

COUNTER TOP

I - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH - VENDOR STANDARD LEVEL QUARTZ 23Jul24 Note:	
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ELECTRICAL

I - PLUG - ADD PLUG AT ISLAND 27Jun23 Note:	
I - LIVING ROOM - LIGHT - ADD CEILING LIGHT COMPLETE WITH FIXTURE AND SWITCH 27Jun23 Note:	

PLUMBING

I - MOEN ENGAGE CHROME WITH MAGNETIC ECO-PERFORMANCE HANDHELD SHOWER - #26100EP 23Jul24 Note: MAIN WASHROOM	
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EXTRAS AS PER OFFER

I 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 23 Jul 24 at 16:08

RECEIVED
JUL 25 2024

Purchasers:

Kamran SAMANIAN & Aida POORMOUSAVI

Const. No.: Unit 7, Level 12

Telephone Res. / Bus: /

Municipal: 1207

Decor Advisor: Julia L Rosa

Suite Type: A538

Lock Date: 7/23/2024 16:08:25

Project/Phase: Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL W-500	849 MC
Primary Ensuite Bathroom	N/A	N/A
Main Bathroom	DORAL W-500	849 MC

Kitchen Extended Upper Cabinets ☐ Yes ☒ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - ISTRIA	Standard
Primary Ensuite Bathroom	N/A	N/A
Main Bathroom	QUARTZ - ISTRIA	Standard
Kitchen Backsplash	QUARTZ - ISTRIA - FULL HEIGHT	

Comment

** Refer to Construction Summary

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

LAMINATE-LEXINGTON-LANEFFE OAK-TL-LW1311

Comment

** Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	N/A	N/A
Main Bathroom	TILE - CITY WHITE MATTE 12X24	TILE - GLOSSY WHITE 8X16
Kitchen Backsplash	QUARTZ - ISTRIA - 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

Initials:

A.P.

K.S.

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6. General Comments

Revision Detail

A.P

K.S

Disclaimers and Notes

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)

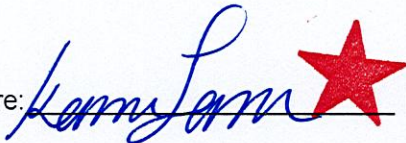
The selection images are digital photographs of the Vendor's samples at its Decor Centre. Such images when displayed on your computer monitor may not match Decor Centre samples due to the hardware/software configuration of the computer.
In the event of conflict between selection images and the Décor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

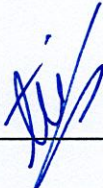
Signature:



Date:

July 23/24


Signature:



Date:

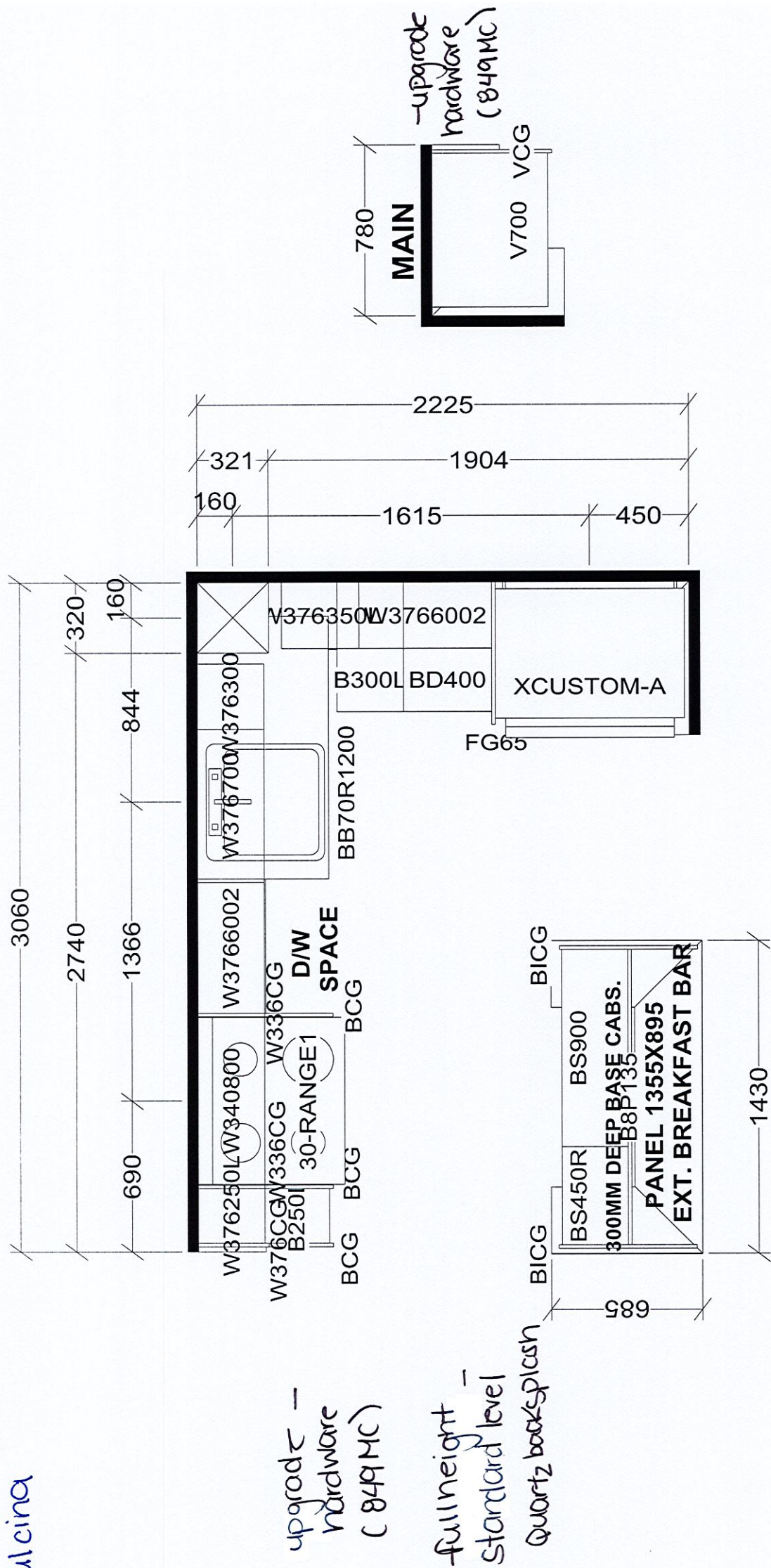
July 23/24

Signature:



Date:

Suite 1207 Dulcina

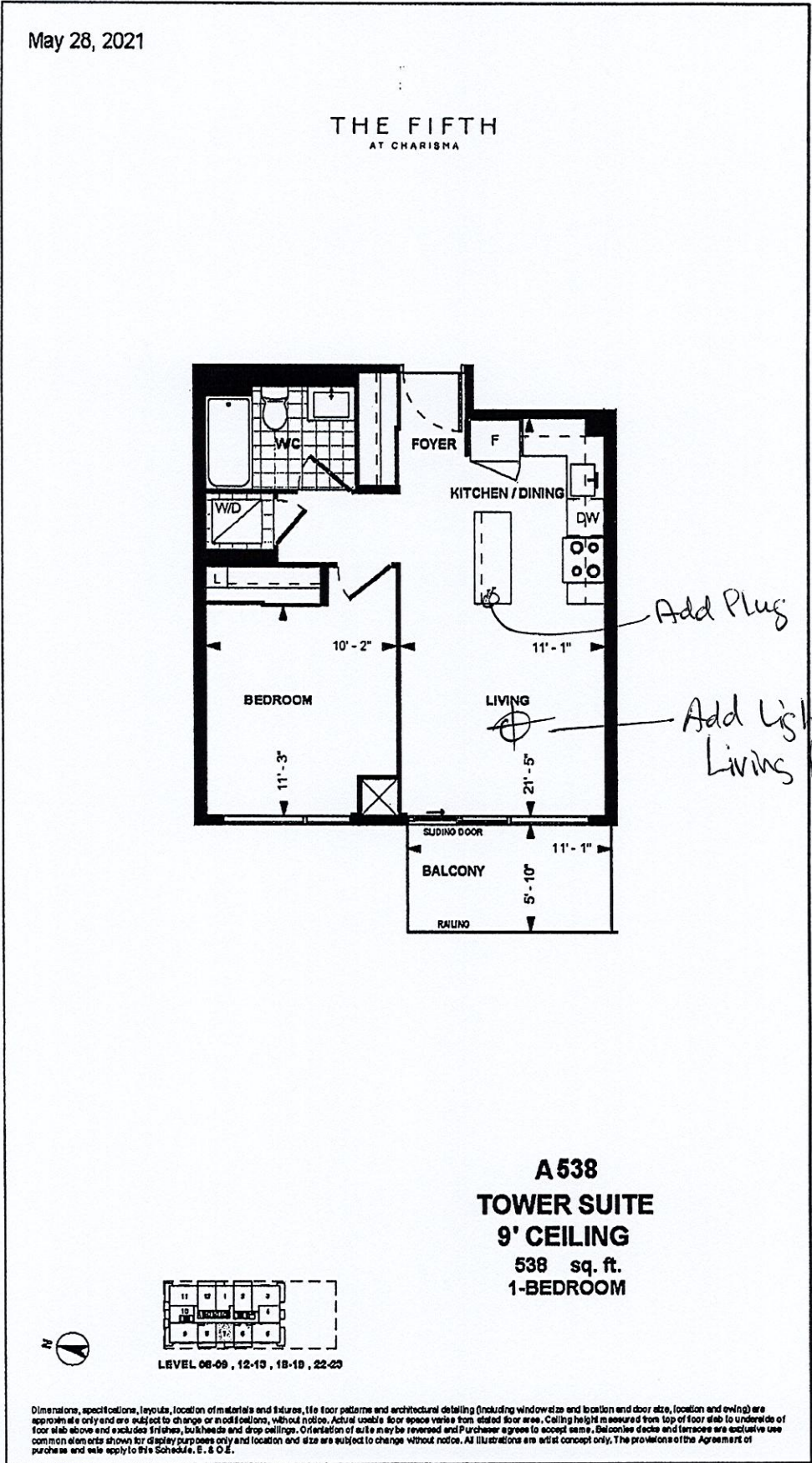


KITCHEN

X 40 UNITS

Selba Industries				J #	
W WIDTH	W HGT	W CNT	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.		
FLOOR HGT	DOOR HGT		JOB NUMBER: BUILDER: GREENPARK SITE: DULCINA (Charisma C) MODEL: A538X LOT #:		
ST CENT	2X4	VENT BOX COVER	DESIGNER: KS DATE: APR 20 23		

SCHEDULE "A"
Agreement of Purchase and Sale



Unit 7, Level 12 Suite 1207

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

DS
AP

DS
KS

Initials: _____