

CONSTRUCTION SUMMARY  
Charisma Condominiums - Dulcina Investments Inc.

PURCHASER: Adam PANNOZZO TEL:

Unit 4, Level 11 (1104-5)	Floor Plan A586		
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CABINETRY

1 - KITCHEN CABINETRY - LIGHT VALANCE 20Aug24 Note:	
1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - STANDARD LEVEL 20Aug24 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 20Aug24 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 24May23 Note:	

CERAMIC TILE

1 - CERAMIC TILE - UPGRADE 1 - ENSUITE BATHTUB WALLS 20Aug24 Note:	
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CONSTRUCTION

1 - SMOOTH CEILING PER BEDROOM 20Aug24 Note:	
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COUNTER TOP

1 - ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 20Aug24 Note:	
1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 20Aug24 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 20Aug24 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE EDGE 20Aug24 Note:	
2 - VANITY COUNTERTOP - UPGRADE EDGE 20Aug24 Note: both bathrooms	
1 - KITCHEN ISLAND - ADD WATERFALL LEGS AT ISLAND SIDES (TWO SIDES) 20Aug24 Note: APPROX 685MM	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 20Aug24 Note:	

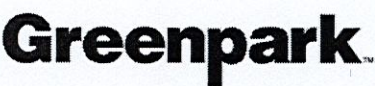
ELECTRICAL

1 - PLUG - ADD PLUG AT ISLAND 24May23 Note:	
1 - ADD POT LIGHT TO BATHTUB CEILING 24May23 Note: MASTER ENSUITE	
1 - LIVING ROOM - LIGHT - ADD CEILING LIGHT COMPLETE WITH FIXTURE AND SWITCH 24May23 Note:	

RECEIVED

AUG 21 2024





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Floor Plan  
A586

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR AND SCREEN FOR BATH TUB - INCLUDES CLIPS & PULL KNOB - CHROME FINISH  
20Aug24 Note:

MISCELLANEOUS

1 - TOTAL FOR ABOVE UPGRADES  
20Aug24 Note:

PLUMBING

2 - MOEN METHOD - BATHROOM ACCESSORY - 18" TOWEL BAR #YB2418CH - CHROME  
20Aug24 Note: both bathrooms

2 - MOEN METHOD - BATHROOM ACCESSORY - PIVOTING PAPER HOLDER #YB2408CH - CHROME  
20Aug24 Note: both bathrooms

EXTRAS AS PER OFFER

1 Parking Unit - location to be selected by the Vendor at their sole discretion.  
Worksheet Note:

This Document is Extremely Time Sensitive - Printed 20 Aug 24 at 11:40



Purchaser:Adam PANNOZZO

Telephone Res. / Bus: /

Decor Advisor:Julia L Rosa

Lock Date:8/20/2024 11:31:19

Const. No.: Unit 4, Level 11

Municipal: 1104

Suite Type: A586

Project/Phase: Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	MONACO - 350 PLATINUM SILVER	Standard
Primary Ensuite Bathroom	MONACO - 350 PLATINUM SILVER	Standard
Powder Room	MONACO - 350 PLATINUM SILVER	Standard

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - CALACATTA WAVE	#370 MITERED EDGE
Primary Ensuite Bathroom	QUARTZ - CALACATTA WAVE	#370 MITERED EDGE
Powder Room	QUARTZ - CALACATTA WAVE	#370 MITERED EDGE
Kitchen Backsplash	QUARTZ - CALACATTA WAVE - FULL HEIGHT	

Comment

\*\* Refer to Construction Summary

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

LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317

Comment

\*\* Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	TILE - ULTRA BIANCO 12X24	TILE - ULTRA BIANCO 12X24
Powder Room	TILE - ULTRA BIANCO 12X24	N/A
Laundry Room	TILE - WHITE MATTE 8X8	N/A
Kitchen Backsplash	QUARTZ - CALACATTA WAVE - 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

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: Aug 2024

Signature:\_\_\_\_\_

Date:\_\_\_\_\_



Suite 1104 Dulcinea

extended -  
uppers

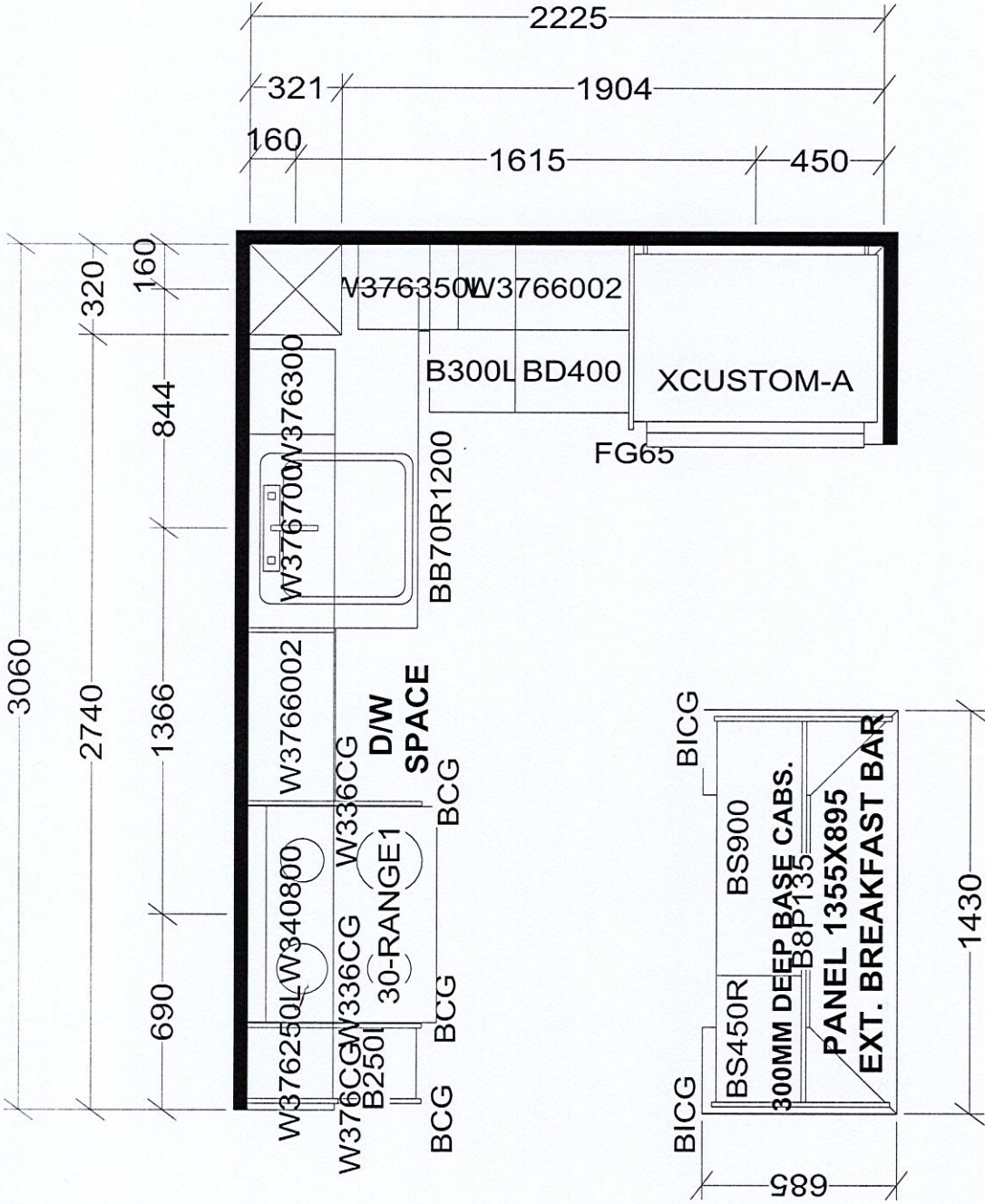
upgrade -  
edge

upgrade Quartz -  
(countertop + full height  
backsplash)

light valance -

Waterfall -  
legs at island  
sides

upgrade edge  
increase vanity -  
height  
upgrade Quartz -  
(calacatta wave)



KITCHEN

X 20 UNITS

Selba Industries

J #

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.

JOB NUMBER:

BUILDER: GREENPARK

SITE: DULCINA (Charisma C)

MODEL: A586X

LOT #:

W WIDTH W HGT W CNT

FLOOR HGT DOOR HGT

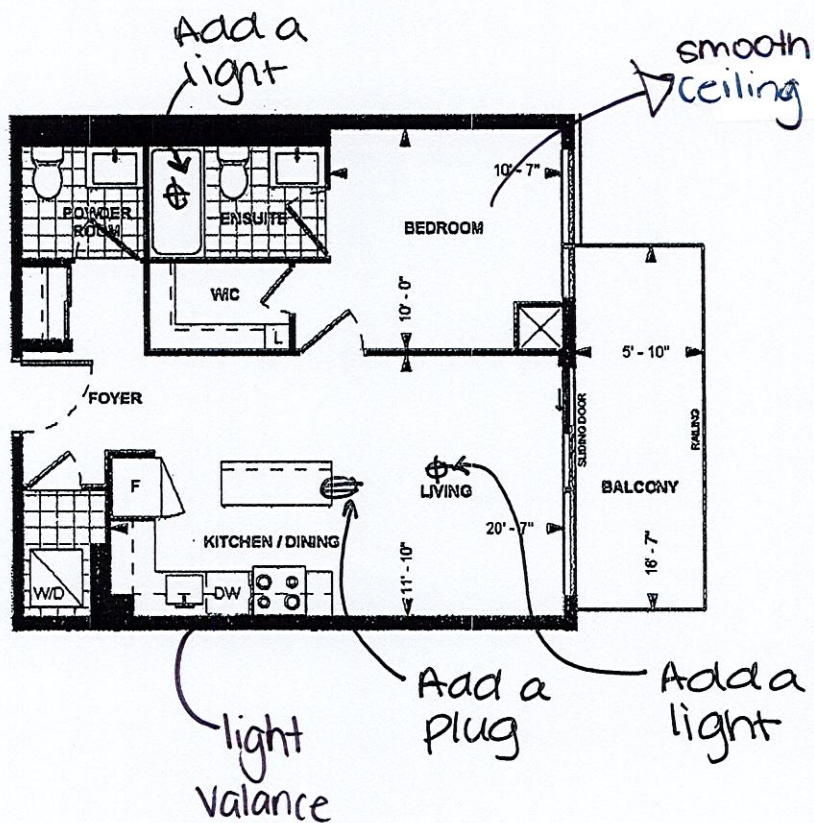
ST CENT 2X4 VENT BOX COVER

DESIGNER: KS  
DATE: APR 20 23



May 28, 2021

THE FIFTH  
AT CHARISMA



A586  
TOWER SUITE  
9' CEILING  
586 sq. ft.  
1-BEDROOM



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.

Unit 4, Level 11 Suite 1104

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.