



CONSTRUCTION SUMMARY

Charisma Condominiums - Dulcina Investments Inc.

PURCHASER: Mitchell Anthony Domenic BISOGNO

TEL:

Unit 5, Level 14 (1505-5)	Floor Plan C868		
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CABINETRY

1 - KITCHEN CABINETRY HARDWARE - DELETE HARDWARE NO HOLES DRILLED 06Sep24 Note: KITCHEN AND BATHROOMS DELETE HARDWARE	
1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - STANDARD LEVEL 06Sep24 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 06Sep24 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2 06Sep24 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 06Sep24 Note:	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR - FLAT FEE <i>06Sep24</i> Note: FLOOR AND WALL TILES TO HAVE UPGRADED GROUT IN MASTER & BEDROOM 2 ENSUITE ONLY - 2 PEARL GREY INCLUDING POWER ROOM FLOOR TILES	
1 - CERAMIC TILE - UPGRADE 1 - MASTER ENSUITE SHOWER WALLS <i>06Sep24</i> Note:	
1 - CERAMIC TILE - UPGRADE 1 - BEDROOM 2 ENSUITE BATHTUB WALLS <i>06Sep24</i> Note:	

CONSTRUCTION

2 - SMOOTH CEILING PER BEDROOM 06Sep24 Note: BOTH BEDROOMS	
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COUNTER TOP

1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 06Sep24 Note:	
1 - MASTER ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 06Sep24 Note:	
1 - ENSUITE 2 VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 06Sep24 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 06Sep24 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 06Sep24 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE EDGE 06Sep24 Note:	

PLUMBING

RECEIVED

SEP 09 2024



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1 - KITCHEN SINK - TECO UNDERMOUNT SINK #163 06Sep24 Note:			
1 - BEDROOM 2 ENSUITE - ENGAGE 6 FUNCTION HANDSHOWER WITH MAGNETIX DOCKING 06Sep24 Note: BEDROOM 2 ENSUITE BATHTUB			
1 - MASTER ENSUITE SHOWER - MOEN VOSS POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER T2692EP/U361CI/UT4611/S3880EP/A721/62320 - CHROME 06Sep24 Note: MASTER ENSUITE			
3 - MOEN METHOD - BATHROOM ACCESSORY - 18" TOWEL BAR #YB2418CH - CHROME 06Sep24 Note: ALL BATHROOMS			
3 - MOEN METHOD - BATHROOM ACCESSORY - PIVOTING PAPER HOLDER #YB2408CH - CHROME 06Sep24 Note: ALL BATHROOMS			

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 06Sep24 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:	
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 Two Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 9 Sep 24 at 10:38

Purchaser:

Mitchell Anthony Domenic BISOGNO

Telephone Res. / Bus:

/

Decor Advisor:

Julia L Rosa

Lock Date:

9/6/2024 10:17:10

Const. No.:

Unit 5, Level 14

Municipal:

1505

Suite Type:

C868

Project/Phase:

Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL W-500	N/A
Primary Ensuite Bathroom	DORAL W-500	N/A
Bedroom 2 Ensuite	DORAL W-500	N/A
Powder Room	DORAL W-500	N/A

Kitchen Extended Upper Cabinets

☒ Yes

☐ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - TRAMONTANA 5T3	#370 MITERED EDGE
Primary Ensuite Bathroom	QUARTZ - TRAMONTANA 5T3	Standard
Bedroom 2 Ensuite	QUARTZ - TRAMONTANA 5T3	Standard
Powder Room	QUARTZ - TRAMONTANA 5T3	Standard
Kitchen Backsplash	QUARTZ - TRAMONTANA 5T3 - 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	TILE - ULTRA BIANCO 12X24	TILE - ULTRA BIANCO 12X24
Bedroom 2 Ensuite	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 - TRAMONTANA 5T3 - FULL HEIGHT	

Comment

** Refer to Construction Summary - FLOOR AND WALL TILES IN BATHROOMS ONLY TO HAVE UPGRADED GROUT -2 PEARL GREY

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

Comment

** Refer to Construction Summary

Purchaser:	Mitchell Anthony Domenic BISOGNO	Const. No.:	Unit 5, Level 14
Telephone Res. / Bus:	/	Municipal:	1505
Decor Advisor:	Julia L Rosa	Suite Type:	C868
Lock Date:	9/6/2024 10:17:10	Project/Phase:	Dulcina Investments Inc./5

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.

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 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.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:_____



Date: Sept 6/24

Signature:_____

Date: _____

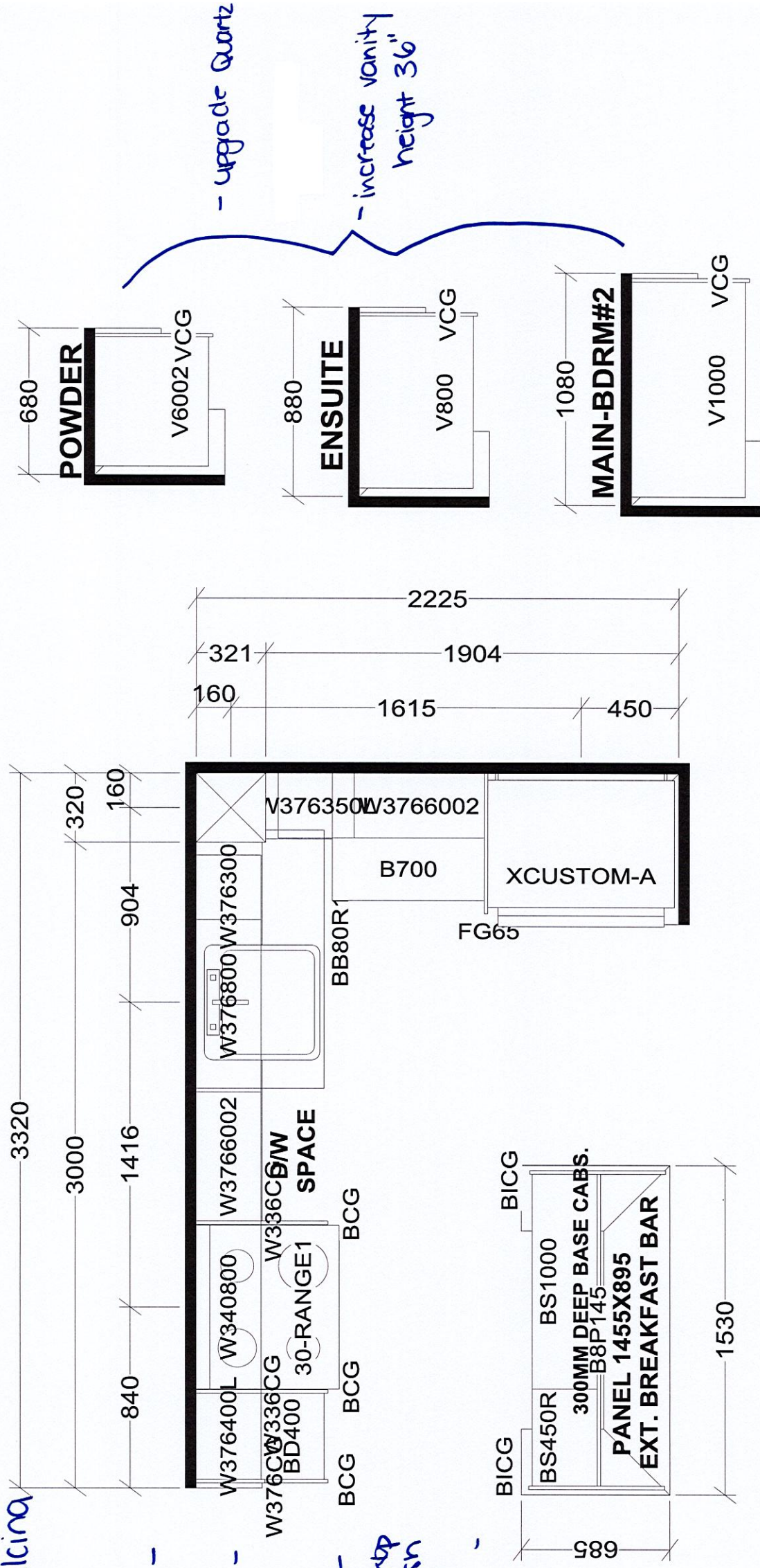
Suite 1505 Dulcinea

extended -
uppers

upgrade edge

upgrade -
Quartz content
+ backslash

upgrade
teco sink
#163



KITCHEN

Selba Industries

フ

X 20 UNITS

W W D T H W H G H T W C N T

W W D T H _____ W W H G H T _____ W W C N T _____ This drawing is the intellectual property of JOB NUMBER: _____

FLOOR HIGHT

Builder: GREENPARK

or copied unless applicable fee has been paid or job order placed.

SITE: DULCINA (Charisma C)

ST CENT 2X4 VENT BOX COVER

DESIGNER: KS

DATE: APR 20 23

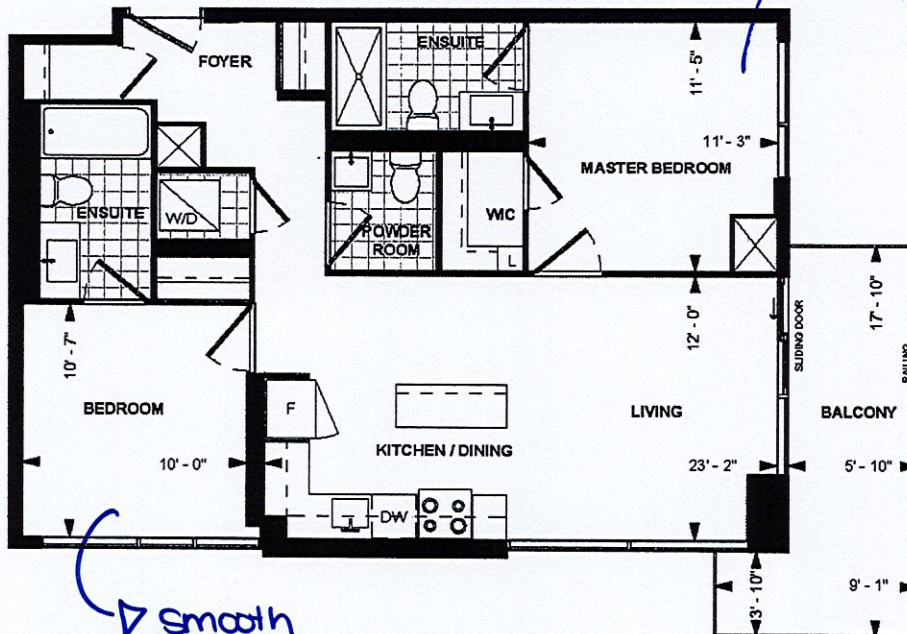
MODEL: C868X

LOT #:

SCHEDULE "A"
Agreement of Purchase and Sale

May 28, 2021

THE FIFTH
AT CHARISMA



C 868
TOWER SUITE
9' CEILING
868 sq. ft.
2-BEDROOM



Dimensions, specifications, layouts, location of openings and fixtures, the floor patterns and architectural detailing (including window/door and location and door/swing, location and swing) are approximate 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 finished, bulkheads and drop ceilings. Orientation of suite may be reversed and Purchaser agrees to accept same. Balconies, decks and terraces are exclusive use areas and are not included in the stated floor area 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 5, Level 14 Suite 1505

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

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SUB.

Initials: 