

CONSTRUCTION SUMMARY		RECEIVED	
Charisma Condominiums - Dulcina Investments Inc.		DEC 04 2024	
PURCHASER: Hamidreza JAZAERI		TEL:	
Unit 4, Level 25 (2604-5)	Floor Plan A586		

CABINETRY

1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 04Dec24 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 04Dec24 Note:	
1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - STANDARD LEVEL 04Dec24 Note:	
1 - CABINETRY - KITCHEN & VANITY - CABINET COLOUR CHANGE - STANDARD LEVEL CABINETRY 04Dec24 Note:	

CERAMIC TILE

1 - CERAMIC TILE - UPGRADE 4 - ENSUITE BATHTUB WALLS 04Dec24 Note:	
1 - CERAMIC TILE - UPGRADE 3 - POWDER ROOM FLOOR 04Dec24 Note:	
1 - CERAMIC TILE - UPGRADE 3 - ENSUITE BATHROOM FLOOR 04Dec24 Note:	


CONSTRUCTION

1 - SMOOTH CEILING PER BEDROOM 04Dec24 Note:	
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COUNTER TOP

1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 04Dec24 Note:	
1 - ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 04Dec24 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 04Dec24 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 04Dec24 Note:	

ELECTRICAL

1 - LIGHT - ADD CEILING LIGHT COMPLETE WITH FIXTURE AND SWITCH 04Dec24 Note: LIVING AREA	
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MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR AND SCREEN FOR BATH TUB - INCLUDES CLIPS & PULL KNOB - CHROME FINISH 04Dec24 Note:	
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PLUMBING

1 - KITCHEN SINK - TECO UNDERMOUNT SINK #163 04Dec24 Note: BOTTOM GRID INCLUDED #GR2316RC	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 04Dec24    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 Twen Worksheet    Note:	

This Document is Extremely Time Sensitive - Printed 4 Dec 24 at 15:12



Purchaser: Hamidreza JAZAERI  
Telephone Res. / Bus: /  
Decor Advisor: Julia L Rosa  
Lock Date: 12/4/2024 15:11:02

Const. No.: Unit 4, Level 25  
Municipal: 2604  
Suite Type: A586  
Project/Phase: Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL - K44 TITAN GREY	Standard
Primary Ensuite Bathroom	DORAL - K44 TITAN GREY	Standard
Powder Room	DORAL - K44 TITAN GREY	Standard

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - CALACATTA MISTRAL	Standard
Primary Ensuite Bathroom	QUARTZ - CALACATTA WAVE	Standard
Powder Room	QUARTZ - CALACATTA WAVE	Standard
Kitchen Backsplash	QUARTZ - CALACATTA MISTRAL - 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 - VARENNA CARARRA MATTE 12X24	TILE - VARENNA CARARRA POLISHED 12X24
Powder Room	TILE - VARENNA CARARRA MATTE 12X24	N/A
Laundry Room	TILE - WHITE MATTE 8X8	N/A
Kitchen Backsplash	QUARTZ - CALACATTA MISTRAL - 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



Purchaser:	Hamidreza JAZAERI	Const. No.:	Unit 4, Level 25
Telephone Res. / Bus:	/	Municipal:	2604
Decor Advisor:	Julia L Rosa	Suite Type:	A586
Lock Date:	12/4/2024 15:11:02	Project/Phase:	Dulcina Investments Inc./5

6. General Comments

Revision Detail

4-7

**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.

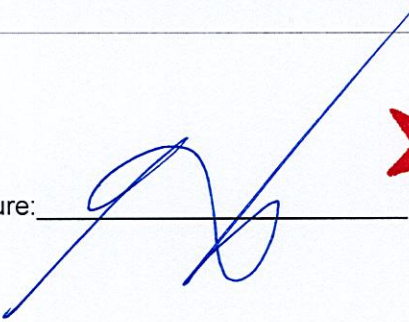
**Hardwood/Laminate Flooring**  
Cupping and shrinkage are characteristics of hardwood/laminate flooring normally appearing some time after installation, and warranty is provided by the flooring supplier with respect to such cupping and shrinkage. Purchaser acknowledges that hardwood


**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: Dec 4/24

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

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

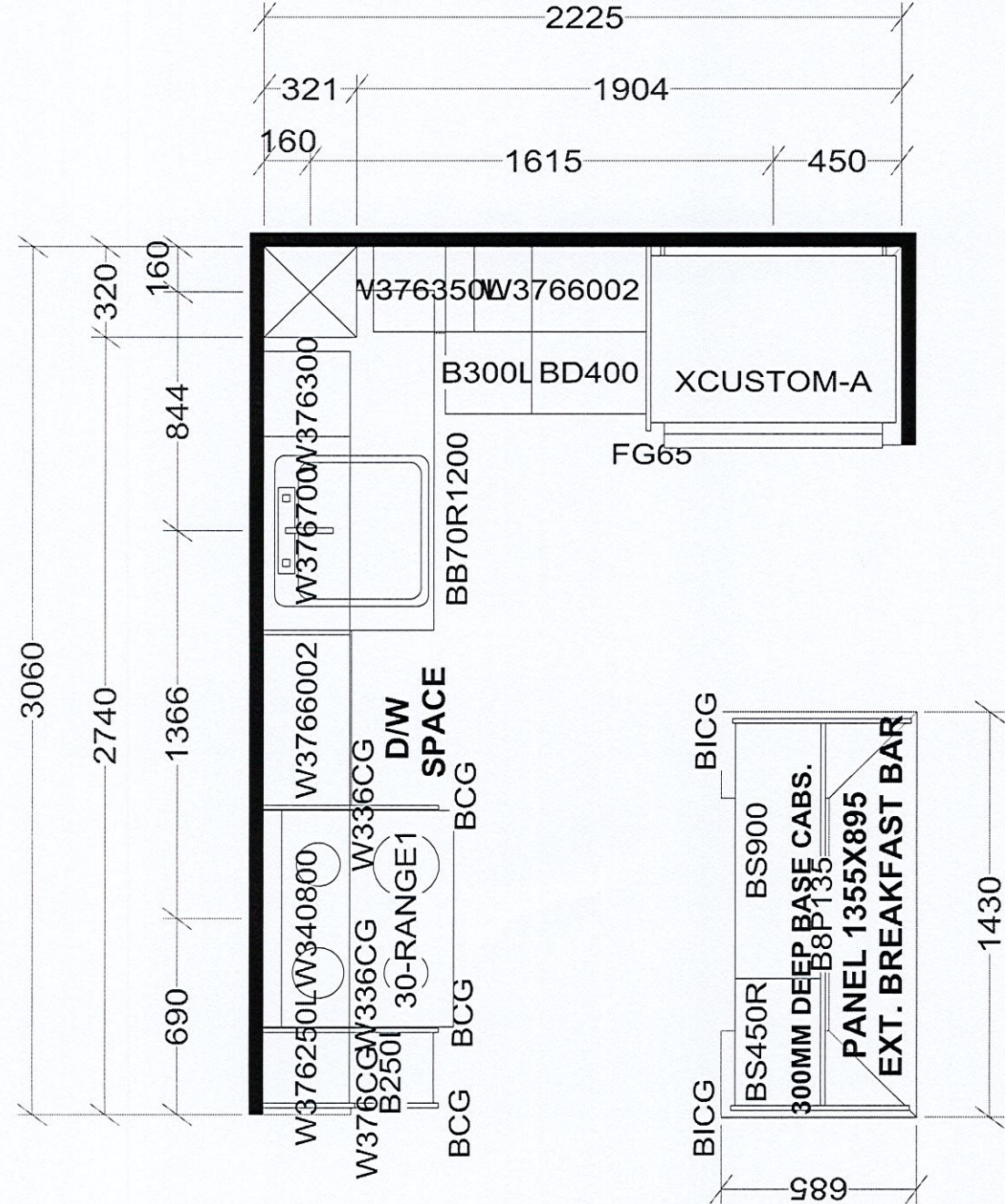


Suite 2604 Dulcina

extended  
uppers

upgrade -  
sink (#163)

upgrade Quartz -  
countertop + full height  
backsplash



increase -  
vanity height  
36"

upgrade -  
Quartz

KITCHEN

X 20 UNITS

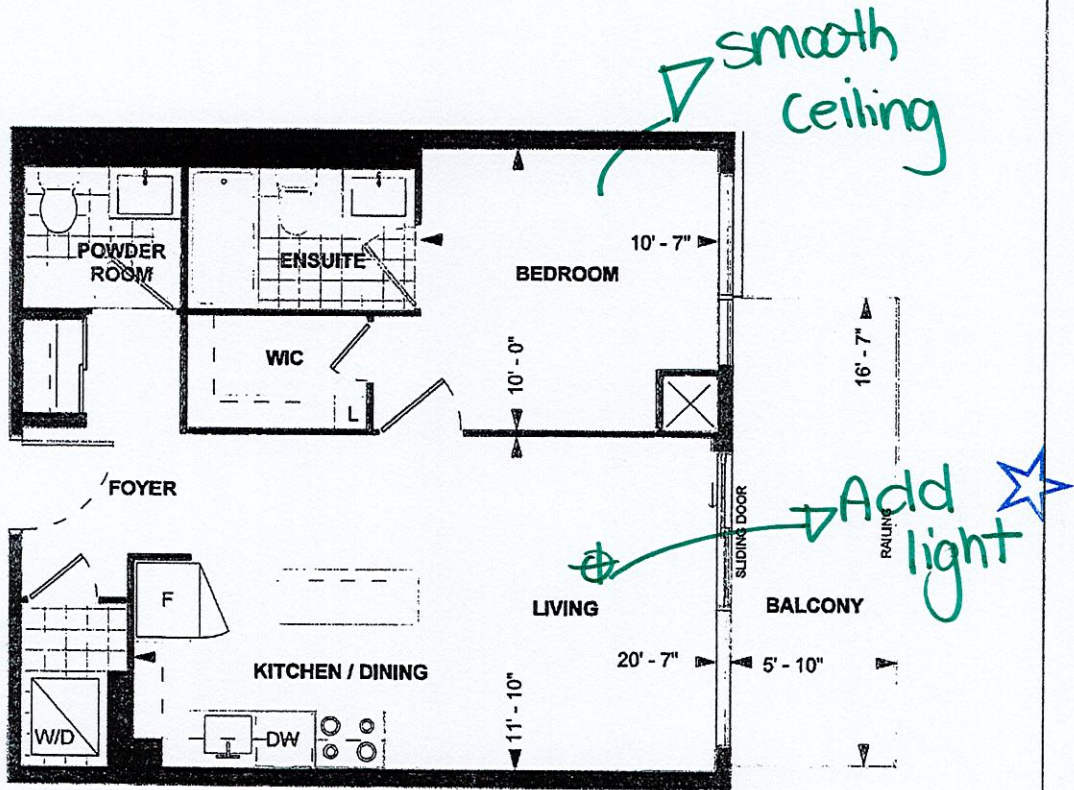
Selba Industries				J #
W WDTH	W HGHT	W CNT	This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.	
FLOOR HGHT	DOOR HGHT	DOOR HGHT	JOB NUMBER: BUILDER: GREENPARK SITE: DULCINA (Charisma C) MODEL: A586X LOT #:	
ST CENT	2X4	VENT BOX COVER	DESIGNER: KS DATE: APR 20 23	



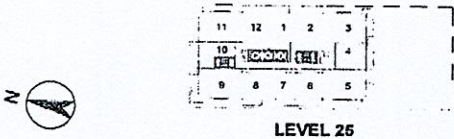
June 1, 2023

SCHEDULE 'A'

THE FIFTH  
AT CHARISMA



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



DS  
H J

11-Aug-23

Purchaser Initials

Purchaser Initials

Date

Unit No.

04

Level No.

25

Suite No.

2604

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.