

CONSTRUCTION SUMMARY

Charisma Condominiums - Dulcina Investments Inc.

PURCHASERS: Zahra NAZARI and Mohammadhossein CHAIFOROSH

TEL:

| | | | |
|---------------------------|--------------------|--|--|
| Unit 6, Level 26 (2706-5) | Floor Plan A524 | | |
|---------------------------|--------------------|--|--|

CABINETRY

| | |
|---|--|
| 1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 13Jan25 Note: | |
| 1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - STANDARD LEVEL 13Jan25 Note: | |

CERAMIC TILE

| | |
|---|--|
| 1 - CERAMIC TILE - UPGRADE 3 - MAIN BATH FLOOR 13Jan25 Note: | |
| 1 - CERAMIC TILE - UPGRADE 4 - MAIN BATH BATHTUB WALLS 13Jan25 Note: | |

CONSTRUCTION

| | |
|---|--|
| 1 - SMOOTH CEILING PER BEDROOM 13Jan25 Note: | |
|---|--|

COUNTER TOP

| | |
|---|--|
| 1 - MAIN BATH VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 13Jan25 Note: | |
| 1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 13Jan25 Note: | |
| 1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 13Jan25 Note: | |
| 1 - KITCHEN COUNTERTOP - UPGRADE EDGE 13Jan25 Note: | |

ELECTRICAL

| | |
|---|--|
| 1 - LIGHT - ADD CEILING LIGHT COMPLETE WITH FIXTURE AND SWITCH 13Jan25 Note: living room | |
|---|--|



HARDWOOD FLOORING

| | |
|--|--|
| 1 - LAMINATE - AVENUE SERIES IN LIEU OF STANDARD LAMINATE 13Jan25 Note: | |
|--|--|

MIRRORS AND GLASS

| | |
|---|--|
| 1 - FRAMELESS GLASS SHOWER DOOR AND SCREEN FOR BATH TUB - INCLUDES CLIPS & PULL KNOB - CHROME FINISH 13Jan25 Note: | |
|---|--|

PLUMBING

| | |
|--|--|
| 1 - MOEN METHOD - BATHROOM ACCESSORY - 18" TOWEL BAR #YB2418CH - CHROME 13Jan25 Note: | |
| 1 - KITCHEN SINK - TECO UNDERMOUNT SINK #163 13Jan25 Note: BOTTOM GRID INCLUDED #GR2316RC | |

RECEIVED

JAN 16 2025



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PROMOTIONAL

| | |
|---|--|
| 1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 13Jan25 Note: | |
|---|--|

EXTRAS AS PER OFFER

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

This Document is Extremely Time Sensitive - Printed 14 Jan 25 at 9:44

1. Kitchen and Vanities

| | Style and Colour | Hardware |
|--------------------------|------------------------------|----------|
| Kitchen | MONACO - 350 PLATINUM SILVER | Standard |
| Primary Ensuite Bathroom | N/A | N/A |
| Main Bathroom | DORAL W-500 | Standard |
| | | |
| | | |

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

** Refer to Construction Summary

2. Counters

| | Counter | Edge |
|--------------------------|-----------------------------------|-------------------|
| Kitchen | QUARTZ - TRAMONTANA | #370 MITERED EDGE |
| Primary Ensuite Bathroom | N/A | N/A |
| Main Bathroom | QUARTZ - MONTI | Standard |
| | | |
| | | |
| Kitchen Backsplash | QUARTZ - TRAMONTANA - FULL HEIGHT | |

Comment

** Refer to Construction Summary

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

| |
|---------------------------------------|
| LAMINATE-AVENUE-COLORADO OAK-TL-AV225 |
|---------------------------------------|

Comment

** Refer to Construction Summary

4. Tile

| | Floor Tile | Wall Tile |
|--------------------------|------------------------------------|---------------------------------------|
| Primary Ensuite Bathroom | N/A | N/A |
| Main Bathroom | TILE - VARENNA CARARRA MATTE 12X24 | TILE - VARENNA CARARRA POLISHED 12X24 |
| Laundry Room | TILE - WHITE MATTE 8X8 | N/A |
| | | |
| | | |
| Kitchen Backsplash | QUARTZ - TRAMONTANA - 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:

zu

CH

Purchasers:Zahra NAZARI & Mohammadhossein CHAIFORC

Telephone Res. / Bus: /

Decor Advisor:Julia L Rosa

Lock Date:1/13/2025 16:37:57

Const. No.: Unit 6, Level 26

Municipal: 2706

Suite Type: A524

Project/Phase: Dulcina Investments Inc./5

6. General Comments

Revision Detail

2WCH

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.

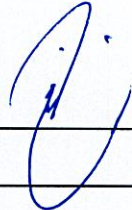
If applicable, where appliances are supplied by the Vendor, the model may vary according to availability and the Purchaser acknowledges that the Vendor may substitute appliances for same or better quality as determined by the Vendor in its sole unfettered discretion.

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: Jan13/25

Signature: 

Date: Jan13/25

3060

160

W376CG W336CG W336CG D/W SPACE
B250I (30-RANGE1)

BB70R1200

FG65

BICG

| | |
|--------|-------|
| BS450R | BS900 |
|--------|-------|

300MM DEEP BASE CABS.

PANEL 1355X895

EXT. BREAKFAST BAR

1430

KITCHEN

X 20 UNITS

Selba Industries

3

W WDTH _____ W Hght _____ W CNT _____

BUILDER: GREENPARK

SITE: DULCINA (Charisma C)

MODEL: A524X

LOT #:

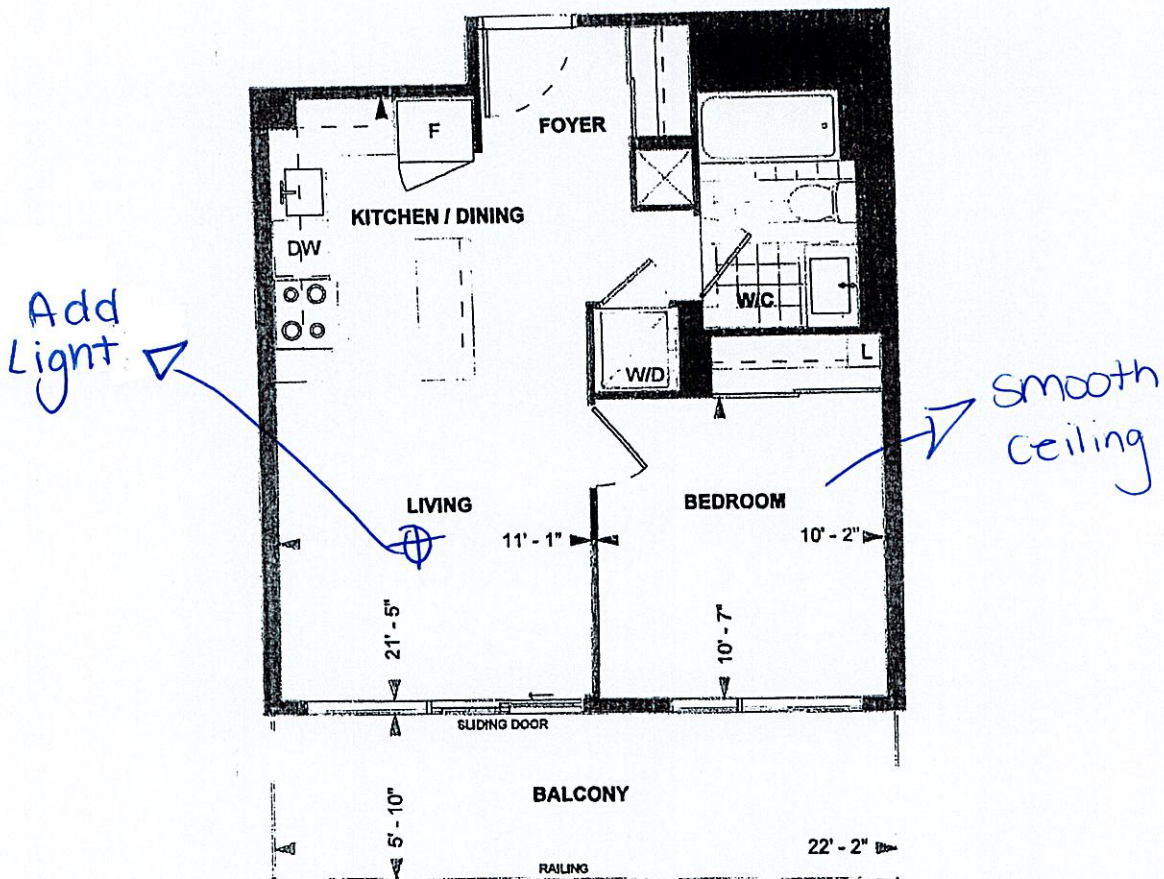
DESIGNER: KS

DATE: APR 20 23

June 1, 2023

SCHEDULE 'A'

5
THE FIFTH
AT CHARISMA

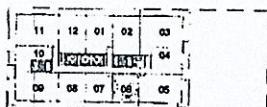


A 524 TOWER SUITE 9' CEILING

02-Oct-23

524 sq. ft.
1-BEDROOM

02-Oct-23



LEVEL 26-27

DS

EN

Purchaser Initials

Unit No. 06

DS

MC

Purchaser Initials

Date

Level No. 26

Suite No. 2706

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.