

CONSTRUCTION SUMMARY

Charisma Condominiums - Dulcina Investments Inc.

PURCHASERS: Kim Emerson De Sagun PAZ and Isagani A. PAZ // Avelina PAZ TEL:

Unit 10, Level 26 (2710-5)	Floor Plan A527		
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CABINETRY

1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - STANDARD LEVEL 14Jan25 Note:	
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CONSTRUCTION

1 - SMOOTH CEILING PER BEDROOM 14Jan25 Note:	
1 - TUB TO SHOWER CONVERSION - INCLUDES CLEAR GLASS FRAMED SLIDING DOORS CHROME FINISH, MOSAIC SHOWER BASE 2X2 WHITE AND SHOWER POT LIGHT 31Jul23 Note: MAIN BATHROOM	

COUNTER TOP

1 - MAIN BATH VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 14Jan25 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 14Jan25 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE EDGE 14Jan25 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 14Jan25 Note:	

ELECTRICAL

1 - LIGHT - ADD CEILING LIGHT COMPLETE WITH FIXTURE AND SWITCH 31Jul23 Note:	
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LIVING ROOM

HARDWOOD FLOORING

1 - LAMINATE - PARK LANE SERIES IN LIEU OF STANDARD LAMINATE 14Jan25 Note:	
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MISCELLANEOUS

1 - PACKAGE CHANGE FEE 14Jan25 Note:	
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PLUMBING

1 - TOE TESTER - ADD TOE TESTER SPOUT WITH INTEGRATED DIVERTER FOR SHOWER 31Jul23 Note: MAIN BATHROOM	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 14Jan25 Note: REMAINDER OF CREDIT USED \$9,050	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$5,950.00. BALANCE FORWARD \$9,050.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 31Jul23 Note:	

RECEIVED
JAN 16 2025

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PURCHASERS: Kim Emerson De Sagun PAZ and Isagani A. PAZ // Avelina PAZ

TEL:

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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 Fift <i>Worksheet</i> Note:	
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This Document is Extremely Time Sensitive - Printed 14 Jan 25 at 14:29

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL W-500	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 - CALACATTA WAVE	#370 MITERED EDGE
Primary Ensuite Bathroom	N/A	N/A
Main Bathroom	QUARTZ - MONTI	Standard
Kitchen Backsplash	QUARTZ - CALACATTA WAVE - FULL HEIGHT	

Comment

** Refer to Construction Summary

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

LAMINATE-PARKLANE-VENICE OAK GREY-TL-EL-3906

Comment

** Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	N/A	N/A
Main Bathroom	TILE - ULTRA BIANCO 12X24	TILE - GLOSSY WHITE 8X16
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

Initials:

KP

Purchasers:Kim Emerson De Sagun PAZ & Isagani A. PAZ //

Const. No.: Unit 10, Level 26

Telephone Res. / Bus: /

Municipal: 2710

Decor Advisor:Julia L Rosa

Suite Type: A527

Lock Date:1/14/2025 14:23:53

Project/Phase: Dulcina Investments Inc./5

6. General Comments

Revision Detail

KP

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

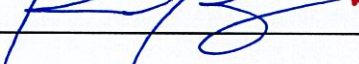
Appliances

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: Jan 14/25

Signature: 

Date: Jan 14/25

Signature: _____

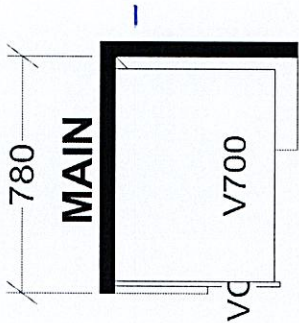
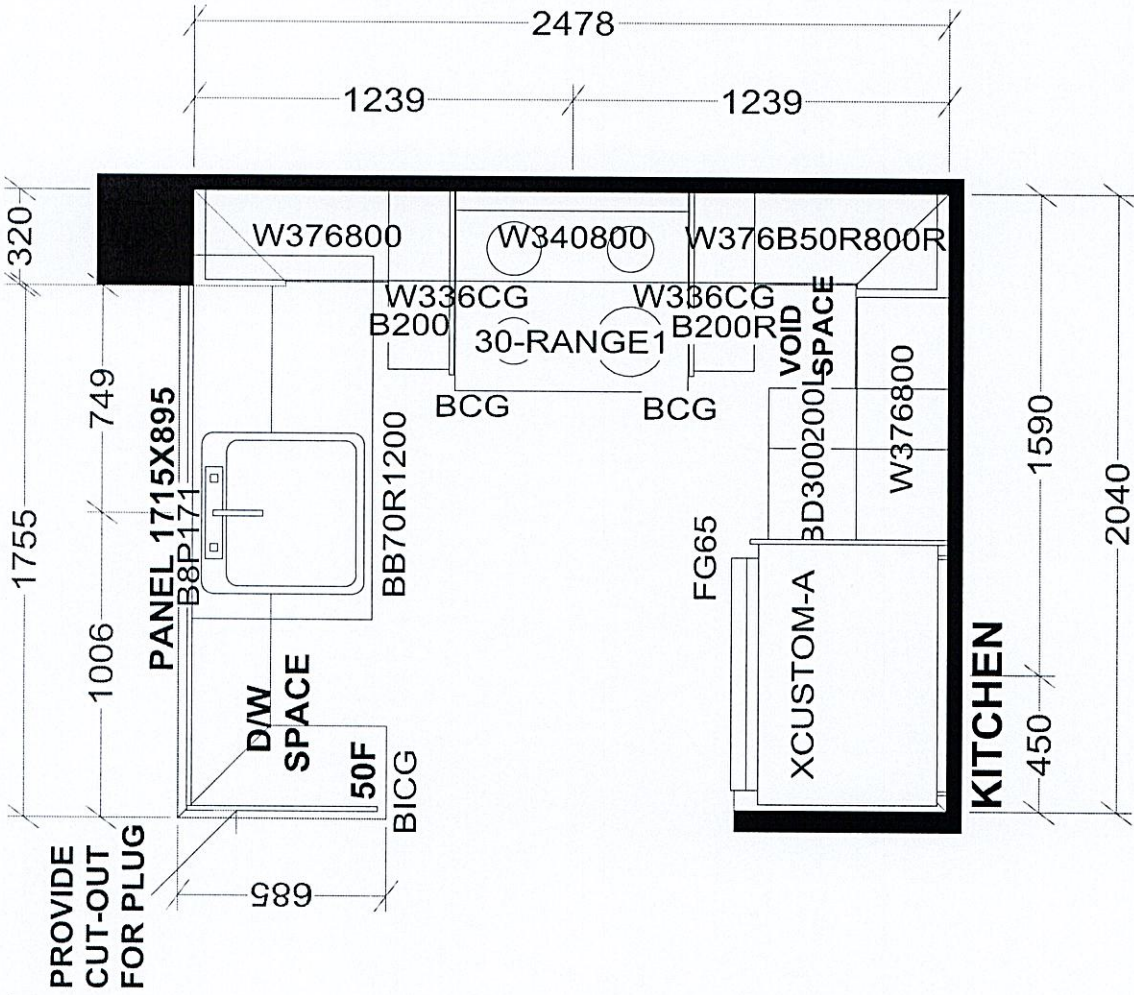
Date: _____

Suite 2710 Dulcinea

extended -
uppers

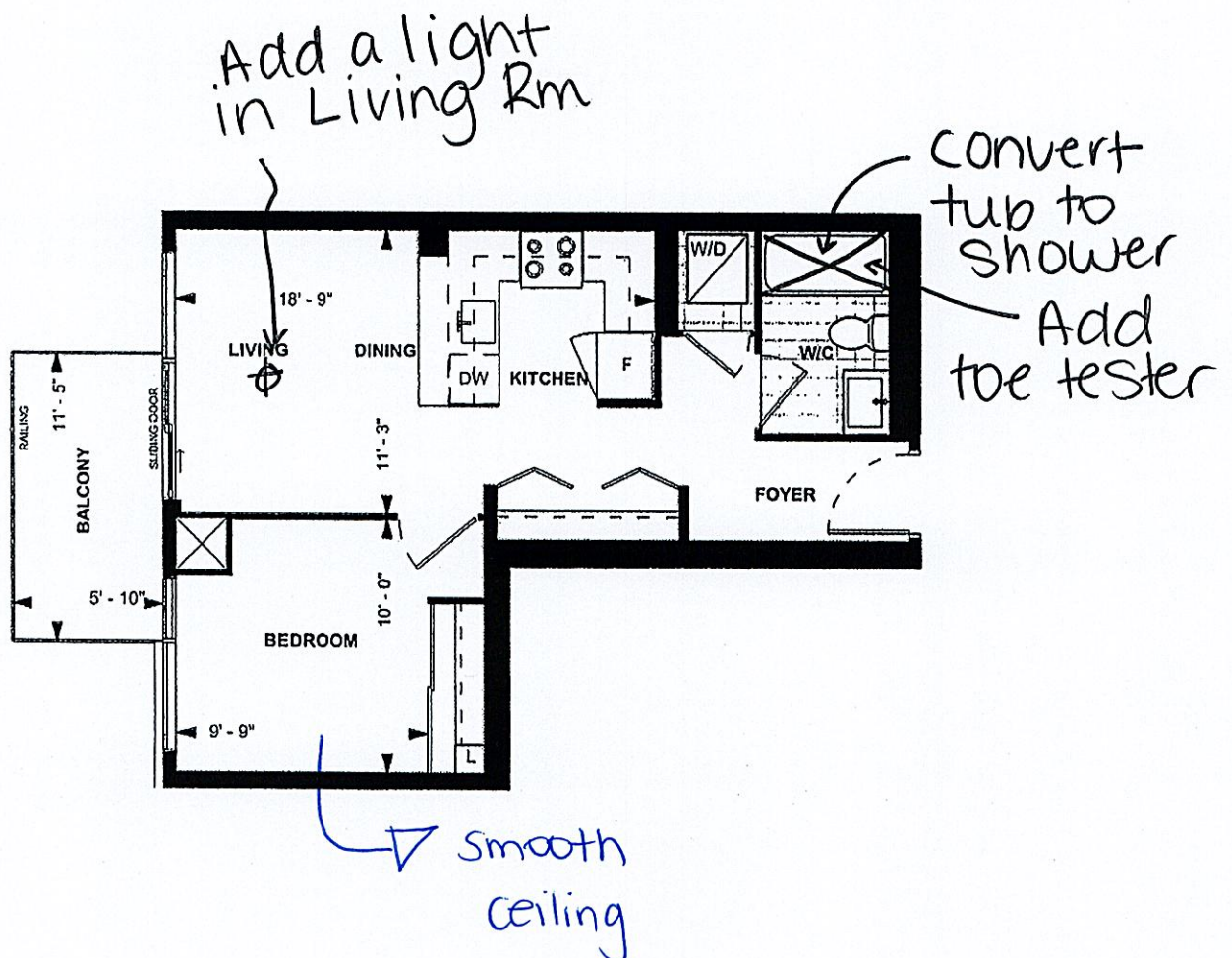
upgrade -
edge

upgrade -
Quartz full height
backsplash



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		
ST CENT	2X4	VENT BOX COVER	
JOB NUMBER:			BUILDER: GREENPARK
SITE: DULCINA (Charisma C)			MODEL: A527X
DESIGNER: KS			LOT #:
DATE: APR 20 23			



A527
TOWER SUITE
9' CEILING
527 sq. ft.
1-BEDROOM



Unit 10, Level 26 Suite 2710

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