

CONSTRUCTION SUMMARY

Charisma Condominiums - Dulcina Investments Inc.

PURCHASERS: Joseph Daniel MENNA and 2764444 ONTARIO INC.

TEL:

Unit 4, Level 23 (2404-5)	Floor Plan A586		
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CABINETRY

1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - STANDARD LEVEL 31Jan25 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 31Jan25 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 31Jan25 Note:	

CERAMIC TILE

1 - CERAMIC TILE - UPGRADE 4 - POWDER ROOM FLOOR 31Jan25 Note:	
1 - CERAMIC TILE - UPGRADE 4 - ENSUITE BATHROOM FLOOR 31Jan25 Note:	

CONSTRUCTION

1 - SMOOTH CEILING PER BEDROOM 31Jan25 Note:	
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COUNTER TOP

2 - VANITY COUNTERTOP - UPGRADE EDGE 31Jan25 Note: both bathrooms	
1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 31Jan25 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 31Jan25 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE EDGE 31Jan25 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 31Jan25 Note:	
1 - ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 31Jan25 Note:	

HARDWOOD FLOORING

1 - LAMINATE - LEXINGTON SERIES UPGRADE COLOUR IN LIEU OF STANDARD LAMINATE 31Jan25 Note:	
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MISCELLANEOUS

1 - TOTAL FOR ABOVE UPGRADES 31Jan25 Note:	
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RECEIVED
FEB 06 2025

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EXTRAS AS PER OFFER

1 Parking Unit - location to be selected by the Vendor at their sole discretion. <i>Worksheet</i> Note:	
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This Document is Extremely Time Sensitive - Printed 31 Jan 25 at 13:42

Purchasers:

Joseph Daniel MENNA & 2764444 ONTARIO INC

Const. No.:

Unit 4, Level 23

Telephone Res. / Bus:

/

Municipal:

2404

Decor Advisor:

Julia L Rosa

Suite Type:

A586

Lock Date:

1/31/2025 13:41:50

Project/Phase:

Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL W-500	Standard
Primary Ensuite Bathroom	DORAL W-500	Standard
Powder Room	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	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-CHARLEROI OAK-TL-LW1314

Comment

** Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	TILE - VARENNA CARARRA POLISHED 12X24	TILE - GLOSSY WHITE 8X16
Powder Room	TILE - VARENNA CARARRA POLISHED 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

Purchasers:Joseph Daniel MENNA & 2764444 ONTARIO INC

Const. No.: Unit 4, Level 23

Telephone Res. / Bus: /

Municipal: 2404

Decor Advisor: Julia L Rosa

Suite Type: A586

Lock Date: 1/31/2025 13:41:50

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.

- 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 31 /25

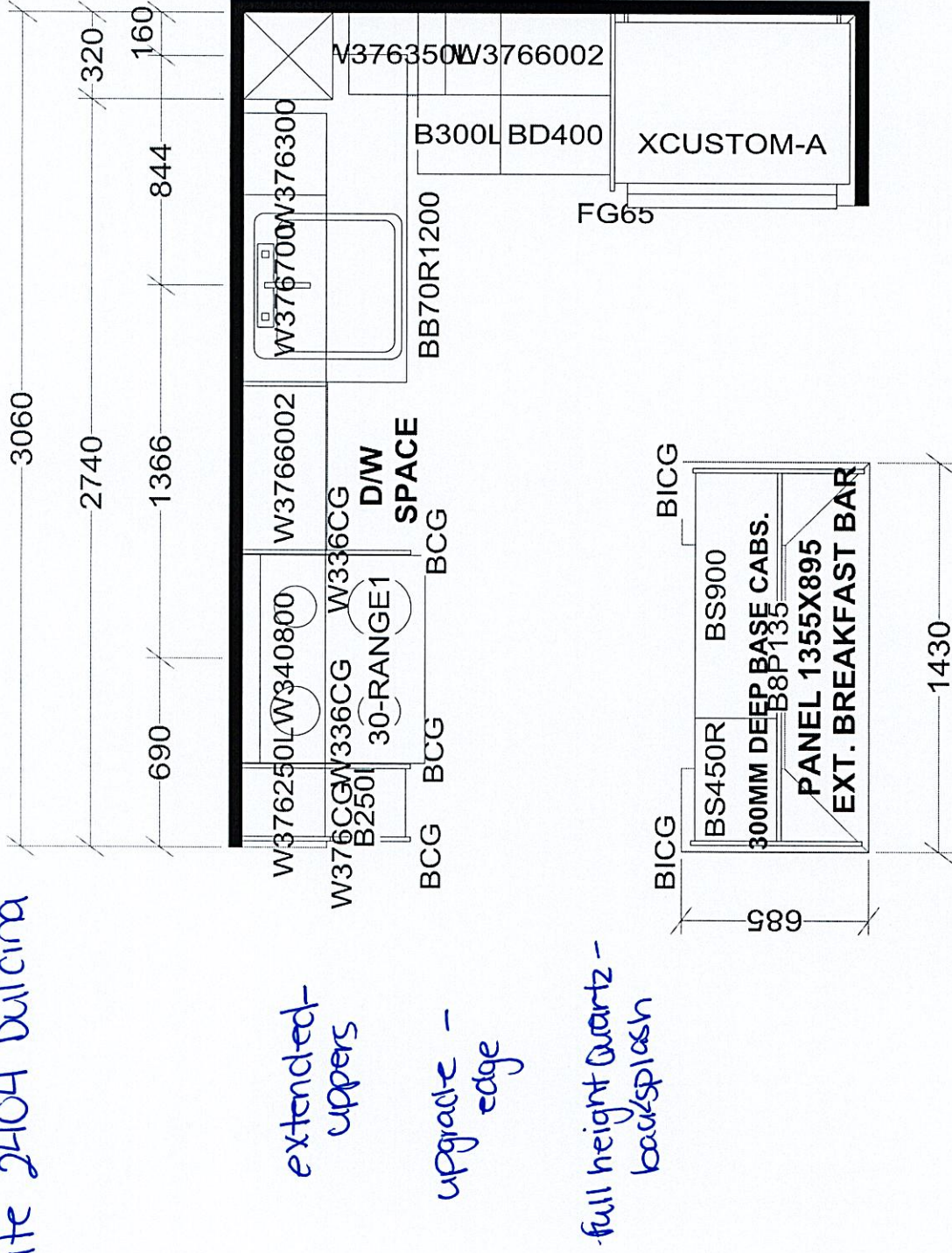
Signature:_____

Date:_____

Signature:_____

Date:_____

Suite 2404 Dulcina



KITCHEN

X 20 UNITS

Selba Industries

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W WDTH _____ W HGHT _____ W CNT _____

BUILDER: GREENPARK

SITE: DULCINA (Charisma C)

MODEL: A586X

LOT #:

DESIGNER: KS

DATE: APR 20 23

W WDTH	W HGHT	W CNT

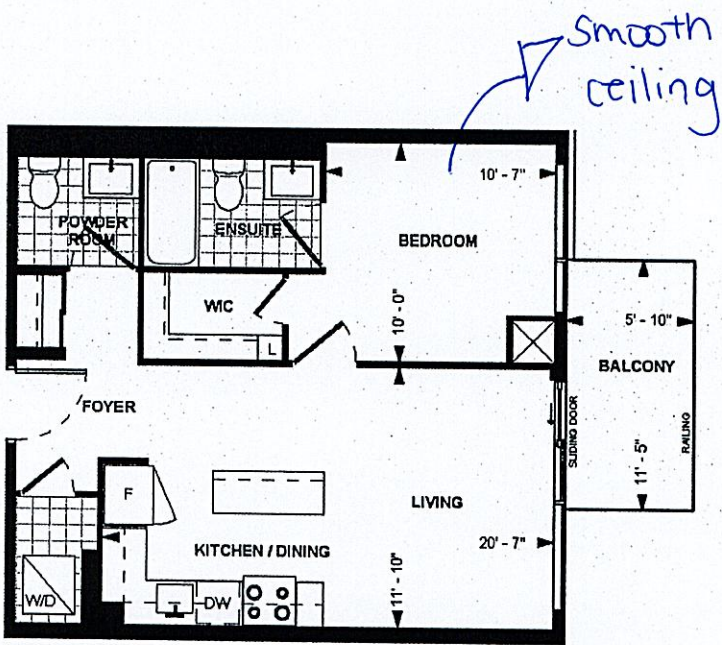
FLOOR HGT _____ DOOR HGT _____

ST CENT _____ 2X4 _____ VENT BOX COVER _____

SCHEDULE "A"
Agreement of Purchase and Sale

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, 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.

Unit 4, Level 23 Suite 2404

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

Initials: 