

CONSTRUCTION SUMMARY

Charisma Condominiums - Dulcina Investments Inc.

PURCHASERS: Aryou KHOSHBIN and 7763336 CANADA INC

TEL:

Unit 4, Level 28 (PH104-5)

Floor Plan  
C787

MISCELLANEOUS

1 - PACKAGE CHANGE FEE

06Feb25 Note:

EXTRAS AS PER OFFER

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

Worksheet Note:

This Document is Extremely Time Sensitive - Printed 6 Feb 25 at 10:17

RECEIVED  
FEB 06 2025



Purchasers:

Aryou KHOSHBIN & 7763336 CANADA INC

Const. No.: Unit 4, Level 28

Telephone Res. / Bus:

/

Municipal: PH104

Decor Advisor:

Julia L Rosa

Suite Type: C787

Lock Date:

2/6/2025 10:17:03

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
Main Bathroom	DORAL W-500	Standard

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - ISTRIA	Standard
Primary Ensuite Bathroom	QUARTZ - ISTRIA	Standard
Main Bathroom	QUARTZ - ISTRIA	Standard
Kitchen Backsplash	QUARTZ - ISTRIA - FULL HEIGHT	

Comment

\*\* Refer to Construction Summary

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

HARDWOOD-MIRAGE 5" LOCK MORRO BAY OAK CHARACTER BRUSHED DURAMATT

Comment

\*\* Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	TILE - VIENNA BIANCO 12X24	TILE - GLOSSY WHITE 4X16
Main Bathroom	TILE - VIENNA BIANCO 12X24	TILE - GLOSSY WHITE 4X16
Laundry Room	TILE - WHITE MATTE 8X8	N/A
Kitchen Backsplash	QUARTZ - ISTRIA - 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: \_\_\_\_\_



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Decor Advisor:            Julia L Rosa

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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.

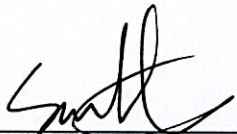
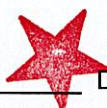
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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: \_\_\_\_\_

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

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

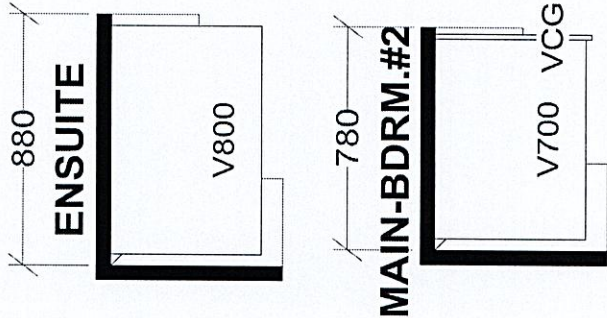
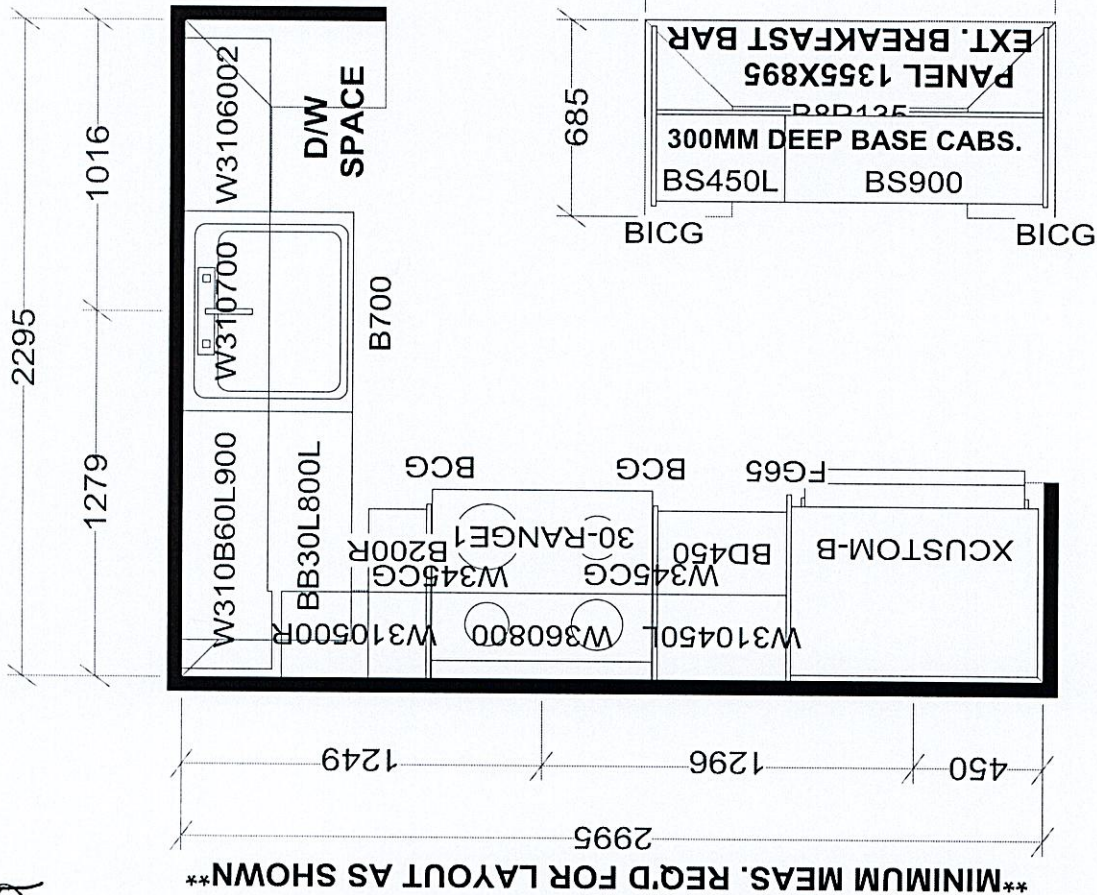
Signature: \_\_\_\_\_

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



PH104 Dulcing

extended  
uppers



KITCHEN

X 1 UNIT

Selba Industries				J #
W WIDTH	W HGHT	W CNT	JOB NUMBER:	
FLOOR HGHT	DOOR HGHT		BUILDER: GREENPARK	
ST CENT	2X4	VENT BOX COVER	SITE: DULCINA (Charisma C)	
			MODEL: PH-104 C787	
			LOT #:	
			DESIGNER: KS	
			DATE: AUG 21 23	

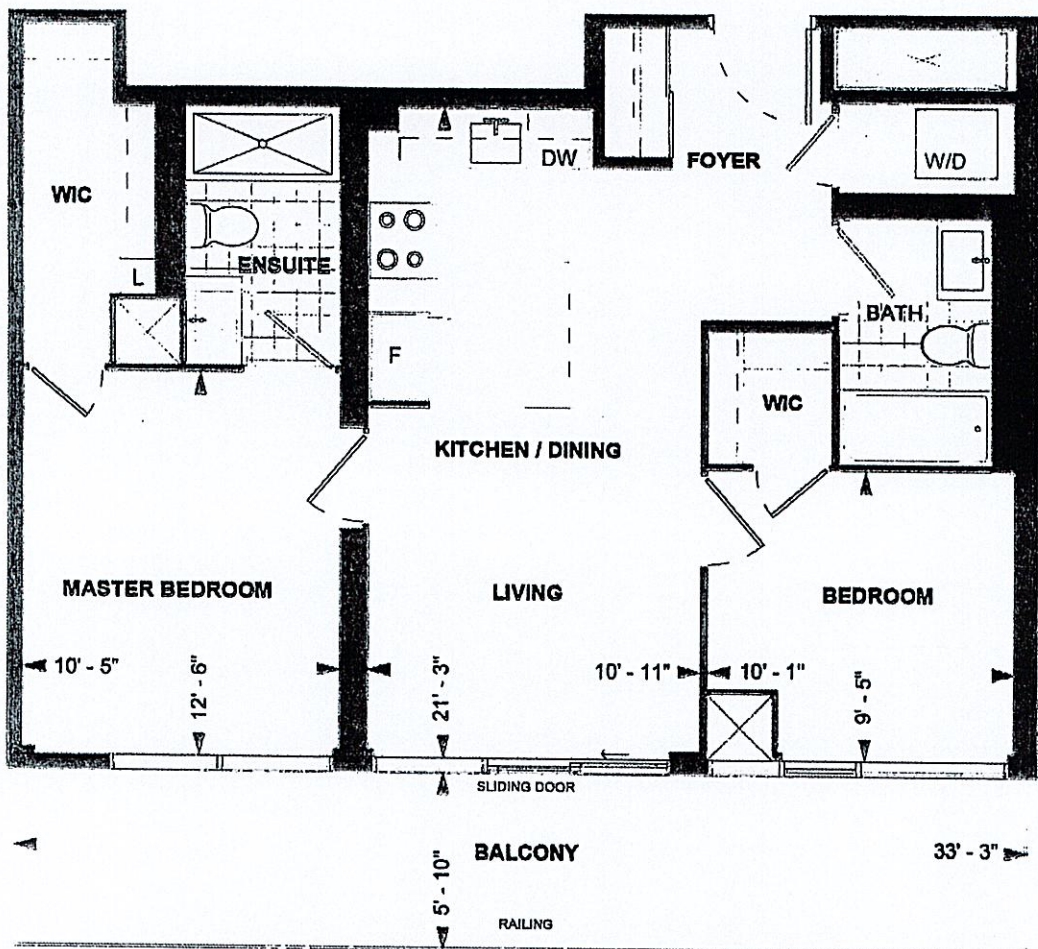
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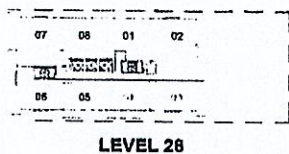
MAY 26, 2023

SCHEDULE 'A'

THE FIFTH  
AT CHARISMA



C787  
PENTHOUSE SUITE  
10' CEILING  
787 sq. ft.  
2-BEDROOM



DS  
ak

30-May-23

Purchaser Initials  
Unit No. 04

Purchaser Initials  
Level No. 28

Date  
Suite No. PM104

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.