CONSTRUCTION SUMMARY

Charisma Condominiums - Dulcina Investments Inc.

RECEIVED MAR - 3 2025

TEL:

PURCHASER: Khashayar IGHANIAN	

Unit 2, Level 28 (PH102-5)

Floor Plan
D1608

CABINETRY	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM	
20Feb25 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 3	
20Feb25 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2	
20Feb25 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE	
20Feb25 Note:	
1 - MASTER ENSUITE VANITY CABINETRY - UPGRADE 2 HARDWARE	State 1
20Feb25 Note:	
201 6025 11010.	
1 - POWDER ROOM VANITY CABINETRY - UPGRADE 2 HARDWARE	
20Feb25 Note:	
1 - KITCHEN CABINETRY - LIGHT VALANCE	
20Feb25 Note:	
201 6025	
AND	
1 - KITCHEN CABINETRY - UPGRADE 2 HARDWARE	
20Feb25 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY)	
23Jun23 Note:	
CERAMIC TILE	
1 - CERAMIC TILE - UPGRADE 4 - MASTER ENSUITE SHOWER WALLS	
20Feb25 Note:	
201 6025 1.10.03	
The state of the s	
1 - CERAMIC TILE - UPGRADE 4 - MASTER ENSUITE FLOOR	
20Feb25 Note:	
1 - CERAMIC TILE - UPGRADE 4 - POWDER ROOM FLOOR	
20Feb25 Note:	
1 - CERAMIC TILE - UPGRADE 1 - ENSUITE 2 SHOWER WALLS	
20Feb25 Note:	
1 - CERAMIC TILE - UPGRADE 1 - ENSUITE 3 SHOWER WALLS	
20Feb25 Note:	
CONSTRUCTION	
3 - SMOOTH CEILING PER BEDROOM	
20Feb25 Note: ALL BEDROOMS	
TO THE PROOF BOOK TO BE A TOO BE AMED OF THE BOOK CHIDOME EINIGH MOCALO CHOWED	
1 - TUB TO SHOWER CONVERSION - INCLUDES CLEAR GLASS FRAMED SLIDING DOORS CHROME FINISH, MOSAIC SHOWER BASE 2X2 WHITE AND SHOWER POT LIGHT	
23.Jun23 Note: BEDROOM 3 ENSUITE - SEE SKETCH	
250 WILLS TOWN DEDICO CONT. S. CONT.	

COUNTER TOP

Co	ONSTRUCTION SUMMARY		
	na Condominiums - Dulcina Investments	Inc.	
PURCHASER: Khashayar IGHANIAN			TEL:
Unit 2, Level 28 (PH102-5)	Floor Plan D1608		
1 - ENSUITE 2 VANITY COUNTERTOP - UPGRAD 20Feb25 Note:	DE STONE COUNTERTOP IN LIEU OF VENDOF	R STANDARD QUARTZ	
1 - ENSUITE 3 VANITY COUNTERTOP - UPGRAD 20Feb25 Note:	DE STONE COUNTERTOP IN LIEU OF VENDOR	R STANDARD QUARTZ	
1 - MASTER ENSUITE VANITY COUNTERTOP - U 20Feb25 Note:	JPGRADE STONE COUNTERTOP IN LIEU OF V	/ENDOR STANDARD QUAR	TZ
1 - POWDER ROOM VANITY COUNTERTOP - UP 20Feb25 Note:	GRADE STONE COUNTERTOP IN LIEU OF VE	NDOR STANDARD QUARTZ	Z
4 - VANITY COUNTERTOP - UPGRADE EDGE 20Feb25 Note: ALL BATHROOMS			
1 - KITCHEN ISLAND - ADD WATERFALL LEGS A 20Feb25 Note: APPROX 914MM	AT ISLAND SIDES (TWO SIDES)		
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUA 20Feb25 Note:	RTZ BACKSPLASH IN LIEU OF VENDOR STA	NDARD QUARTZ	
1 - KITCHEN COUNTERTOP - UPGRADE STONE (20Feb25 Note:	COUNTERTOP IN LIEU OF VENDOR STANDAR	RD QUARTZ	
1 - KITCHEN COUNTERTOP - UPGRADE EDGE 20Feb25 Note:			
ELECTRICAL			
1 - KITCHEN VALANCE LIGHT ONLY WITH SWIT	rch		
20Feb25 Note:			
1 - LIGHT - ADD CEILING LIGHT COMPLETE WIT 23Jun23 Note: LIVING ROOM	H FIXTURE AND SWITCH		
1 - PLUG - ADD PLUG AT ISLAND 23Jun23 Note: SEE SKETCH			
HARDWOOD FLOORING			
1 - HARDWOOD - HARDWOOD UPGRADE COLOU 20Feb25 Note:	JR IN LIEU OF STANDARD		
MIRRORS AND GLASS			
1 - FRAMELESS GLASS SHOWER DOOR AND SCR 20Feb25 Note: MASTER ENSUITE	REEN FOR 5 FOOT SHOWER - INCLUDES CLIP	S & PULL KNOB - CHROME	FINISH
MISCELLANEOUS			
1 - PACKAGE CHANGE FEE 20Feb25 Note:			
PLUMBING			
4 - TOILET - CONTRAC AVENAL #4772HNW/4771H 20Feb25 Note: ALL BATHROOMS	HHVU SINGLE FLUSH		

C	ONSTRUCTION SUMMARY		
Charisma Condominiums - Dulcina Investments Inc.			
PURCHASER: Khashayar IGHANIAN			TEL:
Unit 2, Level 28 (PH102-5)	Floor Plan D1608		
1 - KITCHEN SINK - TECO UNDERMOUNT SINK 20Feb25 Note: BOTTOM GRID INCLUDED 4 - MOEN METHOD - BATHROOM ACCESSORY 20Feb25 Note: ALL BATHROOMS	#GR2316RC		100
4 - MOEN METHOD - BATHROOM ACCESSORY 20Feb25 Note: ALL BATHROOMS	- PIVOTING PAPER HOLDER #YB2408CH - CHROME		
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 $\underline{20 \text{ Feb } 25}$ at $\underline{16:18}$

Greenpark INTERIOR COLOUR SCHEME Purchaser: Khashayar IGHANIAN Const. No.: Unit 2, Level 28 Telephone Res. / Bus: Municipal: PH102 **Decor Advisor:** Julia L Rosa Suite Type: D1608 Lock Date: 2/20/2025 16:16:58 Project/Phase: Dulcina Investments Inc./5 1. Kitchen and Vanities Style and Colour Hardware DORAL W-500 975 SC **Primary Ensuite Bathroom** DORAL W-500 975 SC Bedroom 2 Ensuite DORAL W-500 STANDARD Bedroom 3 Ensuite DORAL W-500 STANDARD Powder Room DORAL W-500 975 SC Kitchen Extended Upper Cabinets Yes O No Comment ** Refer to Construction Summary 2. Counters Counter QUARTZ - CALACATTA WAVE #370 MITERED EDGE **Primary Ensuite Bathroom** QUARTZ - CALACATTA WAVE #370 MITERED EDGE Bedroom 2 Ensuite #370 MITERED EDGE QUARTZ - CALACATTA WAVE QUARTZ - CALACATTA WAVE #370 MITERED EDGE Bedroom 3 Ensuite 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 HARDWOOD-MIRAGE LOCK 5"-ELEANOR-WHITE OAK-CHARACTER BRUSHED DURAMATT Comment ** Refer to Construction Summary 4. Tile Floor Tile Wall Tile Primary Ensuite Bathroom TILE - SMOT WHITE LAPP 12X24 TILE - SMOT WHITE LAPP 12X24 TILE - VIENA BIANCO 12X24 Bedroom 2 Ensuite TILE - VIENA BIANCO 12X24 TILE - VIENA BIANCO 12X24 TILE - VIENA BIANCO 12X24 Bedroom 3 Ensuite TILE - SMOT WHITE LAPP 12X24 N/A Powder Room TILE - WHITE MATTE 8X8 N/A Laundry Room QUARTZ - CALACATTA WAVE - FULL HEIGHT Kitchen Backsplash 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

Initial: Page 1 of 2

INTERIOR COLOUR SCHEME

Purchaser:

Khashavar IGHANIAN

Telephone Res. / Bus:

Decor Advisor:

Julia L Rosa

Lock Date:

2/20/2025 16:16:58

Const. No.: Unit 2, Level 28

Municipal: PH102

Suite Type: D1608

Project/Phase: Dulcina Investments Inc./5

General Comments	
vision Detail	

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

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.
- 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.

	A	
Signature:	Date: 1020/25 Signature:	Date:



