

CONSTRUCTION SUMMARY		RECEIVED	
Charisma Condominiums - Dulcina Investments Inc.		MAR - 3 2025	
PURCHASER: Khashayar IGHANIAN		TEL:	
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 20Feb25 Note:	
1 - POWDER ROOM VANITY CABINETRY - UPGRADE 2 HARDWARE 20Feb25 Note:	
1 - KITCHEN CABINETRY - LIGHT VALANCE 20Feb25 Note:	
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:	
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	
1 - TUB TO SHOWER CONVERSION - INCLUDES CLEAR GLASS FRAMED SLIDING DOORS CHROME FINISH, MOSAIC SHOWER BASE 2X2 WHITE AND SHOWER POT LIGHT 23Jun23 Note: BEDROOM 3 ENSUITE - SEE SKETCH	

COUNTER TOP



CONSTRUCTION SUMMARY

Charisma Condominiums - Dulcina Investments Inc.

PURCHASER: Khashayar IGHANIAN

TEL:

Unit 2, Level 28 (PH102-5)

Floor Plan  
D1608

1 - ENSUITE 2 VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ  
20Feb25    Note:

1 - ENSUITE 3 VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ  
20Feb25    Note:

1 - MASTER ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ  
20Feb25    Note:

1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ  
20Feb25    Note:

4 - VANITY COUNTERTOP - UPGRADE EDGE  
20Feb25    Note: ALL BATHROOMS

1 - KITCHEN ISLAND - ADD WATERFALL LEGS AT ISLAND SIDES (TWO SIDES)  
20Feb25    Note: APPROX 914MM

1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH IN LIEU OF VENDOR STANDARD QUARTZ  
20Feb25    Note:

1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ  
20Feb25    Note:

1 - KITCHEN COUNTERTOP - UPGRADE EDGE  
20Feb25    Note:

ELECTRICAL

1 - KITCHEN VALANCE LIGHT ONLY WITH SWITCH  
20Feb25    Note:

1 - LIGHT - ADD CEILING LIGHT COMPLETE WITH FIXTURE AND SWITCH  
23Jun23    Note: LIVING ROOM

1 - PLUG - ADD PLUG AT ISLAND  
23Jun23    Note: SEE SKETCH

HARDWOOD FLOORING

1 - HARDWOOD - HARDWOOD UPGRADE COLOUR IN LIEU OF STANDARD  
20Feb25    Note:

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR AND SCREEN FOR 5 FOOT SHOWER - INCLUDES CLIPS & PULL KNOB - CHROME FINISH  
20Feb25    Note: MASTER ENSUITE

MISCELLANEOUS

1 - PACKAGE CHANGE FEE  
20Feb25    Note:

PLUMBING

4 - TOILET - CONTRAC AVENAL #4772HNW/4771HHVU SINGLE FLUSH  
20Feb25    Note: ALL BATHROOMS





CONSTRUCTION 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 #163 20Feb25 Note: BOTTOM GRID INCLUDED #GR2316RC			
4 - MOEN METHOD - BATHROOM ACCESSORY - 18" TOWEL BAR #YB2418CH - CHROME 20Feb25 Note: ALL BATHROOMS			
4 - MOEN METHOD - BATHROOM ACCESSORY - PIVOTING PAPER HOLDER #YB2408CH - CHROME 20Feb25 Note: ALL BATHROOMS			

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 20 Feb 25 at 16:18



Purchaser:

Khashayar 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

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	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

☐ 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
Bedroom 2 Ensuite	QUARTZ - CALACATTA WAVE	#370 MITERED EDGE
Bedroom 3 Ensuite	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

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
Bedroom 2 Ensuite	TILE - VIENA BIANCO 12X24	TILE - VIENA BIANCO 12X24
Bedroom 3 Ensuite	TILE - VIENA BIANCO 12X24	TILE - VIENA BIANCO 12X24
Powder Room	TILE - SMOT WHITE LAPP 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







Side elevation drawing of a kitchen unit. The unit is composed of several sections with the following labels and dimensions:

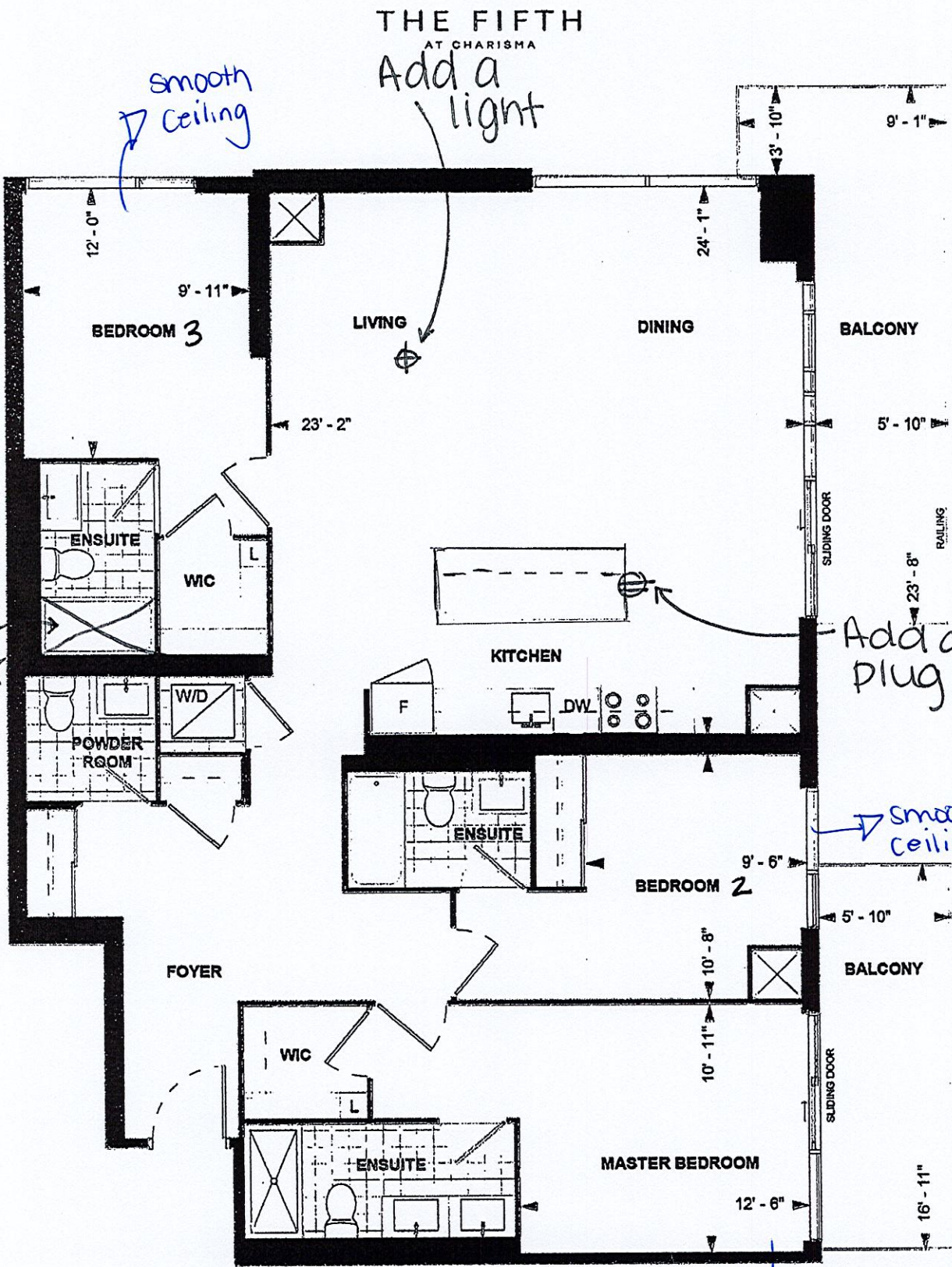
- Top Section:** Labeled **W310400L** and **W360800**. It has a width of **840**.
- Middle Section:** Labeled **W310600Z** and **W345CG**. It has a width of **1416**.
- Lower Section:** Labeled **W310800** and **B800**. It has a width of **1646**.
- Bottom Section:** Labeled **XCUSTOM-B** and **B800**. It has a width of **453**.
- Left Side:** Labeled **W310CG**, **W345CG**, and **BD400**. It has a height of **30-RANGE1**.
- Right Side:** Labeled **BCG**, **BCG**, **BCG**, **B800**, and **FG65**.
- Overall Dimensions:** The total width is **4355** and the total height is **840**.

**X 1 UNIT**

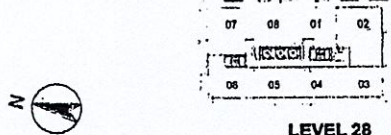


MAY 26, 2023

SCHEDULE 'A'



D1608  
PENTHOUSE SUITE  
10' CEILING  
1608 sq. ft.  
3-BEDROOM



DS		26-May-23
Purchaser Initials	Purchaser Initials	Date
Unit No. 02	Level No. 28	Suite No. P1102

Dimensions, specifications, layouts, location of materials and fixtures, the 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.