

CONSTRUCTION SUMMARY		RECEIVED	
Charisma Condominiums - Dulcina Investments Inc.		MAR - 4 2025	
PURCHASERS: Maurizio DILAURO and DILAURO HOLDINGS LIMITED		TEL:	
Unit 12, Level 24 (2512-5)	Floor Plan B725		

CABINETRY

1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 12Feb25 Note:	
1 - KITCHEN CABINETRY - LIGHT VALANCE 12Feb25 Note:	
1 - ENSUITE VANITY CABINETRY - UPGRADE 2 HARDWARE 12Feb25 Note:	
1 - KITCHEN CABINETRY - UPGRADE 2 HARDWARE 12Feb25 Note:	
1 - POWDER ROOM VANITY CABINETRY - UPGRADE 2 HARDWARE 12Feb25 Note:	
1 - CABINETRY - KITCHEN & VANITY - CABINET COLOUR CHANGE - STANDARD LEVEL CABINETRY 12Feb25 Note:	
1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - STANDARD LEVEL 12Feb25 Note:	

CERAMIC TILE

1 - CERAMIC TILE - UPGRADE 1 - POWDER ROOM FLOOR 12Feb25 Note:	
1 - CERAMIC TILE - UPGRADE 1 - ENSUITE BATHTUB WALLS 12Feb25 Note:	
1 - CERAMIC TILE - UPGRADE 1 - ENSUITE BATHROOM FLOOR 12Feb25 Note:	

CONSTRUCTION

1 - SMOOTH CEILING PER BEDROOM 12Feb25 Note:	
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COUNTER TOP

1 - KITCHEN ISLAND - ADD WATERFALL LEGS AT ISLAND SIDES (TWO SIDES) 12Feb25 Note: APPROX 685MM	
1 - ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 12Feb25 Note:	
1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 12Feb25 Note:	
2 - VANITY COUNTERTOP - UPGRADE EDGE 12Feb25 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 12Feb25 Note:	



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1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 12Feb25 Note:			
1 - KITCHEN COUNTERTOP - UPGRADE EDGE 12Feb25 Note:			

ELECTRICAL

1 - KITCHEN VALANCE LIGHT ONLY WITH SWITCH 12Feb25 Note:	
1 - ADD PLUG & TV OUTLET 5 FEET FROM FINISHED FLOOR FOR FUTURE TV 03Dec24 Note: ENSUITE BEDROOM - SEE SKETCH FOR LOCATION	
1 - PLUG - ADD PLUG AT ISLAND 03Dec24 Note:	
1 - ADD POT LIGHT TO BATHTUB CEILING 03Dec24 Note:	
1 - LIGHT - ADD CEILING LIGHT COMPLETE WITH FIXTURE AND SWITCH 03Dec24 Note: living room	

HARDWOOD FLOORING

1 - HARDWOOD - 5" LOCK - THROUGHOUT NON-TILED AREAS 12Feb25 Note:	
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MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR AND SCREEN FOR BATH TUB - INCLUDES CLIPS & PULL KNOB - CHROME FINISH 12Feb25 Note:	
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MISCELLANEOUS

1 - TOTAL FOR ABOVE UPGRADES 12Feb25 Note:	
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PLUMBING

2 - TOILET - AVENUE GLENCAIRN#TL-1223HCA-EW 12Feb25 Note: BOTH BATHROOMS	
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EXTRAS AS PER OFFER

1 Parking Unit - location to be selected by the Vendor at their sole discretion. Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 12 Feb 25 at 16:07

Purchasers:

Maurizio DILAURO & DILAURO HOLDINGS LIMITE

Telephone Res. / Bus:

/

Decor Advisor:

Julia L Rosa

Lock Date:

2/12/2025 15:26:04

Const. No.:

Unit 12, Level 24

Municipal:

2512

Suite Type:

B725

Project/Phase:

Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL - K43 SUMMIT WHITE	848 MC
Primary Ensuite Bathroom	DORAL - K43 SUMMIT WHITE	848 MC
Powder Room	DORAL - K43 SUMMIT WHITE	848 MC

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - CALACATTA MISTRAL	#370 MITERED EDGE
Primary Ensuite Bathroom	QUARTZ - CALACATTA MISTRAL	#370 MITERED EDGE
Powder Room	QUARTZ - CALACATTA MISTRAL	#370 MITERED EDGE
Kitchen Backsplash	QUARTZ - CALACATTA MISTRAL - FULL HEIGHT	

Comment

** Refer to Construction Summary

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

HARDWOOD-MIRAGE LOCK 5"-RACHEL-WHITE OAK-CHARACTER BRUSHED DURAMATT

Comment

** Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	TILE - PARIGI BEIGE 12X24	TILE - PARIGI BEIGE 12X24
Powder Room	TILE - PARIGI BEIGE 12X24	N/A
Laundry Room	TILE - WHITE MATTE 8X8	N/A
Kitchen Backsplash	QUARTZ - CALACATTA MISTRAL - 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

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/

Julia L Rosa

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Unit 12, Level 24

2512

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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: Feb 12/25

Signature:

Date:

Signature:

Date:

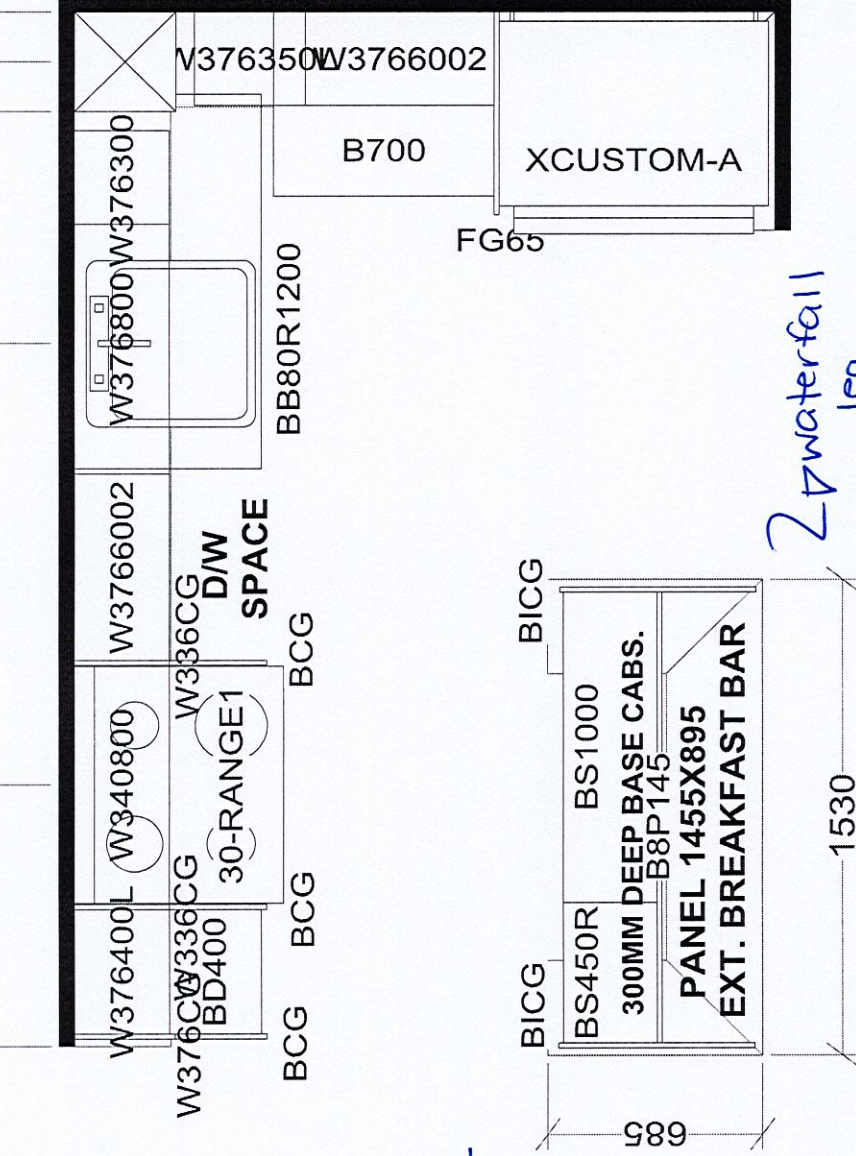
A diagram of a rectangular frame with dimensions labeled as follows:

- Top horizontal dimension: 3320
- Left vertical dimension: 3000
- Right vertical dimension: 1416
- Bottom horizontal dimension: 840
- Inner top horizontal dimension: 320
- Inner right vertical dimension: 904
- Inner bottom horizontal dimension: 160

upgrade edge-

upgrade full -
height quartz
Backsplash

lightvalance -



2 waterfall leg

POWDER

ENSUITE

- upgrade edge

-increase vinity
36"

X 40 UNITS

Selba Industries

フ

W WDTH _____ W HGHT _____ W CNT _____

BUILDER: GREENPARK

SITE: DULCINA (Charisma C)

MODEL: B725, B757X

LOT#:

DESIGNER: KS

DATE: APR 20 23

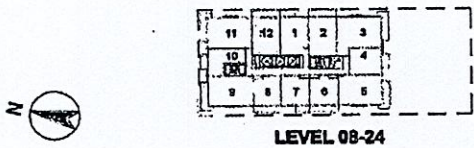
May 28, 2021

SCHEDULE 'A'

THE FIFTH
AT CHARISMA



B725
TOWER SUITE
9' CEILING
725 sq. ft.
1-BEDROOM+DEN



DS. Purchaser Initials	24-May-24	DS. Purchaser Initials	24-May-24
Unit No.	12	Level No.	24
		Suite No.	2512

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.