

CONSTRUCTION SUMMARY		RECEIVED	
Charisma Condominiums - Dulcina Investments Inc.		MAR - 4 2025	
PURCHASERS: Maurizio DILAURO and DILAURO HOLDINGS LIMITED		TEL:	
Unit 12, Level 27 (2812-5)	Floor Plan B725		

CABINETRY

1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 18Feb25 Note:	
1 - KITCHEN CABINETRY - LIGHT VALANCE 18Feb25 Note:	
1 - POWDER ROOM VANITY CABINETRY - UPGRADE 2 HARDWARE 18Feb25 Note:	
1 - KITCHEN CABINETRY - UPGRADE 2 HARDWARE 18Feb25 Note:	
1 - ENSUITE VANITY CABINETRY - UPGRADE 2 HARDWARE 18Feb25 Note:	
1 - CABINETRY - KITCHEN & VANITY - CABINET COLOUR CHANGE - STANDARD LEVEL CABINETRY 18Feb25 Note:	

CERAMIC TILE

1 - CERAMIC TILE - UPGRADE 1 - POWDER ROOM FLOOR 18Feb25 Note:	
1 - CERAMIC TILE - UPGRADE 1 - ENSUITE BATHTUB WALLS 18Feb25 Note:	
1 - CERAMIC TILE - UPGRADE 1 - ENSUITE BATHROOM FLOOR 18Feb25 Note:	

CONSTRUCTION

1 - SMOOTH CEILING PER BEDROOM 18Feb25 Note:	
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COUNTER TOP

1 - KITCHEN ISLAND - ADD WATERFALL LEGS AT ISLAND SIDES (TWO SIDES) 18Feb25 Note: APPROX 685MM	
1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 18Feb25 Note:	
1 - ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 18Feb25 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 18Feb25 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 18Feb25 Note:	
2 - VANITY COUNTERTOP - UPGRADE EDGE 18Feb25 Note:	





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1 - KITCHEN COUNTERTOP - UPGRADE EDGE 18Feb25 Note:			

ELECTRICAL

1 - KITCHEN VALANCE LIGHT ONLY WITH SWITCH 18Feb25 Note:	
1 - ADD PLUG & TV OUTLET 5 FEET FROM FINISHED FLOOR 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 18Feb25 Note:	
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MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR AND SCREEN FOR BATH TUB - INCLUDES CLIPS & PULL KNOB - CHROME FINISH 18Feb25 Note:	
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MISCELLANEOUS

1 - TOTAL FOR ABOVE UPGRADES 18Feb25 Note:	
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PLUMBING

2 - TOILET - AVENUE GLENCAIRN #TL-1223HCA-EW 18Feb25 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:	
Extended upper kitchen cabinets at no additional cost. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 18 Feb 25 at 11:36



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Maurizio DILAURO & DILAURO HOLDINGS LIMIMunicipal: 2812  
Julia L Rosa  
2/18/2025 11:36:31

Const. No.: Unit 12, Level 27  
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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Decor Advisor:

Lock Date:

Maurizio DILAURO & DILAURO HOLDINGS LIMITEE

/

Julia L Rosa

2/18/2025 11:36:31

Const. No.:

Municipal:

Suite Type:

Project/Phase:

Unit 12, Level 27

2812

B725

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 18/25

Signature:

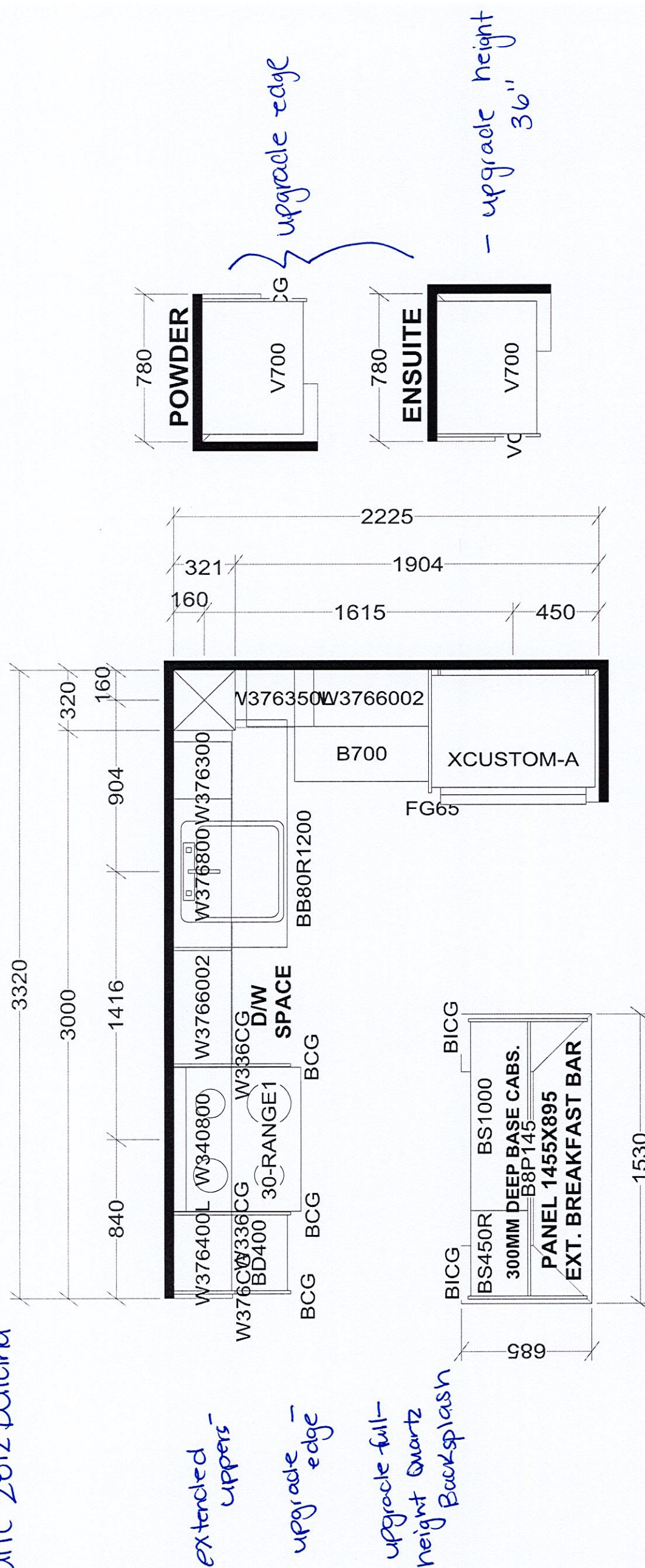
Date:

Signature:

Date:



Suite 2012 Dulana



KITCHEN X 40 UNITS

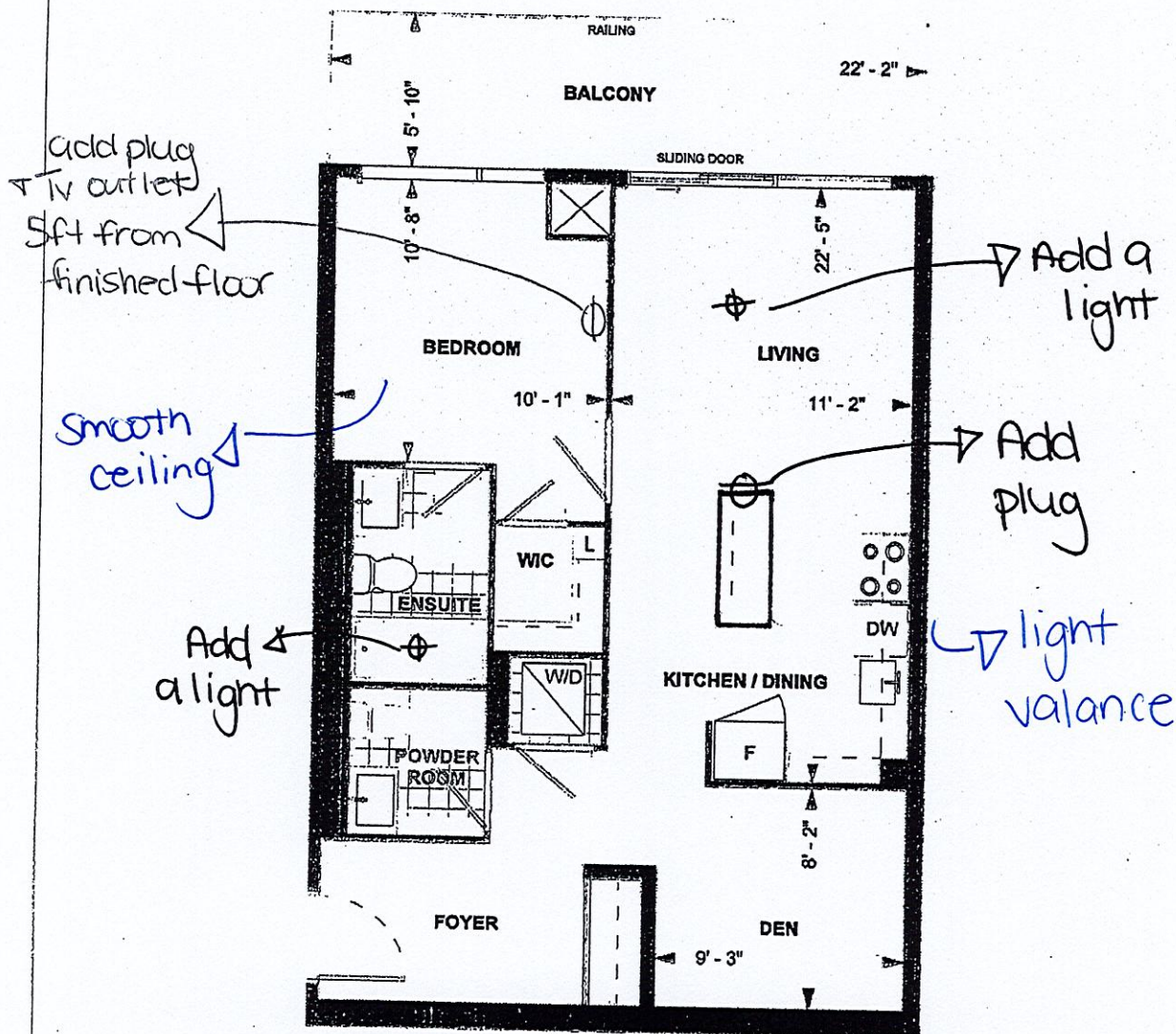
Selba Industries				J #
W WDTH	W HGHT	W CNT	<div>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</div> <div>JOB NUMBER: BUILDER: GREENPARK SITE: DULCINA (Charisma C) MODEL: B725, B757X LOT #:</div>	
FLOOR HGHT	DOOR HGHT			
ST CENT	2X4	VENT BOX COVER		
DESIGNER: KS DATE: APR 20 23				



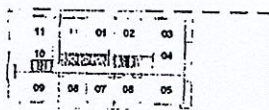
June 1, 2023

# SCHEDULE 'A'

THE FIFTH  
AT CHARISMA



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



LEVEL 26-27

DS  
4.

28-May-24

Purchaser Initials

DS  
4.

28-May-24

Date

Unit No. 12

Level No. 27

Suite No. 2812

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.