

CONSTRUCTION SUMMARY		RECEIVED	
Charisma Condominiums - Dulcina Investments Inc.		MAR - 5 2025	
PURCHASER: Khashayar IGHANIAN		TEL:	
Unit 7, Level 28 (PH107-5)	Floor Plan D1284		

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 2 20Feb25 Note:	
1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 20Feb25 Note:	
1 - KITCHEN CABINETRY - LIGHT VALANCE 20Feb25 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 03Aug23 Note:	

CERAMIC TILE

1 - CERAMIC TILE - UPGRADE 1 - MASTER ENSUITE SHOWER WALLS 20Feb25 Note:	
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CONSTRUCTION

2 - SMOOTH CEILING PER BEDROOM 20Feb25 Note: BOTH BEDROOMS	
1 - ENSUITE 2 - TUB TO SHOWER CONVERSION - INCLUDES CLEAR GLASS FRAMED SLIDING DOORS CHROME FINISH, MOSAIC SHOWER BASE 2X2 WHITE AND SHOWER POT LIGHT 03Aug23 Note:	

COUNTER TOP

1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 20Feb25 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 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 - PLUG - ADD PLUG AT ISLAND 03Aug23 Note:	
1 - LIVING ROOM - ADD CEILING LIGHT COMPLETE WITH FIXTURE AND SWITCH 03Aug23 Note:	

HARDWOOD FLOORING

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

1 - PACKAGE CHANGE FEE 20Feb25 Note:	
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PLUMBING

3 - MOEN METHOD - BATHROOM ACCESSORY - 18" TOWEL BAR #YB2418CH - CHROME 20Feb25 Note: ALL BATHROOMS	
3 - MOEN METHOD - BATHROOM ACCESSORY - PIVOTING PAPER HOLDER #YB2408CH - CHROME 20Feb25 Note: ALL BATHROOMS	
1 - KITCHEN SINK - TECO UNDERMOUNT SINK #163 20Feb25 Note: BOTTOM GRID INCLUDED #GR2316RC	

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 20 Feb 25 at 16:15

Purchaser: Khashayar IGHANIAN
Telephone Res. / Bus: /
Decor Advisor: Julia L Rosa
Lock Date: 2/20/2025 16:14:09

Const. No.: Unit 7, Level 28
Municipal: PH107
Suite Type: D1284
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
Bedroom 2 Ensuite	DORAL W-500	Standard
Powder Room	DORAL W-500	Standard

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 - ISTRIA	Standard
Bedroom 2 Ensuite	QUARTZ - ISTRIA	Standard
Powder Room	QUARTZ - ISTRIA	Standard
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 - VIENA BIANCO 12X24	TILE - VIENA BIANCO 12X24
Bedroom 2 Ensuite	TILE - VIENA BIANCO 12X24	TILE - GLOSSY WHITE 4X16
Powder Room	TILE - VIENA BIANCO 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

Initial: 

Purchaser:Khashayar IGHANIAN

Telephone Res. / Bus: /

Decor Advisor:Julia L Rosa

Lock Date:2/20/2025 16:14:09

Const. No.: Unit 7, Level 28

Municipal: PH107

Suite Type: D1284

Project/Phase: 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:_____

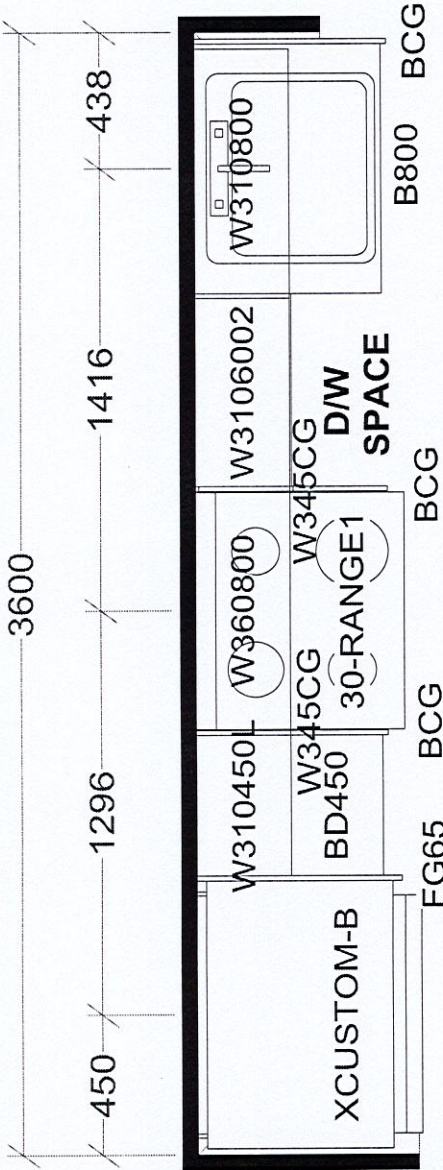


Date: Mar 3/25

Signature:_____

Date: _____

PH107 DULCINA

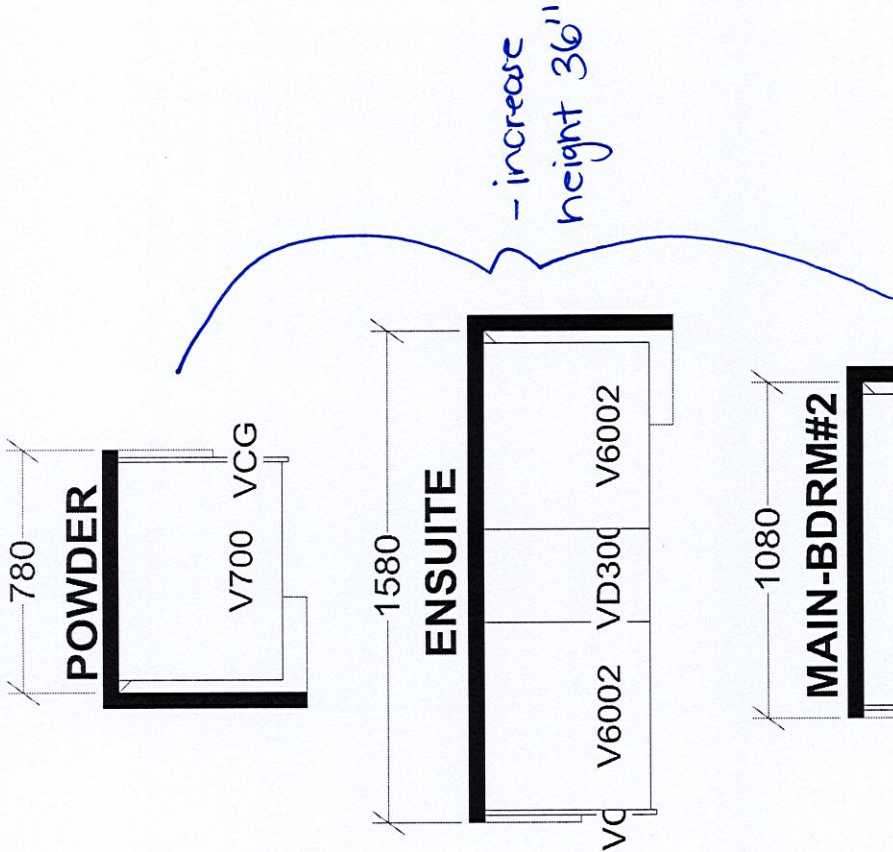


extended -
uppers

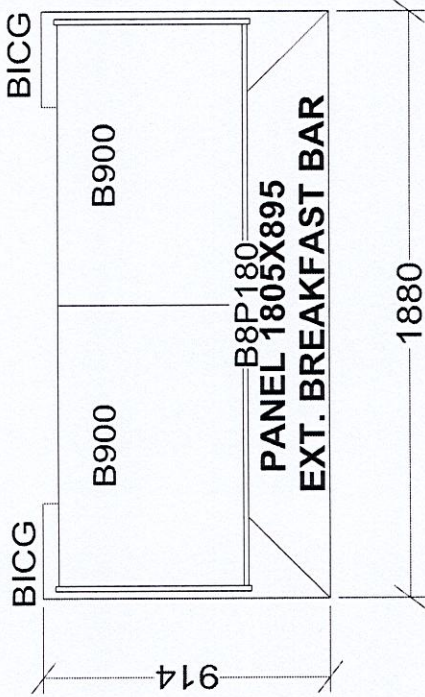
light valance -

upgrade -
edge

upgrade full -
height quartz
Backsplash



- increase
height 36"



KITCHEN

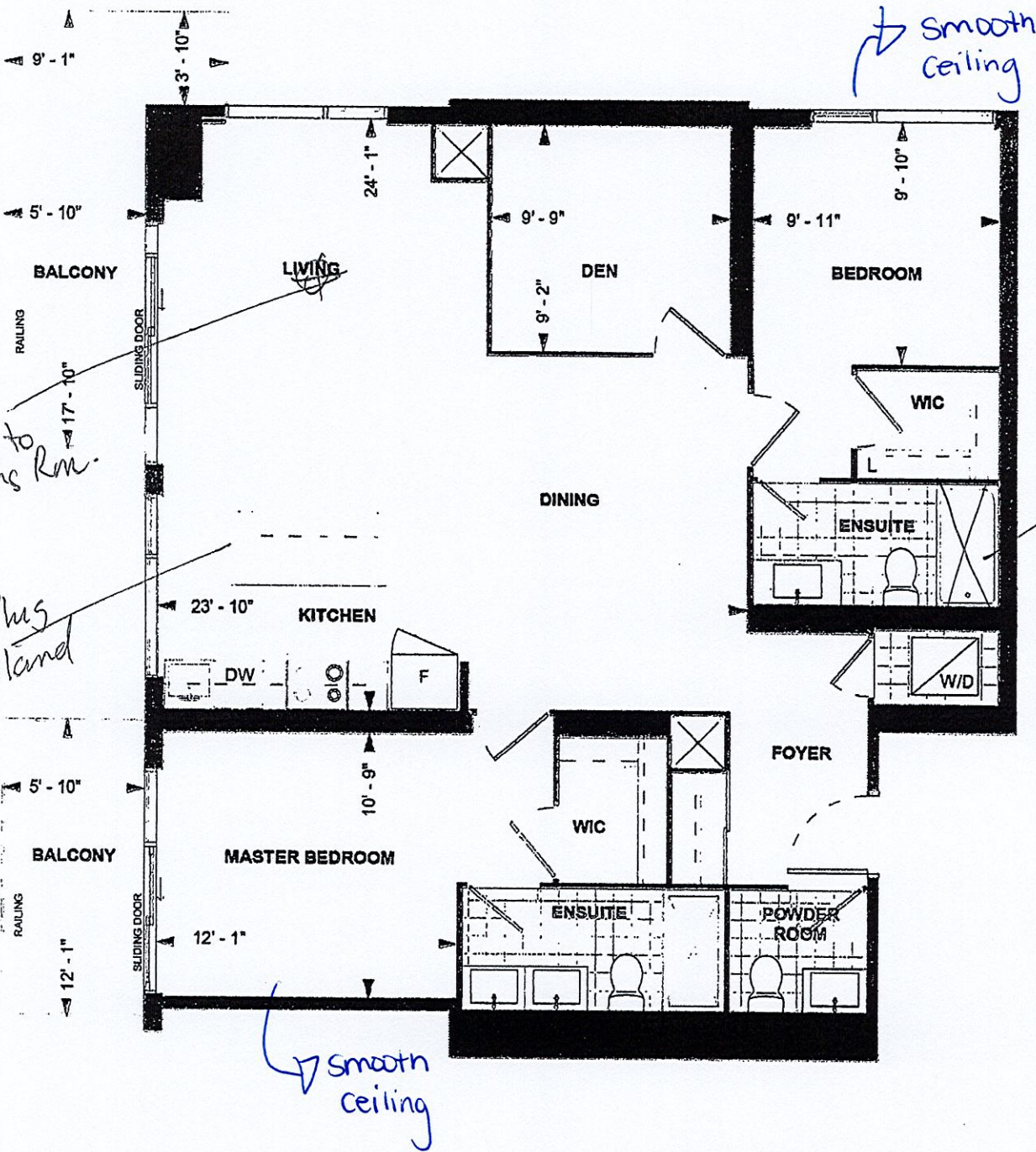
X 1 UNIT

Selba Industries		J #
W WDTH	W HGHT	W CNT
FLOOR HGHT	DOOR HGHT	
ST CENT	2X4	VENT BOX COVER
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.		
JOB NUMBER:		
BUILDER: GREENPARK		
SITE: DULCINA (Charisma C)		
MODEL: PH-107 D1284		
LOT #:		
DESIGNER: KS		
DATE: AUG 21 23		

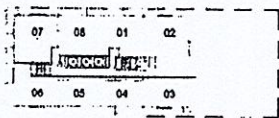
MAY 26, 2023

SCHEDULE 'A'

THE FIFTH
AT CHARISMA



D 1284
PENTHOUSE SUITE
10' CEILING
1284 sq. ft.
2-BEDROOM+DEN



LEVEL 28

DS
61

26-May-23

Purchaser Initials

Purchaser Initials

Date

Unit No. 07

Level No. 28

Suite No. PH107

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.