

CONSTRUCTION SUMMARY

Charisma Condominiums - Genazzano Highrises Inc.

PURCHASER: Nicholas Daniel VOLPE

TEL:

RECEIVED  
MAR 25 2022

LOT / PHASE 2311 / East	REG. PLAN #	HOUSE TYPE C838-Charisma		
----------------------------	-------------	-----------------------------	--	--

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2 11Mar22 Note:	
1 - KITCHEN- SOFT CLOSE DOORS AND DRAWERS 11Mar22 Note:	
1 - KITCHEN EXTEND ISLAND TO 36' PLUS OVERHANG ON ALL 2 SIDES OF ISLAND 11Mar22 Note:	
1 - KITCHEN- ADD RECYCLE BIN ON ISLAND 11Mar22 Note:	
1 - KITCHEN- STACKED MINI UPPERS 11Mar22 Note:	
1 - VANITY - MAIN BATHROOM - UPGRADE 2 11Mar22 Note:	
1 - VANITY - ENSUITE BATHROOM - UPGRADE 2 11Mar22 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 11Mar22 Note:	
1 - KITCHEN EXTENDED UPPERS- 11Mar22 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - ADD POT AND PAN ON ISLAND 11Mar22 Note:	
1 - KITCHEN- ADD CROWN MOULDING WITH HEADER TO CEILING 11Mar22 Note:	

CERAMIC TILE

1 - MAIN AND MASTER ENSUITE ADD UPGRADED TILES ON FLOOR AND SHOWER AND SHOWER FLOORS 11Mar22 Note:	
---	--

CONSTRUCTION

1 - SMOOTH CEILING - BOTH BEDROOMS 11Mar22 Note:	
1 - MASTER ENSUITE - TUB TO SHOWER CONVERSION 18Jun21 Note:	

COUNTER TOP

1 - VANITY COUNTERTOP UPGRADE COLOUR - QUARTZ ISTRIA - MAIN BATHROOM 11Mar22 Note:	
1 - VANITY COUNTERTOP UPGRADE COLOUR - QUARTZ ISTRIA - ENSUITE BATHROOM 11Mar22 Note:	

COUNTER TOP AND BACKSPLASH

1 - KITCHEN COUNTERTOP AND BACKSPLASH - UPGRADE COLOUR - QUARTZ VERMONT 11Mar22 Note:	
--	--

ELECTRICAL

CONSTRUCTION SUMMARY

Charisma Condominiums - Genazzano Highrises Inc.

PURCHASER: Nicholas Daniel VOLPE

TEL:

LOT / PHASE 2311 / East	REG. PLAN #	HOUSE TYPE C838-Charisma		
----------------------------	-------------	-----------------------------	--	--

1 - KITCHEN L.E.D. LIGHT FOR KITCHEN VALANCE  
11Mar22 Note:

MIRRORS AND GLASS

1 - DELETE ALL STANDARD MIRRORS THROUGHTOUT BATHROOMS 11Mar22 Note:	
1 - MASTER ENSUITE - SHOWER ENCLOSURE - FRAMELESS CLEAR GLASS SHOWER DOOR WITH SIDE PANEL TO CEILING FOR 5FT SHOWER - INCLUDES CHROME KNOB & HINGES 18Jun21 Note:	

MISCELLANEOUS

1 - vendor discount 11Mar22 Note:	
1 - FURTHER DISCOUNT 18Jun21 Note:	

PLUMBING

1 - KITCHEN – WATERLINE ROUGH-IN FOR FRIDGE 11Mar22 Note:	
1 - MAIN SHOWER ADD TOE TESTER FOR SHOWER 11Mar22 Note:	
1 - MASTER ENSUITE SHOWER ADD- RIZON CHROME POSI TEMP FAUCET- SEE ATTACHED 11Mar22 Note:	

PROMOTIONAL

1 - PROMOTION AS PER OFFER 18Jun21 Note:	
---	--

This Document is Extremely Time Sensitive - Printed 11 Mar 22 at 11:09





INTERIOR COLOUR SCHEME

Purchaser: Nicholas Daniel VOLPE  
Telephone Res. / Bus: /  
Decor Advisor: Ida Viola  
Lock Date: 3/11/2022 10:42:10

Const. No.: Unit 11, Level 22  
Municipal: 2311  
Suite Type: C838-Charisma  
Project/Phase: Genazzano Highrises Inc./East

Layout Changes: ☐ Yes ☒ No  
Sketch Attached: ☒ Yes ☐ No

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	SONATA CHARCOAL	428SB
Main Bathroom	ARUBA 689 METALICA	428SB
Master Ensuite Bathroom	ARUBA 689 METALICA	428SB

Built In Appliances ☐ Yes ☒ No  
Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ-VERMONT	Straight Polished Edge
Main Bathroom	QUARTZ-GRECALE	Straight Polished Edge
Master Ensuite Bathroom	QUARTZ-GRECALE	Straight Polished Edge
Kitchen Backsplash	QUARTZ-VERMONT	

Comment

\*\* Refer to Construction Summary

3. Flooring

	Selection
Vestibule/Main Hall	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990
Kitchen	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990
Living Room/Dining Room	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990
Den/Office	
Master Bedroom	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990
Bedroom #2	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990
Bedroom #3	
Laundry Room	TILE- WHITE MATT 8X8
Main Bath	TILE-LITIUM PEARL POLISHED 12X24
Master Ensuite Bathroom	TILE-LITIUM PEARL POLISHED 12X24

Comment


\*\* Refer to Construction Summary - Standard Grout throughout unless specified

4. Wall Tile

	Selection	Describe
Main Bath	TILE-LITIUM PEARL POLISHED 12X24	
Master Ensuite Bathroom	TILE-LITIUM PEARL POLISHED 12X24	
Kitchen Backsplash	QUARTZ- VERMONT	

Comment

\*\* Refer to Construction Summary - Standard Grout throughout unless specified

Initial: 

Purchaser: Nicholas Daniel VOLPE  
Telephone Res. / Bus: /  
Decor Advisor: Ida Viola  
Lock Date: 3/11/2022 10:42:10

Const. No.: Unit 11, Level 22  
Municipal: 2311  
Suite Type: C838-Charisma  
Project/Phase: Genazzano Highrises Inc./East

5. Misc

Water Line Rough-in for Fridge ☒ Yes ☐ No  
Upgrade Bathroom Accessories ☐ Yes ☒ No

Comment  
\*\* Refer to Construction Summary

6. Wall, Trim and Door Paint - Birch White Paint Throughout unless specified below.

Entrance Vestibule  
Main Hall  
Kitchen  
Laundry Room  
Main Bathroom  
Master Ensuite Bathroom

Living Room  
Dining Room  
Den/Library  
Master Bedroom  
Bedroom #2  
Bedroom #3

Comment  
\*\* Refer to Construction Summary

7. General Comments

\*\* Refer to Construction Summary

Disclaimers and Notes

- 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: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Greenpark Homes Décor Centre Disclaimers

Lot#: 2311 Model:C838-Charisma in Charisma Condominiums - Genazzano Highrises Inc.

PURCHASER: Nicholas Daniel VOLPE

TEL:

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 both having the same name. Marble is not recommended in high traffic areas, such as the kitchen, as marble is a more porous stone than granite and will stain and scratch easier than a granite surface.

Ceramic Tile

Many 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 design 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 no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. Purchaser acknowledges that hardwood floor is a natural product and that it may vary in the number and size of knots, grain, pattern and colour from the sample in the Vendor's Décor Centre.

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 completion 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 and unfettered discretion.

Cabinets

The appearance of cabinets may vary depending on the location where they are installed, variations in manufactured products or natural occurrences including colour tone and grain patterns, the presence of natural and artificial lighting and adjacent finishes. Natural components within cabinets may vary, including but not limited to, grain patterns, shading and acceptance of stain finishes, within anyone item and between items. Cabinet and/or drawer size and location subject to verification on job site and will be adjusted and/or relocated to fit site conditions. Extended upper cabinets, if applicable, may vary in height based on the ceiling height and the location of any bulkheads.

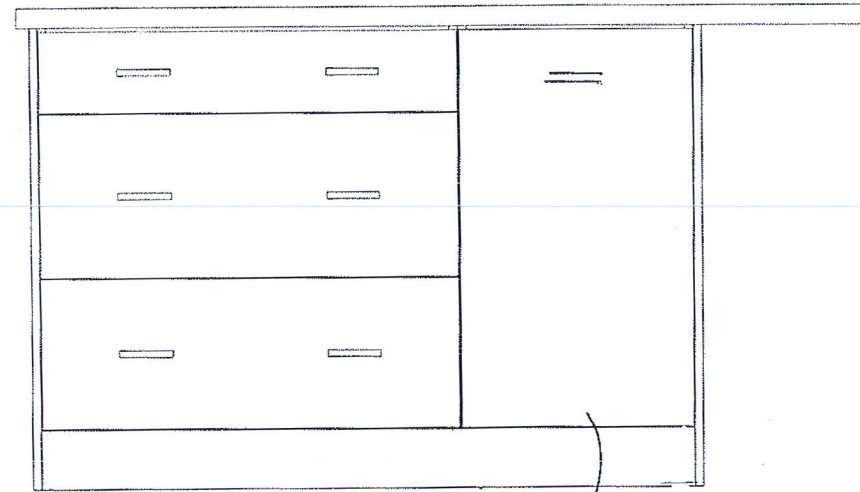
The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions. Purchaser acknowledges that not all of the above modifications were available or offered to the Purchaser.

*The undersigned has read and understood the above and will accept the property as delivered subject to any variations to the finishes as contemplated herein and according to the terms of the Agreement of Purchase and Sale. The Purchaser acknowledges and agrees that while Décor Centre consultants may comment on the Purchaser's selections, the Purchaser is solely responsible for the final selection of colours and finishes.*

Purchaser's Signature(s): 

Date: \_\_\_\_\_


WV



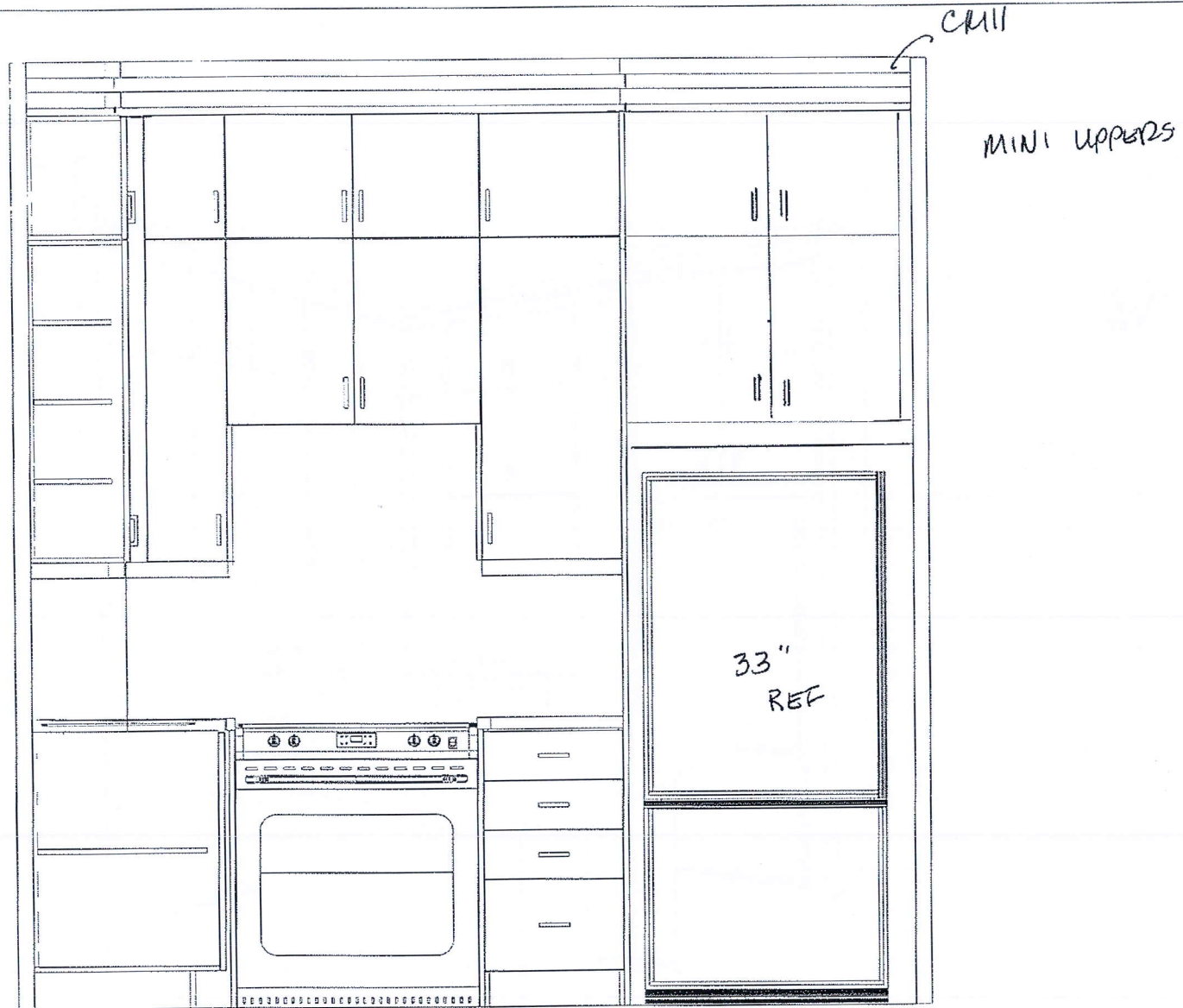
POTS + PAN

2 BIN  
WASTE  
RECYCLE

ISLAND FACING DW/SINK

This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.		Designed: 3/17/2022
		Printed: 3/17/2022
CHARISMA SUITE 2311	LAYOUT	Drawing #: 1





NV

This drawing is the intellectual property of  
SELBA INDUSTRIES INC. and is an  
artistic  
interpretation of the general  
appearance of the design. It is  
not meant to be an exact rendition.

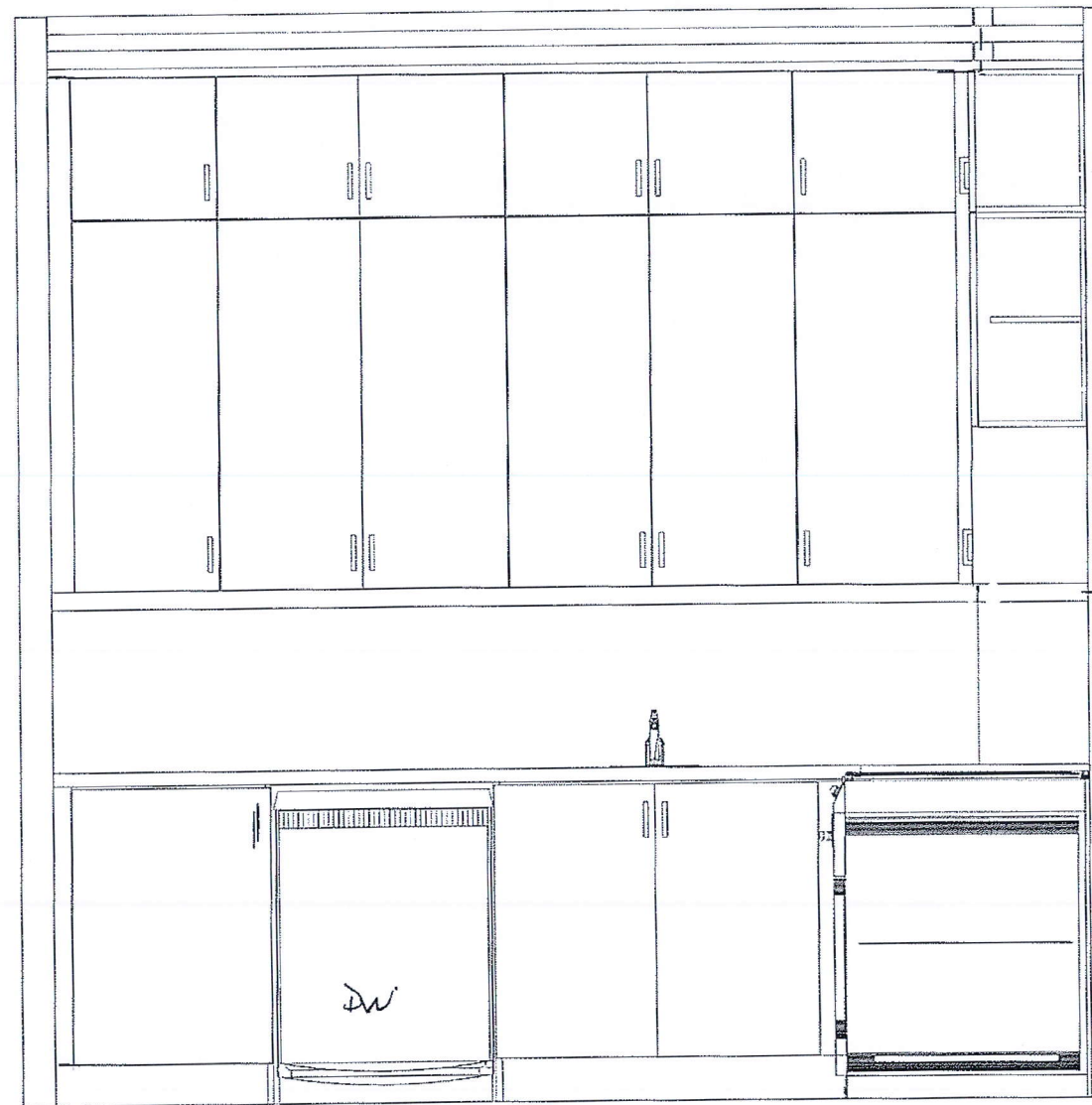


Designed: 3/17/2022  
Printed: 3/17/2022

CHARISMA SUITE 2311

LAYOUT

Drawing #: 1



CMU

Mini uppers

NV

LIGHT  
VALANCE

This drawing is the intellectual property of  
SELBA INDUSTRIES INC. and is an  
artistic  
interpretation of the general  
appearance of the design. It is  
not meant to be an exact rendition.

2020  
TECHNOLOGIES

Designed: 3/17/2022  
Printed: 3/17/2022

CHARISMA SUITE 2311

LAYOUT

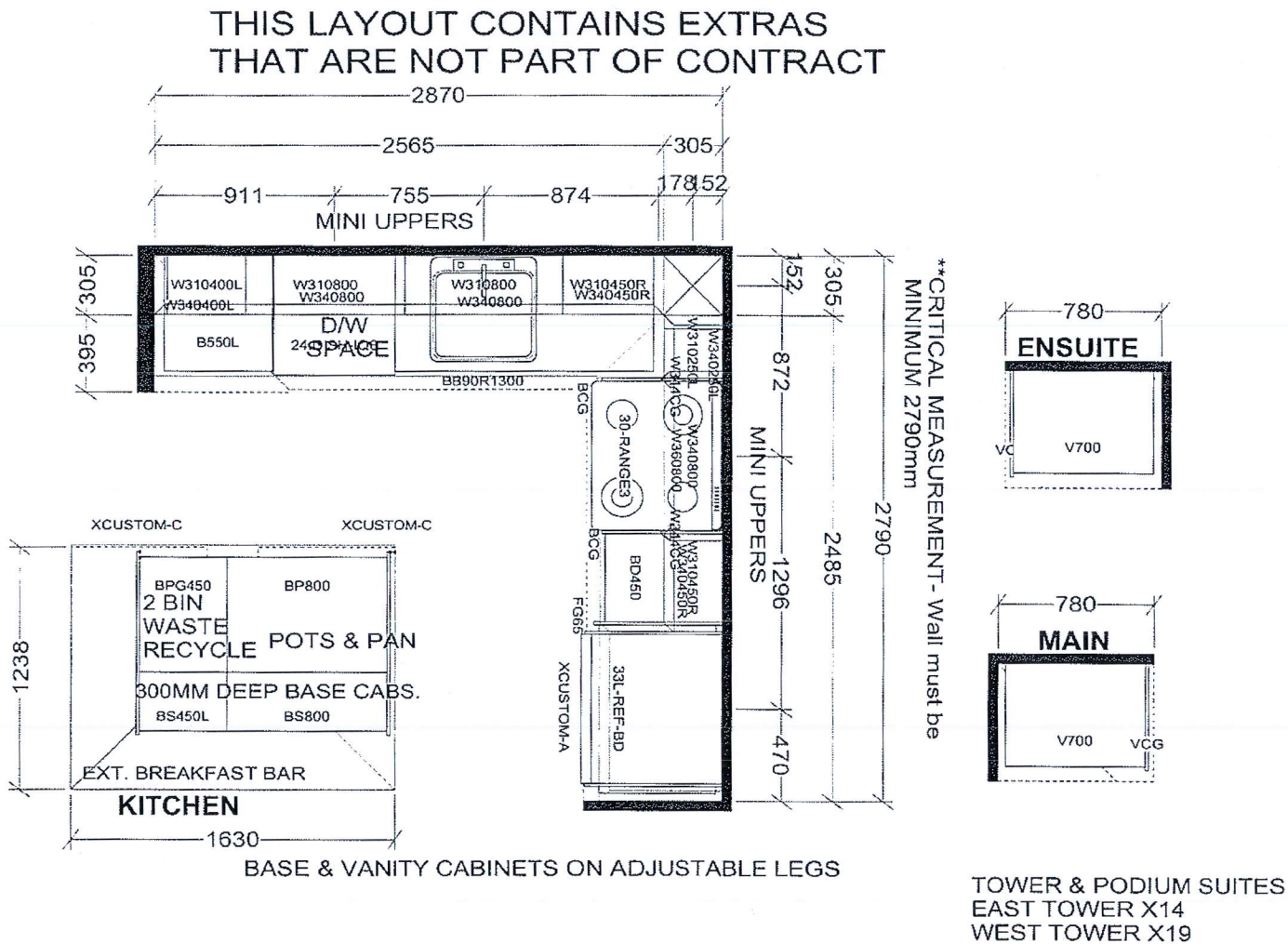
Drawing #: 1



FILE NAME:  
CHARISMA SUITE 2311

CHARISMA SUITE 2311  
PROTOTYPE FOR EXTRAS

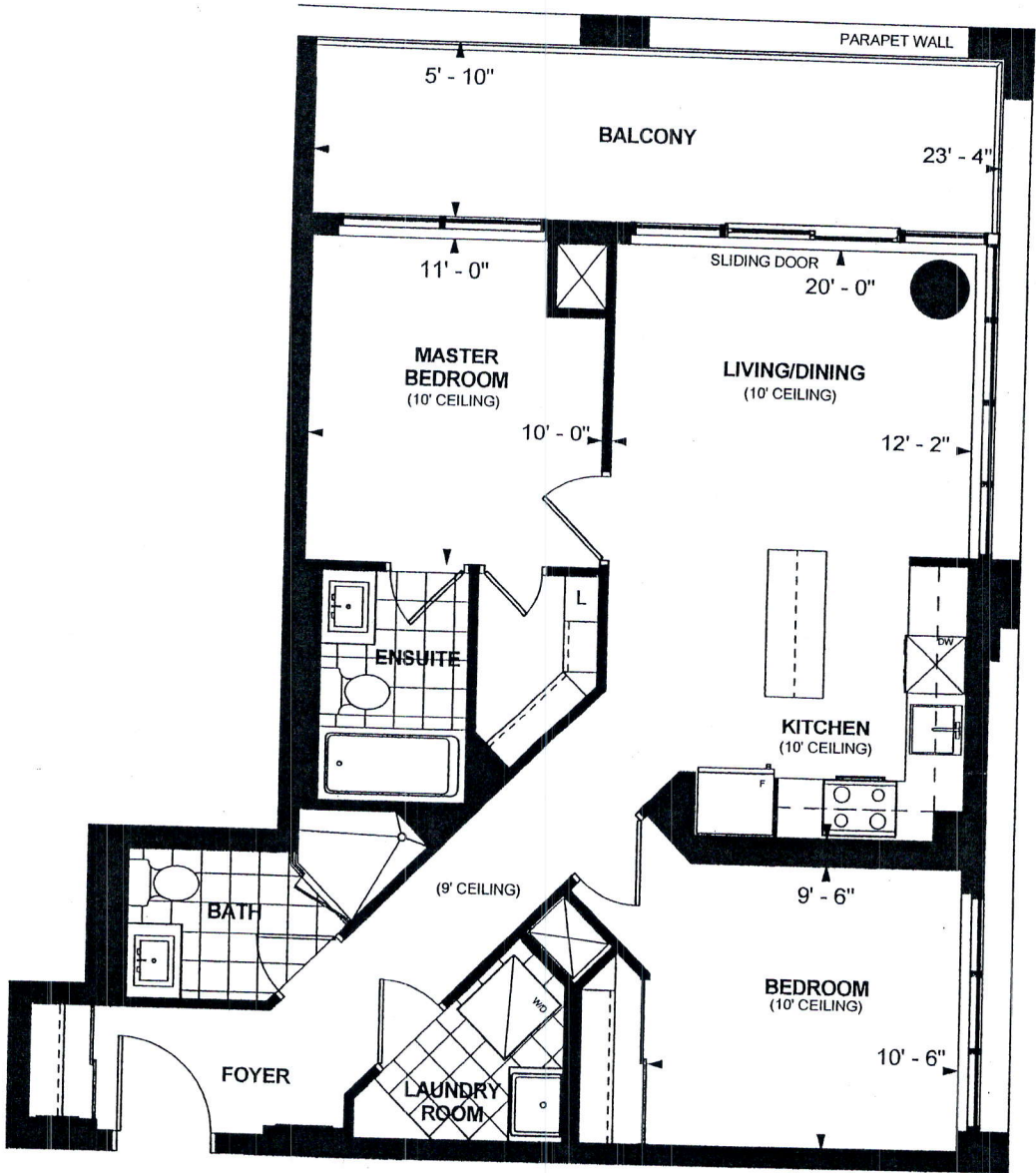
MAR 17 22 FB



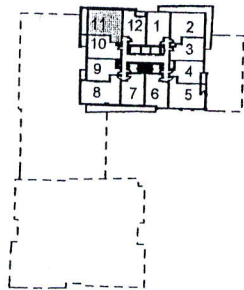
Selba Industries				J #
W WDT	W HGHT	W CNT	This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.	JOB NUMBER:
FLOOR HGHT	DOOR HGHT			BUILDER: GREENPARK
ST CENT	2X4	VENT BOX COVER		SITE: CHARISMA EAST & WEST
				MODEL: C838 X
			DESIGNER: KS	LOT #: 2311
			DATE: OCT 27 20 /rev'd Dec 10 20	

Aug. 23, 2017

SCHEDULE 'A'  
**Charisma**  
CONDOMINIUMS



**C 838**  
**TOWER SUITE**  
**EAST TOWER**  
**9'/10' CEILING**  
**838 sq. ft.**  
**2-BEDROOM**



LEVEL 22

*CV*  
\_\_\_\_\_  
Purchaser Initials      Purchaser Initials      Date

Unit No. 11 Level No. 22 Suite No. 2311

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 and sale apply to this Schedule. E. & O.E.