



CONSTRUCTION SUMMARY				
Charisma Condominiums - Genazzano Highrises Inc.				
PURCHASERS: Giuseppe SEPE and Alexander SEPE			TEL: RES.: 416-602-7978	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
1814 / West		B635		

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Purchasers: Giuseppe SEPE & Alexander SEPE  
Telephone Res. / Bus: (416) 602-7978 /  
Decor Advisor: Ida Viola  
Lock Date: 3/30/2022 15:44:44

Const. No.: Unit 13, Level 17  
Municipal: 1814  
Suite Type: B635  
Project/Phase: Genazzano Highrises Inc./West

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

1. Kitchen and Vanities	Style and Colour	Hardware
Kitchen	MONACO 350 PLATINUM SILVER	428SB
Main Bathroom	N/A	
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	428SB
Powder Room	MONACO 350 PLATINUM SILVER	428SB

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

Comment  
\*\* Refer to Construction Summary

2. Counters	Counter	Edge
Kitchen	QUARTZ-AMIATA	Straight Polished Edge
Main Bathroom	N/A	
Master Ensuite Bathroom	QUARTZ-AMIATA	Straight Polished Edge
Powder Room	QUARTZ-AMIATA	Straight Polished Edge
Kitchen Backsplash	TILE-GLOSSY WHITE 4X12	

Comment  
\*\* Refer to Construction Summary

3. Flooring	Selection
Vestibule/Main Hall	LEXINGTON-ROCHEFORT OAK TL-LW1317
Kitchen	LEXINGTON-ROCHEFORT OAK TL-LW1317
Living Room/Dining Room	LEXINGTON-ROCHEFORT OAK TL-LW1317
Den/Office	LEXINGTON-ROCHEFORT OAK TL-LW1317
Master Bedroom	LEXINGTON-ROCHEFORT OAK TL-LW1317
Bedroom #2	N/A
Bedroom #3	N/A
Laundry Room	TILE-WHITE MATTE 8X8
Main Bath	N/A
Master Ensuite Bathroom	TILE-AXIS BIANCO 12X24
Powder Room	TILE-AXIS BIANCO 12X24

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

4. Wall Tile	Selection	Describe
Main Bath	N/A	
Master Ensuite Bathroom	TILE-GLOSSY WHITE 8X16	
Kitchen Backsplash	TILE-GLOSSY WHITE 4X12	

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

Initials: AS AS

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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		Living Room	
Main Hall		Dining Room	
Kitchen		Den/Library	
Laundry Room		Master Bedroom	
Main Bathroom		Bedroom #2	
Master Ensuite Bathroom		Bedroom #3	

Comment

\*\* Refer to Construction Summary

7. General Comments

\*\* Refer to Construction Summary

Disclaimers and Notes

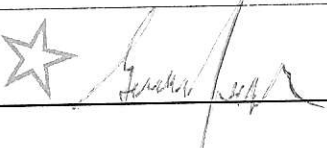
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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: 3/30/22

Signature: 

Date: 3/30/22

Signature: \_\_\_\_\_

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

## Greenpark Homes Décor Centre Disclaimers

Lot#: 1814 Model:B635 in Charisma Condominiums - Genazzano Highrises Inc.

TEL: RES.: 416-602-7978

PURCHASERS: Giuseppe SEPE and Alexander SEPE

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):

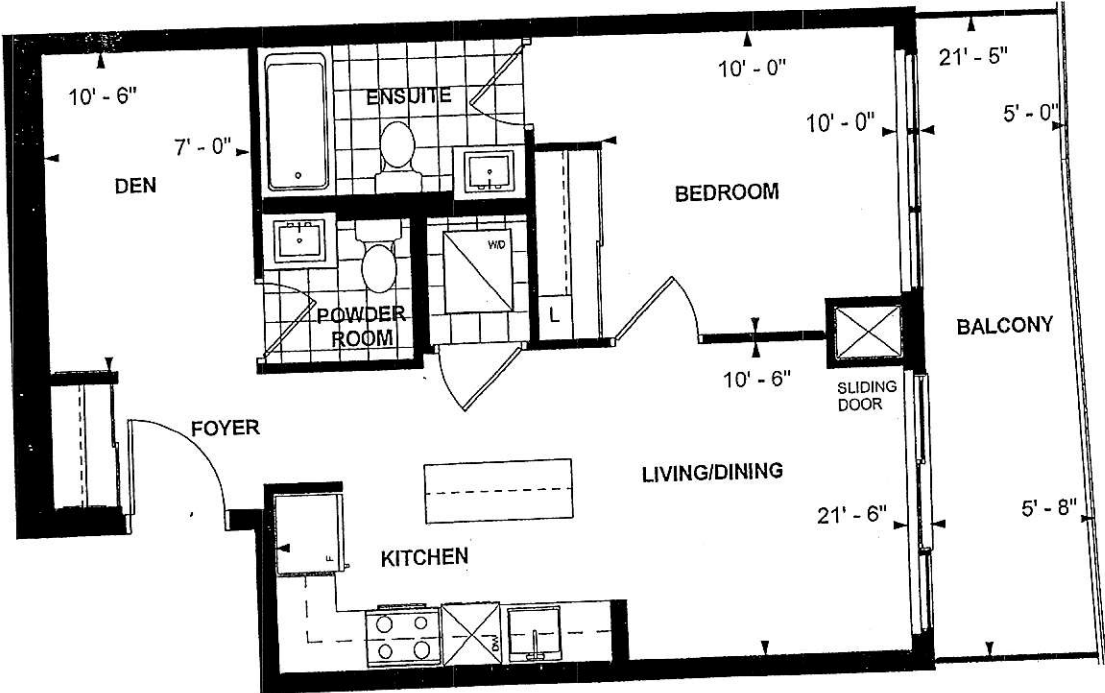
★ 

★ 

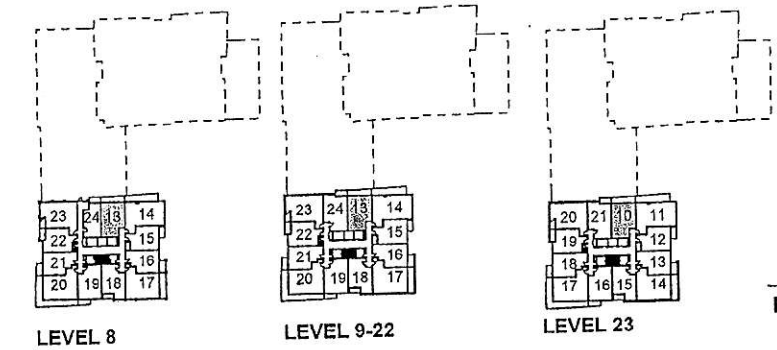
Date: March 30-22

Aug. 23, 2017

SCHEDULE 'A'  
**Charisma**  
CONDOMINIUMS



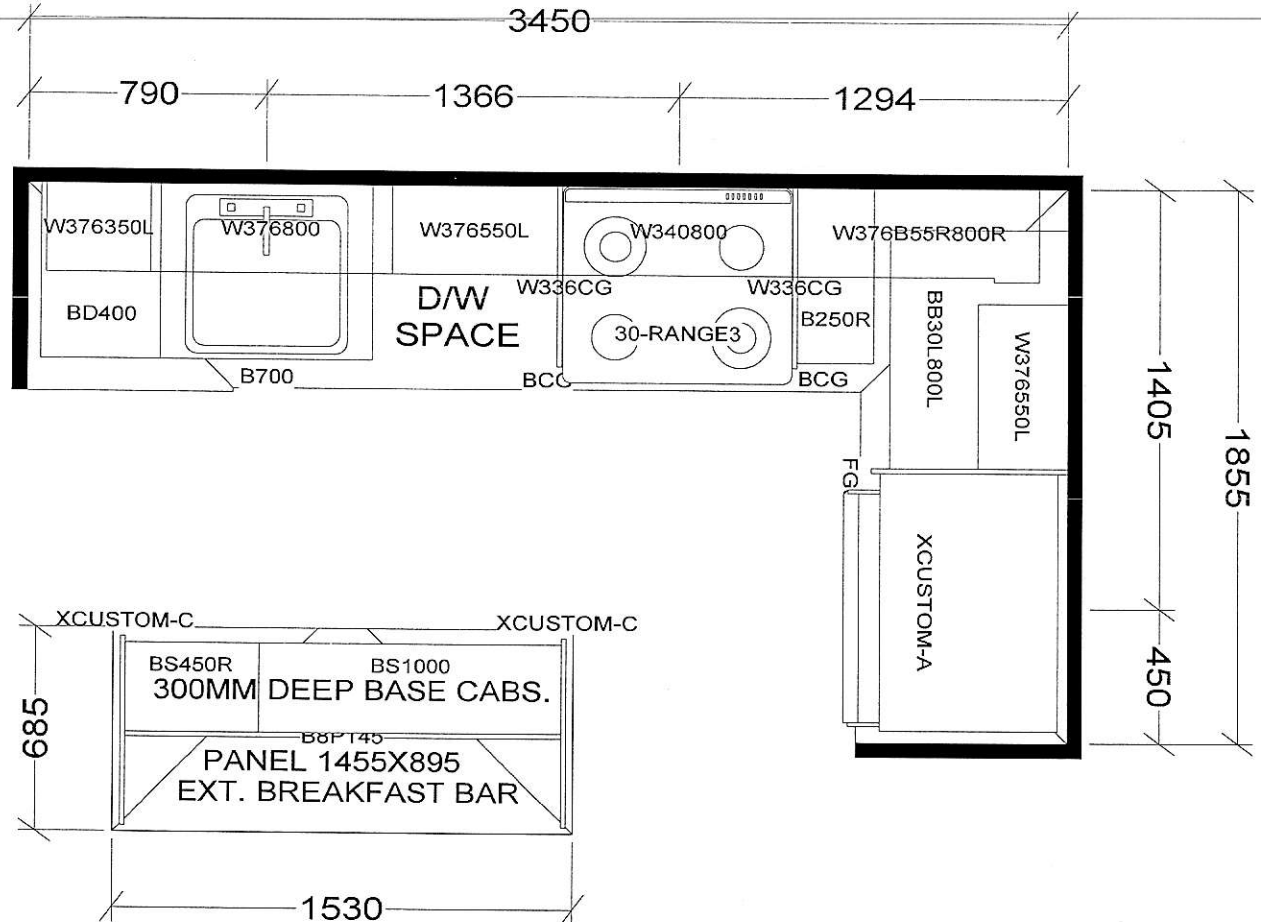
**B 635**  
**TOWER SUITE**  
**WEST TOWER**  
**9' CEILING**  
**635 sq. ft.**  
**1-BEDROOM+DEN**



Purchaser Initials                      Purchaser Initials                      Date NOV 18-2017

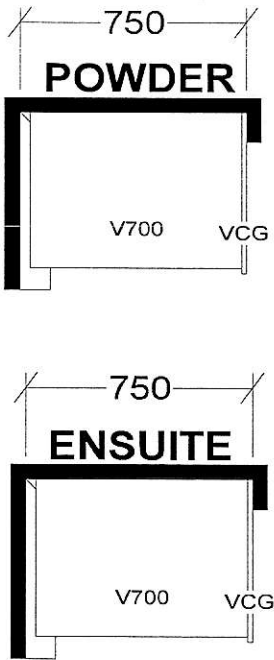
Unit No. 13 Level No. 17 Suite No. 1814

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.



KITCHEN

BASE & VANITY CABINETS ON ADJUSTABLE LEGS



- TOWER & PODIUM SUITES
- WEST TOWER-B635 X16
  - EAST TOWER-B639 X 4
  - WEST TOWER-B640 X4
  - EAST TOWER-B645 X4
  - EAST TOWER-B646 X18
  - EAST TOWER-B655 X18
  - WEST TOWER-B655 X15
  - EAST TOWER-B663 X18
  - WEST TOWER-B663 X20

<b>Selba Industries</b>			J # _____
W WIDTH _____	W HGHT _____	W CNT _____	<small>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.</small>
FLOOR HGHT _____	DOOR HGHT _____		
ST CENT _____	2X4 _____	VENT BOX COVER _____	
DESIGNER: KS DATE: OCT 27 20			JOB NUMBER: BUILDER: GREENPARK SITE: CHARISMA EAST & WEST MODEL: B635, B639, B640, B645, B655, B663 LOT #: