

CONSTRUCTION SUMMARY				
Charisma Condominiums - Genazzano Highrises Inc.				
PURCHASER: Luca Santino FIGLIOMENI			RECEIVED JUN 20 2022	TEL:
LOT / PHASE PH215 / West	REG. PLAN #	HOUSE TYPE D1191		

CERAMIC TILE

I - MASTER ENSUITE SHOWER FLOOR AND BED. 2 ENSUITE SHOWER FLOOR -UPGRADED MOSAIC ON FLOOR 09.Jun22    Note:	
I - BEDROOM 2 ENSUITE- ADD UPGRADE 1 12X24 TILE ON SHOWER WALL 09.Jun22    Note:	
I - MASTER ENSUITE- UPGRADE 1 12X24-TILE ON SHOWER WALL 09.Jun22    Note:	
I - MASTER BEDROOM ENSUITE- DO NOT INSTALL MARBLE ON SHOWER SEAT- PURCHSER TO INSTALL HIS OWN 09.Jun22    Note:	

CONSTRUCTION

I - SMOOTH CEILING - BOTH BEDROOMS 09.Jun22    Note:	
I - BEDROOM 2 ENSUITE -TUB TO SHOWER CONVERSION - INCLUDES CLEAR GLASS CHROME FRAMED SLIDING DOORS 09.Jun22    Note:	

COUNTER TOP

I - DELETE-KITCHEN AND BATH STANDARD QUARTZ COUNTERTOP -PURCHASER TO INSTALL HIS OWN 09.Jun22    Note:	
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This Document is Extremely Time Sensitive - Printed 16 Jun 22 at 12:36



Purchaser: Luca Santino FIGLIOMENI  
Telephone Res. / Bus: /  
Decor Advisor: Anne Federico  
Lock Date: 6/9/2022 10:35:43

Const. No.: Unit 5, Level 26  
Municipal: PH215  
Suite Type: D1191  
Project/Phase: Genazzano Highrises Inc./West

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

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	N/A	
Main Bathroom		
Master Ensuite Bathroom	N/A	
Bedroom 2 Ensuite	N/A	
Powder Room	N/A	
Built In Appliances <input type="radio"/> Yes <input type="radio"/> No		Kitchen Extended Upper Cabinets <input type="radio"/> Yes <input type="radio"/> No

Comment

2. Counters

	Counter	Edge
Kitchen		
Main Bathroom		
Master Ensuite Bathroom		
Bedroom 2 Ensuite		
Powder Room		
Kitchen Backsplash		

Comment

3. Flooring

	Selection
Vestibule/Main Hall	MIRAGE-LOCK HULA HOOP WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Kitchen	MIRAGE-LOCK HULA HOOP WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Living Room/Dining Room	MIRAGE-LOCK HULA HOOP WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Den/Office	N/A
Master Bedroom	MIRAGE-LOCK HULA HOOP WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Bedroom #2	MIRAGE-LOCK HULA HOOP WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Bedroom #3	N/A
Bedroom 2 Ensuite	TILE-STONE DARK GREY 12X24
Laundry Room	TILE- STONE DARK GREY 12X24
Main Bath	N/A
Master Ensuite Bathroom	TILE-STONE DARK GREY 12X24
Powder Room	TILE-STONE DARK GREY 12X24

Comment

4. Wall Tile

	Selection	Describe
Main Bath	N/A	
Master Ensuite Bathroom	TILE-STONE DARK GREY 12X24-----SHOWER FLOOR STONE DARK	GREY MOSAIC 12X12
Bedroom 2 Ensuite	TILE-STONE DARK GREY 12X24-----SHOWER FLOOR STONE DARK	GREY MOSAIC 12X12
Kitchen Backsplash		

Comment

\*\* Refer to Construction Summary



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Unit 5, Level 26

Municipal:

PH215

Suite Type:

D1191

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Genazzano Highrises Inc./West

5. Misc

Water Line Rough-in for Fridge

☐ Yes

☒ No

Upgrade Bathroom Accessories

☐ Yes

☒ No

Comment

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

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:



AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
LABOUR AND MATERIAL SUPPLIED BY PURCHASER

Charisma Condominiums - Genazzano Highrises Inc.

PURCHASER: Luca Santino FIGLIOMENI

TEL:

HOUSE TYPE

REG. PLAN #

CLOSING DATE

15-Oct-20

Penthouse 215

D1191  
CUSTOM

The Agreement of Purchase and Sale in connection with the purchase of the above-noted dwelling unit by the undersigned, is hereby amended at the instance of the Purchaser on the following conditions to which the Purchaser agrees to strictly adhere. The following labour and/or materials shall be supplied by the Purchaser at his own expense.

Purchaser to Supply and Install own Kitchen & Bath  
Must Co-ordinate with Super - Scheduling of Cabinets.  
Installation.

Countertops: Purchaser to Supply and Install.

Plumbing: Vendor to Install.

1. The Purchaser shall commence his work upon two days notice, in writing or otherwise, and to complete such work within the time allotted by the Vendor, and otherwise in such manner as may be required by the Vendor.
2. The Purchaser shall perform the work in a prompt, diligent and workmanlike manner and co-ordinate same so as not to interfere with, or delay, the work of the Vendor or any of its contractors, time being of the essence.
3. The Vendor shall be in no way responsible for equipment or material supplied or owned by the Purchaser or his employees, or for loss or damage thereto.
4. No credit for the work to be done shall be given to the Purchaser unless otherwise specifically indicated herein.
5. In the performance of his work, the Purchaser shall comply with the requirements of the New Home Warranty Plan Act, the Ontario Building Code, and generally all applicable laws, by-laws, rules, regulations and requirements of any government or municipal authority, whether now in effect or hereinafter imposed. Any and all work that does not comply, as determined by any municipal or other inspector, is to be rectified at the Purchaser's expense forthwith.
6. The Purchaser shall not permit any claim for Construction Lien to be registered in respect of his work, and if any claim is so registered, same shall be promptly discharged by the Purchaser, and failing such prompt discharge, the Vendor may pay and discharge such claim and the amount so paid by the Vendor shall be forthwith due and payable to the Vendor by the Purchaser.
7. In the event the Purchaser does not complete the work in accordance with the terms of this amendment or is in breach of any condition of this amendment or of any condition contained in the agreement of purchase and sale, the Vendor may, at its sole option, terminate this amendment, and complete the work specified herein, the cost of which together with an administration fee equal to 20% of such cost to be paid by the Purchaser to the Vendor as an adjustment on the closing date, such cost to be absolutely determined by statutory declaration sworn on the part of the Vendor. Alternatively, and notwithstanding any other provision of the agreement of purchase and sale, the Builder may elect to do nothing in which case the Purchaser agrees to complete the transaction of purchase and sale on the closing date set out in the agreement of purchase and sale, without holdback of any part of the purchase price, notwithstanding that the dwelling unit may not be municipally approved for occupancy, on the Vendor's undertaking to complete any of the Vendor's outstanding work.
8. The Purchaser hereby releases the Vendor from any liability whatsoever and waives his rights under the Ontario New Home Warranties Plan Act in respect of the work done by him or in respect of any damage to the Vendor's work consequent thereto.

PURCHASER:

Luca Santino FIGLIOMENI

DATE

May 27, 2022

VENDOR:

PER: Genazzano Highrises Inc.

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_


DATE: \_\_\_\_\_



- ① Laundry Room. —
- ② P. R. Floor. —
- ③ Floor, 7 —  
WALL

Don't  
Lose It



Client		DRAWING NO.	
1	 <b>NAPA VALLEY KITCHENS</b> 4316 STEELES AVENUE, SUITE 100, DOWNTOWN, CA 95031 (916) 435-1000 FAX: (916) 435-1011 <a href="http://WWW.NAPAVALLEYKITCHENS.COM">WWW.NAPAVALLEYKITCHENS.COM</a>		
kitchen colour	island material	crown	corbels
construction	island door	handles drs	island post
door style	island stain	handles drws	posts
door spieces	end panels	baseboard	glass
interior cab	drawers	door hinges	cutlery div
valance	drawer slides	appliance pan	blind crms