

CONSTRUCTION SUMMARY				
Charisma Condominiums - Granerola Residences Ltd.				
PURCHASERS: Simone DE-GASPERIS and Luigina DEGASPERIS			TEL: RES.: 416-717-6970	

LOT / PHASE 426 / South	REG. PLAN #	HOUSE TYPE C1155		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT SHIELD 19Aug22 Note:	
1 - UPGRADE HARDWARE - POWDER ROOM 19Aug22 Note:	
1 - UPGRADE HARDWARE - KITCHEN 19Aug22 Note:	
1 - UPGRADE 2 CABINET - SECOND BEDROOM ENSUITE 19Aug22 Note:	
1 - UPGRADE 2 CABINET - MASTER ENSUITE 19Aug22 Note:	
1 - UPGRADE 2 CABINET - POWDER ROOM 19Aug22 Note:	
1 - UPGRADE 2 CABINET - KITCHEN 19Aug22 Note:	
1 - CABINETRY UPPER - MICROWAVE SHELF- STANDARD - 700MM - UPGRADE 2 **SEE SKETCH FOR LOCATION 19Aug22 Note:	
1 - INCREASE VANITY HEIGHT TO 36" - SECOND BEDROOM ENSUITE 19Aug22 Note:	
1 - INCREASE VANITY HEIGHT TO 36" - ENSUITE 19Aug22 Note:	
1 - INCREASE VANITY HEIGHT TO 36" - POWDER ROOM 19Aug22 Note:	
1 - CABINETRY - EXTENDED UPPERS IN KITCHEN - UPGRADE 2 19Aug22 Note:	

CABINETRY ACCESSORIES

2 - INSTALL POT AND PAN DRAWERS ON ISLAND - SEE SKETCH 19Aug22 Note:	
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CONSTRUCTION

1 - ADD LOUVER DOORS TO SEPARATE POWDER ROOM FROM LIVING ROOM 19Aug22 Note: SEE SKETCH - IF CONSTRUCTION PERMITS	
1 - SMOOTH CEILINGS - BOTH BEDROOMS 19Aug22 Note:	

COUNTER TOP

1 - UPGRADE VANITY COUNTER TOP MATERIAL - SECOND BEDROOM ENSUITE 19Aug22 Note:	
1 - UPGRADE VANITY COUNTER TOP MATERIAL - MASTER ENSUITE 19Aug22 Note:	
1 - UPGRADE VANITY COUNTER TOP MATERIAL - POWDER ROOM 19Aug22 Note:	

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
426 / South		C1155		
1 - UPGRADE KITCHEN COUNTER TOP AND BACKSPLASH MATERIAL				
19Aug22 Note:				
<div>ELECTRICAL</div>				
1 - UNDER CABINET LIGHTING - FLUORESCENT STRIP				
19Aug22 Note:				
1 - PLUG- ELECTRICAL PLUG FOR MICROWAVE SHELF				
**SEE SKETCH FOR LOCATION				
19Aug22 Note:				
1 - ADD LIGHT IN LIVING ROOM				
03Feb22 Note:				
<div>MIRRORS AND GLASS</div>				
1 - CLOSET SLIDER - FRAMELESS MIRROR SLIDING DOOR WITH MIRRORED FASCIA IN LIEU OF STANDARD				Doors)
19Aug22 Note: FRONT CLOSET				
1 - UPGRADE TO TOWEL BAR/ D-RING COMBO - CHROME FINISH				
19Aug22 Note:				
MASTER ENSUITE - IN LIEU OF KNOB				
1 - SHOWER - FRAMELESS CLEAR GLASS SHOWER DOOR WITH SIDE PANEL TO CEILING FOR 5 FOOT SHOWER ? INCLUDES CHROME KNOB & HINGES				
19Aug22 Note: MASTER ENSUITE				
UPGRADED FURTHER TO TOWEL BAR/D-RING COMBO IN LIEU OF KNOB - CHROME FINISH				
<div>PAINTING</div>				
1 - UPGRADE - PAINT - WALL AND TRIM THROUGHOUT - WHITE				
19Aug22 Note:				
<div>PLASTER MOULDINGS</div>				
1 - PLASTER MOULDINGS THROUGHOUT - SEE SKETCH				
19Aug22 Note: #618				
<div>PLUMBING</div>				
1 - MOEN 90 DEGREE POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2712EP/U361CI/UTS4172/62320/S3879EP/A721				
19Aug22 Note: MASTER ENSUITE				
3 - TOILET - CONTRAC CALI 1 PC TOILET #4710BOVU (UNLINED TANK) WITH SMOOTH CLOSE SEAT				
19Aug22 Note: POWDER ROOM				
MASTER ENSUITE				
SECOND BEDROOM ENSUITE				
1 - UPGRADE POWDER ROOM FAUCET - 6900BL				
19Aug22 Note:				
1 - UPGRADE KITCHEN FAUCET - MEON 7565BL				
19Aug22 Note:				
1 - KITCHEN UNDERMOUNT SINK - BLANCO QUARTUS R15 U MEDIUM #401517				
19Aug22 Note:				
1 - KITCHEN / WATERLINE ROUGH-IN FOR FRIDGE				
19Aug22 Note:				
<div>PROMOTIONAL</div>				
1 - FURTHER VENDOR DISCOUNT				
19Aug22 Note:				

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LOT / PHASE 426 / South	REG. PLAN #	HOUSE TYPE C1155		
1 - LESS CREDIT FROM PURCHASERS EXTRA SHEET IN OFFER 19Aug22 Note:				

EXTRAS AS PER OFFER

The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule D to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten Worksheet Note:	
The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	
1 Parking Unit - location to be selected by the Vendor at their sole discretion. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 23 Aug 22 at 11:55

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

Comment

** Refer to Construction Summary

7. General Comments

** Refer to Construction Summary

Plaster Moulding : # 618

Disclaimers and Notes

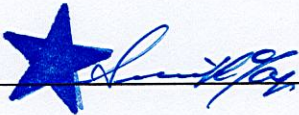
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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: 14/9/22

Signature: _____ Date: _____

Signature: _____ Date: _____

Purchasers:

Simone DE-GASPERIS & Luigina DEGASPERIS

Const. No.: Unit 19, Level 4

Telephone Res. / Bus:

(416) 717-6970 /

Municipal: 426

Decor Advisor:

Giulia Di Girolamo

Suite Type: C1155

Lock Date:

2022-08-19 12:03:54

Project/Phase: Granerola Residences Ltd./South

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	SONTATA - SATIN SNOW	848MC
Main Bathroom	N/A	N/A
Master Ensuite Bathroom	SONTATA - SATIN SNOW	Standard
Bedroom 2 Ensuite	SONTATA - SATIN SNOW	Standard
Powder Room	SONTATA - SATIN SNOW	848MC

Built In Appliances ☐ Yes ☒ No

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ-MISTRAL	Straight Polished Edge
Main Bathroom	N/A	N/A
Master Ensuite Bathroom	QUARTZ-MISTRAL	Straight Polished Edge
Bedroom 2 Ensuite	QUARTZ-MISTRAL	Straight Polished Edge
Powder Room	QUARTZ-MISTRAL	Straight Polished Edge
Kitchen Backsplash	QUARTZ-MISTRAL	

Comment

** Refer to Construction Summary

3. Flooring

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

Comment

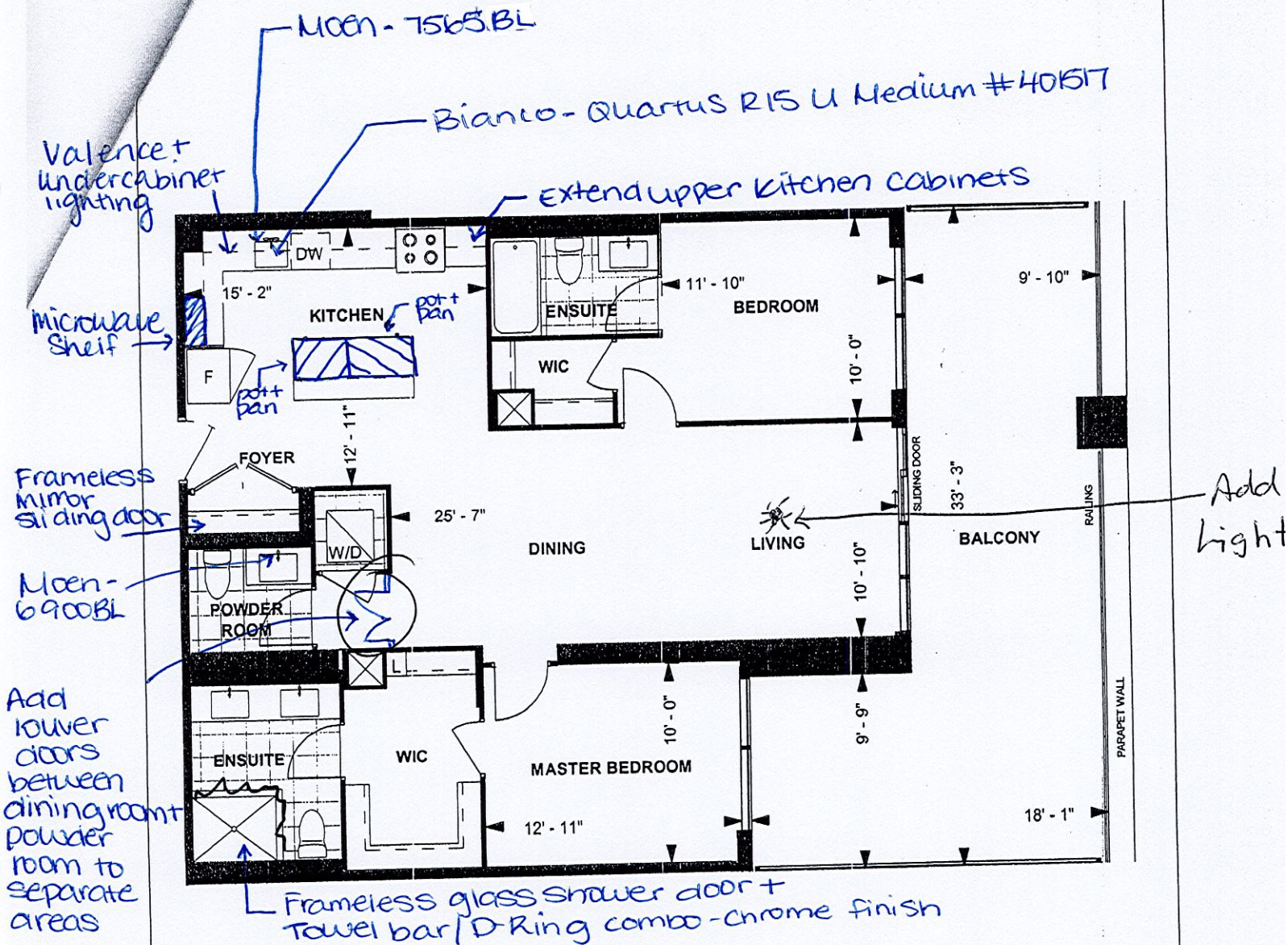
** Refer to Construction Summary - Standard Grout throughout unless specified

4. Wall Tile

	Selection	Describe
Main Bath	N/A	
Master Ensuite Bathroom	TILE-WHITE GLOSSY 8X16	
Bedroom 2 Ensuite	TILE-WHITE GLOSSY 8X16	
Powder Room	N/A	
Kitchen Backsplash	QUARTZ-MISTRAL	

Comment

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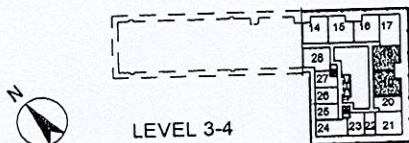


- *Smooth ceilings - both bedrooms
- *Waterline Rough-in for fridge
- *Upgrade wall and trim paint - white
- *plaster mouldings throughout - #618

C1155

TOWER SUITE SOUTH TOWER 8'10" CEILING

1,155 sq. ft.
2-BEDROOM

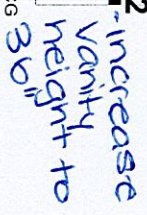
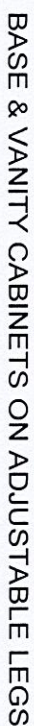


Purchaser Initials Salz Purchaser Initials Salz Date OCT 27/19

Unit No. 19 Level No. 4 Suite No. 426

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 Faucet:
 7565BL



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