

CONSTRUCTION SUMMARY			
Charisma Condominiums - Granerola Residences Ltd.			
PURCHASERS: Samuel CICCOLINI and Donna M CICCOLINI		TEL: RES.: 416-565-1500	
Unit 4, Level 28 (PH208-South)	Floor Plan D1704		

CABINETRY

1 - KITCHEN CABINETRY - LIGHT VALANCE 27Apr23 Note:	
1 - KITCHEN CABINETRY - TILT UP DOORS FOR MINI UPPERS 27Apr23 Note:	
1 - KITCHEN CABINETRY - MINI STACKED UPPER CABINETS - UPGRADE 2 27Apr23 Note:	
1 - KITCHEN CABINETRY - CROWN MOULDING WITH HEADER 27Apr23 Note: CONFIRM STYLE - CM11	
1 - KITCHEN CABINETRY - LEAVE SPACE FOR FUTURE BAR FRIDGE AT ISLAND ISLAND 27Apr23 Note: SPECS TO FOLLOW	
1 - BEDROOM 2 ENSUITE CABINETRY - UPGRADE 2 27Apr23 Note:	
1 - MASTER ENSUITE VANITY CABINETRY - UPGRADE 2 27Apr23 Note:	
1 - POWDER ROOM CABINETRY - VANITY CHEST OF DRAWERS INCLUDING 36" HIGH VANITY HEIGHT - UPGRADE 2 27Apr23 Note:	
1 - ALL VANITIES - CABINETRY HARDWARE - UPGRADED 2 HARDWARE 27Apr23 Note:	
1 - KITCHEN CABINETRY HARDWARE - UPGRADED 2 HARDWARE 27Apr23 Note:	
1 - KITCHEN CABINETRY - UPGRADE 2 - ARUBA DOOR 27Apr23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN- ADD BUILT IN FRIDGE FEE 27Apr23 Note:	
1 - KITCHEN CABINETRY - FRIDGE DOOR PANELS (SUPPLY ONLY) - FOR FRIDGE 30" TO 36"- SEE SPECS 27Apr23 Note:	
1 - KITCHEN CABINETRY - DISHWASHER DOOR PANEL (SUPPLY ONLY) - UPGRADE 2 27Apr23 Note:	
1 - KITCHEN CABINETRY ACCESSORIES - ADD WIRE MESH WITH FINISHED INTERIOR FOR MINI UPPERS - OPTION 1 27Apr23 Note:	
1 - KITCHEN CABINETRY ACCESSORIES - ADD AN EXTRA BANK OF DRAWERS - UPGRADE 2 27Apr23 Note:	
2 - KITCHEN CABINETRY ACCESSORIES - POT AND PAN DRAWERS 27Apr23 Note: AT ISLAND	

CONSTRUCTION SUMMARY			
Charisma Condominiums - Granerola Residences Ltd.			
PURCHASERS: Samuel CICCOLINI and Donna M CICCOLINI		TEL: RES.: 416-565-1500	
Unit 4, Level 28 (PH208-South)	Floor Plan D1704		
1 - KITCHEN CABINETRY ACCESSORIES - PULL OUT RECYCLE 4 BIN 27Apr23 Note: AT ISLAND			
1 - KITCHEN CABINERY ACCESSORIES - PULL OUT SPICE RACK 27Apr23 Note:			

CERAMIC TILE

1 - LAUNDRY ROOM FLOOR- ADD UPGRADED TILES 12X24- 27Apr23 Note:	
1 - BEDROOM 2 ENSUITE - UPGRADED FLOOR TILE AND SHOWER WALLS TILE - BRECCIA 30X30 27Apr23 Note: INCLUDING SHOWER FLOOR MOSAIC 12X12	
1 - MASTER ENSUITE BATHROOM - UPGRADED FLOOR TILE AND SHOWER WALL TILE- 30X30 BRECCIA 27Apr23 Note: INCLUDING -SHOWER FLOOR MOSAIC 12X12	
1 - POWDER ROOM - UPGRADED MOSAIC TILES ON FLOOR ONLY 27Apr23 Note:	

CONSTRUCTION

2 - SMOOTH CEILINGS IN ALL BEDROOMS 27Apr23 Note:	
1 - LAUNDRY ROOM- ADD LAUNDRY SINK- SEE REVISED SKETCH- 27Apr23 Note: WASHER AND DRYER TO BE STACKBLE	

COUNTER TOP

1 - KITCHEN BACKPLASH - UPGRADED TO PORCELAIN IN LIEU OF VENDOR STANDARD 27Apr23 Note:	
1 - ALL VANITIES COUNTERTOP EDGE - UPGRADED EDGE TO 360 FOR QUARTZ COUNTERTOP 27Apr23 Note: MASTER ENSUITE, BEDROOM 2 ENSUITE & POWDER ROOM	
1 - UPGRADED QUARTZ COUNTERTOPS FOR VANITIES - IN LIEU OF VENDOR STANDARD 27Apr23 Note: MASTER ENSUITE, BEDROOM 2 ENSUITE & POWDER ROOM	
1 - KITCHEN COUNTERTOP EDGE - UPGRADED EDGE TO 370 FOR PORCELAIN COUNTERTOP 27Apr23 Note:	
1 - KITCHEN COUNTERTOP - 12MM PORCELAIN COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 27Apr23 Note:	

ELECTRICAL

1 - KITCHEN - ELECTRICAL FOR LIGHT VALANCE 27Apr23 Note:	
1 - KITCHEN MINI STACKED UPPER CABINETS - ADD PUCK LIGHTS 27Apr23 Note:	
1 - KITCHEN ISLAND - ADD PLUG FOR FUTURE BAR FRIDGE - SEE SKETCH FOR LOCATION 27Apr23 Note:	

CONSTRUCTION SUMMARY			
PURCHASERS: Samuel CICCOLINI and Donna M CICCOLINI		TEL: RES.: 416-565-1500	
Unit 4, Level 28 (PH208-South)	Floor Plan D1704		
1 - ELECTRICAL PLUG FOR FUTURE OVER THE RANGE MICROWAVE/HOODFAN 27Oct22 Note:			
1 - ADD LIGHT IN LIVING ROOM 27Oct22 Note:			
1 - ADD PLUG TO KITCHEN ISLAND- SIDE GABLE 27Oct22 Note:			
1 - KITCHEN - DELETE STANDARD CEILING LIGHT/FIXTURE TO ACCOMODATE POTLIGHTS STANDARD LIGHT ABOVE ISLAND TO REMAIN- SEE SKETCH 27Oct22 Note:			
1 - FOYER / MAIN HALL- DEELTE STANDARD CEILING LIGHTS TO ACCOMODATE POTLIGHTS - SEE POTLIGHT SKETCH 27Oct22 Note:			
19 - POTLIGHTS- FOYER, MAIN HALL, KITCHEN/ DINING, LIVING ROOM - SEE SKETCH 27Oct22 Note:			
HARDWOOD			
1 - LOCK HARDWOOD THROUGHOUT IN NON TILED AREA UPGRADED - 27Apr23 Note:			
MIRRORS AND GLASS			
2 - FRAMELESS GLASS SHOWER DOOR WITH GLASS PANEL- CHROME HINGES MASTER ENSUITE AND BEDROOM 2 SHOWERS 27Oct22 Note:			
MISCELLANEOUS			
1 - FURTHER VENDOR DISCOUNT 27Apr23 Note:			
PAINTING			
1 - UPGRADED BENJAMIN MOORE PAINT THROUGHOUT ALL WALLS, TRIM AND DOORS 27Apr23 Note:			
PLASTER MOULDINGS			
1 - MOULDING - FOYER, MAIN HALL, LIVING AND DINING, AND KITCHEN AREA ADD CORNICE MOULDING- UP814 27Apr23 Note:			
PLUMBING			
1 - KITCHEN SINK - UPGRADE UNDERMOUNT SINK # BLANCO QUATRUS R15 U1 #401517 MEDIUM 27Apr23 Note:			
1 - CONVERT TUB TO SHOWER- BEDROOM 2 ENSUITE 27Oct22 Note:			
1 - WATERLINE ROUGH IN FOR FRIDGE 27Oct22 Note:			
2 - ADD TOE TESTER TO SHOWERS- MASTER ENSUITE AND BEDROOM 2 ENSUITE 27Oct22 Note:			

CONSTRUCTION SUMMARY			
Charisma Condominiums - Granerola Residences Ltd.			
PURCHASERS: Samuel CICCOLINI and Donna M CICCOLINI		TEL: RES.: 416-565-1500	
Unit 4, Level 28 (PH208-South)	Floor Plan D1704		
2 - UPGRADE SHOWERS- MOEN- 90 DEGREE- TS2713EP / 62380 / U361CI / UTS4172 / A721 / S3879EP- CHROME MASTER ENSUITE AND BEDROOM 2 ENSUITE 27Oct22 Note:			

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 27Apr23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$31,248 BALANCE FORWARD \$18,752 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$50,000 AS PER SCHEDULE PE 27Oct22 Note:	

EXTRAS AS PER OFFER

The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	
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 Fift 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 27 Apr 23 at 14:25

Greenpark.

INTERIOR COLOUR SCHEME

Purchasers: Samuel CICCOLINI & Donna M CICCOLINI Const. No.: Unit 4, Level 28
Telephone Res. / Bus: (416) 565-1500 / Municipal: PH208
Decor Advisor: Anne Federico Suite Type: D1704
Lock Date: 4/25/2023 16:18:15 Project/Phase: Granerola Residences Ltd./South

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	ARUBA 400 BRIGHT WHITE- ISLAND ARUBA 701XZ4	847MC
Main Bathroom	N/A	
Master Ensuite Bathroom	ARUBA 400 BRIGHT WHITE-	738SD
Powder Room	ARUBA 400 BRIGHT WHITE-	977SC
Bedroom 2 Ensuite	ARUBA 400 BRIGHT WHITE-	722SC
Built In Appliances ☐ Yes ☒ No		Kitchen Extended Upper Cabinets ☒ Yes ☐ No
Comment KITCHEN- BUILT IN FRIDGE, WITH DOOR PANELS, AND DISHWASHER DOOR PANEL		

2. Counters

	Counter	Edge
Kitchen	PORCELAIN- CRYSTAL ICE----- WITH A 370 EDGE-----	
Main Bathroom	N/A	
Master Ensuite Bathroom	QUARTZ-WHITE	360
Powder Room	QUARTZ- FUSION BLACK	#360
Bedroom 2 Ensuite	QUARTZ-GRIGIO NUBE	360
Kitchen Backsplash	PORCELAIN- CRYSTAL ICE	

Comment
** Refer to Construction Summary

3. Flooring

	Selection
Vestibule/Main Hall	MIRAGE-LOCK SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Kitchen	MIRAGE-LOCK SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Living Room/Dining Room	MIRAGE-LOCK SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Den/Office	MIRAGE-LOCK SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Master Bedroom	MIRAGE-LOCK SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Bedroom #2	MIRAGE-LOCK SNOWDRIFT WHITE OAK CHARACTER BRUSHED 5" DURAMATT
Bedroom #3	N/A
Powder Room	TILE- TRAVERTINO BIANCO .MEMMENTO INTRECCIO MOSAIC 12X12
Laundry Room	TILE- PURITYBRECCIA OROBICA GRIGIO LUX 12X24
Main Bath	N/A
Master Ensuite Bathroom	TILE- PURTITY-BRECCIA CAPRAIA LUX 30X30
Bedroom 2 Ensuite	TILE-PURITY-BRECCIA OROBICA GRIGIO LUX 30X30
Comment Master ensuite shower floor- BRECCIA CAPRAIA MOSAIC 12X12--BED 2 ENSUITE SHOWER FLOOR-BRECCIA ORBICA GRIGIO MOSAIC 12X12	

4. Wall Tile

	Selection	Describe
Main Bath	N/A	
Master Ensuite Bathroom	TILE- BRECCIA CAPRAIA LUX 30X30	
Powder Room	N/A	
Bedroom 2 Ensuite	TILE-BRECCIA OROBICA GRIGIO LUX 30X30	
Kitchen Backsplash	PORCELAIN-CRYSTAL ICE	

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

Greenpark

INTERIOR COLOUR SCHEME

Purchasers: Samuel CICCOLINI & Donna M CICCOLINI Const. No.: Unit 4, Level 28
Telephone Res. / Bus: (416) 565-1500 / Municipal: PH208
Decor Advisor: Anne Federico Suite Type: D1704
Lock Date: 4/25/2023 16:18:15 Project/Phase: Granerola Residences Ltd./South

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

Comment

UPGRADED PAINT THROUGHOUT WALLS AND TRIM- BENJAMIN MOORE -CHANTILLY LACE

7. General Comments

ADD PLASTER MOULDING- FOYER,M.H. LIVING AND DINING, KITCHEN WERE APPLICABLE---UP814-----

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: 2/5/23

Signature: _____

Date: 2/5/23

Signature: _____

Date: 2/5/23

Page 2 of 2

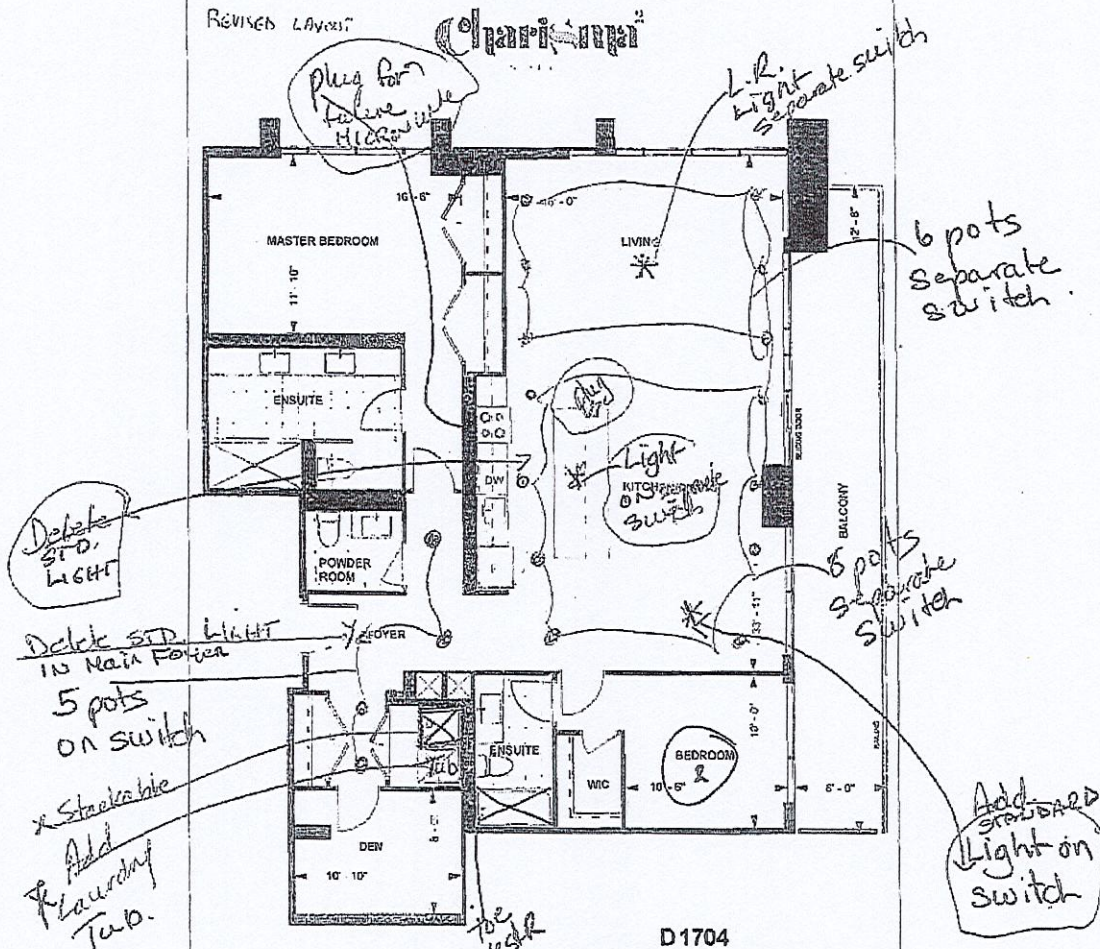
Suite PH 208

September 14, 2020

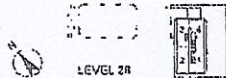
SCHEDULE 'A'

REVISED LAYOUT

Charisma



D1704
PENTHOUSE SUITE
SOUTH TOWER
10' CEILING
1704 sq. ft.
2-BEDROOM+DEN



Unit No. Level No. Suite No.

2/5/23
PH208

Dimensions, specifications, details, location of materials and fixtures, etc. for purposes and architectural drawings including section and elevation, and other data, location and extent of work, etc. are subject to change without notice. The provisions of the Agreement of purchase and sale apply to this Schedule. Schedule C 1.0.5

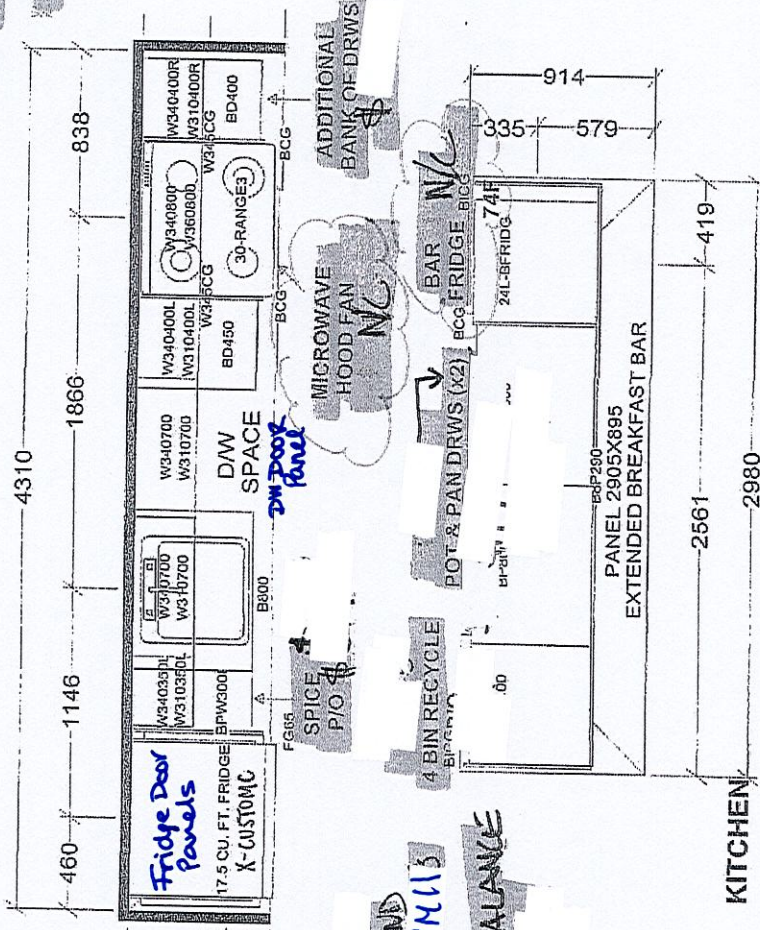
(SEE PGS #2. RICHARD)

22

1357

- * 36" High Vanity
- * Vanity Chest of Drawers

CROWN AND
HEADER: CNU13
LIGHT VALANCE



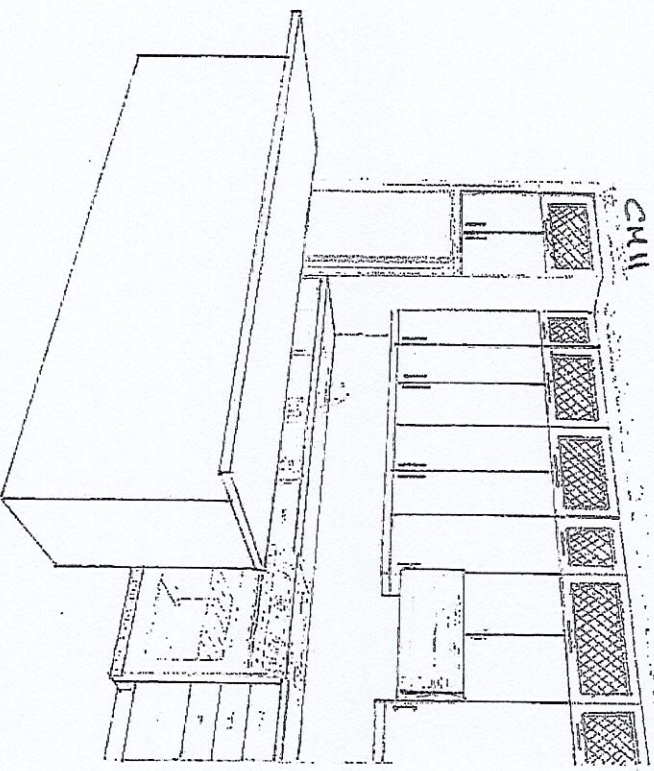
BASE & VANITY CABINETS ON ADJUSTABLE LEGS

PENTHOUSE SUITES
NORTH TOWER X1
SOUTH TOWER X1

W WIDTH		W HIGHT	W CNT	JOB NUMBER:	
FLOOR HIGHT		DOOR HIGHT	BUILDER: GREENPARK		
ST CENT		2X4	VENT BOX COVER	SITE: GRANEROLA NORTH & SOUTH	
				MODEL: PENTHOUSE D1704	
				LOT #: 208	
This drawing is the Intellectual property of SELBA INDUSTRIES, INC. and is an original design which shall not be released or copied unless applicable fee has been paid or job order placed.					
DESIGNER: KS					
DATE: JAN 6 22 /					
rev'd Sept 6 22 arch review					

rev'd Sept 6 22 arch review

Pt 208
Craneola



CW11

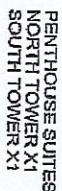
OPTION ONE
RICHIELO
UMB441401R00
MATTIE BLACK

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.

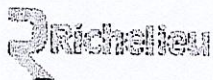
GRANEROL AT 208 MANCHESTER

Designed: 21/03/2023
Printed: 21/03/2023
Drawing #1

UIC to MURDER
URB 2 HADUWEL

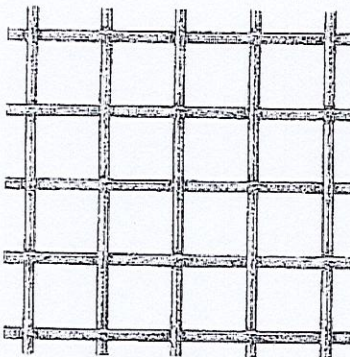


PH 208
Canevela



OPTION ONE

Page 1 of 1



Decorative Wire Mesh - Model G

ONLY FOR INTERIOR APPLICATIONS.

A small-scale lock crimp wire mesh pattern that can be woven in a wide range of alloys available. This lighter-scale pattern is great for interior spaces or for applications looking for a delicate look.

Product No WMB4414072900

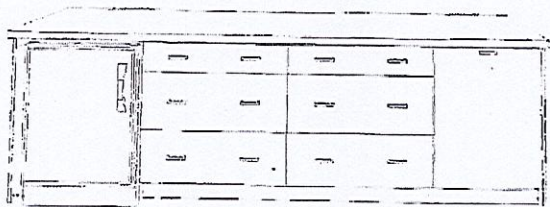
Finish Matte Black

TECHNICAL SPECIFICATIONS

Product No	WMB4414072900
Transparency	Medium (60% to 80%)
Weight per Square Foot	0.83 lb
Percent Open	70.6%
Length - Overall Dimensions	72 in
Wire Thickness	0.16 in
Shape	Square
Material	Steel
Color Group	Black Group
Height - Overall Dimensions	40 in
Finish Number	900

DISCLAIMER

IMPORTANT: FOR INTERIOR APPLICATIONS ONLY.



[Handwritten signature]

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: 21/03/2023
Printed: 21/03/2023

GRANEROLA LOT 208 MARCH 21 23

LAYOUT

Drawing #: 1