

CONSTRUCTION SUMMARY
Charisma Condominiums - Dulcina Investments Inc.

PURCHASER: Van Kieu NGO TEL:

Unit 14, Level 6 (615-5)	Floor Plan C896		
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CONSTRUCTION

2 - SMOOTH CEILING PER BEDROOM 26Feb24 Note: PRIMARY ENSUITE AND BEDROOM 2	
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COUNTER TOP

1 - ENSUITE 2 VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 26Feb24 Note: INCLUDES 3" BACKSPLASH RETURN	
1 - MASTER ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 26Feb24 Note: INCLUDES 3" BACKSPLASH RETURN	
1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 26Feb24 Note: INCLUDES 3" BACKSPLASH RETURN	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 26Feb24 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 26Feb24 Note:	

HARDWOOD FLOORING

1 - LAMINATE - LEXINGTON SERIES UPGRADE COLOUR IN LIEU OF STANDARD LAMINATE 26Feb24 Note:	
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MISCELLANEOUS

1 - PACKAGE CHANGE FEE 26Feb24 Note:	
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EXTRAS AS PER OFFER

1 Parking Unit - location to be selected by the Vendor at their sole discretion. Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 26 Feb 24 at 16:07

RECEIVED
FEB 27 2024



INTERIOR COLOUR SCHEME

Purchaser:Van Kieu NGO

Const. No.: Unit 14, Level 6

Telephone Res. / Bus: /

Municipal: 615

Decor Advisor: Julia L Rosa

Suite Type: C896

Lock Date: 2/26/2024 16:07:00

Project/Phase: Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	DORAL W-500	Standard
Primary Ensuite Bathroom	DORAL W-500	Standard
Bedroom 2 Ensuite	DORAL W-500	Standard
Powder Room		

Kitchen Extended Upper Cabinets ☐ Yes ☒ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - CALACATTA WAVE	Standard
Primary Ensuite Bathroom	QUARTZ - CALACATTA WAVE	Standard
Bedroom 2 Ensuite	QUARTZ - CALACATTA WAVE	Standard
Powder Room	QUARTZ - CALACATTA WAVE	Standard
Kitchen Backsplash	QUARTZ - CALACATTA WAVE - FULL HEIGHT	

Comment

** Refer to Construction Summary

3. Flooring - In all Non-Tiled Areas where Applicable

LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314

Comment

** Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	TILE - STONE WHITE 12X24	TILE - GLOSSY WHITE 8X16
Bedroom 2 Ensuite	TILE - STONE WHITE 12X24	TILE - GLOSSY WHITE 8X16
Powder Room	TILE - STONE WHITE 12X24	N/A
Laundry Room	TILE - WHITE MATTE 8X8	N/A
Kitchen Backsplash	QUARTZ - CALACATTA WAVE - FULL HEIGHT	

Comment

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Wall, Trim and Door Paint - Standard paint as per constuction specificationThroughout.

Comment

** Refer to Construction Summary

Purchaser:	Van Kieu NGO	Const. No.:	Unit 14, Level 6
Telephone Res. / Bus:	/	Municipal:	615
Decor Advisor:	Julia L Rosa	Suite Type:	C896
Lock Date:	2/26/2024 16:07:00	Project/Phase:	Dulcina Investments Inc./5

6. General Comments

Revision Detail

KN

Disclaimers and Notes

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 having the same name. Marble is not recommended in high traffic areas, such as the kitchen, as marble is a more porous stone

Ceramic Tile
any 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 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 warranty is provided by the flooring supplier with respect to such cupping and shrinkage. Purchaser acknowledges that hardwood

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 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 unfettered discretion.

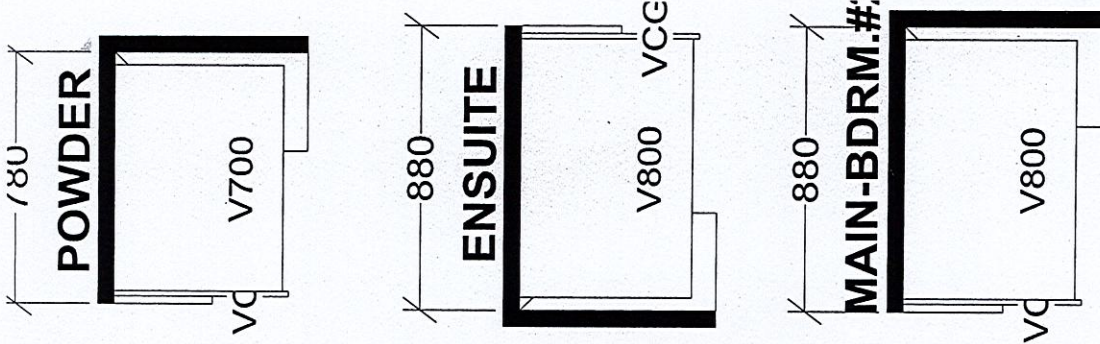
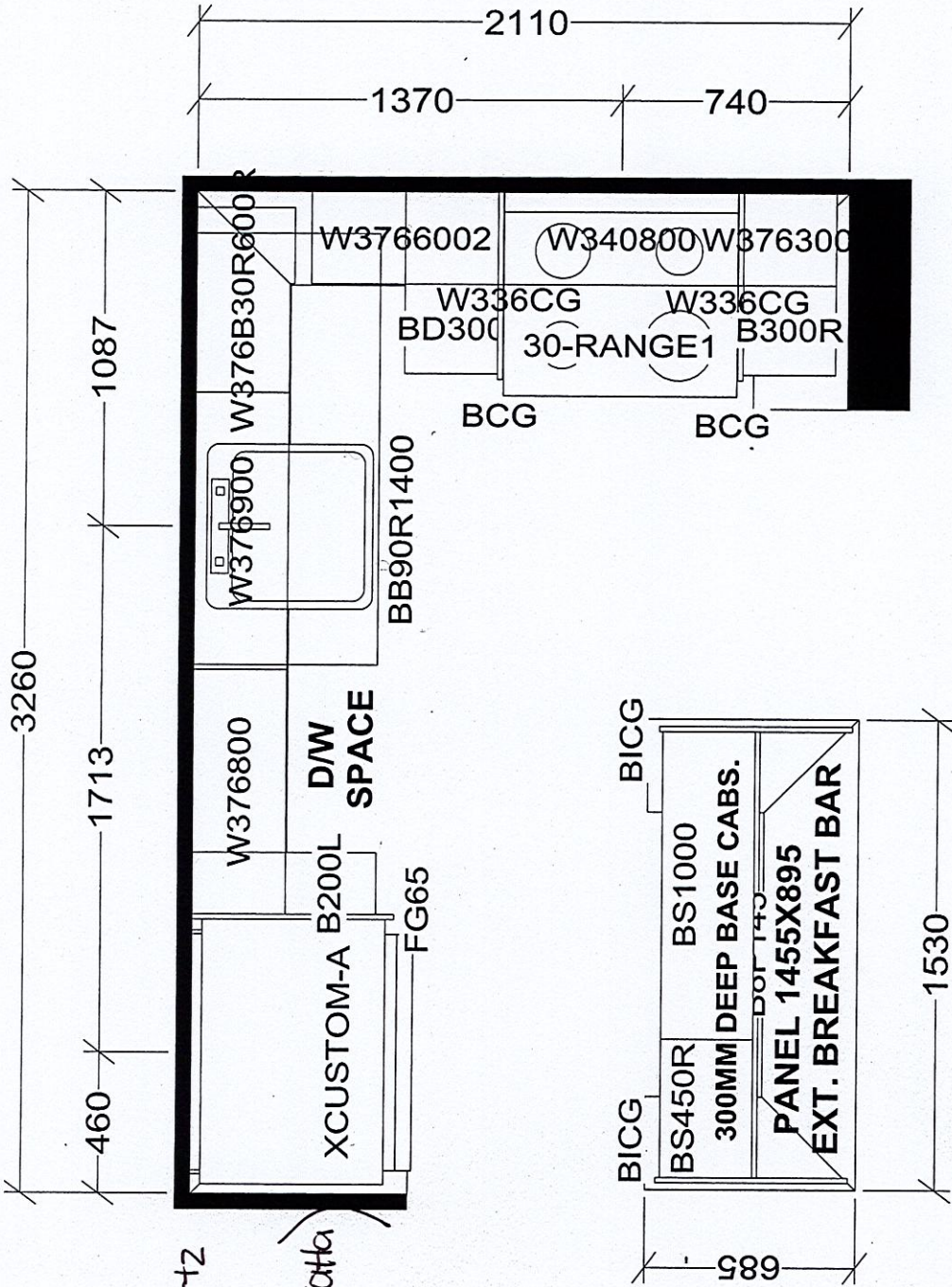
The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions. Purchaser acknowledges that not all of the above modifications were available or offered to the Purchaser.

- 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: Feb 26/24 Signature: _____ Date: _____

Suite 615 Dulcina

Upgrade Quartz
Full Height +
(Quartz - Calacatta
Wave



Upgrade Quartz
(Quartz Calacatta Wave)

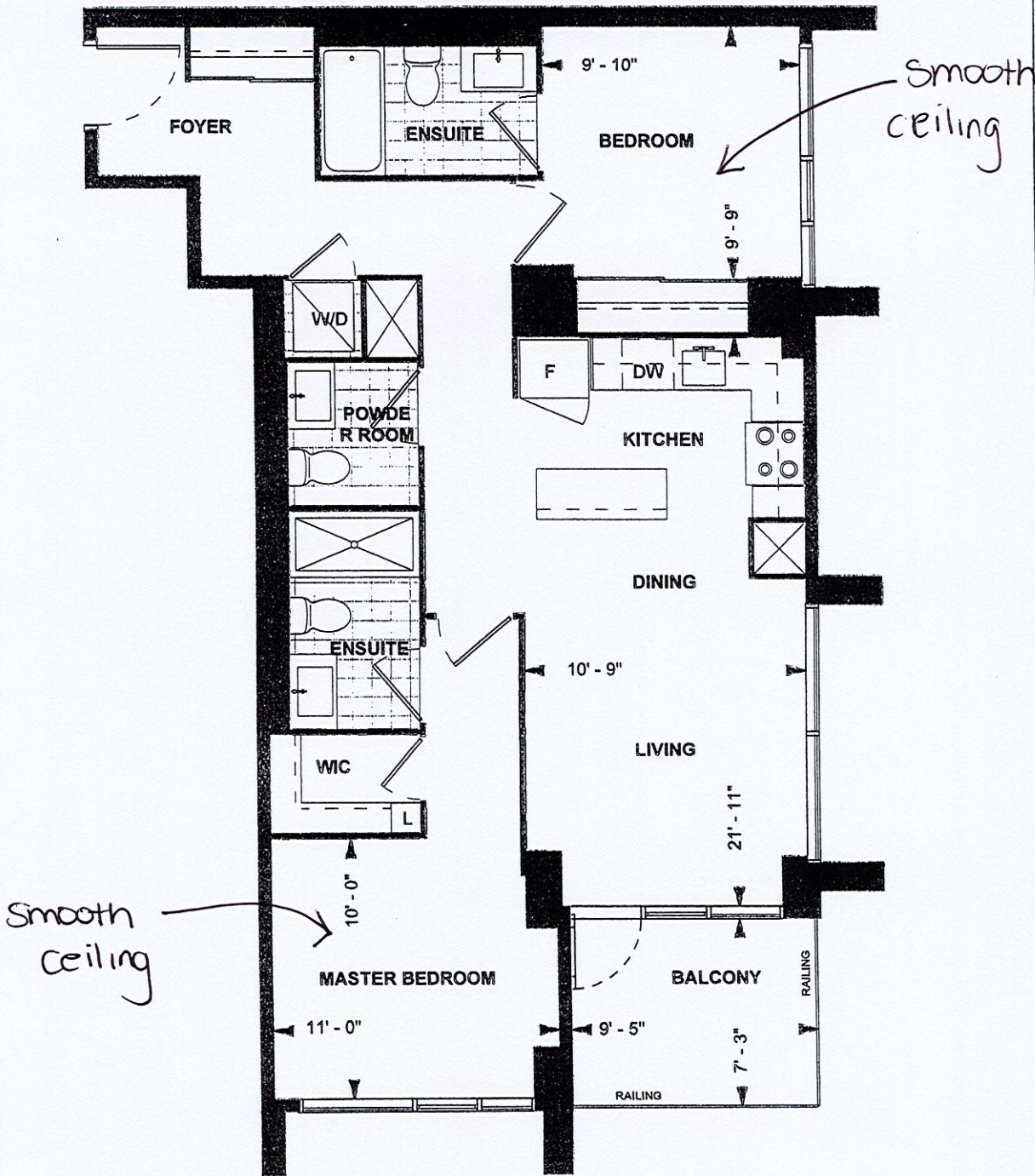
KITCHEN

X 10 UN

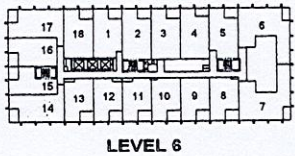
Selba Industries			J #
W	WDTH	W	HGHT
W	CNT	W	CNT
FLOOR	HGHT	DOOR	HGHT
ST	CENT	2X4	VENT BOX COVER
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.			JOB NUMBER:
DESIGNER: KS			BUILDER: GREENPARK
DATE: APR 20 23			SITE: DULCINA (Charisma C)
			MODEL: C896, C902X
			LOT #:

May 28, 2021

SCHEDULE 'A'



C896
PODIUM SUITE
9' CEILING
896 sq. ft.
2-BEDROOM



Purchaser Initials	Purchaser Initials	Date
Unit No. 14	Level No. 06	Suite No. 615

FEBRUARY 26, 2024

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.