



CONSTRUCTION SUMMARY

Charisma Condominiums - Dulcina Investments Inc.

PURCHASER: Justin Ryan EDWIN TEL:

Unit 11, Level 6 (611-5)	Floor Plan B650		
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CABINETRY

1 - CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 30Apr24 Note:	
1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - STANDARD LEVEL 30Apr24 Note:	

COUNTER TOP

1 - ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 30Apr24 Note:	
1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 30Apr24 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 30Apr24 Note:	

MISCELLANEOUS

1 - PACKAGE CHANGE FEE 30Apr24 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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RECEIVED  
APR 30 2024

Purchaser:Justin Ryan EDWIN

Const. No.: Unit 11, Level 6

Telephone Res. / Bus: /

Municipal: 611

Decor Advisor: Julia L Rosa

Suite Type: B650

Lock Date: 4/30/2024 10:35:06

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
Powder Room	DORAL W-500	Standard

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - CALACATTA MISTRAL	Standard
Primary Ensuite Bathroom	QUARTZ - CALACATTA MISTRAL	Standard
Powder Room	QUARTZ - CALACATTA MISTRAL	Standard
Kitchen Backsplash	TILE - GLOSSY WHITE 4X12	

Comment

\*\* Refer to Construction Summary

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

LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317

Comment

\*\* Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	TILE - ULTRA BIANCO 12X24	TILE - GLOSSY WHITE 8X16
Powder Room	TILE - ULTRA BIANCO 12X24	N/A
Laundry Room	TILE - WHITE MATTE 8X8	N/A
Kitchen Backsplash	TILE - GLOSSY WHITE 4X12	

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

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6. General Comments

Revision Detail



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)

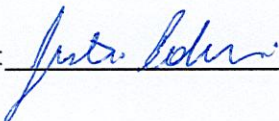
Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2)


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.

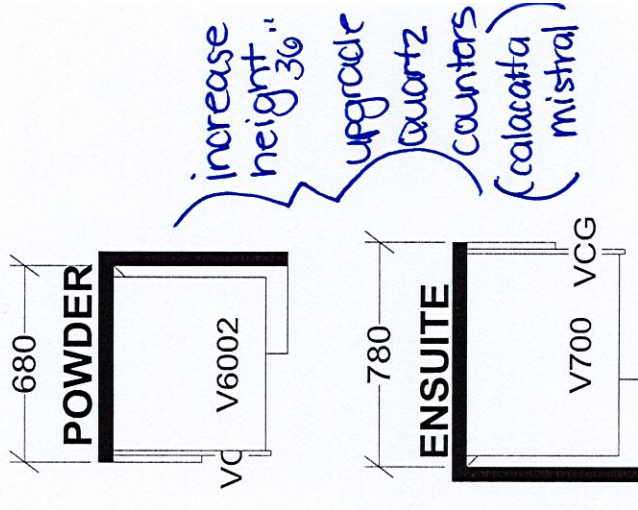
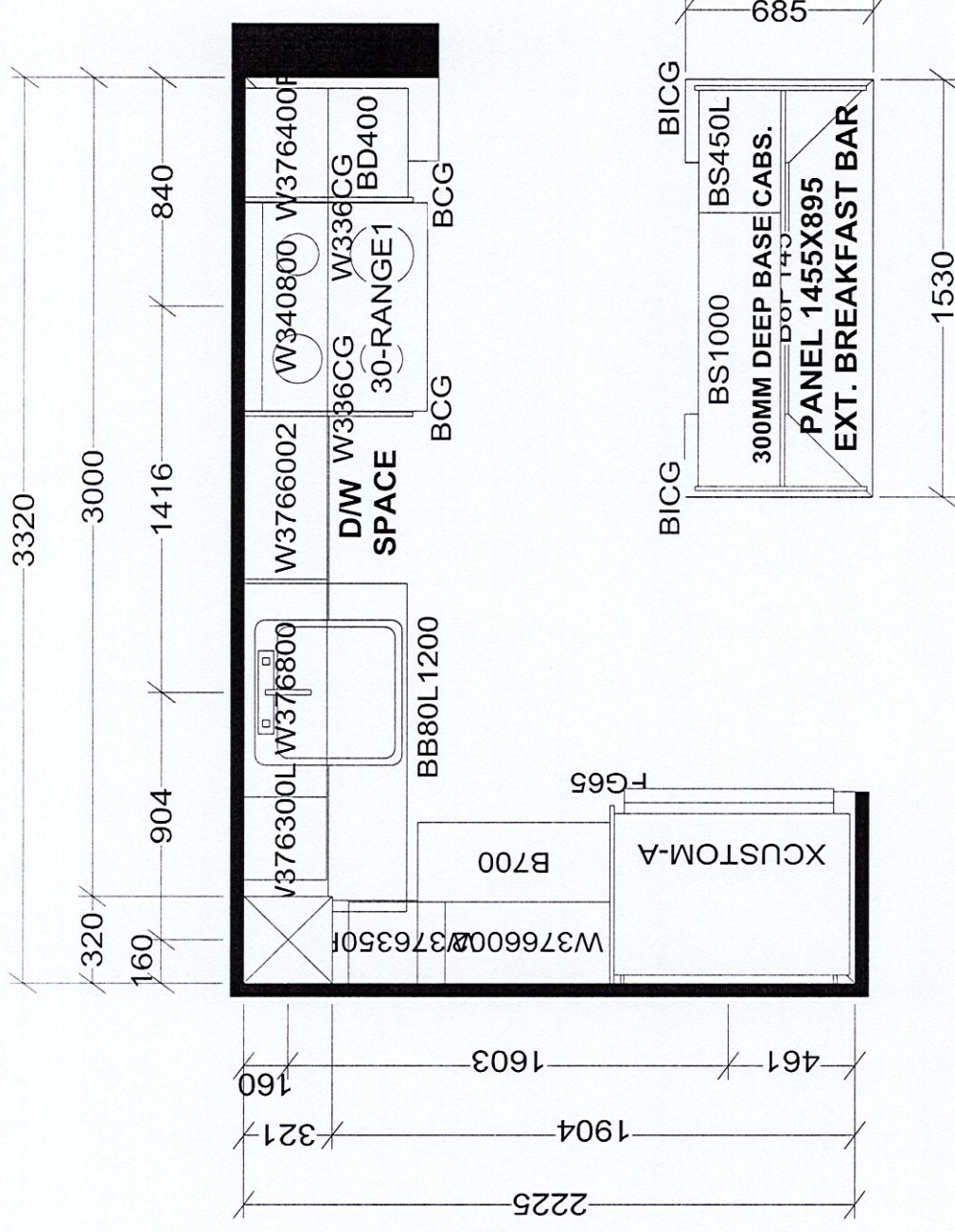
Signature:

Date: Apr 30/24

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

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

# Suite 611 Dulcing

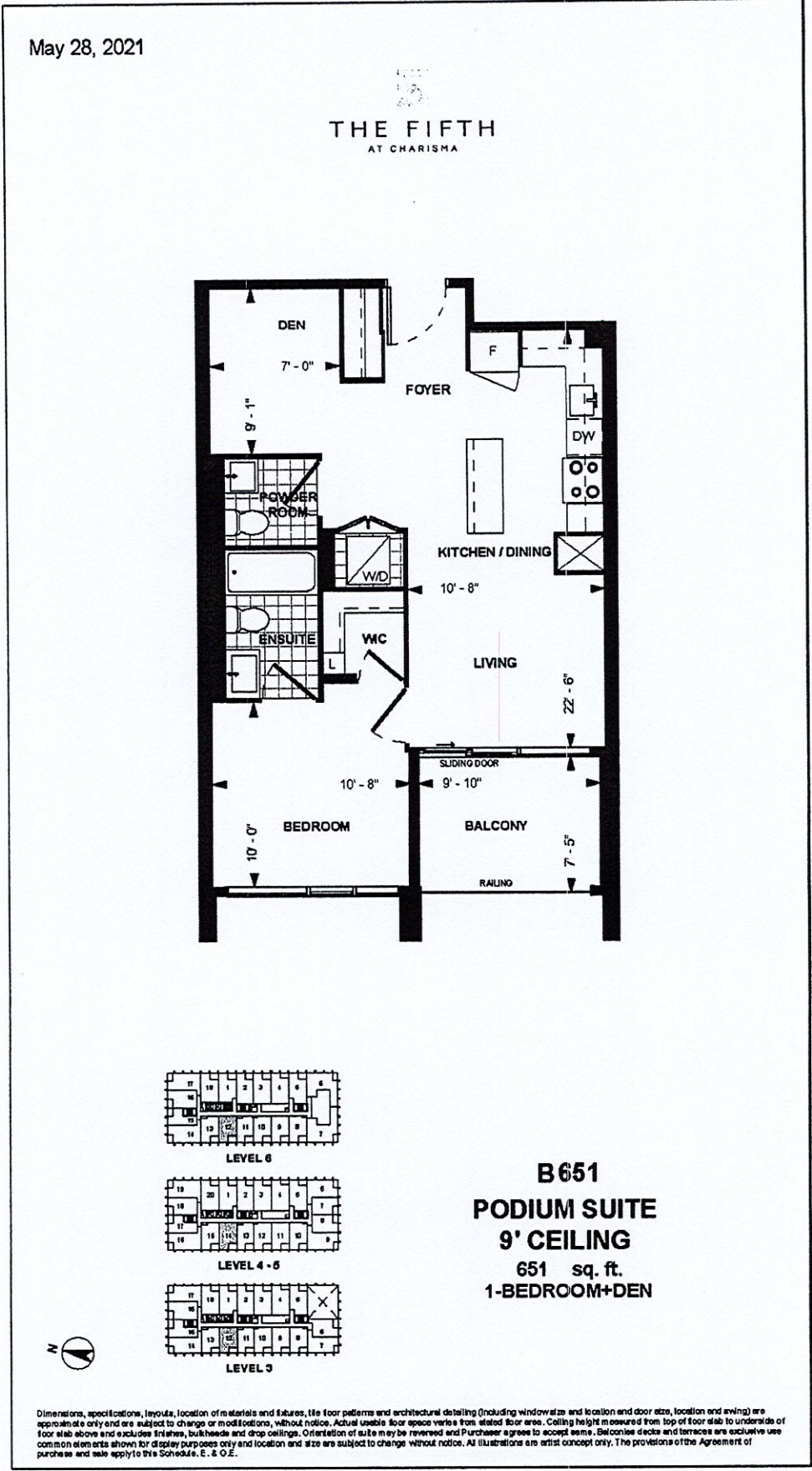


## KITCHEN

**X 29 UNITS**

<b>Selba Industries</b>		<b>J #</b> _____
<b>W WIDTH</b> _____	<b>W HGHT</b> _____	<b>W CNT</b> _____
<i>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.</i>		
<b>FLOOR HGHT</b> _____	<b>DOOR HGHT</b> _____	<b>JOB NUMBER:</b> <b>BUILDER:</b> GREENPARK <b>SITE:</b> DULCINA (Charisma C) <b>MODEL:</b> B650, B651, B663, B664, B669, <b>LOT #:</b>
<b>ST CENT</b> _____	<b>2X4</b> _____	<b>VENT BOX COVER</b> _____
<b>DESIGNER:</b> KS		<b>DATE:</b> APR 20 23

SCHEDULE "A"  
Agreement of Purchase and Sale



Unit 11, Level 6 Suite 611

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, patios 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. Oct 23, 2021

DS  
JRE  
Initials: \_\_\_\_\_