

CONSTRUCTION SUMMARY			
Charisma Condominiums - Dulcina Investments Inc.			
PURCHASER: Javed Ahmed BUTT			TEL:
Unit 5, Level 22 (2305-5)	Floor Plan C868		

CABINETRY

1 - ENSUITE VANITY CABINETRY - UPGRADE 3 25Sep24 Note:	
1 - MASTER ENSUITE VANITY CABINETRY - UPGRADE 3 25Sep24 Note:	
1 - POWDER ROOM VANITY CABINETRY - UPGRADE 3 25Sep24 Note:	
1 - ENSUITE VANITY CABINETRY - UPGRADE 2 HARDWARE 25Sep24 Note:	
1 - MASTER ENSUITE VANITY CABINETRY - UPGRADE 2 HARDWARE 25Sep24 Note:	
1 - POWDER ROOM VANITY CABINETRY - UPGRADE 2 HARDWARE 25Sep24 Note:	
1 - KITCHEN CABINETRY - UPGRADE 2 HARDWARE 25Sep24 Note:	
1 - KITCHEN CABINETRY - EXTENDED UPPER CABINETS - UPGRADE 3 CABINETS 25Sep24 Note:	
1 - KITCHEN CABINETRY - UPGRADE 3 CABINETS 25Sep24 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 12Jul23 Note:	

CERAMIC TILE

1 - CERAMIC TILE - UPGRADE 4 - POWDER ROOM FLOOR 25Sep24 Note:	
1 - CERAMIC TILE - UPGRADE 4 - MASTER ENSUITE FLOOR 25Sep24 Note:	
1 - CERAMIC TILE - UPGRADE 4 - ENSUITE SHOWER WALLS 25Sep24 Note: MASTER ENSUITE SHOWER	
1 - CERAMIC TILE - UPGRADE 4 - ENSUITE SHOWER WALLS 25Sep24 Note: ENSUITE 2 SHOWER	
1 - CERAMIC TILE - UPGRADE 4 - ENSUITE BATHROOM FLOOR 25Sep24 Note:	

CONSTRUCTION

2 - SMOOTH CEILING PER BEDROOM 25Sep24 Note: MASTER BEDROOM & BEDROOM 2	
1 - TUB TO SHOWER CONVERSION - INCLUDES CLEAR GLASS FRAMED SLIDING DOORS CHROME FINISH, MOSAIC SHOWER BASE 2X2 WHITE AND SHOWER POT LIGHT 12Jul23 Note: BEDROOM 2 ENSUITE	

RECEIVED
SEP 27 2024

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COUNTER TOP

1 - ENSUITE 2 VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 25Sep24 Note:	
1 - MASTER ENSUITE VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 25Sep24 Note:	
1 - POWDER ROOM VANITY COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 25Sep24 Note:	
3 - VANITY COUNTERTOP - UPGRADE EDGE 25Sep24 Note: ALL BATHROOMS	
1 - KITCHEN COUNTERTOP - UPGRADE EDGE 25Sep24 Note:	
1 - KITCHEN BACKSPLASH - FULL HEIGHT QUARTZ BACKSPLASH 25Sep24 Note:	
1 - KITCHEN COUNTERTOP - UPGRADE STONE COUNTERTOP IN LIEU OF VENDOR STANDARD QUARTZ 25Sep24 Note:	

ELECTRICAL

1 - PLUG - ADD PLUG AT ISLAND 12Jul23 Note:	
1 - LIGHT - ADD CEILING LIGHT COMPLETE WITH FIXTURE AND SWITCH 12Jul23 Note:	
LIVING ROOM	

HARDWOOD FLOORING

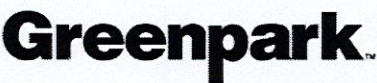
1 - HARDWOOD - 5" LOCK - THROUGHOUT NON-TILED AREAS 25Sep24 Note:	
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MIRRORS AND GLASS

1 - CLOSET SLIDER - FRAMELESS MIRROR SLIDING DOORS WITH MIRROR FASCIA 25Sep24 Note: BEDROOM 2	
2 - SHOWER HANDLE - 6" D HANDLE WITH 18" TOWEL BAR #SQ8X18CH - CHROME FINISH 25Sep24 Note: MASTER ENSUITE & BEDROOM 2 ENSUITE	
2 - FRAMELESS GLASS SHOWER DOOR AND SCREEN FOR 5 FOOT SHOWER - INCLUDES CLIPS - CHROME FINISH 25Sep24 Note: MASTER ENSUITE & BEDROOM 2 ENSUITE	

PLUMBING

2 - MOEN - MAGNETIX ENGAGE 6 FUNCTION HANDSHOWER WITH MAGNETIX DOCKING #26100EP CHROME - IN LIEU OF STANDARD SHOWER HEAD 25Sep24 Note: MASTER ENSUITE & BEDROOM 2 ENSUITE	
3 - MOEN METHOD - BATHROOM ACCESSORY - 18" TOWEL BAR #YB2418CH - CHROME 25Sep24 Note: ALL BATHROOMS	



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3 - MOEN METHOD - BATHROOM ACCESSORY - PIVOTING PAPER HOLDER #YB2408CH - CHROME 25Sep24 Note: ALL BATHROOMS			
1 - KITCHEN SINK - TECO UNDERMOUNT SINK #163 25Sep24 Note:			
2 - TOE TESTER - ADD TOE TESTER SPOUT WITH INTEGRATED DIVERTER FOR SHOWER 12Jul23 Note: PRIMARY ENSUITE & BEDROOM 2 ENSUITE			

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 25 Sep 24 at 17:00

Purchaser: Javed Ahmed BUTT
Telephone Res. / Bus: /
Decor Advisor: Ida Viola
Lock Date: 9/25/2024 17:01:16

Const. No.: Unit 5, Level 22
Municipal: 2305
Suite Type: C868
Project/Phase: Dulcina Investments Inc./5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen	SENOSAN - 1982 SNOW WHITE	847MC
Primary Ensuite Bathroom	SENOSAN - 1982 SNOW WHITE	847MC
Bedroom 2 Ensuite	SENOSAN - 1982 SNOW WHITE	847MC
Powder Room	SENOSAN - 1982 SNOW WHITE	847MC

Kitchen Extended Upper Cabinets ☒ Yes ☐ No

Comment

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen	QUARTZ - MONTI 5U1	#370
Primary Ensuite Bathroom	QUARTZ - MONTI 5U1	#370
Bedroom 2 Ensuite	QUARTZ - MONTI 5U1	#370
Powder Room	QUARTZ - MONTI 5U1	#370
Kitchen Backsplash	QUARTZ - MONTI 5U1	

Comment

** Refer to Construction Summary

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

MIRAGE - 5" LOCK - TREASURE - RED OAK CHARACTER BRUSHED DURAMAT

Comment

** Refer to Construction Summary

4. Tile

	Floor Tile	Wall Tile
Primary Ensuite Bathroom	TILE-VARENNA CARARRA POLISHED 12X24	TILE-VARENNA CARARRA POLISHED 12X24
Bedroom 2 Ensuite	TILE-VARENNA CARARRA POLISHED 12X24	TILE-VARENNA CARARRA POLISHED 12X24
Powder Room	TILE-VARENNA CARARRA POLISHED 12X24	N/A
Laundry	TILE-WHITE MATT 8X8	N/A
Kitchen Backsplash	QUARTZ	


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

Initial: 

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Const. No.: Unit 5, Level 22
Municipal: 2305
Suite Type: C868
Project/Phase: Dulcina Investments Inc./5

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.

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 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.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:



Date:

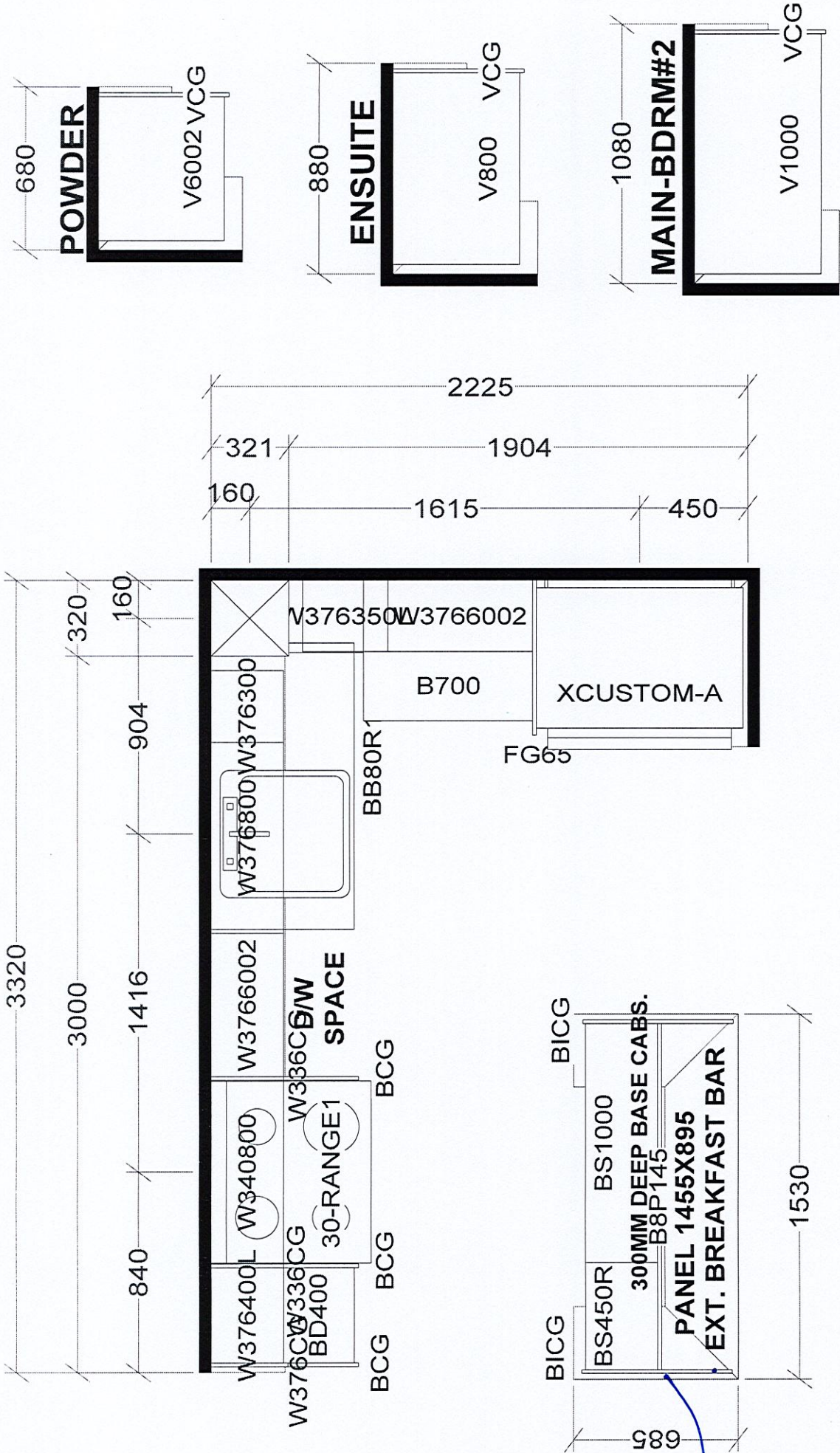
Signature:

Date:

Suite 2305 Dulcina

- Extended Uppers
- Upgrade Edge for Kit. & Baths

Plug Provision



KITCHEN

X 20 UNITS

Selba Industries

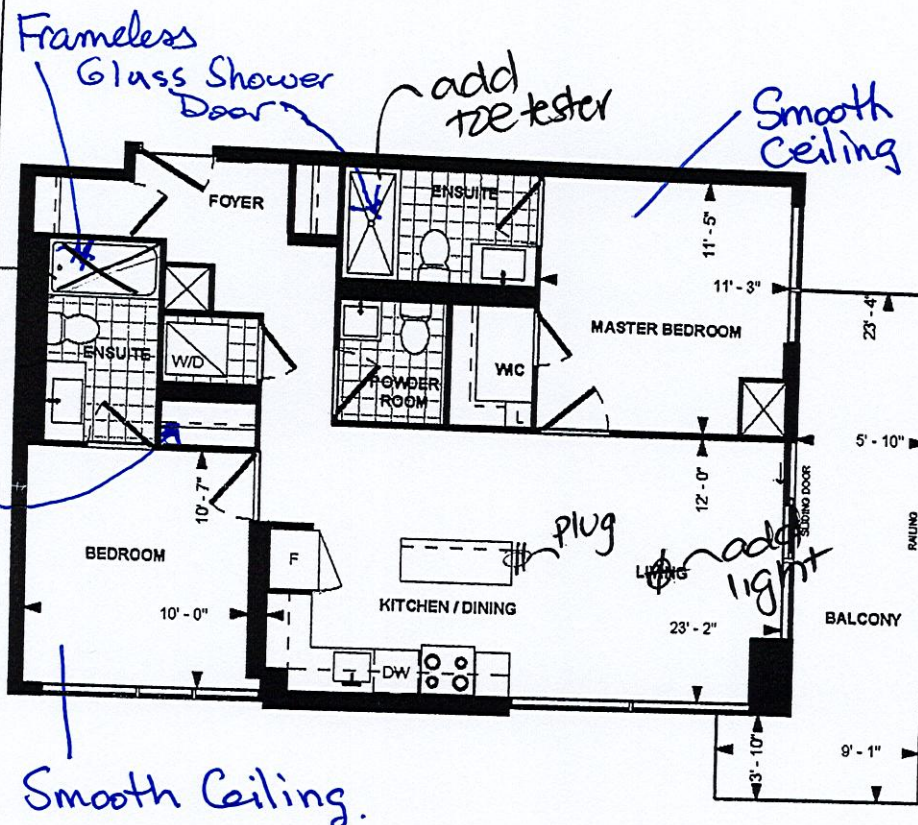
J #

N WIDTH	W HGT	W CNT	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:
FLOOR HGT	DOOR HGT			BUILDER: GREENPARK
ST CENT	2X4	VENT BOX COVER		SITE: DULCINA (Charisma C)
				MODEL: C868X
			DESIGNER: KS	LOT #:
			DATE: APR 20 23	

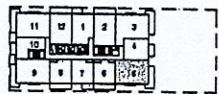
SCHEDULE "A"
Agreement of Purchase and Sale

May 28, 2021

THE FIFTH
AT CHARISHA



C868
TOWER SUITE
9' CEILING
868 sq. ft.
2-BEDROOM



LEVEL 08-09, 12-13, 18-19, 22-23

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.

Unit 5, Level 22 Suite 2305

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E. & O.E. Oct 23, 2021

DS
JAB
Initials: _____