

## **LIST OF UPGRADES & INCLUSIONS**

### **Kitchen**

- Frigidaire fridge
- Thermador oven/microwave
- Bosch stove
- Bosch dishwasher
- 4 kitchen stools

### **Laundry**

- LG washer /dryer

### **Dining Room**

- table with 6 chairs
- buffet table with 2 lamps

### **Living room**

- light grey couch with 2 matching chairs
- ottoman with white rug
- Large mirror over electric fireplace with 2 wall sconces

### **Foyer**

- glass/mirror hutch

### **Master bedroom**

- King size bed with headboard
- 2 night tables with 2 lamps
- Samsung TV over Dimplex electric fireplace
- Samsung TV in ensuite with 2 led mirrors

### **Loft**

- pool table with accessories
- 2 leather power reclining sofas
- glass coffee table with 65 inch TV

### **Sitting Room**

- 2 brown couches with glass coffee table

### **Bedrooms**

- brown queen size bed with 1 night and lamp
- 1 wall mirror
- brown kids bunk bed

**Basement**

- bed with Samsung TV
- 2 candle wall sconces
- wall mirror
- grey couch 3 person
- grey couch 2 person
- Samsung TV
- glass office desk with 2 chairs and white rug
- hutch with 2 lamps
- 4 wall sconces
- 1 sit down exercise bike (BodyGuard)
- 1 Proform Treadmill
- 1 weight rack with weights

**Outdoor**

- Viking barbeque
- outdoor glass table with 6 chairs
- 2 matching outdoor couches with table
- outdoor fireplace
- cabana and pool
- water fountain in the driveway with outdoor potlights

**Extras**

- led spotlights throughout
- large 24x24 foyer tiles
- custom tiles wall in the entrance
- custom drapes throughout with Hunter Douglas silhouettes (powered in master)
- powered blind and in ceiling speaker in the entertainment room/loft
- in ceiling speakers in living room as well
- powder room ceiling is silver leaf with floating vanities
- floating vanities in master ensuite and loft washroom as well
- large crown molding and baseboards
- coffered wall in the dining room
- lawn sprinkler
- water softener, hot water on demand
- security system with 10 cameras and DVR
- All light fixtures and window coverings
- gated rear yard
- 3 garage door openers