

Schedule "C" / List of Upgrades

1065 Knotty Pine Grove, Mississauga

Garage

- Outside of doors newly painted. Doors are original
- Extra upper storage area, lines almost entire front and sides of garage interior
- Stairs adjusted to fit two regular sized cars
- Garage door opener, but only on one side (right side, if facing street)

Main Floor

- Newly painted walls, doors, frames and baseboards
- Most features are original
- Only upgrade is hardwood floor (oak)
- Main staircase newly refinished. Guardrails newly painted

Second Floor

- Newly painted walls, doors, frames and baseboards
- Most features are original
- Original computer nook converted into walk-in closet for one of the bedrooms
- Sliding mirror closet door added to one of the bedrooms
- Hardwood floor (oak) and new subfloor for bedrooms and hallway. Subfloor secured with screws, eliminating floor creaking almost completely

Basement

- Renovated as fully self-sufficient two-bedroom apartment
- Custom electrical work. Extra fuse box added
- Custom plumbing work to fit bathrooms, kitchen and laundry appliances
- Pot lights throughout
- Sliding entrance doors for bedrooms. Ease of entry/exit
- Sliding mirror closet doors for bedrooms
- Vanity sets installed in both bathrooms

Basement (cond)

- Main shower done with custom tile work (open concept, however has curtain). Visitor's bathroom has corner shower
- Laundry - Washer and dryer. Located in furnace area
- New kitchen - May 2023. Counter is quartz. Custom vent installed for stove and microwave.
- Simple, modern white cabinetry
- Vinyl flooring throughout. Bathrooms have ceramic tiles
- Separate entrance from backyard. Other entrance from main floor. 2 entrances/exits give added fire safety and security
- Separate entrance door replaced original one (original was a sliding door)

Front of House

- Front porch stairs, walkway and railings newly painted
- Basic stepping pad upgrade (concrete platform before porch steps)

Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, clothes washer & dryer)
- Garage door opener (#)
- Bathroom mirrors

Rental Items (to be assumed):

- Hot water tank (rented for \$43.98 + hst/month)