

Schedule "C"

11 Falling Leaf Court, Aurora

Upgrades and Notable Features:

- **Upgrades:**
 - o Fireplace and side windows in the family room
 - o Half circle tall windows in Family room, dining room, living room, office and Kitchen
 - o Large pantry in kitchen
 - o Bay window in the family room
 - o Two cut outs in the wall between the kitchen and family room
 - o Second staircase from laundry to basement
 - o Intercom
- **Renovations:**
 - o Central vacuum
 - o Air conditioning
 - o Vinyl windows on the back of the house
 - o Hard floors throughout main and upstairs with 6 inch floor trim

Upstairs

- New windows, Main, second bathroom and rear bedroom (rear of house)
- Upgraded blinds, three front rooms
- Master bathroom – glassed in shower, free standing tub, porcelain tile floor, double vanity, heated floor, pot lights and vanity lights on dimmer
- Guest bathroom – glassed in shower, floating double vanity, porcelain tile floor, pot lights on dimmer

Main Level

- Hardwood floors throughout
- Crown moldings in every room except family room
- 6-inch floor trim
- Kitchen
 - Granite countertops
 - Double sink, new tap
 - Induction cook top
 - Stainless Fridge, wall oven and dishwasher

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

1 of 3

- Pot lights
- Double wall oven (oven plus microwave/oven)
- Chair rail
- New Exhaust vent
- Family room
 - New ceiling – beams and slats
 - Pot lights
 - Rebuilt wood fireplace (outside and inside) with custom screen and doors
 - California Shutter
 - In floor receptacle
- Dining Room / Living Room
 - California shutters
 - Chair rail
- Office
 - California shutters
- Laundry Room
 - Porcelain tile
 - Coat hooks and cubbies
 - Countertop
 - New cabinets

Finished basement

- Laminate flooring throughout
- Pot lights
- Wine Fridge and wine closet
- Guest bedroom with Jack and Jill half bath, sink and toilet
- Second half bathroom - Jetted tub, shower, sink and sauna
- Butcher block bar with roughed in water and drain
- Work room
 - High efficiency furnace
 - 200 amp service
 - Washing sink

Inclusions:

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

2 of 3

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, clothes washer & dryer)
- Hot water tank/heater (rental)
- CVAC attachments and accessories
- Garage door opener (2 remotes)
- about 1 cord of firewood in garage and back yard
- Bathroom mirrors

Exclusions:

- Gazebo
- Projector and speakers
- TVs and TV mounts
- Garden shed

Rental Items:

- Hot Water Tank (rented for \$/mo) or (protection plan for \$/mo <-buyer assumes or can cancel?)
- Furnace (rented for \$/mo) or (protection plan for \$/mo <-buyer assumes or can cancel?)
- A/C (rented for \$/mo)
- Alarm (subscribed for \$/mo <-buyer assumes or can cancel?)

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INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

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