

Schedule "C"

136 Noble Dr, Bradford

Upgrades and Notable Features:

- CCTV security cameras all around the exterior of the house
- Front interlock & back patio interlock
- New R16 garage doors installed
- Electric car connection wired in garage
- 6 person electric sauna in backyard
- 7x7 garden shed in backyard
- Vinyl/chainlink fence in backyard
- All new lights throughout & back of house
- Lantern lights on front porch
- Double door entry
- Renovated powder room with floor-ceiling porcelain tile
- Hardwood floor on main & 2nd floor
- Main floor laundry room with overhead storage & access to the garage
- New kitchen backsplash with quartz counters & a 4 seat breakfast bar
- Kitchen pantry cabinets in hallway
- Quartz countertops in all bathrooms upstairs with touchless faucets
- A/C with humidifier
- Primary bedroom; W/I closet with B/I millwork organisers, 5 PC ensuite with his/her sinks, & deep oval soaker tub

Inclusions:

- All window coverings & electric light fixtures
- All appliances (gas stove, dishwasher, microwave, refrigerator, clothes washer & dryer)
- Pantry cabinets in hallway
- 5x9 Pool/snooker table
- Backyard sauna & garden shed
- Garage door opener (#2)
- Bathroom mirrors

Exclusions:

- Projector and speakers
- TVs and TV mounts
- Small fridge in hallway
- Metal shelves in garage & basement
- Shed on side of home
- Patio set & umbrella in backyard

Rental Items (to be assumed):

- Hot water tank (\$54.25 + HST/month)