

## Schedule "C"

### 1390 Broderick Street, Innisfil

#### Upgrades and Notable Features:

- Stainless steel appliances
- Four Taller Basement windows – approx. 30.5" wide x 24" tall in lieu of standard 12" tall
- Smooth Ceilings to main floor
- Rough in BBQ gas line with shut off valves to rear exterior of home
- Door from bed 3 into main bath/semi-ensuite - \$600
- 120 volt plug to above optional fireplace in great room for future t.v
- Upgraded maple hardwood floors on main floor
- Upgraded quartz countertop kitchen
- Upgraded stairs with wrought iron pickets
- Air conditioning
- Upgraded glass spa shower and freestanding soaker tub
- Premium lot with no sidewalk
- 4 car driveway parking

#### Inclusions:

- All electric light fixtures
- All appliances (stove, range hood, range, dishwasher, refrigerator, washer & dryer)
- Roughed-in CVAC
- Bathroom mirrors

#### Exclusions: N/A

#### Rental Items (to be assumed):

- Hot water tank (rented for \$25.58 + hst/month)

# 1 INVALUABLE<sup>®</sup>

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& THE DAVE ELFASSY TEAM

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