

Schedule "C"

16 Ardmore Cres, Richmond Hill

Upgrades and Notable Features:

- Hardwood flooring
- Pot lights
- Crown moulding
- Wainscotting
- Open to above foyer
- Kitchen: S/S appliances, granite floors & counters, center island w/ bar sink, backsplash, crystal chandeliers over table & island w/ W/O to deck
- Family Room: Brick fireplace, custom B/I cabinetry & B/I window seat w/ decorative columns
- Primary Room: Sitting area, 5 piece ensuite w/ Svarovski crystal faucets & W/I closet w/ custom cabinets
- Skylights
- 2nd Bedroom- w/ balcony, B/I cupboards, under window seating; newly painted
- 2nd, 3rd & 4th bedroom all newly painted
- Main Bathroom - marble tiling, custom cabinetry, sunken tub, separate shower
- Basement: Gas fireplace, 3 piece bath, rec rm, game rm, 5th bedroom & B/I bar
- Interlocked driveway
- NEW furnace

Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, clothes washer & dryer)
- CVAC attachments and accessories
- Basement fridge and freezer
- Garage door opener (#)
- Bathroom mirrors

Exclusions:

- Projector and speakers
- TVs and TV mounts

Rental Items (to be assumed):

- Hot water tank (\$36/month)
- Furnace (\$102/month)
- Bell Alarm System (\$33.90/month)