

Schedule "C"

16 Flatbush Ave, Woodbridge

Overall Home:

- Sanded and refinished floors throughout the home in 2022
- Installed smart switches in kitchen, foyer, dining room, primary bedroom, movie room – 2022
- Installed home security system in 2022, including window/door sensors, glass break alarms and 8 external cameras
- Custom automated blinds in kitchen and family room and office, including upper windows -2022
- Cleaned air ducts in 2023
- New floor vent covers throughout the home - 2022
- Installed protective security film on lower level windows to prevent shattering – 2024
- Installed new blinds for front lower-level windows -2022
- Painted entire home in 2022/2023
- New gas fireplace in office – 2022
- New overhead light installed in two guest bedrooms -2022
- Smart locks installed on side door and door to garage – 2022/2023
- Runners were installed in spring of 2023

Laundry Room:

- New Washer and Dryer in 2023
- Installed new hanging racks in Laundry - 2023

Kitchen:

- Replaced old kitchen island in 2022
- Replaced Kitchen Faucet in 2023
- Added water filtration system in kitchen – 2024
- Changed gas line to stove from ½ to ¾ inch lines in 2022
- Installed new Wolf range cook top in 2022
- Installed new Cove dishwasher in 2022
- Installed new Dacor Fridge/Freezer combo in late 2022
- Installed new Dacor wall oven/microwave combo in 2022
- Installed new lights over kitchen eat-in area and kitchen island in 2022
- Installed new under-counter wine fridge in pantry in 2022

Dining Room:

- Installed new chandelier in dining room in 2022
- Wallpaper done in 2022

Foyer:

- Polished foyer tiles in 2022
- Installed new foyer chandelier and matching stairwell light and entrance light in 2022

Front Living Room:

- New gas fireplace in front living room - 2022

Main Floor Powder Room:

- Complete replacement of main floor bathroom (tiles, vanity, lights, hardware, smart toilet) -2022

Primary Bedroom and Ensuite:

- Custom remote control black-out blinds in primary bedroom -2022
- Installed new ceiling fan in primary suite - 2022
- Completely new ensuite bathroom in 2022 – everything is new, including dual showers, vanity, lighting, tub, toilet, blinds and tile work.
- Custom walk-in closet installed off primary ensuite bathroom in 2022.

Basement:

- New lights over bar in basement -2022
- Created new movie room, with 4 in-ceiling speakers, 4 wall sconces and an overhead projector. (note that the wall mounted speakers are not included with the home sale). - 2022
- Installed two in-ceiling speakers in games room - 2022
- New Vanity in Movie room washroom - 2024

Outdoors:

- New French doors at the rear patio, as well as the rear side patio - 2023
- Installed invisible screens on rear patio and rear side door - 2022
- Changed bbq gas line to ¾ inch line in 2022
- Installed hot tub and gazebo in backyard -2022
- Installed new privacy fence in backyard – 2022 (stained the fence in 2023)
- Installed outdoor lighting in backyard and side of house – 2023
- Removed large tree in backyard that was leaning and at risk of falling -2023
- New pool cover in 2022
- Backyard patio stones blasted, sanded and sealed in 2024
- New cedars planted along fence in front and back of house – 2023
- Painted Front Entryway (pillars, door and overhang)

Garage:

- Completely gutted and remodeled all three garages, including new insulation, drywall, door lifts, lighting and new flooring. – 2024

Inclusions:

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

Exclusions:

- Wall mounted speakers in the movie room
- Portable air filters
- Robot vacuums & TV's
- Primary bedroom curtains and guest bedroom beige curtains