

Schedule "C"

186A Gamma St - Etobicoke

Front & Back Yards

- Upgraded surveillance system and software controlling two cameras traceable online (2020).
- New Wi-Fi doorbell (Fall 2022).
- Deck-tile-paved backyard deck (June 2023).
- Professionally designed low-maintenance front yard with stone-tile-paved sideway and a terraced flower bed (Summer 2021).
- Designated garbage area.
- Professionally designed low-maintenance stone-tile-paved backyard with three flower beds (Summer 2021).
- Easy to maintain surface drainage collecting both sump-pump and rain waters and redirecting them to a watershed ease beyond the west fence of the backyard.
- Perennials throughout the garden areas.

Basement

- Gas-fireplace built in a marble-stone wall in the fully finished basement.
- Basement sink and countertop in the same style as the kitchen area on the main floor.

Basement: Sump pump

- Upgraded sump pump with a backflow prevention valve (Winter 2021).

Basement: Laundry

- High-end LG smart and easy to operate washer and dryer tower (Fall 2021).

Basement: Mechanical Room & Cool Room

- Upgraded heater (May 2023).
- Porcelain-tile-paved mechanical room (Summer 2021).
- Deck-tile-paved cool room (June 2023).
- A backwater (sewer) valve (beneath the deck tiles in the cool room).

Garage

- A new 4-year-warranty Lift Master garage door opener (May 2023).

Roof

- 17-year warranty roof shingles (status 2023).

Main floor & 2nd Floor

- Brazilian hardwood throughout the property.
- Travertine stone tiles throughout the bathrooms, the laundry, and the foyer.
- Floor heating in the 2-floor bathrooms.
- Marble-stone wall in the living room.
- Central vacuum throughout the property.
- Sweepovac built-in vacuum.
- Built-in speakers in the living room and the master bedroom.
- Smooth closing cabinets and toilet seats throughout the property.
- Pot-filler.

Location

- Within 800-m and 5-km distance from Sherway Gardens Mall, Costco, Winners, Marshalls, Walmart, Home Depot, Lowes, HomeSense, Starsky, Farm Boy, Shoppers, Rexall, LSBO, Alderwood Community Centre with an indoor pool, gym, and library, to name a few.
- 2-km away from LifeLab and Trillium Health Partners.
- 1.5-km away from the transportation hub at Brown's Line: 427, 401, QEW.
- 13 km (14 min) away by car from Toronto, Pearson International Airport.

Inclusions:

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

Exclusions:

- Projector and speakers
- TVs and TV mounts

Rental Items (to be assumed):

- Hot water tank (rented for \$40.63 + hst/month)