

## Schedule "C"

### 18 Haskell Cres, Aurora

#### Upgrades and Notable Features:

- All renovations between April - November 2022
- Interior designer & structural engineer designed floor plans
- Permits include: demolition, building, electrical, plumbing & legal in-law suite
- Over \$500K+ spent in renovations & \$100K+ spent on landscaping
- Entire house taken back to the studs: all drywall, flooring, insulation, HVAC, electrical and plumbing removed; many walls removed & new floor plan framed in as per permitted floor plans
- Approx. 1625 square feet with walkout basement
- HVAC: new sheet metal through entire house
- New furnace & Air conditioning
- Plumbing: new PEX piping through entire house
- New tankless water heater & new water softener
- Electrical: new electrical panel, new electrical wiring, switches & outlets throughout entire house, new wiring rough-in pulled through to garage for electric vehicle charger; new lighting throughout entire house, including over 100+ pot lights installed, new exterior lights
- Millwork: custom millwork throughout entire house
- Flooring: engineered hardwood on main floor and luxury vinyl in basement
- Laundry: new LG laundry towers on main floor and in in-law suite in basement
- Doors: all new interior solid core 2 panel doors; all new exterior, including fibreglass triple locking front door; separate door installed into in-law suite, new sliding doors
- Trim & Casing: all new throughout entire house
- Drywall: all new throughout entire house; double drywalled fire-rated 5/8" drywall in entire in-law suite; resilient channel as well as 5/8" fire-rated drywall used for ceiling in entire basement
- Insulation: all new throughout entire house, safe & sound drywall used in entire ceiling as well as in walls of in-law suite and wall separating family room & primary bedroom, new insulation in attic too
- Kitchen: Custom millwork, quartz counters, LG appliances, herringbone backsplash
- Basement kitchen: New Haier condo-sized appliances, centre island w/breakfast bar

- Landscaping: all new interlocking, fencing & deck, new sod, new driveway
- Garage Doors: both new + garage door openers
- Shingles, eavestrough & garage floor: approx. 4-5 yrs old
- Town of Aurora Permits: all permits approved and signed off on by Town of Aurora

## Inclusions:

- All window coverings
- All electric light fixtures
- Central Vacuum and equipment
- Nest doorbell system
- All existing appliances
- Garage door opener and remotes (2)
- Bathroom mirrors
- Garden shed

## Exclusions:

- TVs and TV mounts

## Rental Items (to be assumed):

- N/A