

Schedule "C"

193 Southvale Drive, Vaughan

Upgrades and Notable Features:

- 9ft ceilings
- Hardwood floors (2023)
- Pot lights (2023)
- Crown moulding

Kitchen

- Quartz countertops (2022)
- Glass backsplash (2022)
- Custom cabinetry
- Pantry
- Breakfast area

Primary Bedroom

- Walk-in closet with built-in shelves
- 5pc ensuite
 - Double sinks
 - Stand-up shower
 - Soaker tub
- Built-in shelves

Exterior & HVAC:

- AC, Furnace & Humidifier - October 2023 for \$14,500
- Roof - 2022

Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (dishwasher, stove refrigerator, clothes washer & dryer) (2019)
- Garage door opener with 1 remote
- Outdoor jacuzzi hot tub
- Central Air Conditioner, furnace and humidifier

Exclusions:

- Dyson vacuum in laundry room
- Range hood in the kitchen

Rental Items (to be assumed):

- Hot water tank (2018)