

## LIST OF UPGRADES - 19 Overlander Way, Vaughan

### Features and Upgrades:

- Energy-Star certified home (performance tested by a third party ensuring home met superior standards in energy efficiency)
- Bedrooms- main bedrooms all with full walk-in closets
  - master bedroom, bedroom 1, bedroom 2 PLUS 1 bedroom in the basement.
- Basement areas- recently renovated as of April 2021, new bedroom and spa washroom, computer/ work station, entertainment area with wet bar, TV and fireplace installed
- Bathrooms:
  - master ensuite (5-piece bathroom) – new water closet, faucets, shower head and massager
  - 1 three-piece bathroom – new water closet, faucet and shower head
  - 1 two-piece bathroom (powder room) – new water closet, new vanity, sink and faucet
  - 1 three-piece bathroom in the basement – all new, including spa shower panel system: overhead rainfall shower head, body spray jets, hand shower with tub spout
- Main floor 9' ceilings
- Taller upper kitchen cabinets with decorative crown moulding to complement 9' ceiling
- Laundry room at main floor
- Smart Wiring Package (provides home owners with an infrastructure network for Video/Cable TV distribution, Computer Networking, High Speed internet access and Home Automation).

## Detailed Upgrades

**Paid Upgrades (to Builder): - over \$11,000**

### Kitchen

- granite countertop
- upgraded taller wood cabinetry: upper angle corner cabinet with clear glass door with matching interior
- breakfast bar
- fridge enclosure (includes gable and upper cabinetry)
- water line for fridge ice maker
- upgraded kitchen undermount sink
- provision for slide-in stove; upgraded electric stove
- provision for chimney range hood
- microwave cabinet/shelf with electrical
- light valance in the kitchen

### Family/Living Room:

- additional electrical outlet (centred at wall) for flat TV/optional fireplace

### Flooring:

- stain oak hardwood, in dining and family room and upper and lower landings
- upgraded ceramic flooring in front vestibule, main hall, kitchen and breakfast/dinette areas, all bathroom, powder room, main floor laundry room, garage door landing and basement stair mid landing

### Stairs:

- stain stairs, handrail and pickets to match hardwood floor

### Bathroom:

- cultured marble in master ensuite and main bath (in lieu of standard arborite)
- décor tiles in master ensuite shower
- vanity bank of drawers in master ensuite

**Electrical fixtures:**

- 3-way switch to operate light fixture by main floor stairs

**Centralized HVAC:** air-conditioning unit in the backyard

**Owner's Upgrade - over \$50,000**

**Finished basement as of April 2021**

- 1 bedroom/guest room with full closet
- 3-piece bathroom –
  - bathroom floor – imported porcelain stone
  - shower – imported porcelain wall, mosaic tiles floor, clear glass door/enclosure, spa shower panel
  - vanity with backsplash
  - Kohler toilet
- Custom Wetbar/Island – white quartz countertop, sink and faucet, double shaker cabinet; with slide-in new mini fridge and microwave; cabinet/drawers for small appliances (e.g., coffee maker, blender, etc), glass/stem ware and bar accessories, mini ledge for liqueurs etc; wet bar space allows for a bar table and 2 bar stools
- entertainment area with wall-mounted fireplace and wall-mounted Samsung flat TV
- study/work-from-home space
- mini gym/work out space
- enclosed storage space- semi-finished

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### **Kitchen Area - 2021**

- Chevron patterned glass tile backsplash
- New Whirlpool stainless steel fridge with ice and water dispenser
- New Whirlpool Range - True Convection Oven with Frozen Bake Technology, Convection Conversion and FlexHeat Triple Radiant Element
- New Microwave Stainless Steel Microwave 1.6 cu.ft. capacity

### **Lighting fixtures- 2021**

- Finished brass/ brushed bronze chandeliers in the foyer, living, dining, breakfast and stairway
- brass semi- flush mount brushed bronze ceiling lights in the hallway
- modern glam chandeliers in bedrooms

### **Bathrooms- 2021**

- New water closets (Kohler) and faucets
- New vanity sink in the powder room

### **Laundry room -2021:**

- New laundry sink, water fixtures and cabinets

### **Front door: keyless entry lock: 2020**

- (Schlage smart deadbolt lock with option to enter the house with an access code or thru smart phone-blue tooth; can also opt to use key)

**Air duct, vents, dryer vent and carpet professionally cleaned** with environment-friendly and natural botanical disinfectant and cleaner

**Additional Features as stated in the Purchase Agreement**

- Exterior: stucco and stucco cladding, stone, clay, brick, stone accents and other accent details
- Self-sealing quality 25-year asphalt roof shingles
- Maintenance-free aluminum soffit, fascia, eavestrough and downspouts
- Metal insulated front entry door with weather stripping
- Maintenance-free vinyl casement or thermo-fixed glass windows throughout
- High quality vinyl basement windows
- Roll-up garage door
- Gas line at rear of home for barbecue connection
- Sliding patio door with screen
- Forced-air High Efficiency gas furnace with electronic ignition
- Hot water tank on a rental program
- Concrete basement walls with foundation wrap to enhance overall water resistance
- In addition to Smart Home Wiring Package, includes pre-wiring for telephone lines in family room, kitchen and all bedrooms and rough-in cable TV in family room and master bedroom
- Cold Cellar/Root Cellar

**List of all inclusions/exclusions**

- *Included:*
  - All chattels/appliances (fridge at main floor, stove/oven, mini fridge at wet bar, dish washer, washer/dryer, microwave at kitchen and wet bar, TV, fireplace)
  - All window draperies/coverings
  - Light fixtures

- *Excluded:*

Area rug, accent chairs, floor lamps, wall mirrors, wall arts, bar cart, formal dining table/chairs, glass coffee table, beds, purple and cream sofa/s, breakfast table and chairs, mini-gym equipment and accessories

In the basement: waterfall table, ghost chair, night stands, small appliances (coffee maker, blender etc.) at wet bar