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## LIST OF UPGRADES - 20 Southvale Drive, Vaughan

- 8k Upgraded builder lot
- Double front doors & upgraded glass
- All exterior door hardware & lock
- NICKEL chrome door handles throughout all interior
- Upgraded patio back doors with glass encased blinds
- Electric garage door opener - 2 remotes
- Walk in closet built ins - 2 closets in master bedroom, 1 closet in 2nd bedroom
- Ceiling fans in master and 2nd bedroom
- Backyard and front yard trees & landscaping, patio laid
- Automatic timers for outdoor lighting - front and back
- Upgraded light fixtures throughout
- Kitchen walk backsplash
- 3.75" Oak plank hardwood floors on main & extended into kitchen
- Granite countertop in kitchen
- Undermount kitchen sink

- Pot & pan drawers
- 30"W x 24"D pantry
- Waterline installed for fridge
- Valance lighting in kitchen
- Angled corner upper in kitchen
- Pot lights in kitchen
- Kitchen upper cabinet wine rack & glass cabinet doors
- Electrical outlet on island
- Kitchen faucet with pull down
- Extra drawer bank in kitchen
- Upgraded trim on main and 2nd floor
- CROWN cornice moulding in foyer, main hall, L/R, D/R, family room, kitchen & powder room
- Ceiling fan in den
- Central vacuum installed
- Backyard fence
- Basement finished - wiring for surround sound, 3 piece bathroom, bedroom & mini kitchen with bar fridge, storage room under stairwell