

Schedule "C"

20 Torvista Lane, Maple

Upgrades and Notable Features:

Exterior:

- Interlocking Driveway
- Limestone porch
- 3-car tandem garage

Interior:

- Hardwood floors throughout
- Rounded corners throughout
- Crown moulding throughout
- Large baseboards throughout
- Coffered ceilings with recessed lighting
- Baseboards in laundry are new
- Sound system installed throughout the house
- Dimmers throughout
- Ecobee thermostats
- Mudroom and laundry room recently renovated
- Powder room – decorative ceiling moulding
- Closet organizers throughout
- Potlights throughout

Kitchen:

- Counter and overhead lighting
- Miele dishwasher
- Jen-air microwave, oven and fridge
- Viking range
- Granite countertops
- Wine fridge – Manogeam
- Deck in backyard - 4 years ago
- Landscaping outside with mature trees

Primary Bedroom

- Ensuite Bathroom renovated - 2 years ago
- All bedrooms have ensuite and walk in closets
- All new lighting in bathrooms

Basement

- Wet bar
- Sink
- Surround sound
- Home theatre - sound proofing
- 3d capable Sony projector
- 7.1 sound system
- 120" screen
- Wall sconces
- Recessed lighting and coffered ceiling
- Laminate flooring
- Sauna
- Gym room
- Guest room - with 3 piece ensuite
- Walk-in closet (cold cellar)
- Wall sconces
- Furnace upgraded size
- Washer and dryer - LG original

Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, clothes washer & dryer)
- CVAC
- Garage door opener
- Bathroom mirrors
- Fridge in garage
- Bar stools and chairs in basement
- Theatre seats in basement
- Wetbar microwave and fridge
- Brand New Stacked washer dryer in box in garage

Exclusions:

- TVs and TV mounts

Rental Items (to be assumed):

- Hot water tank - Enbridge
- Alarm System - Telus