

Schedule "C"

2128 Bayview Avenue

Upgrades and Notable Features:

- Upgraded all appliances: Bosch 800 series Wall Oven, Miele Cooktop, Miele Hood Fan, Miele Dishwasher, LG counter Fridge with double freezer drawers, Electrolux washer and dryer
- Upgraded 40Amp circuit for cooktop
- Upgraded 30Amp circuit for wall oven
- Whole house water filter system
- Reverse osmosis water filter in the kitchen
- Added wall pantry in the kitchen
- Marble and Stone tile kitchen backsplash
- Hidden Home Entertainment HDMI and Ethernet cables on main floor
- Home Theatre projector setup in basement
- Security system with sensors on all doors including rooftop patio door.
- Security video system hardwired power over Ethernet with 3 cameras (front door, living room and basement)
- Ring smart video doorbell.
- Smart keyless deadbolt on the front door.
- Smart electrical switches and outlets in various locations around the house.
- Two Nest smart thermostats.
- LED light bulbs in the whole house
- Basement fully renovated with wood plank style porcelain tile, modern storage wall mounted units and renovated 2 pc bathroom.
- Renovated 2nd bathroom with new tub, large tiles, one piece toilet and vanity.
- Renovated master bathroom with large italian marble tiles, rain shower + handheld, glass front, new vanity and new toilet
- Added extra wall closets and chest of drawers in master.
- Modern wall units in 3rd bedroom.

- Modern wall units in Den area beside master bedroom.
- Blackout shades and curtains in the master bedroom, blackout shades in the 2nd bedroom, top-down or bottom-up shades in the Living room.
- Chandelier in the dining room.

Inclusions:

- All window coverings
- All Appliances
- TV wall mounts in living room/2nd bedroom/master bedroom
- Projector mount in basement, projector and home theatre screen in basement
- Home theatre sound system in the basement
- Wall pantry in kitchen, wall unit and floating shelves in the 3rd bedroom
- Wall units in the 3rd level den, closets and chest of drawers in the master bedroom
- security camera in living room, basement and outside front door
- 2x Nest thermostats
- Ring video doorbell.

Exclusions:

- LG fridge in the basement
- Chest freezer in basement
- Chandelier in 3rd floor den
- All TVs
- All furniture

Rental Items (to be assumed):

- N/A