

LIST OF UPGRADES - 21 Daphnia Drive, Vaughan

House:

- New roof (2020),
- Exterior LED pot lights
- New interlocking (2020),
- Crown molding throughout the house (2018)
- Upgraded luxury electric lighting fixtures throughout the house
- Gorgeous huge chandelier in the entrance hall
- European (German) zebra window shades
- All toilets brand-new
- Attic insulation for better energy efficiency (2019)

First floor/Kitchen:

- Upgraded luxury appliances + gas stove KitchenAid
- New (white brick) backsplash
- New tiles in the kitchen, powder room, entrance hall
- New sink and Industrial style faucet
- LED pot lights
- Renovated powder room (new vanity, new toilet, luxury European accent wallpaper)
- New washing machine



Second floor:

- Upgraded hardwood flooring (2016)
- Brand new master bathroom, renovated 2020
- Luxury custom-built vanity with Swarovski stones and matching mirror
- Luxury freestanding bathtub with freestanding faucet
- Massive walk-in shower with a bench), closed toilet
- Built-in wardrobes in every room
- Luxury European accent wallpaper in master bedroom

Basement:

- Hardwood flooring (2018)
- Additional bathroom and huge walk-in shower (2018)
- Custom built European sauna
- Home cinema and premium sound system



LIST OF INCLUSIONS/EXCLUSIONS

Included:

- Appliances
- Window coverings
- All light fixtures

Excluded:

- Home cinema built-in sound system
- In-ceiling motorized white electric projection screen
- Projector