

Schedule "C"

225 Sunset Vista Court - Aurora

Upgrades and Notable Features:

- Ravine lot
- \$200K+ in Upgrades
- 36 Inch 6 burner gas Wolf range
- Asko dishwasher (panelled)
- 42 Inch French door panelled Sub-Zero fridge (**Paid-on back order**)
- Top of the line whirlpool washer and dryer
- Quartz countertops
- 10 foot ceilings
- 8' Doors
- 8" Baseboards
- Oversized centre island in kitchen with quartz counters and breakfast bar
- Porcelain hexagon backsplash tile
- Gas fireplace
- Custom designed millwork in living room, mudroom bedroom and bedrooms
- Upgraded Toto toilets
- Custom built-ins in living room
- Frameless glass shower stall with marble surround, rainfall shower head & handheld
- Stand alone soaker tub
- Pot filler
- Alarm system
- Window coverings all motorised controlled by remote or phone app
- 2 CCTV security cameras
- Soffit lights
- Pot lights
- Keypad locks
- Nest thermostat
- Central Vacuum
- Oak staircase with wrought iron rails (pickets)
- 5 Candelabra style chandeliers
- Dramatic pendant lighting in kitchen
- Direct garage access

Inclusions:

- All window coverings
- All electric light fixtures
- All appliances
- CVAC attachments and accessories
- Garage door opener (2 remotes)
- CCTV cameras
- Nest thermostat

Exclusions:

N/A

Rental Items (to be assumed):

- Hot water tank (rented)
- Alarm system (monitoring contract)