

## Schedule "C"

### 227 Lady Valentina Ave, Maple

#### Upgrades and Notable Features:

- Hardwood flooring
- Marble Floor in foyer & kitchen
- Pot lights
- Wainscotting throughout main floor and upstairs hallway
- Crown Moulding in entrance, living and dining room
- Family Room: Gas fireplace
- Office: French Doors
- Kitchen: S/S Appliances, Centre Island, Breakfast Bar, Ceramic Backsplash, Pantry, Wine Cooler, Office Nook & Sliding Doors Walk-Out to Deck
- 2 Laundry Rooms (Main & Basement)
- Primary: Walk-In Closet with Built-In Organizers & 6 Piece Ensuite with His/Her Sinks
- All Bedrooms: Closet with Built-In Organizers
- Basement: 2 Bedrooms, + Kitchen, Rec Room, 3 Piece Bath & Separate Entrance

#### Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (Fridge, Stove, Microwave, Wine Cooler, D/W, Washer & Dryer (x2))
- All closet organizers
- CVAC
- Garage door opener
- Bathroom mirrors

#### Exclusions:

- TVs and TV mounts

#### Rental Items (to be assumed):

- Hot water tank (rented - Reliance \$60(+/-) + hst/month)