

Schedule "C"
List of Upgrades/Inclusions/Exclusions
24 Woodview Road, Woodbridge

Notable Features:

- Rough in plumbing – bath, shower, water, drain in basement
- All exterior walls 2 x 6 lumber to accommodate upgraded insulation (original build)
- Rough in gas to 2nd kitchen
- Rough in gas to main floor to working wood fireplace living room (2007)
- Rough in gas to 2nd floor master bedroom fireplace (2007 – working wood burning fireplace was drywalled over (never used) but has own brick chimney and in working order – easy upgrade to gas)
- Laundry chute from second floor
- **400 AMP electrical service**
- Gas line to outdoor BBQ
- Ceramic, porcelain, hardwood throughout. No carpeting in home (except 2nd suite set of stairs)
- **Separate in-law suite** on main floor with private entrance from garden, private garage entrance, 2nd set of stairs to bedroom, 2nd set of stairs to basement, own kitchen
- Upgraded light fixtures where required
- New roof shingles 2015
- Driveway – the original property had two driveways – front and side – side driveway is paved as well and available as parking – has original property pillars
- Landscaping - home was twice solicited to be included on the Vaughan garden tours
- Newly installed Bell Fiber Optics (home has Rogers camera, sensors available to activate Rogers home security – we deactivated and moved to wireless fibre optics with Bell)

Renovations & Upgrades

Basement

- 2007 - Complete renovation, drywall, wet bar, Napoleon Gas Fireplace, 44 ceiling pot lights
- 2012 - Repaired cantina wall water leak, added French drain, lifetime transferable warranty – Crack Doctor – cantina completely dry
- 2021 - Freshly painted

Foyer

- 2007 - Crown moulding added
- 2021 - Oak stair refinished, freshly painted

Living Room

- 2007 - Hardwood floor, Wood burning fireplace redesign with antique oak mantel (salvaged from old Toronto home) and limestone walls, 2 pot lights above fireplace

Dining Room

- 2021 - Freshly painted

Main Kitchen

- 2007 - Upgraded silestone countertops, added 12 pot lights, added built in wine fridge, crown moulding, upgraded sink and fixtures, upgraded appliances
- 2020 - Oak cabinet trim and paint upgrade

Laundry Room

- 2016 - New LG Washer / Dryer, upgraded counter top
- 2019 - Upgraded laundry tub, Freshly painted

Hallway

- 2021 - Freshly painted

Powder Room

- 2007 - Upgraded fixtures, limestone floor/wall, crown moulding
- 2021 - Freshly painted

Family Room

- 2013 - Upgraded hardwood floor, crown moulding, side entrance door

2nd Floor

- 2007 - Upgraded all bedrooms to hardwood floors
 - Upgraded 4th bedroom crown moulding
 - Upgraded bathrooms, paint, fixtures, soaker tub, showers, tiles, vanity, lighting, crown moulding

Landscaping Upgrades –

- 2016 - Upgraded natural armour stone wall – including weeping tiles & crushed stone to allow for pressure and drainage – wall constructed to code
- 2016 - Upgraded back patio area, side walkway and front walkway with matching pavers, including river rock throughout the property
- 2018 Electrical available throughout yard, including stone wall to add accent lighting
- Added black decorative aluminium fencing 2014
- Water roughed in to backyard hill – can add outdoor irrigation / water features
- Assortment of prized shrubs / trees – planted over a period of 40 years.

§ 3 Japanese maples

§ Weeping Serbian Spruce – Picea Omorika Pendula

§ 2 dwarf Japanese Apple

§ Japanese Cherry

§ Purple weeping birch

§ Green leaf weeping birch

§ 8 Japanese Hinoki shrubs

§ European Larch

§ Weeping blue spruce – i.e . to purchase and plant a weeping blue spruce of the size in our front yard would be approximately \$600-\$800

§ Hicks yews, boxwood shrubs and hedges, English Ivy and Euonymus groundcovers, multiple varieties of hosta's, dwarf hydrangea's, day lilies, variety of grasses lavender, geraniums etc.

§ Working water fountain

§ Emerald Cedars / Dwarf Junipers

§ Lilac hedge

§ Natural rock throughout the front, side and backyards.

Inclusions:

- All installed appliances (as is)
- All installed fixtures (as is)
- Jacuzzi in primary ensuite (as is)
- All window coverings
- Basement porcelain tiles – 1100 square feet that allows for tiling of basement storage area to match finished area
- CVAC throughout home
- Garage door opener
- Gazebo (negotiable)
- Master bedroom ceiling fixture
- Bar fridge in basement
- Pool table in basement
- Basement cabinets (those not built-in)

Exclusions: