

# SCHEDULE C - Features of 272 Brownridge Drive

## Exterior Features

- all new exterior lighting
- new patio double sliding door with screen
- New water access to backyard
- Full sprinkler system
- Updated front and garage door
- Access to home from garage
- Full 360 security cameras

## Electrical Features

- New gas furnace and larger hot water tank rental
- Updated 200 amp electrical service circuit with 60 circuit electrical panel
- Heavy duty wiring for stoves and dryers
- Additional wiring for kitchen in basement
- Exterior electrical outlet in garage and weatherproof electrical outlets by rear
- Recessed Pot lights throughout the ground floor
- Ground Fault interrupter (GFI) circuit
- Designer ceiling fixtures in kitchen, dining, hallway, bedrooms, and bathrooms
- Lutron touch sensitive dimmers
- Outlets in bathrooms, kitchen: over counter and on island. Island includes one outlet with USB ports
- Three way switching in living room, kitchen, entry and principal bedroom
- USB outlets in principal bedroom
- Accent LED lighting in powder room, principal bedroom and bathroom and undercabinet lighting in kitchen
- Cabled service connections in living room, recreation room (basement) and master bedroom into the communications panel within the house
- Hi-speed wiring for internet

- Electric garage door opener
- Interconnected smoke detectors on all floors with carbon monoxide detectors on second floor hallway and in all bedrooms

## Interior Design Features

- Large open space great for entertaining
- 6 1/2" wide engineered hardwood flooring throughout
- Updated stair glass railing
- Custom split finish door handles throughout
- Door stop ion ceramic tile and hardwood areas
- Heated tiled floors principale bedroom's ensuite bathroom on second floor
- Applied moulding to wall on main floor and master bedroom
- Tall baseboards and modern casing throughout home
- Custom millwork throughout the home, including built in storage for front hall closet, linen tower, custom vanities, custom unique door for hidden shoe closet, custom closets in both bedrooms, walk through principal closet and custom textured hood front and island in kitchen.

## Basement Features

- New side door entrance
- Large recreational area
- New kitchen with fridge, stove, microwave hood, dishwasher and sink
- New mosaic glass backsplash
- New vinyl flooring throughout
- New pot lights and electrical throughout
- Large cold storage
- New vanity and tile in bathroom
- New door hardware

## Kitchen Features

- Custom Designed-modern style kitchen
- ¾" polished straight edge (quartz) countertops
- Uniquely custom finished cabinetry, all drawers on full extension gliders with soft close mechanism
- Multiple kitchen inserts including pull-out spice rack, flip-down under sink sponge holder, under sink organization and a large pull out garage and recycling centre.
- Panelled Asko dishwasher
- Panelled 48" Kitchenaid fridge/freezer
- 24" Sharp under counter microwave drawer
- 30" gas Kitchenaid range
- 30" Vent a Hood 600 CFM exhaust fan over range with 8" direct venting to outside
- LED valance lighting and
- Italian quartzite Island and wall to ceiling slab backsplash
- Large double bowl low divide Blanco silgranit sink
- Trash and recycling cabinets under counter in island
- Built in pantry beside fridge with pull out drawers

## Ensuite, Bath & Laundry Features

- Integrated stone sink in powder room
- New plumbing throughout home
- Wifi enabled floor heating in principle bathroom
- Luxurious 71" freestanding tub
- Principle bathroom includes a knee wall with accent LED lighting
- Wall mounted faucets in principle bath
- All vanities are custom designed with additional storage
- Extra pull-out inserts in principle bathroom with additional storage cabinet behind toilet
- New elongated toilets throughout
- Outlet next to toilet in principle bath for future heated toilet
- Custom mirrors in all bathrooms
- All bathrooms include high end porcelain tiles for style and durability
- All bathrooms include ¾" polished straight edge quartz countertop with undermount sink
- Privacy locks on all bathroom doors
- Temperature balance control valve in showers
- Additional second floor laundry machine. Laundry machine is dual and is both washer and dryer.
- Additional laundry in basement