

## Schedule "C"

### 28 Hillholm Blvd, Richmond Hill

#### Upgrades and Notable Features:

- Interlocked walkway, widened driveway & flagstone front steps
- Double door entry
- Hardwood flooring
- Pot lights
- Wainscotting
- French doors
- Crown moulding
- California shutters
- **Kitchen:** laminate flooring, appliances, ceramic backsplash, undermount lighting, granite counter, breakfast bar, eat-in area & pantry
- **Laundry:** overhead cabinetry, direct garage access & separate entrance
- **Living:** bay window, cathedral ceilings
- **Family:** gas fireplace
- New carpet on stairs & hallway to 2nd floor & primary bedroom
- **Primary:** 5 piece ensuite w/ his/her sinks, separate shower & soaker
- **Basement:** 2 additional bedrooms, 4 piece ensuite & rec room with gas fireplace
- **Furnace:** cupboards with sliding doors, wooden shelving, high efficiency furnace, added additional electrical service
- Landscaped backyard with new deck

#### Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, clothes washer & dryer)
- CVAC attachments and accessories
- Garage door opener (#)
- CCTV
- Alarm system
- Underground sprinklers
- Natural gas line beside deck to operate gas barbecue
- Bathroom mirrors

## Exclusions:

- TVs and TV mounts
- Chandelier in dining room
- Mezuzahs
- Basement: Samsung fridge, treadmill, pool table & accessories on the wall

## Rental Items (to be assumed):

- Hot water tank: Enercare (rented for \$35.96 + hst/month)
- Furnace: Enbridge: Total Protection Plan (\$45.19 + hst/month)
- Heating Maintenance Plan (\$11.29 + hst/month)
- AC Maintenance Plan (\$11.29 + hst/month)
- Alarm System: Executive Alarms Inc (\$41.43 + hst/month)
- Grass Maintenance: LawnSavers (\$79.10+ hst/month)