

## Schedule "C"

### 29 Marsh Harbour, Aurora

#### Upgrades and Notable Features:

- Main floor is solid oak hardwood
- Staircase is solid oak hardwood
- Upper floor is solid oak hardwood hallway with brand new Berber carpet in all bedrooms
- 3 Fireplaces – 2 wood burning/1 gas
- Pot lights, crown moulding, wainscotting, bay windows, accent wall
- Kitchen: S/S appliances, backsplash, center island, pantry
- Basement is finished with high-end laminate
- Custom finished basement with full pantry (2nd fridge/2nd freezer/custom cabinets), custom wet bar with quartz countertop, gas fireplace, large entertainment room, office, playroom/workout room

#### Exterior:

- South-facing rear yard with custom inground pool
- Over \$225k spent on custom pool and landscaping
- Landscape Lighting system
- 2 car garage (2-storey tall garage – upper area loft in garage – can be finished to add over 500 sq' more living space)
- Marley tile roof – should last indefinitely (80 years)
- New main and upper front windows (2021 - \$9k)
- New rear main floor windows (2013 - \$5k)
- New front yard landscape (\$90k – 2015)
- New rear yard landscape with composite deck and pergola (\$85k – 2020)
- New inground saltwater pool with waterfall (\$55k – 2021)
- Completely new master bathroom – 2021
- New garage doors (2021)

## Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, microwave, 2 refrigerators, clothes washer & dryer)
- Garage door opener (#)
- Bathroom mirrors

## Rental Items (to be assumed):

- Hot water tank