

## Schedule "C"

### 30 Pagebrook Drive, Etobicoke

#### Upgrades and Notable Features:

- Hardwood flooring
- Renovated kitchen - SS appliances, centre island w/breakfast bar and wine rack
- Pot lights
- Wrought iron balusters
- Wood burning fireplace with stone surround
- Walk out to yard from family room
- Oversized lot with composite deck
- New furnace and AC
- Animal proofing (external access points) roof and garden shed
- New doorbell
- Smart smoke alarms and smart heating/cooling controls
- Sump pump

#### Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, refrigerator, clothes washer & dryer)
- CVAC attachments and accessories
- Garage door opener
- Bathroom mirrors
- Garden shed

#### Exclusions:

- TVs and TV mounts

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

- Hot water tank (rented for \$134.23 + hst/quarterly)
- Reliance smart smoke detectors (\$12+hst/monthly)

# 1 INVALUABLE<sup>®</sup>

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