

## Schedule "C"

### 329 Parkview Ave

#### Upgrades and Notable Features:

- Decorative double door entry
- Stone interlock and walk-way
- Enclosed front porch
- Fully fenced yard
- 2-Storey foyer
- 2 Skylights located in the foyer and kitchen eat-in area
- New hardwood flooring
- Pot lights
- Crown moulding
- Large windows and closet space throughout
- New powder room on main floor with a large mirror
- California shutters in the kitchen and office
- Custom kitchen with stainless steel appliances, porcelain floors, granite countertops, a centre island, decorative cabinets, a pantry, french doors and an eat-in area with a walk-out to the deck
- Office with wainscotting and a built-in bookcase
- Decorative columns in dining room
- Decorative arched doorways on the main floor
- Marble fireplace in the main family room
- Curved staircase
- Primary bedroom with a sitting area, a 6pc ensuite with his/her sinks, a separate shower, an oval soaker tub and mirrored closet organizers
- Basement with a 5pc bath with a separate shower, built-in wet bar, wine cellar, fireplace, decorative above grade windows, pillars, mirrored wall and a laundry room with a sink, overhead storage and folding table
- Bedroom in basement with double closets, overhead storage and wainscotting

## Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, clothes washer & dryer)
- Built-in wet bar with wine cellar
- Garage door opener (#)
- Bathroom mirrors
- Projector

## Exclusions:

- TVs and TV mounts

## Rental Items (to be assumed):

- Hot water tank