

Schedule "C"

34 Ottawa Ave, South River, Parry Sound

Upgrades and Notable Features:

- Brand new custom home - completed June 2023
- Tankless water heater - Never run out of hot water!
- Central air conditioning
- Fully winterized with city road plowed throughout the winter
- Open concept, modern nature-inspired interior
- Indoor/outdoor pot lights throughout

First Floor:

- Beautiful Italian porcelain flooring - slip resistant, commercial grade
- Kitchen - custom gourmet kitchen w/ premium leathered granite countertops, 13' island
- Oversized 36" range, lots of storage/cabinetry
- Living room - 20 foot ceilings, juliette balcony looking out to the lake, electric fireplace
- 2 Patios off the main floor - one with gas line installed for a bbq
- 3 Piece bathroom with custom shower
- 1 Bedroom
- 10 Foot ceilings - living room has 20 foot ceilings

Second Floor:

- Bathroom - 4 piece with custom shower, stand alone bathtub with freestanding faucet
- Flooring - commercial grade flooring, slip resistant, designed in Canada, made in Turkey
- 3 Bedrooms
- Huge patio off the second floor (over 500 sq feet)
- W/o to patio from bedroom # 3 and 1 from the hallway
- Breathtaking unobstructed views of the lake
- 10 Foot ceilings
- 2nd Floor laundry room expansive cabinetry

Walkout basement:

- 2 Bedrooms
- Large open recreation/living area with patio doors to the backyard/lake
- Bathroom - 3 piece - shower, vanity, toilet
- 10 Foot ceilings in recreation area, 8 foot ceilings in the bedrooms/bathroom
- Large utility room

Exterior:

- Stucco with fluted panel accents
- Well lit with exterior pot lights
- 66 Foot Lakefront
- Brand new 55' dock - 8 feet wide
- Amazing fishing on the lake
- 10 Minute walk or 2 minute drive to grocery store/lcbo/brewery/restaurants
- Algonquin park entrance at the end of the road
- Boat launch at the end of the road
- NOTE - owned waterfront and into the lake and all the way across to the other side

Inclusions:

- All window coverings
- All electric light fixtures
- All appliances gas (range, dishwasher, microwave, refrigerator, washer & dryer)
- Bathroom mirrors

Exclusions:

- TVs and TV mounts
- Furniture indoor and outdoor
- Barbeques

Rental Items (to be assumed):

- N/A