
LIST OF UPGRADES - 35 Arbourview Drive, Vaughan

Indoors General:

- Hardwood floors throughout main floor and 2nd floor halls
- Hvac – Central Vac
- Automatic Garage door opener
- Upgraded LED Hall lights throughout with dimmers
- Super-efficient Tankless water heater – Never run out of hot water again!
- Second Floor laundry machines
- Automatic light timer for outside lighting
- Live Camera Doorbell – Geeni™
- Custom window coverings in all the bedrooms

Outside General:

- Stamped concrete front porch, stairs, side walkway and 50% of backyard
- Aluminum rust proof Gazebo with removable screens
- Additional Outdoor power source in backyard
- Backyard Light post – streetlamp style
- Natural Gas line for BBQ – No need for Propane tanks!

Kitchen:

- Quartz Counter tops
- Stainless Steel Fridge, Gas Range and Dishwasher
- Upgraded LED ceiling lights and Pot lights

Family Room:

- Custom made window coverings
- Upgraded LED Pot lights with dimmer
- Customized Natural gas fireplace
- Hidden wires for surround sound
- Surround sound speakers and amplifier

Professionally finished Basement:

- 1 bedroom with Walk-in Closet
- Modern 3 Piece bathroom
- Wet bar with stone décor
- Granite counters
- Wine fridge
- LED lights-under bar for entertaining
- Small office space and storage room
- Cold Room/Pantry

Master Bedroom:

- Large walk-in closet
 - Custom window coverings
 - 3-piece ensuite with Granite Counters
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- 4+1 Bedrooms – All with Custom window coverings
 - 4.5 bathrooms