

LIST OF UPGRADES & INCLUSIONS

Finishes

- Carrara Marble Floor (bathrooms, laundry room, entrance)
- Wire Scraped Barn Wood Oak Flooring (main & upper floor)
- Quartz kitchen counter / island
- Oak Staircase / rod iron spindles
- 12mm German laminate (basement)
- Stone fireplace
- Crown molding (main & upper floor)
- Modern casing & trim throughout
- Smooth ceilings on main floor
- Upgraded modern lighting throughout

Interior Upgrades

- Furnace – High Efficiency 2 stage (2016)
- A/C – High Efficiency (2016)
- Kitchen (2016)
- All Kitchen Appliances (2016)
- Washer / Dryer – High Efficiency (2016)
- Heated floor (main upstairs bathroom / master ensuite)
- Natural Gas line outside for BBQ
- LED pot lights
- Glass shower door (main upstairs bathroom / master ensuite)
- Humidity sensing fans (main upstairs bathroom / master ensuite)
- 64" wide built in fridge / freezer
- 36" wide duel fuel convection range
- Wine fridge / built into kitchen island
- Remote controlled ceiling fans

- Custom walk in closet (master bedroom)
- Built in cabinets (laundry room)

Exterior Upgrades

- Roof (2017)
- Windows / Exterior Doors (2016)
- LED pot lights
- Driveway Redone (2017)
- Landscaping
- Soffit / Facia / Downspouts (2016)
- Garage doors (2016)
- Siding (2016)

Smart Home Devices

- Ring Video Doorbell
- Chamberlain My Q Garage Door Openers
- Weiser Kevo Smart Lock
- Nest Thermostat
- Nest Smoke / CO2 Detectors (each floor)
- Smart WIFI Home Monitoring /exterior doors & motion sensors (no fee additional fee)
- All exterior lights on smart WIFI control
- Wink Hub & Relays (kitchen & master bedroom)
- USB charging plugs built in (several rooms in house)