

Schedule "C"

37 Wellington Heights Court, Aurora

Upgrades and Notable Features:

- Hardwood flooring main and second levels - natural/grey tone finish
- Inground Pool (small Olympic size) in resort style backyard setting - 2021
- Hot Tub (6 person)
- Oversized deck
- Fully renovated kitchen - quartz countertops, tumbled stone backsplash
- Centre island, pantry, built-in buffet/wine rack
- Renovated main floor laundry room - 2022 with side entrance/mudroom
- New washer and dryer - 2022
- Built-in cabinetry in family room
- Renovated upstairs bathrooms
- Fully renovated basement - coffered/waffle ceilings, 2pc bath, games area, wet bar
- Newer windows
- New roof
- New garage doors
- Reverse Osmosis Water Filtration System
- Water Softener
- A multitude of pot lights throughout
- Professional custom millwork throughout
- French doors
- Wrought iron balusters (3 levels)
- Double door entry w/decorative inserts
- Zebra blinds
- Built-in window seating in several rooms
- Professionally landscaped front and back - Interlocked drive/walkway
- Level 2 electric fast charge vehicle charger installed in the garage

Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (gas stove, dishwasher, built-in microwave, refrigerator, washer & dryer)
- Garage door opener (s)
- Bathroom mirrors
- Central Vacuum and equipment

Exclusions:

- Projector and speakers
- TVs and TV mounts

Rental Items (to be assumed):

- Hot water tank