



*Higher Standards Agents... Higher Results!*

## SCHEDULE "C"

439 Manning Ave Full List Of Inclusions

All work completed in 2011 with permits

- Forced Air with two zone heating *and cooling*
- Interior water proofing and weeping system with back flow preventer
- Upgraded 200 AMP service with 60 AMP sub panel on 2<sup>nd</sup> floor
- Updated plumbing
- Combination spray foam and batt insulation throughout
- Exterior brick re-pointed and new built chimney
- Central vacuum with attachments and vac pan in master ensuite
- Pot lights and oak hardwood throughout (finished in place)
- Monitored alarm system (~~no transfer fee, \$27 per month~~ through Cellular)
- Vinyl casement Jeld-Wen windows throughout
- New shingles on sloped roof, new flat roof with rigid insulation *roof/shingles (MMDM) 2011*
- Central Air Conditioning
- Landscaping with interlocking walkway
- New Cedar Wood Porch and columns
- New concrete side walkway and patio
- Chef's Kitchen including tin ceiling, stainless steel double door fridge, dishwasher, wine fridge, gas range with custom hood fan
- Speakers on Main floor and Master bedroom/ensuite
- Heated floor in Master ensuite bath and heat lamp
- Carrara marble tiles and countertops (Kitchen/Master ensuite)
- Lower level ideal for nanny suite complete with separate entrance, ensuite laundry, 3pc washroom and kitchen with stainless steel appliances
- Professionally painted throughout
- New Garage door
- Professionally Designed by Miriam Manzo Interiors

HomeLife/Cimerman Real Estate Ltd., Brokerage\*

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*"Five Star Marketing System"*

\* Independently Owned and Operated

*MMDM*  
*AK*

Schedule C ( Part 2 )

Central humidifier

Garage with EV 240V plug

Smart home – Ring video doorbells external cameras, Nest smoke detector, smart light bulbs and switches, internet thermostats and myQ GDO