

## Schedule "C"

### 43 Samuel Oster Ave

#### Upgrades and Notable Features:

- Engineered Hardwood on main floor
- Laminate on second floor
- Mirrored closets
- Bay window in living room
- Kitchen - stainless steel appliances - ceramic backsplash - pantry - solid surface corian counters - eat-in area - breakfast bar - pass through - walk-out to patio
- Family room - pot lights - crown moulding - brick fireplace (wood burning)
- Primary room - walk-in closet - 4 pc ensuite with floor-to-ceiling ceramic tiles
- Roof (2022) - front door (2021)
- Interlocking walkway

#### Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, clothes washer & dryer)
- Roughed-in CVAC
- Garage door opener (2)
- Bathroom mirrors

#### Exclusions:

- TVs and TV mounts
- BBQ in backyard
- Patio set in backyard

#### Rental Items (to be assumed):

- Hot water tank (rented for \$25.45/month)