

48 Summit Drive

List of upgrades/features:

- Elegant Crown Molding & Smooth Ceilings Flooded W/ Pot Lights
- Stained Hardwood Floors Throughout
- Furnace Replaced in 2018
- Open concept finished basement with spray foam insulation, 3 piece bathroom including a custom designed shower, and rough in for a wet bar
- main guest bedroom bay window exterior was upgraded to stucco from wood
- Custom Designed Gourmet Kitchen W/ Oversize Granite Island
- Premium Extended Maple Cabinets, Marble Backslash, Large Pantry & Travertine Flooring, Premium S/S Appl W/ Gas Burner Gas Range
- Landscaping Front & Back W/ Beautiful Stonework in the back and patterned coloured concrete in the front & Perennial Gardens.
- Marble flooring in the main entrance

List of inclusions and exclusions:

- Hot Water Tank (Rental): \$34.18 + HST
- CVAC
- AC
- Humidifier
- Garage door opener
- Alarm system
- All ELFS (except those listed in exclusions)
- Window coverings (except those listed in exclusions)
- Appliances

EXCLUSIONS:

- Lighting Fixtures in the entrance, dining room, staircase, Guest room and Nursery
- also drapes in the dining room and nursery.