

Schedule "C"

4 Kinghorn Rd - King City

Upgrades and Notable Features:

- 9 foot doors main floor
- 8 foot doors second floor
- 5 inch premium scratch resistant hardwood floor
- Custom open riser stairs
- Custom glass railing
- 9 ft Frosted French glass doors
- 24x24 custom white glass kitchen tiles
- Custom coffered circular ceiling in kitchen breakfast area w/pot lights and rope lighting
- 8inch baseboards
- Quartz countertop and backsplash throughout kitchen and bathrooms
- Over 100 led pot lights
- All bedrooms pre wired for cable , tv, internet
- Family room and all bedrooms with bluetooth and built in ceiling speakers
- 10 foot ceilings on the main floor.
- 9 foot ceilings on second floor
- Black exterior windows
- 2 high efficiency forced air gas furnaces
- 2 air conditioners
- High efficiency tank less hot water system
- Insulated garage with side access door
- 2 heat recovery ventilators
- Exterior cameras and DVR
- 2 nest thermostat
- 2 garage door openers
- 3 car tandem garage
- Custom made 9 foot solid wood door with glass insert (value 30k)
- Wine room

- Custom made modern kitchen
- Built in high end appliances
- 48inch jenn air refrigerator
- Wolf oven and microwave
- Wolf 36 inch induction cooktop
- 35ft wood deck
- Interlock stone pad below deck
- Landscape interlock front lawn
- Luxurious custom bathrooms
- Luxurious chandeliers throughout house
- Chandelier lift
- Remote control power blinds
- Walk out basement (\$100k premium)

Inclusions:

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

Exclusions:

- TVs and TV mounts
- Hanging and standing mirrors
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Rental Items (to be assumed):

N/A