

## Schedule "C"

### 50 Mill River Dr, Maple

#### Upgrades and Notable Features:

- All new hardwood flooring main and 2nd floor
- California shutter throughout main and 2nd floor
- Crown moulding
- Multitude of LED pot lights throughout main and basement
- Porcelain floors in foyer, powder room and kitchen
- 2.5 Ton Husky Air conditioner (Sept 2020)
- Kitchen: Ceramic b/splash, quartz counters, updated cupboards, hardware & faucet, pantry w/shelving, high end appliances, heat sensor instead of smoke detector
- Magic windows in Primary bedroom (w/blackout screen), bedroom 2 and 3
- Primary ensuite w/jacuzzi tub, updated shower head & vanity, illuminated mirror
- Updated vanities and elongated toilets in all bathrooms
- Laminate in basement w/extra insulated underpad, pot lights, electric fireplace
- Cold cellar w/shelving, power humidifier on furnace, updated hot water tank
- Underground sprinklers, stonework, ext lights, landscaping, pergola, widened driveway
- Garage loft storage and tire rack for 4 tires
- Custom landscaping - Curb appeal award!

#### Inclusions:

- All window coverings
- Electric light fixtures
- Stove, dishwasher, microwave, fridge, bar fridge, basement fridge, washer & dryer)
- Garage door opener (2 remotes)
- Custom tv wall mount in family room and primary bedroom

#### Exclusions:

- Dining room chandelier

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

- Hot water tank

# 1 INVALUABLE<sup>®</sup>

DAVE ELFASSY, BROKER

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