

Schedule "C"

56 Antonini Court, Vaughan

Upgrades and Notable Features:

- Front windows 2022 changed for refacing tinted
- B/I stainless steel sub-zero appliances (double wall oven & 5 burner gas stove)
- Hardwood on main floor & 2nd floor landing & primary bedroom
- Porcelain floors in kitchen & primary ensuite
- Crown moulding, wainscoting, extended baseboards & pot lights
- Servery/Coffee bar off the kitchen & built-in granite desk
- Centre island w/4 seat breakfast bar & walk-in pantry with shelving
- Spiral staircase w/wrought iron balusters
- 6 Piece Primary ensuite w/grand soaker tub & frameless glass shower stall
- 3 x 4 Pc bathrooms on the 2nd level
- Main floor laundry room w/full cabinetry, sink and direct access to the garage

Basement:

- Beautifully finished - full kitchen w/stainless steel appl's (gas stove) & centre island
- Custom millwork, cabinets w/glass inserts & glass tile backsplash, wine rack & fridge
- 2 Bedrooms w/3 pc ensuites featuring subway tile in both frameless shower stalls
- Gas fireplace w/feature wall, a 2 pc powder room and full gym/exercise room
- Barn door sliders and a multitude of pot lights
- 2 Game/recreation areas incl sitting room w/custom millwork & b/i speakers

Exterior:

- New refaced exterior with stunning limestone finish & landscape lighting
- \$\$\$ spent on new driveway using Umbriano unilock slabs w/ modern design
- Over \$400k spent on backyard including an outdoor kitchen and pergola
- Wood horizontal, modern design fence & gate & cabana w/pot lights & wired for a TV
- Grenada white unilock tiles throughout with turf design
- 4 Dekko concrete gas fireplaces for warmth & great ambience for summer or fall nights

Inclusions:

- All window coverings
- All electric light fixtures
- Built-in speakers in Basement
- All appliances on main level and basement
- CVAC attachments and accessories
- Garage door opener and remote(s)
- Bathroom mirrors

Exclusions:

- Sound systems

Rental Items (to be assumed):

- Hot water tank (rented for \$50 + hst/month) Replaced in 2023