

## Schedule "C"

### 68 Cezanne Trail, Vaughan

#### Upgrades and Notable Features:

##### Main Floor

###### Living Room

- Hardwood floor
- Wainscotting
- Pot lights
- Gas fireplace
- Large windows overlooking the backyard
- Open concept

###### Dining Room

- Hardwood floor
- Wainscotting
- Pot lights
- Updated electrical light fixture
- 3-pane window overlooking the frontyard
- Large room to fit a 10-person dining table and additional seating

###### Kitchen

- Renovated in 2011 to include a pantry and eat-in area
- Ceramic tile
- Centre island with additional storage
- Quartz countertops
- Built-in storage
- Large windows and sliding glass doors to walk-out to the backyard
- All appliances are stainless steel
  - KitchenAid Fridge (2022) - counter-depth fridge with built-in water dispenser and ice maker
  - KitchenAid Gas Range (2022) - duel-fuel (gas on top and electric oven on bottom) for cooking and baking
    - Full-sized baking area and warming drawer
  - Bosch Dishwasher (2021)

## Office/Den

- Hardwood floor
- Wainscotting
- Updated electrical light fixture
- Large window
- Separate room for privacy

## Laundry Room

- Stacked LG washer and dryer
- Laundry room sink
- Built-in storage and closet area
- Entrance to garage
- Ceramic tile

## Bathroom

- 2 piece bathroom
- Ceramic tile
- Updated vanity mirror
- Built-in vanity

## Second Floor

### Primary Bedroom

- Double door entry
- Broadloom
- Large walk-in closet with built-in storage
- Two windows overlooking the backyard
- Darkening cellular shades
- Ceiling fan
- 5 pc ensuite
  - Double sinks
  - Stand up shower
  - Bathtub
  - Frosted windows for privacy
  - Wall sconce lighting fixtures
  - Large wall-to-wall vanity mirror
  - Ample storage in built-in vanity
  - 2 additional closets for storage

## Second Bedroom

- Broadloom
- Large walk-in closet with built-in storage
- Darkening cellular shades
- Large window
- Ceiling fan
- Entrance to 4-pc bathroom directly from bedroom (shared with 3rd bedroom)

## Third Bedroom

- Broadloom
- Large double door closet
- Darkening cellular shades
- Large arched window and additional side window overlooking the front yard
- Ceiling fan
- Entrance to 4-pc bathroom directly from bedroom (shared with 2nd bedroom)

## Fourth Bedroom

- Broadloom
- Large walk-in closet with built-in storage
- Large arched window overlooking the front yard
- Cathedral ceiling above the window
- Darkening cellular shades
- Ceiling fan
- 4-pc ensuite bathroom
  - Ceramic tile
  - Window overlooking the front yard
  - Large vanity mirror
  - Built-in vanity with storage
  - Wall sconce lighting
  - Shower and bathtub combination

## Basement

### Additional Rooms:

- Cold room
- Storage room
- Utility room

## Recreation Room

- Broadloom
- Potlights
- L-shaped open concept floor plan
- 2 closets for additional storage
- Separate entertainment area for a second living room or game room

## Bedroom

- Broadloom
- Large closet
- 3-pc ensuite bathroom
  - Ceramic tile
  - Built-in vanity
  - Vanity mirror
  - Wall sconce lighting
  - Stand up shower with separate lighting

## Backyard

- West facing
- Fully-fenced with primary access on North side of house and secondary access on South side of house
- Interlocking stone patio (2023)
- Natural gas line for barbecue
- 15-foot round, above ground, heated pool (2021) heater added (2022)
- Pool has separate gas line and electrical panel for lighting in the backyard

## Additional Features

- Roof shingles replaced (2016)
- Flat roof replaced (2024)
- Windows, AC & furnace original to ome
- Furnace has been annually inspected and maintained by Enercare - no continuing maintenance plan
- Hot water tank replaced (2019)

## Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, washer & dryer)
- All pool equipment

## Exclusions:

- Stand up freezer in basement

## Rental Items (to be assumed):

- Hot water tank - Enercare approximately \$36/month + HST