

## Schedule "C"

### 71 Mary Ellen Baker Cres

#### Upgrades and Notable Features:

- Hardwood flooring throughout main level
- Decorative vent covers throughout main level
- Hardwood staircase with nook
- Main floor direct garage access
- 9' foot ceilings
- Living room - fireplace - pass through
- Kitchen - stainless steel appliances - ceramic backsplash - corian countertops - upgraded cabinetry - breakfast bar - eat-in area - walk-out to back porch (double door)
- Primary suite - 4 pc ensuite - soaker tub - separate shower - walk-in closet
- Additional bedrooms - built-in shelves - closets
- Fully fenced front yard patio - interlock stone walkway - stone columns - lantern lights

#### Inclusions:

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

#### Exclusions:

- TVs and TV mounts
- Front yard patio set & chairs
- Front yard BBQ
- 2 chair set in back yard

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

- Hot water tank (rented)