

Schedule "C"

744 Arthur Street, Newmarket

Upgrades and Notable Features:

- Premium European Style Metal Roof with Lifetime Warranty (2018)
- Most Windows Replaced (2018)
- Furnace (2018)
- Hardwood Second Floor (Primary Bedroom & 2nd Bedroom) (2020)
- Wrap Around Front Porch (2020)
- Fully Renovated 2nd Floor Bathroom (2021)
- Water Heater (2023)
- Interior Freshly Painted (2024)
- Exterior Freshly Painted (2024)
- Premium Vinyl Main Floor (2024)
- Premium Vinyl 2nd Floor (3rd Bedroom, Office & Hallway) (2024)
- Updated Light Fixtures (2024)
- Fully Renovated Main Floor Bathroom (2024)
- 9 Foot Smooth Ceilings
- Pot Lights Throughout
- Plumbing Roughed In For Laundry Or 3rd Bathroom On 2nd Floor
- Updated 100 Amp Electrical Panel

Inclusions:

- All window coverings
- All electrical light fixtures
- All appliances (range, dishwasher, microwave, refrigerator)
- Bathroom mirrors

Rental Items (to be assumed):

- Water Heater with Enercare Home Services (rented for \$37.97 + hst/month)
- Cooling Maintenance Plan (\$9.99 + hst/month)
- Enercare Home Services Tax (\$6.24 + hst/month)