

LIST OF UPGRADES – 8161 Kipling Ave Unit 57

- 9' ceilings main and 2nd floor
 - New Oiled hardwood flooring throughout from Stone Tile
 - New custom Cameo kitchen with walk-in pantry and serving area
 - Wolf gas stove
 - Stainless steel exhaust hood
 - Integrated into kitchen cabinets, large Bosch fridge
 - 2" thick Caesar stone counter tops and large island
 - Hunter Douglas window coverings
 - Security system
 - Bathrooms - completed renovated with porcelain tile throughout
 - New Toto toilets and custom vanities and caesar stone counter tops
 - New Glass shower doors
 - Custom glass rail on stairs
 - Custom built in planters on 23' x 23' deck, outfitted w/mature green yews
 - Gas line for a barbecue on deck
 - Water line to water plants
 - Parking - 2 spots
 - Garage includes California Closet built-in storage cabinets along back wall
 - Additional parking spot in front of garage under deck
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- Exclusions:
 - Dining room crystal chandelier
 - 2 Island crystal pendant lights
 - Master En-suite 2 vanity light fixtures and mirror
 - Main Bathroom 1 vanity light fixture and mirror