

Schedule "C"

85 Stewart Crescent, Bradford

Upgrades and Notable Features:

- 9 foot ceilings throughout main floor
- Professionally painted throughout in Dulux neutral grey colour
- Hardwood flooring on main floor, upper hallway & primary bedroom
- Kitchen - stainless steel appliances, large island with upgraded cabinets, eat-in area, walk-out to deck
- Family Room - 11 foot cathedral ceilings, gas fireplace with upgraded stone mantle
- Powder Room - upgraded vanity with storage & lexan countertops
- Laundry Room - main floor, laundry tub with storage cabinet
- Primary Bedroom - hardwood floors, walk-in closet & 5 piece ensuite
- Primary Ensuite: double sinks, large vanity, lexan countertops, corner soaker tub & upgraded large glass shower with pot light
- Iron pickets on staircase
- Electrical panel – upgraded to 200 amp
- Newly built 10 ft x 10 ft deck in the backyard
- Sunny west facing backyard
- Arched stone front porch
- Scallop designed front roof
- Attached double car garage with direct access inside the house

Inclusions:

- All electrical light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, clothes washer & dryer)
- Ecobee Smart thermostat
- Bathroom mirrors
- 2 Garage door openers

Exclusions:

- All window coverings
- Wall unit & TV cabinet in family room
- Undermount lighting in kitchen
- Upper cabinets in laundry room
- Medicine cabinet & bidet in master ensuite
- Shoe cabinets in foyer
- Ring doorbell, cameras & alarm system
- Smart door locks
- Smart light switches
- All racks & shelving in garage

Rental Items (to be assumed):

- Hot water tank - Enercare (\$37.81/month.)