

## Schedule "C"

### 87 Kyla Crescent

#### Upgrades and Notable Features:

##### FIRST FLOOR

- Three **French doors** made of 2" solid oak wood
- ¾" solid oak wood around doorways
- Solid oak wood **baseboards**
- **Wood floors** with ¾" solid oak wood (glued not nailed for squeak free floor). All floors have been upgraded with wood floors, ceramic tiles and stain master carpets with dust proof thick and heavy duty under-paddings in three bedrooms
- **Large opening with a ledge** to display items between the family room and the kitchen finished with ¾" solid mahogany wood and glass blocks
- **Extension of kitchen wall** by almost 5 feet and a new door opening with a solid oak wood **French door** in the hallway near the kitchen
- New Samsung **appliances** – large fridge and stove
- **Fully tiled** bathrooms and laundry room (walls and floors)
- Two **gas fireplaces** in the family room and basement (custom built ¾" solid oak wood with marble and mirror in the basement)

##### SECOND FLOOR

- **Skylight** above staircase (very deep with a slope angle) (6'2" x 3'3" x 4'5")
- Upgraded **oak staircase** with double the picks and double the thickness
- **Extra:** Custom built by the owner = **9-foot oak balcony** on the second floor with skylight above it to facilitate fully lit daylight for the first and second floors (great for plants)
- **Jacuzzi** and ceiling **heat lamps** (for towel-free drying)
- Very spacious four bedrooms with large closets and a walk-in closet

## BASEMENT

- For a dry basement and not humid and mouldy wood floor or carpet, the whole floor has been levelled with concrete and ceramic tiles throughout. Big solid oak **luxurious wet bar or kitchen** with piano hinged doors worth tens of thousands of dollars, big storage area and display cupboards as well as a fridge. It also has a drop down mirror ceiling with pot lights and track lights
- Fully finished **basement** with ceramic tiles on the entire floor and on the walls of the entire three-piece bathroom with a huge lit shower. Drop down ceiling that is made of regular and mirror tiles giving easy access for various work i.e. electrical, plumbing, etc. The basement also has a bedroom with track lights, big sitting area, heater room and a cold room (each having many 4'x 8' plywood shelves for a lot of storage). The basement windows were enlarged by more than double their size and replaced with aluminium windows. There is also a custom built additional window by the bar.

## MISCELLANEOUS

- All showers and laundry room have **Moen faucets**
- Central air condition
- Central humidifier
- Central vacuum
- Central security alarm system
- Top of the line **York multi speed heater**

## OUTSIDE

- **Front door** with 2" solid oak wood with two glass and brass windows
- Upgraded **roof shingles** with tar paper overlay all over the roof under the shingles
- 12-foot high large **shed** with electrical plugs, a light and a vinyl window. It also has very large  $\frac{3}{4}$ " plywood shelves for storage (10'2" x 10'4" X 12')
- Huge raised **deck** at the back (21'1"x 17'1") with a floor of 2" x 6" pressure treated wood, 2 truck loads of gravel, and a heavy duty plastic for weed free underneath the deck – fruit trees (apple and a huge pear tree) and multi plants & trees as well as a garden area in the backyard
- Large front enclosure finished with a ceramic tile floor

- Very large raised front **balcony** with interlocking and galvanised railings all the way to the road as well as three brick posts, three statues and electrical plugs
- Interlocking (front and side of the house all the way to the shed) at the back of the house
- Finished and insulated **garage** that has many ¾" plywood shelves for storage
- Weed free **lawn** with beautiful garden (trees and plants all the way to the road and backyard)
- Very large **driveway** with up to six (6) parked spaces

## Inclusions:

- All window coverings
- Lawnmower, snow blower
- Deck table
- Hammock
- All electric light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, clothes washer & dryer)
- Hot water tank/heater (owned)

## Exclusions:

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## Rental Items (to be assumed):

- None