

## Schedule "C"

### 8 Kent Matthew St - Richmond Hill

#### Recent Upgrades and Notable Features:

- **Upgrades On Main Floor**
- bead boarding under coat rack area in mudroom
- sub-tile on walls in mudroom
- Benjamin Moore painted in all rooms on main floor (decorators white)
- Benjamin Moore painted on front door, back door, powder room door and main floor closet door (steel gray)
- 5 ceiling potlights in kitchen
- 12 potlights in kitchen cabinetry uppers
- dimmers throughout main floor
- Union Lighting light fixtures on entire main floor
- upgraded handles on all cabinetry on main floor
- entire kitchen tiled with Moroccan style tile on all walls
- Kohler faucet in kitchen
- extended kitchen cabinetry to ceiling with upper mesh boxes
- extended kitchen cabinetry shelving and lower cabinets with crown moulding
- under cabinet lighting in kitchen
- penny round tiling on fireplace wall in Family Room
- built in cabinet lowers with mesh screening on either side of Fireplace with crystal knobs
  
- **Basement Level Of House**
- painted basement kitchen cabinetry upper and lowers
- painted basement cabinetry (pantry and desk)
- Union light fixtures in Basement Level of home
- 3 pot lights in basement hallway
- Built-in wood shelving in Cantina

## Upgrades on Upper Level Of House

- removed carpet and installed hardwood in all bedrooms and upper hallway
- upgraded bathroom fan in Primary Ensuite
- tiled Primary ensuite walls with large wooden subway tiles
- installed custom white double sink vanity in Primary ensuite
- Kohler faucet in laundry room
- laundry uppers and crown moulding
- white herringbone backsplash in laundry room
- tiled Primary Bedroom feature wall with herringbone pattern
- Primary Bedroom closet built-in closet system
- upgraded handles on all cabinets on Upper Level of House
- Union light fixtures on entire Upper Level of home
- Benjamin Moore painted in all rooms on Upper level of home
- 1 pot light in ceiling of bedroom

- Upgrades For Exterior Of House

- 8 exterior pot lights
- back steps/front steps (patterned concrete)
- installed bbq gas line
- larger border stones around garden beds in backyard perimeter
- installed back wooden fence in herringbone pattern
- planted trees/shrubs/grasses in front and back yard
- dual hot/cold exterior faucet in backyard

- Garage

- reclaimed wood on wall in garage
- 2 wooden storage lofts built into ceiling of garage

## **Exclusions:**

- All mirrors
- Kitchen chandelier
- 2nd Bedroom curtains and rods (pink and white)
- Rogers monitoring system and cameras

## **Original Upgrades:**

- Walkup from basement
- Skylight
- Separate entrance from basement and from exterior of house
- 2 laundry rooms (Upper Floor and Basement)
- 2 Full kitchens (Main Floor and Basement)
- Built ins in Mud Room upper and lowers
- Front yard driveway, walkway to backyard and backyard professionally landscaped and interlocked
- raised beds in front yard
- 10 foot ceilings main floor
- 9 foot ceilings in basement and main floor
- coffered ceiling dining room and family room
- tinted glass railings front and backyard
- Appliances in kitchen are all Samsung CHEF COLLECTION \$\$\$\$ / gas stove
- frosted glass pocket doors main floor mudroom and office
- 30 plus matching window coverings on all 3 levels of the house
- wrought iron balusters from basement through 2nd floor
- freestanding modern tub in Primary Ensuite
- 24x24 tiles in tiled areas on main floor
- feature wall at main floor entrance and in lounge
- extra high ceiling in garage suitable for car lifts

## **Inclusions:**

- All window coverings
- All electric light fixtures
- All appliances in both kitchens, both laundry rooms
- All televisions and wall mounts
- 2 Dyson vacuums
- Hydra pool hot tub (self cleaner - 10 seater) and 15 foot metal canopy cover
- Garage door opener and remotes (2)

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

- tankless hot water heater

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