

Schedule "C"

93 Wright St - Richmond Hill

Upgrades and Notable Features:

- Hardwood floors
- Crown moulding
- Pot lights
- Gas fireplace
- **Kitchen:** S/S appliances, backsplash, pantry, breakfast bar w/wine rack
- French doors
- **Basement:** custom storage, 3 pc bath, laundry area & rec room w/wet bar
- **2015:** Professional hardscaping (stone patio and fence addition) in backyard, Full front yard professional landscaping including new porch, driveway, hardscaping and softscaping
- **2016:** Over \$100,000 spent on full basement renovation & custom storage by Toronto Custom Concepts (basement: 3pc bathroom, wet bar, windows, storage, family room, laundry, plumbing, wiring), New washer and dryer, New garage door, High quality wool carpet upstairs hallway and both staircases
- **2017:** Professional side yard and backyard landscaping (hardscaping and softscaping)
- **2018:** New eavestroughs and downspouts
- **2019:** New soffits, attic insulation
- **2021:** Daiken high-efficiency furnace
- **2024:** New dishwasher

Inclusions:

- All window coverings
- All electric light fixtures
- All appliances (range, dishwasher, microwave, refrigerator, clothes washer & dryer)
- Garage door opener (#)
- Bathroom mirrors

Exclusions:

- TVs and TV mounts
- Light fixture above breakfast bar

Rental Items (to be assumed):

- Hot water tank (rented for \$24.20 + hst/month)