

272 SCARBORO CRESCENT

LIST OF UPGRADES

- LED Pot Lights Throughout
- New 12' x 16' Shed on Top of Slab on Grade, 2017
- Side Down Spout Directed to French Well
- Basement Addition Insulated with Spray Foam
- Basement has Amdry Subfloor which adds R5, plus Premium Underpadding and Carpet
- Basement Washroom Renovated, 2013
 - Basement Washroom Floors Are Heated
- Rear Addition, 2014
- Alarm System, 2014
- Sump Pump with Battery Powered Back Up Prevention, 2014
- Four Sky Lights and One Sun Tunnel Installed, 2014
- 7" Wide Plank Fumed White Oak Throughout Main Floor, 2014
- Furnace, Air Conditioner, and Tankless Hot Water Heater, 2014
 - Note: The furnace is an air handler unit. It takes the hot water from the boiler and runs it through coils at which point the fan circulates it through the house.
- New Windows, Front and Rear Doors, 2014
- Exterior Landscaping Including Interlock & 5 Tonnes of Armour Stone, 2015
- Front and Rear Irrigation, 2016
- Video Surveillance System, 2016
- Rear Roof, 2014
- Front Roof, 2017
- Exterior Stucco and Stone Veneer, 2017
- Main Washroom Renovated, 2018
 - Washroom Floors Are Heated
- Gas Line For BBQ On Back Deck

INCLUSIONS

- Jenn-Air Pro Fridge
- Six Burner Dual Fuel Range
- Venta Hood Exhaust Hood
- Miele Dishwasher
- Built-In Microwave
- Washer
- Dryer
- Central Vacuum System
- Furnace/Air Handler Unit
- Central Air Conditioner
- Tankless Hot Water Heater
- Sump Pump
- All Window Coverings
- All Fixtures (except those noted in exclusions)
- Video Surveillance System & Alarm System
- Shed
- Irrigation System
- Garage Door Opener
- Barn Door To Pantry

EXCLUSIONS

- Water Filtration System Throughout Home
- Mirror In Foyer
- Mirror In Dining Room
- TV & Bracket In Family Room
- Master Bedroom Chandelier & Wall Sconces
- TV & Bracket In Games Room