

Upgrades at 19 Orchard Crescent, Mount Pleasant

- All locks are Smart Keys (Same key for all locks which can be changeable)
- LED lighting throughout the home
- Driveway parking for 4 full size vehicles
- 3 bathrooms(two 4pc. bathrooms and one 3pc. bathroom)
- 5 bedrooms (2 on main floor and 3 in basement with one currently used as a pantry)
- Gas Fireplace with Stone Wall
- New Carpeting in the Master Bedroom
- New Custom Blinds throughout
- Keyless Entry Front Door
- Manuals and Operating Instructions for all appliances and electronics will be included

KITCHEN (Includes)

- 2 double sinks
- Reverse Osmosis faucet
- Inside and under cabinet lighting
- Two 4-foot Stainless steel Exhaust Hoods
- Fresh air return dampers with power operated switch
- Island 67"
- KitchenAid Dishwasher
- 36" Garland Gas Stove top with Charbroiler
- Electric Dual Wall Viking Oven with Tru-Glide Racks
- 21 cu ft Upright Manual Defrost Freezer
- Two 17 cu ft Convertible Refrigerator / Frost Free Freezer
- One 220-volt receptacle
- Commercial stone flooring
- Water line for coffee or beverage units
- LED lighting

MASTER ENSUITE

- (Smart) Wi-Fi heated floor and shower
- Walk-in Shower with light and glass doors
- LED lighting

BASEMENT OFFICE (includes)

- Bell and Rogers inputs
- Desk
- Printer table
- Bookshelf
- Sony Bravia monitor (included)

BASEMENT FAMILY ROOM

- Doorbell from Front Door rings in the basement
- Services for a Wet Bar are roughed-in(reverse osmosis, plumbing drain, water lines and the necessary electricals)
- Liquor cabinet included
- LED Lighting
- Included (Klipse 7 speaker Sound surround system and receiver, 55" LG TV)

MECHANICAL ROOM

- Water Softener GE 30K Grain
- Dual Set Tub
- Reverse Osmosis System with dual tanks (filters changed May 2021)
- (Smart) Wi-Fi SKYDROP Irrigation Control
- (Smart) Wi-Fi 70K BTU Lennox Furnace, XC14 A/C, Ultraviolet Unit, Pure Air Unit installed 2017 with owner transferable 10-year warranty
- Water Manifold for hot, cold and Shut Offs for all water lines
- Electrical Panel Surge Protector for entire home
- 200-amp Power Panel
- Venmar HRV MODEL 41500
- Rheem 50-gallon gas hot water tank (power vented) 2015
- LED Lighting

WORKSHOP/SHED IN BACKYARD (includes)

- 60 AMP Power Panel
- Internet
- Front Doorbell
- 50K BTU Gas Furnace
- Exhaust Fan
- LED Lighting in workshop and shed
- 20 AMP receptacle for future AC
- 220-volt -50 AMP receptacle
- 2 Skylights
- 6 drawer storage cabinet with counter
- TV Wall Mount included
- Riding Lawnmower and Snowblower are included

GARAGE

- 2 car garage with electric opener and 2 remotes and 1 outside keyless entry
- Both Door Springs replaced 2019
- 60-amp Power Panel for 2 EV chargers
- 1 Charge point EV Charger station included
- Water faucet
- Gas line for future furnace

OUTDOOR (includes)

- Smart Screen Gutter and Eavestrough Guards
- New shingles 2017
- Smart (Skydrop) Irrigation system front and side
- Outdoor walkway lamp (Timer)
- Interlocking Pavers on driveway, walkway, arbour and backyard walkway
- Fruit Trees (apple, Cherry, Plum, and Pear)
- Blueberries, grapes, and raspberries
- Fire Pit Chimney
- Natural Gas Line on deck for BBQ
- 2 Hose racks
- Fence Post Solar LED
- Solar Motion Sensor Lights
- Deck recently rebuilt
- Custom metal Gates
- New Septic bed 2015
- All eaves drain into separate dry wells

CHATTELS INCLUDED:

Fridge, Garland Gas Stovetop with Charbroiler, Upright Freezer, 2 Stainless Steel Exhaust Hoods, KitchenAid Dishwasher, Electric Dual Wall Viking Oven, and the Island in the Kitchen. Desk, Printer Table, Bookshelf and Sony Bravia Monitor in the Office. Corner Sectional Work Table, 3 Bookshelves, Liquor Cabinet, Klipse 7 Speaker Surround Sound System with Receiver, 55" LG T.V., Water Softener, Reverse Osmosis System, and Venmar HRV system in the Basement. Irrigation System for the Front and Side of the property, Storage Cabinet with Counter in the Workshop, Riding Lawnmower and Snowblower. 1 Charge Point EV Charger Station in the Garage. All Chattels are included in "as is" condition.

FIXTURES EXCLUDED:

Stainless Steel Island on wheels and the Faema Espresso Maker in the Kitchen. Sharp T.V., Treadmill, 3 Stainless Steel Metro Shelving Units, Slicer and Table in the Basement. Wood Workbench and All Shelving in the Workshop.

*This Information is Provided for Reference Purposes Only.