

## Schedule C

### 116139 2<sup>nd</sup> Line SW, Melancthon Inclusions & Exclusions

#### Inclusions

- ❖ Stainless steel 64” double fridge, built in stainless steel: microwave oven, wall oven, dishwasher, wine fridge, gas stove (all in main floor kitchen)
- ❖ All window blinds throughout; window drapes on main floor
- ❖ Above ground swimming pool & equipment
- ❖ Stand-by generator
- ❖ Central air conditioner
- ❖ 2 gas fireplaces – one in living room on main floor; one in living room in apartment
- ❖ Gazebo on deck
- ❖ Solar lights
- ❖ Natural gas heaters in workshop & garage
- ❖ Water softener
- ❖ Hot water heater
- ❖ 5 electric garage door openers
- ❖ 85’ Eh!tel Tower for internet service
- ❖ Uninstalled shower & vanity in roughed-in lower level bathroom
- ❖ Fridge in garage (“as is”—ice build up needs attention from time to time as fridge will leak otherwise)

#### Exclusions

- ❖ Washer & Dryer in Laundry Room on Main Floor
- ❖ Washer & Dryer in Laundry Room in Lower Level Apartment
- ❖ Fridge & Stove in Lower Level
- ❖ Freezer in Pantry on Main Level
- ❖ Freezer in Pantry in Lower Level
- ❖ Drapes in Lower Level Apartment
- ❖ Electric Fireplace in Lower level Apartment
- ❖ Electric Fireplace in Lower level Family Room

## **116139 2<sup>nd</sup> Line SW, Melancthon**

### **Extra Features**

#### **Location**

- On paved road close to Shelburne
- Drainage ditch on north side of property, maintained by Melancthon Township at property owner's expense. Last maintenance 2020

#### **Buildings**

- Raised bungalow, 1636 sq ft on main floor with walk-out lower level
- Attached triple car garage
- Separate workshop, 28' x 36'

#### **Main House Features**

- Good quality, easy care vinyl plank flooring throughout (except bathrooms, kitchen & foyer)
- Kitchen: gorgeous custom kitchen with island & eating ledge, granite countertop, ceramic backsplash, pot lights, built-in stainless steel appliances
- Dining Room: bay window, walk-out to deck
- Living Room: natural gas fireplace with stone surround and mantle, pot lights, ceiling fan
- Master Bedroom: attached ensuite bathroom & walk-in closet
- 2<sup>nd</sup> Bedroom: double closet
- Main Family Bathroom: deep bathtub with ceramic tile surround, rainfall showerhead, undermount sink in vanity, ceramic tile flooring
- Master Bedroom Ensuite Bathroom: glass walled shower with ceramic tile, undermount sink in vanity, ceramic tile flooring
- Main Floor Laundry: washer & dryer hook-ups, entrance to garage, roughed-in shower (could be shower or dog washing station or closet)
- Main Floor Pantry: upper & lower cupboards with counter; space for freezer

#### **Apartment**

- Location: in lower level of home
- Separate entrances: either from garage or from backyard deck
- Living Room: corner gas fireplace, walk-out to deck exclusive to apartment, easy care high end vinyl plank floor. Has entrance to a roughed-in room which could be 2<sup>nd</sup> BR
- Kitchen: ceramic backsplash. Eat-in
- Bathroom: Combo bath & shower, undermount sink in vanity, ceramic tile flooring
- Pantry: upper cupboards, space for small freezer
- Laundry Room: washer & dryer hook-ups, cabinet with countertop. This room also contains sewage and sump pumps. Walls and ceiling not completely finished to allow for future expansion for ductwork and pipes

## **Unfinished & Roughed-in Areas of Home**

- Oak staircase from main level of home down to a foyer measuring 6' x 6' (excellent area for book or DVD storage).
- Door from this foyer into partially finished future family room. 2<sup>nd</sup> door to utility room
- Partially Finished Family Room: has vinyl plank flooring. This room could be 2<sup>nd</sup> bedroom for apartment if desired instead. Exit from this room to lower level deck.
- Hall leads to partially finished 3<sup>rd</sup> bedroom with vinyl plank flooring
- Hall also leads to roughed-in 3 piece bathroom. Vanity & shower already on site

## **Garage & Separate Workshop**

- Attached Oversize Triple Garage: natural gas heating, insulated (plywood over insulation) with insulated extra height garage doors. The garage accommodates full size pick-up trucks. Stairs to entrance to main floor of home & stairs to entrance to lower level apartment. Man door entry to garage. Extra storage space above garage doors. 3 electric garage door openers. Electric car plug roughed-in for future quick charge unit
- Separate Workshop: approximately 28' x 36', insulated & natural gas heated with extra height garage doors & 12' ceiling height.

## **Exterior**

- Extensive fencing enclosing pool and family recreation areas. Note: lot is larger than fenced area. Look for survey tape for lot boundary
- Extra large upper deck overlooking the countryside with railing & stairs to lower area - provided for the family living on main floor of home. Covered area for BBQ, gazebo for patio table with multiple choices for outdoor furniture placement.
- Lower deck surrounding above ground pool (surrounded by fence of course). Space for pool loungers. All weather water service here so pool can be filled & topped up easily. There is a second all weather water pump attached to well
- Another lower deck for those living on lower level of home
- Lots of parking
- Eh!tel 85' tower to provide adequate internet service. Owners presently pay \$112.99 a month for unlimited wi-fi
- Briggs & Stratton stand-by natural gas generator provides electricity automatically to home, garage & workshop during power outages

## **Construction Details**

- Insulated Concrete Form (ICF) foundation construction
- Steel Roof