SCHEDULE “C”
INCLUSIONS

The following items are included in the Purchase Price and shall remain on the property upon completion of the transaction, unless otherwise specified in the Agreement of Purchase and Sale.

INTERIOR INCLUSIONS

1. Electrolux Icon appliances, including induction cooktop (2024), refrigerator, freezer, microwave and convection wall oven (2024), wine refrigerator, and trash compactor
2. Miele steam oven
3. AEG SS Built-In Coffee Machine
4. Miele dishwasher
5. Zephyr commercial-grade range hood
6. Brew Express In wall coffee maker
7. Samsung washer and dryer
8. Samsung television (kitchen)
9. All custom built-ins
10. All closet built-ins
11. Floating counter in dining room
12. Built-in storage cabinets in mechanical room
13. All theatre equipment
14. All theatre seating, including five (5) motorized/reclining chairs
15. All electrical light fixtures
16. Lutron RA2 lighting control system
17. All window treatments, including remotes
18. Electrolux central vacuum system + attachments
19. Nine (9) camera security system
20. Ring doorbell
21. Nest thermostat
22. Built-in speakers

EXTERIOR INCLUSIONS

1. Outdoor gas fire pit
2. Napoleon built-in BBQ
3. Hot tub and hot tub cover
4. Garden shed
5. Custom pergola with retractable roof
6. Exterior heat lamps
7. Landscape lighting and water feature
8. Outdoor speakers
9. Garage storage cabinets

MECHANICAL SYSTEMS & EQUIPMENT

1. Napoleon air conditioning system
2. Heat Recovery Ventilator (HRV) system
3. Furnace

ADDITIONAL PROVISIONS

All above-noted inclusions shall be included in the Purchase Price and shall remain with the property on completion of the transaction, free and clear of all liens and encumbrances, unless otherwise expressly provided in the Agreement of Purchase and Sale.