

620 LYNDEBROOK RD.

INCLUSIONS & EXCLUSIONS - 1

INCLUSIONS

APPLIANCE	BRAND	NOTES
KITCHEN		
Freezer	Miele	18" Mastercool single door freezer. Door-mounted ice and water dispenser. Stainless Front. Left hinged. Connected to RO
Fridge	Miele	36" Mastercool single door refrigerator. Right hinged. Stainless steel Front
Connector	Miele	
Speed Oven	Miele	24" M touch speed oven
Range	Miele	48" Dual fuel M touch range with grill
Range Hood	Miele	48" Wall range hood with an 1100 cfm exterior blower
Range Hood Duct Cover	Miele	6" duct cover for range hood
Dishwasher	Miele	24" built-in dishwasher with stainless door and swivel handle
In Sink Garbage	Insinkerator	With septic assist
BUTLER'S PANTRY/PREP KITCHEN		
Freezer/Fridge Drawers	KitchenAid	24" stainless steel Refrigerator/Freezer Drawers. Ice maker connected to RO
Wine Fridge	KitchenAid	Stainless steel Beverage/wine fridge. Dual temp zones
Dishwasher	KitchenAid	24" built in with stainless steel door

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INCLUSIONS & EXCLUSIONS - 2

INCLUSIONS

APPLIANCE	BRAND	NOTES
MAIN LIVING AREA		
Gas Fireplace	Napolean	2 Sided Fireplace. Vector LV-50
Wall T.V and Mount	Panasonic	
MASTER ENSUITE		
Steam Shower	Thermasol	Essential Oil option
Tub	Bain Ultra	Essencia Oval with Geysair, heated back rests, chromatherapy & auto-dry
Wall T.V and Mount	RCA	
LAUNDRY		
Washer	Whirlpool	
Dryer	Whirlpool	With steam option
Pedestals x 2	Whirlpool	
LOWER ENSUITE BATH		
Tub + Shower	Mirolin tub	
ENTERTAINMENT		
Bar Fridge	Frigidaire/Electrolux	Stainless steel

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INCLUSIONS & EXCLUSIONS - 3

OTHER

- Samsung Wall TV & mount in Dining Room
- Beam Central Vac w/ Garage kit
- Lifebreath Heat Recovery Ventilator (all 5 bathrooms; 1 in mudroom; 1 in laundry)
- Thermolec Make Up Air Unit For Kitchen Exhaust Fan
- Kohler Backup Power System (powers 20 kilowatts)
- Water Heater Is Owned
- Kinetico Water Treatment System, including RO (reverse osmosis)

EXCLUSIONS

- Stairwell Hanging Light with Edison bulbs
- Whirlpool Laundry Fridge
- Whirlpool Garage Fridge
- Garage Freezer
- Book Cases in Office
- 2 Cherry Trees
- 1 Peony Tree
- 2 Large Umbrellas
- JD Riding Lawn Mower
- Speakers in Media Room
- TV in Media Room
- SONOS Controlllers & External Sound Bars
- Shelving in Storage Room & Garage