



Inclusions & Exclusions List

13311 Sixth Line, Nassagaweya, Milton, Ontario

Custom Luxury Home Backing Onto Farmland · 5.76 Acres with Private Pond

Property Feature Disclosure · Prepared for Buyer Review

Inclusions

Main Floor

Office

- Office desk
- Built-in cabinets
- Three office chairs
- Area rug/carpet

Spa Room

- TV
- Hot tub
- Sauna

Dining Room

- Custom dining table and chairs
- Piano

Living Room

- TV

Kitchen

- Kitchen island stools
- Built-in cabinetry
- All appliances

Basement

Bar Area

- Pool table and pool sticks
- Built-in bar cabinets
- Beverage fridge
- Mini fridge
- TVs

Movie Theatre

- Theatre equipment
- Theatre seating/chairs
- Movie-themed wall décor/pictures

Basement Living Area

- Built-in cabinets
- TV
- Foosball table
- Pac-Man arcade machine

Gym

- All gym equipment

Storage Room

- All security camera equipment
- Central vacuum equipment and attachments

Outdoor Kitchen / Pool Area

- BBQs and grilling equipment (excluding Green Egg)
- Outdoor beverage fridge (Pop fridge is excluded)
- Pool equipment
- Pool stools (in outdoor kitchen only)

Second Floor

- Two built-in beds (one in primary bedroom, one in small bedroom) – mattresses excluded
- Primary bedroom TV (included in “as is” condition)
- Two wall paintings/art pieces located above the dining room and kitchen
- Fridge in primary bedroom

Above Garage Apartment / Loft

- Appliances

Exclusions

Basement

- Xbox

Entire Property

- RainSoft water softener system and all associated tanks

Main Floor

- Kegan water system
- Sunroom TV

Outdoor Areas

- Green Egg BBQ
- All outdoor furniture
- Pop fridge (outdoor beverage fridge is included)
- Outdoor planters/pots
- Outdoor hoses
- Shipping/storage container located at the rear of the property
- All shop/garage equipment, tools, and machinery

Second Floor

- TVs in secondary bedrooms
- Mattresses for built-in beds

Negotiable Items

- All furniture
- All artwork (except inclusions specifically noted above)

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