

# 165 Fairlawn Ave

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## INCLUSIONS

- Built In Shelves In Living Room
- Wood Shelf Above Fireplace In Living Room
- Light Fixture in Dining Room
- Two hanging Pendant Lights in Kitchen above the Island
- TV Mount and Hardware in Family Room
- All Existing Blinds in Family Room
- All Existing Blinds in Bedrooms
- Shed in Backyard
- Stainless Steel Kitchen Aid French Door Fridge/Freezer
- Stainless Steel Kitchen Aid 6 Burner Gas Range/Oven
- Stainless Steel Kitchen Aid Dishwasher
- Stainless Steel Hood Fan
- Wall Unit Across From Island
- Central Vac and Attachments
- Tankless Hot Water Tank (Rental - \$52.07/Month)
- Security System (Rental)
- Full Size Front Loading Washer and Dryer
- All Existing Light Fixtures and Window Coverings
- Electric BBQ and Fridge In Backyard

## EXCLUSIONS

- Two Decorative Wood Shelves in Middle Bedroom

## FEATURES

- Walnut Hardwood Flooring throughout
- Electric blinds - battery operated
- Built In Electric FirePlace
- Leather Stone Countertops
- Additional storage in Kitchen Island
- Square Stainless Steel Double Basin Undermount Sink
- Garbarator
- Stainless Steel Appliances
- 6 Burner Gas Range
- Stainless Steel Hood Vent
- Open Concept Main Floor
- Pot lights throughout
- Coffered Ceilings in Primary Retreat, Front bedroom & Powder Room
- Heated Floors in Primary Ensuite Bathroom
- Rainfall Shower Head, Infinity Drain and Bench
- Massive Storage Room in Basement
- Gas line For Bar-b-q hook-up On Back Deck
- Brand New Deck at Rear, Backyard Fencing & Stone Patio
- Newer Custom Built Shed at Rear of the Property
- Legal Front Parking Pad
- Central Vacuum and Attachments
- 2 Sump Pumps
- All New Electrical
- Spray Foam Insulation on All Levels of Rear Addition
- Majority of Renovations Completed Prior to 2019 with Permits