

## 174 Woodlane Court, Oshawa

### Inclusions & Upgrades

The information provided for all renovations / upgrades / inclusions displayed is believed to be accurate but is not guaranteed and should be independently verified. The listing agent assumes no liability or responsibility for any errors occurring in the content of the property information provided.

**This page is for Information purposes only and is not to be attached to Offer(s) as a Schedule**

#### Inclusions:

- All electric light fixtures
- All window coverings and blinds
- Stainless steel fridge
- Stainless steel stove
- Built-in stainless steel dishwasher
- Washer & Dryer (upper level)
- Lower level built-in microwave
- Lower level built-in dishwasher
- Garage door opener and remote
- 16 x 32 heated inground pool & equipment
- Garden shed x 3
- Water filtration system (rented)

#### Exclusions:

- Master tv mount
- Tv brackets in in-law suite
- Gazebo

#### Upgrades:

- Metal roof (approx 2013)
- Almost all windows have been updated (approx 2013)
- Furnace and air conditioner (approx 2014)
- Renovated master ensuite with glass shower & heated floor (approx 2017)
- Main 4 piece bath with jacuzzi tub, separate shower and skylight
- Walnut hardwood floors
- Custom nanny suite (approx 2015)