

## 45 Maple Edge Ln, Whitby

### 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**

#### Included:

- All electric light fixtures
- All window coverings
- Stainless steel fridge
- Stainless steel stove
- Stainless steel dishwasher
- Washer and dryer
- Furnace
- Central air conditioner
- Hot water tank (rental)
- 2 Garage door opener (as is) and 1 remote
- Heated pool and equipment
- Pool cover (as is)
- Hot tub (as is)

#### Upgrades:

- Freshly painted
- Fully landscaped
- Shingles (approx. 2017)
- Inground salt water heated pool with diving rocks and waterfall
- Upgraded kitchen with quartz countertops and backsplash
- 9' ceilings
- Hardwood staircase
- Main floor laundry and garage access
- Professionally finished basement with lookout windows
- Laminate floors pot lights large open concept rec room with gas fireplace in basement
- Large gym room, office with potlights and built in shelves
- 2 bedrooms and 3 piece washroom in basement with cold room