

# Upgrades, Features, Inclusions & Exclusions

## 5 METZAK DRIVE • BRAMPTON

### UPGRADES

Landscaping - 2020	Front Patio - 2020
Garage Door - 2016	Front & Patio Door - 2016
Quartz Counter Top - 2016	Built-In Oven - 2016
Foyer, Hallway & Kitchen Hardwood Flooring - 2016	
Bedrooms & Upstairs Landing Hardwood Flooring - 2015	

### FEATURES

Kitchen	Pot Lights, Walk-Out to Deck, Backsplash, Breakfast Bar, Soft Close Drawers/ Cupboards, Gas Stove
Family	Wood Burning Fireplace
Master Bedroom	Dual Flush Toilet
Master Washroom	Separate Shower
Basement	Separate Entrance, Kitchen, In-Ceiling Projector, Cold Room, W/I Closet

### NEIGHBOURHOOD

- Heart Lake Village West is a Quiet, Mature, and Friendly Neighbourhood.
- Close to Rosepac Park, Wexford Park, Etobicoke Creek Trail, Heart Lake Conservation Area & many other nearby parks & trails
- Close to Conestoga Public School, Heart Lake Secondary School
- Close to Jim Archdekin Recreation Centre, YMCA Child Care Centre, Turnberry Golf Club
- Short Drive to Rose Theatre, Trinity Commons, Hospital, Bramalea City Centre, Highway 410, Go-Train station (Mount Pleasant), Leash Free Dog Park (White Spruce park)

I N C L U S I O N S	E X C L U S I O N S
<p data-bbox="412 344 529 378">All ELF's</p> <p data-bbox="164 445 777 529">Refrigerator, Stove/Oven, Dishwasher, B/I Microwave, Washer &amp; Dryer</p> <p data-bbox="164 596 777 823">Garage Door Opener Window Coverings &amp; Rods Garage Shelving Foyer Shoe Cabinets Projector Mounted to Ceiling in Basement</p> <p data-bbox="305 882 639 915">Owned: Furnace &amp; A/C</p> <p data-bbox="318 982 626 1016">Rental: Water Heater</p>	<p data-bbox="948 529 1422 562">Wardrobes in Master Bedroom</p> <p data-bbox="987 617 1386 651">Front Door Video Doorbell</p> <p data-bbox="915 705 1458 739">Fridge in Basement (Not Functional)</p>