



ENRIGHT
REAL ESTATE

Details, Mechanical information, Exclusions, Inclusions, Upgrades, Extras and Notes

Address: 28 Lynwood Ave, Courtice, ON L1E 2H9

Year Built: 1956

Sq. ft: sq ft (as per iGuide)

Lot Size: 105.13 ft x 160.15 ft. (as per GeoWarehouse)

Taxes: \$5,332.59 (2024)

Hot Water Tank Owned (tankless)

Mechanical Items

Furnace (2014, as per previous sale)

Air conditioner (2024)

Windows (2013, as per previous sale)

Tankless Water Heater (2020/2021)

200 Amp panel (2021)

Skylights (2013, as per previous sale)

Sump Pump (2013, as per previous sale)

Inclusions:

Fridge

Gas Stove

Dishwasher

Microwave

Island Fridge

Washing machine (2017)

Gas Dryer (2017)

Tankless Water Heater (owned)

All Electric Light Fixtures

All Window Coverings and associated hardware

Murphy bed in third room

Television w/mount in the back room

Include sound bar in back room

Electric fireplace in back room

Ceiling Fan in back room also has heater function

Television w/mount in the basement

Electric fireplace in the basement

Built in Storage shelves in dressing room

"Datacenter" servers in mechanical room (supports Loxone home automation)

Sauna & Hot Tub

Outdoor BBQ, "as-is" (cooler doesn't work)

Backyard Shed

Greenhouse
Trampoline
Zip Line
Garage Door Opener and Remotes? (x2)
Quantity 8 Security Cameras (provision)
Doorbell w/camera.

Exclusions

Stager's Items
Arbor/Arch at side of house

Upgrades

Basement refinished, Primary Bedroom (2024)
Basement Windows x2 (bedroom and dressing room on South wall.)
Heated floors in newly renovated Primary ensuite 3 pc bathroom, and walk-in dressing room (2024)
Fridge/Double Gas Stove/Hood (2022)
Backsplash (2022)
Dishwasher (2023)
Kitchen Cabinets replaced (2022)
Added Storage Cabinets/Buffer in Dining Room (2022)
Kitchen Countertop (2022)
Automatic light in hallway pantry
Flooring on main floor (2022, Engineered laminate called Pergo extreme 7mm luxury vinyl, "wetprotect/watertight", dent-proof and pet friendly.)
Baseboards on main floor (2024)
Vanity in upstairs Bathroom (2023)
Heated Floors in Upstairs Bathroom (2023)
Backroom carpet (2022)
Basement Carpet (2024)
Extended the deck and added Sauna (2023)
Front door and patio sliding door (2023)
Breezeway doors at the front by the laneway and to access the backyard (2024)
Front walkway landscaping (2023)
Garage Roof Shingles (2023)
Gutters and downspouts replaced; leaf guards installed (2023)
Loxone Home Automation. See notes below and visit their website for more info <https://www.loxone.com/enen/>

Negotiable

Electric Car Charger

Notes

- This house has a septic system but is on municipal water.
- The previous owners applied for and were provided a permit to move the septic bed to the front yard to allow for a pool. That permit expired, and this is only brought up to say that at one point in time it was potentially allowed. If a pool is on a wish list, then Buyers are to investigate and perform their full due diligence.
- Loxone home automation has sensors through the house to turn on lights, garage doors, shades in bedrooms, temperature controls.
- There are damper plates in the duct work that can be opened/closed using the Loxone system to adjust the temperature in each room individually.
- Speakers that run through the house (and outside!) can have all of the same music playing or can have individual zones.

- Quantity 2 x Loxone remote for garage door but can be controlled via the Loxone app as well.
- Microwave is installed in the kitchen pantry and has a safety system set to cut off power when the pantry door is closed.
- There are two chimney stacks on the roof, but neither are active, and have been walled up.

The Seller runs a technology company and will set aside time to provide a walkthrough to the Buyer on how to use the Loxone system.

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

The information provided for all/any of the renovations/upgrades/inclusions described above 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.