



# 25 Charlie Jordan Rd, Toronto

## Inclusions (✓)

- All major appliances: kitchen fridge, stove, dishwasher, microwave; basement upright freezer, washer & dryer
- Nest thermostat
- Built-in shelves/cabinets in basement + primary bedroom closet
- 3 × TV wall mounts (primary bedroom, 2nd floor family room, basement)
- All window coverings
- Backyard shed

## Exclusions (✗)

- Tesla charger
- 3 × TVs attached to wall mounts
- Dining room wall cabinets
- Murphy bed mattress (basement)
- BBQ
- 2 × deck boxes
- Ryobi hooks/wall plates in garage & basement storage

## Notable Features (✨)

- \$70k Basement Renovation (receipts available)
- Front yard landscaping
- Hardwood on main, 2nd, 3rd floors; water-resistant vinyl plank in basement w/ subfloor
- Porcelain tile in entry, kitchen, and bathrooms
- Custom kitchen cabinetry
- Custom closet built-ins in the primary bedroom
- Custom shelving + Murphy bed in basement
- Upgraded exterior doors (front, back, garage)
- Multi-zone recessed lighting (main floor & basement)
- A/C & humidifier (2021); high-quality sump pump w/ battery backup (2023)
- Whirlpool 18 cu.ft upright freezer (2021)
- MyQ garage door opener in a 2-car garage
- Garage wired for Tesla/EV
- Aeroseal duct sealant (2023); ducts cleaned (2024)
- Tankless hot water tank (rental)
- GE fridge (2022)
- Bosch dishwasher (2023)
- Nest thermostat (additional)
- Extra lockable backyard storage shed
- Smooth ceilings on the main floor & basement with potlights
- 2-in-1 Sheer & Blackout Cordless Cellular Shades

