

SCHEDULE B

36 Sunset View Road: EXCLUSIONS

- Leather Furniture in Living Room
- Sewing machine end table and table lamp in Living room
- Kawartha Room hanging lamp and all furniture
- All wicker furniture on the property
- Copper wood drum beside fireplace
- Six (6) red composite red chairs
- Ice Box
- All boats and paddles and equipment
- Back bedroom dresser & twig frame mirror
- All items in the Storage Shed, Studio, and Boat House
- Buffet and hutch located in the guest cabin
- No tools are included

36 Sunset View Road: MORE INFORMATION

- 2020 Taxes: \$4113.70
- Sewage system is a holding tank. Both the cottage (year round) and the Bunkie (seasonal) pump to the holding tank. The sellers typically pump the holding tank four times per year (\$150 per pump out)
- Guest Cabin is not winterized
- Custom Kitchen 2006
- Bathroom renovation 2009 including heated floors
- All hardwood flooring and ceramic tiles in the main cottage completed in 2007
- 2011 winterization project included
 - Roof shingles and insulation
 - Closed the crawl space and spray foamed walls and floor
 - Heated water line and sewage line
 - New windows
 - Generac installed
- Studio built in 2011
- Filtration system with UV light 2015
- New Hot Tub updated 2016
- New Shed rebuilt 2017
- Chimney work completed in 2017
- Air Source Heat Pump (Heat & Air) 2020