



Schedule C

Form 203
for use in the Province of Ontario

Listing Agreement
Authority to Offer for Sale

This Schedule is attached to and forms part of the Listing Agreement Authority to Offer for Sale (Agreement) between:

BROKERAGE: MOFFAT DUNLAP REAL ESTATE LIMITED, BROKERAGE, and

SELLER: JOSEPH PANICCIA

for the property known as 124 ELMPIRE TRAIL KING

..... ON L7B 1K4 dated the 13 day of May, 2024

* INCLUSIONS:

- * GARAGE FLOOR AND SHOP ARE BUILT WITH CORE-SLAB
- * GARAGE FLOOR IS 3" CONCRETE WITH MESH & APOXY FINISH
- * WORK SHOP BELOW GARAGE
- * WALK OUT BASEMENT WITH 2 PRIVATE ENTRANCES
- * FRONT DOOR - 3" SOLID ALDERWOOD SOLID DOOR
- * BARN WOOD BEAMS, FIREPLACE MANTLE (SAME WOOD AS TABLE)
- * ALL GRANITE COUNTER TOPS
- * ALL HIGH-END TRIM (AMERICAN POPLAR NO MDF)
- * NATURAL STONE ON FIREPLACE
- * NATURAL FLAG STONE ON TERRACE & FRONT WALK WAY
- * ARMOUR STONE ON ENTIRE EXTERIOR LANDSCAPING
- * CONCRETE DRIVEWAY 6" THICK
- * CUSTOM MILLWORK THROUGHOUT
- * CUSTOM MAPLE LIBRARY WITH CUSTOM MAPLE LADDER
- * MAPLE STAIR CASE
- * STONE AND SHIP-LAP SUNROOM
- * WAFFLE CEILINGS IN FAM RM WITH POT LIGHTS
- * CUSTOM FORGED LIGHTING FIXTURES
- * TONGUE AND GROOVE CEDR PORCH & CAR PORT
- * 5/8" DRYWALL - FIRE RATED
- * 1" PLYWOOD - GOLD SHIELD
- * SPRAY FOAMED ENTIRE HOUSE
- * SOLID 1 3/4" DOORS
- * SOLID MAPLE FLOORS THROUGHOUT
- * 200 AMP
- * LINE FOR HYDRO WAS BURIED (NO OVER-HEAD WIRES)
- * 4" INDIANA LIMESTONE SILLS
- * PERMA CON LAFAYETTE STONE AND CHICAGO RECLAIMED BRICK WITH GRANITE EXTERIOR
- * SEPTIC TANK - NORWECO SINGULAR 960-750 . 400 GALLON PUMP EH-712 4/10 HP PUMP AUTOMATIC DISTRIBUTING SHALLOW BURRIED TRENCHES

This form must be initialed by all parties to the Agreement.

INITIALS OF BROKERAGE:

DS
MB

INITIALS OF SELLER(S):

DS
JP