

# Jeff & Katie

## 64 Mary St W, Omemee - FAQ

Please find the most frequently asked questions about this property below.

### *Recent upgrades to home?*

The current owners have made a large number of upgrades to the home. Please see the list below:

- Professionally installed invisirail system around deck 2022
- Premium Light fixtures
- Semi-custom window coverings
- Kitchen reno 2020, quartz countertops
- Smart gas range and fridge with pharmaceutical grade filter 2022
- All bathrooms renovated 2021
- Professionally painted interior throughout
- Exterior power washed, gutters included 2023
- Top of the link Hot Tub (Marquis, royal series) 2022
- Professionally done landscaping; perennial garden with two stone patios and fire pit, dry river bed
- New gazebo with mosquito net
- Water treatment System 2020 (iron slayer, UV light, water softener)
  - Last service December 2023
- Smart automated garage door opener
- Gas line for BBQ - 220 Amp
- Riding Mower 2023
- Two decks

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## *Inclusions and Exclusions?*

### Inclusions

- Most ELFs
- Hot Tub
- Water Treatment System (UV light, Iron Slayer, Softener)
- Semi-Custom Blinds
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### Negotiable

- Riding Mower  
15.5 HD 42" Foot CVT Gas
- Appliances
- Gazebo

### Exclusions

- 2 bathroom mirrors upstairs
- Plug in shelf in primary
- Plug in toilet seat
- 2 picture lights
- 2 electric fireplaces
- 1 fire place from deck
- Cameras and Ring Doorbell
- All other personal belongings and furniture