

## Upgrade list for 3367 Settlement Trail, London, ON

- Oversized garage with 2 doors, 2 remote openers and controls. Painted and shelves added
- Paving Stone driveway
- Central Vac with Kitchen Sweep
- Double shelving in all closets
- Ceiling fans in all Bedrooms
- Vent fans on timers in 3 bedrooms and laundry room
- Front outside lights on timers
- Leaded glass in doubled doored entrance
- Both walk-in closets have lights on timers
- All bathrooms have motion sensor lights
- Office with double French doors
- Motion sensor light in Walk-in Pantry
- Front dormer over Garage
- Roof over deck with outside kitchen area with fan, lights, bar fridge, awning & gas B.B.Q.
- Built in screened area under deck complete with T.V. mount
- Fish Pond with running creek
- Extensive Landscaping front and back
- Extended Kitchen area with granite, built in oven, gas stove, fridge, dishwasher, 2 wine coolers & airplane fan
- Vaulted ceiling in Master Bedroom
- Recently updated Ensuite
- Premium lighting on main floor
- Clothes closet and linen closet in front bedroom
- Hobby rooms and workshop added to lower level
- Extra large laundry room off Kitchen with double closet & room for freezer
- California Shutters
- Hardwood Flooring (Upgraded)
- Security system
- Stairs from Deck to Back Yard
- Lifebreath Air Exchanger
- Gate to conservation area



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