

**Amenities/Updates & Exclusions for:
27541 Rio Blanco Dr., Splendora, TX 77372**

Included:

- Back Patio TV (75 inch) with surround sound
- 8 camera security system with Monitor
- Rustic shelves in bedrooms/office/dining room if they want
- LED lights around the Pergola
- Wooden circle table if they want
- Zipline
- Trampoline (if they want)
- Swings
- Basketball goal
- Green layout chairs if they want that are by the pool
- Pool cabinet with supplies and floats

Excluded:

- Both refrigerators
- Inside TVs
- Hammocks
- Firepit (obviously because its customized)
- Wooden Rocking chairs
- Grey wicker patio furniture
- Metal black barstools
- Washer and dryer

Upgrades:

- Tankless hot water heater (2020)
- Water softener system (2019)
- Sprinkler system (2020)
- Heated pool and hot tub with LED lights
- Fully fenced in yard
- Extended driveway
- 2nd driveway
- Gutters