

8115 Sunset Falls Court

Non-Realty Items Included

- Washer & Dryer with Elevated Bases
- Five Refrigerators: kitchen, utility room, wine, game room & outdoor kitchen
- Stereo System connected to speakers indoors and on patio
- Seven Televisions, currently installed
- Outdoor Patio Rugs
- Outdoor Planters

Upgrades / Updates

- | | |
|--|----------|
| • Custom Cantera front doors with decorative top & wine door | \$15,000 |
| • Plantation Shutters throughout | \$20,000 |
| • Single Car garage converted to exercise studio with A/C, ceiling fan, carpet & pad and wall of mirrors | \$4,000 |
| • Epoxy Flooring in 2-car garage | \$4,000 |
| • New exterior lighting, 2018 | \$8,000 |
| • Pebble Tec pool and decking refinished in 2018 | \$27,500 |
| • All new fencing in last 6 months | \$17,500 |
| • Five Exterior Security Cameras, installed in 2019 | \$3,000 |
| • Digital Thermostats, installed 2020 | \$1,200 |
| • Ring Doorbell | \$ 300 |
| • Water heaters, both replaced in 2018 | \$4,500 |
| • Roof, replaced in 2010, hail damage | |
| • A/C Units: | |
| ✓ All three have been serviced annually | |
| ✓ Unit at right of house replaced in 2020 | \$9,000 |
| • Paint in the last six months: | \$35,000 |
| ✓ Entire exterior, including gates & stained garage doors | |
| ✓ Majority of interior | |

TOTAL: \$149,000