

REASONS TO PURCHASE

110 COLINA VISTA WAY

LIST OF UPGRADES

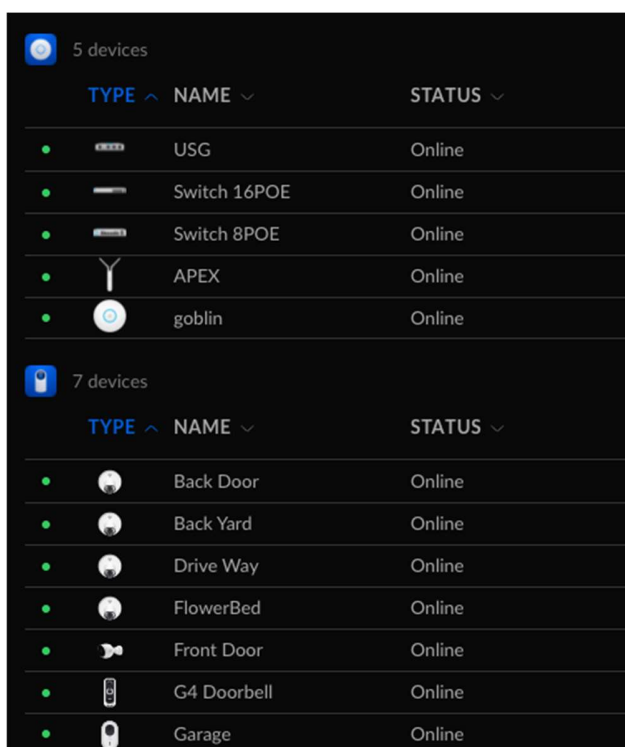
- 2013 - Install home office - \$5,000
- 2013 - Build decking in attic - \$1,000
- 2013 - Install wood-floors - \$2,700
- 2013 - Install plantation shutters - \$2,800
- 2013 - Install garage cabinets, Workmans bench - \$1,000
- 2013 - Install additional dead lock - \$350
- 2013 - Install security back door - \$750
- 2016 - Install home office upper cabinets - \$2,700
- 2016 - Install additional crown molding - \$1,500
- 2017 - Install tile all areas of home - \$7,200
- 2017 - Install Ubiquiti network / wifi / camera equipment - \$3,000
- 2018 - Replace 1st water heater - \$1,500
- 2021 - Install roof 4 circulating vents \$1,000
- 2021 - Install additional plantation shutters - \$2,300
- 2021 - Replace carrier condenser - \$2,500
- 2021 - Install shelving master bedroom, utility room and 3rd bedroom - \$700
- 2021 - Upgrade front door - \$3,070
- 2021 - Install StoreWall (garage Pegg wall) - \$1,000
- 2021 - Install Nema 1450 outlet & additional 110 outlet Garage (Electric Vehicle) & office \$1,350

ITEMS INCLUDED WITH THE PURCHASE

The home will include full networking equipment along with 7 cameras as part of the purchase:

All Unifi equipment:

1. Gen2 Cloud Key
2. USG Router
3. Switch 16 POE (Power Over Ethernet)
4. Switch 8 Poe (Power Over Ethernet)
5. UniFi Apex UAP-AC-M (Access Point Extender)
6. UniFi UAP-AC-HD (Access Point)
7. Seven Unifi Cameras



TYPE

NAME



UniFi-CloudKey-Gen2-Plus

TYPE

NAME



Back Door



Back Yard



Drive Way



FlowerBed



Front Door



G4 Doorbell



Garage

TECHNOLOGY IN THE HOUSE

The home is fully equipped with UniFi network equipment along with 7 cameras. Choosing UniFi equipment has been a seamless experience since it's an ecosystem of wireless access points, routers, switches, security cameras, controller devices, and access control products. It exists for low-cost home network equipment but very reliable, easy to maintain, seamless integration with other UniFi devices, full coverage around the home for wireless internet and low power consumption.

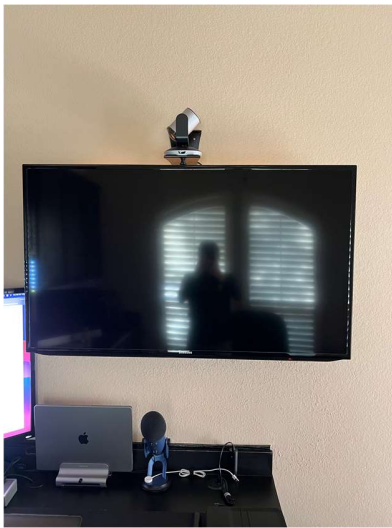
SOLAR PANEL BENEFITS

We have also equipped the home with Solar / Battery as part of been up regardless of power outages that we have experienced during 2021 winter freeze. The decision was to install 15 Solar panels and 6 / 3.3Kw PwrCell batteries that produces an equivalent of 25Kw.

The Generac equipment is capable of fully powering up the home along with the A/C Unit, Washer and Dryer. We have also installed ATS (automatic transfer switch) of which will automatically transfer power over to the Battery in the event there is an power outage.

Other misc. home equipment will be included as part of the purchase:

Office Samsung TV:



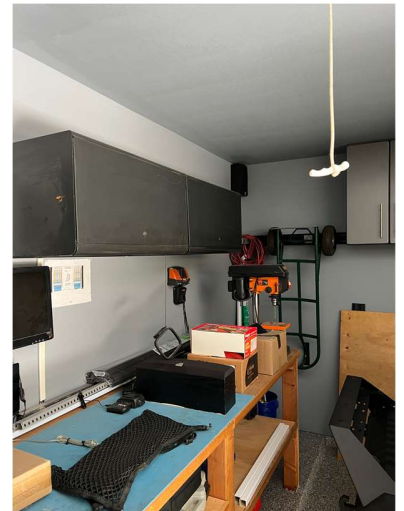
Nest Thermostat:



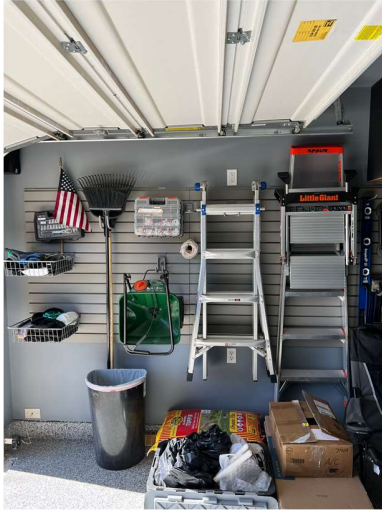
Samsung Refrigerator:



Home Garage cabinets:



Home Garage Storwall along with accessories



Home Garage Black Peg-wall / Fan / Monitor / Computer / Rachio 3 Smart Sprinkler Controller / Stereo Equipment



Please note the garage equipment tools will not be part of the purchase, homeowner will take them.