

Included:

- Media Room - projector & movie screen
- Outdoor - power shades, solar screens, tv, and outdoor mount
- Materials – Austin stone, brick, box of pool/ spa glass tile, box of interior travertine backslash

Updates/ improvements:

- 2017 3.5 ton Evaporator coil (downstairs unit)
- 2022 Lennox 16 single stage (upstairs unit)
- 2019 Upgraded Sherwin Williams SuperPaint in all rooms & common areas
- 2019 Replaced downstairs flooring with wood-style tile
- 2019 Custom 27,675 gallon Pool & Spa with 6 jets, travertine coping & panels, 1x1 mosaic Pearl Blue Daltile glass tile, PebbleSheen, negative edge spa w/glass beads, sunshelf, waterfalls, bubblers, and three Hayward ColorLogic LED (4.0 dazzling light shows), umbrella sleeves, Raypack digital pool & spa heater, Zodiac Fusion chlorinator, Jandy FloPro pump, Legacy gas heater
- 2019 Seven premium mature trees strategically planted in backyard w/ bubblers (Crepe Myrtle, Magnolia, Savannah Holly)
- 2019 Patio stamped concrete Ansydeck
- 2021 Custom exterior Solar Shades (East & West sides)
- 2021 Custom exterior motorized shades
- 2022 Convection Oven with Air Fry

Negotiable:

- Kitchen refrigerator with ice maker
- Washer & dryer
- Furniture
- Dolphin Sigma robotic electric pool cleaner w/ cart & cover
- Media room leather motion sofas in gray
- 2017 Club Car Onward 4 passenger in metallic gray: 48 volt Electric with ERIC Charging System, rear flip seat with storage, Extended canopy & Tinted/ hinged windshield, premium seats & wheels/ tires, 19.2 MPH speed seating, Dual USB ports, "Select" overhead Bluetooth sound system and storage, Front & Rear fender flares, front & rear cup holders, Brushguard, and Club Clean floor mats, street legal for roads <35 mph

▪ LED headlights & taillights	▪ Brake lights
▪ Turn signals	▪ Horn
▪ Side mirrors	▪

