



Exclusions/ Inclusions / Upgrades

Exclusions:

- All refrigerators
- All Televisions
- Washer/ Dryer
- Surround sound system (Sonos)

Inclusions:

- Ceiling speakers
- Shutters
- EVS Charger
- Security Cameras
- Icemaker
- Osmosis system
- Generator
- Dehumidifier
- Outdoor play set

Upgrades:

- “Big Ass Fan” added to patio (\$4K) In 2022
- Extended fencing and sprinklers in 2022
- Upgraded light fixtures in 2022
- Tinted all windows in 2022 & 4 1/2“ white wood window shutters
- PlyGem Vinyl insulated storm windows throughout
- Custom heated pool and spa with PV3 In-Floor cleaning system, SDX High Flow Safety Drains, tanning ledge, water features, bench seating, 14 light choices, Ultra UV and Clear O3 Ozone Treatment water sanitizer, handheld controller and iAquaLink smart app, maintained weekly
- Generac natural gas 22kw whole house generator with smart switchgear by Ark Generator Services. Transferrable Generac extended limited warranty valid through 11/6/2025
- Honeywell DR90F whole house dehumidifier
- Solid Mahogany front entry doors & Baldwin locksets throughout
- Jeffrey Alexander Cordova cabinet hardware
- Frameless shower doors in Master and Pool bath
- Utility Room: Stow-Away in-wall ironing board
- Senox 5” Dueltone High Performance painted aluminium Gutters in Rustic Copper
- French Drains
- InvisaFlow galvanized steel gutter guards



Kenmore water softener/purifier with Kenmore Smart App.
Lennox electric A/C & natural gas Heating System with Honeywell TrueZone system (4 zones total)
Honeywell wireless thermostats (3) with Honeywell Home Smart Ap. Separate Honeywell (thermostat in garage workshop)
Garage workshop wrapped in fire coded sheetrock
Aircraft quality epoxy coating on garage floor and workshop
Taexx built-in pest control system and termite protection wood treatment barrier
Honeywell Vista Series home security system – owned – also prewired for outdoor cameras
Ring Video Doorbell Pro at front door - wired; Ring Floodlight Cam on back patio - wired
Polk Audio surround sound speakers in living room
Kitchen - DCS chef quality natural gas 6 burner range with griddle insert, double ovens,
Microwave, Scottsman CU50 icemaker & Bosch dishwasher
Outdoor Kitchen includes Bull gas grill, double cook top and mini fridge
RealFyre vented gas logs – 3 sets
Spray foam insulation on all exterior walls
Texas basement over garage

 Vicki Johnson

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