

Everything listed stays with the home that detaches. I would bring nothing if sold.

Outside Hardscaping and Landscaping _ everything is permitted.

1. Aluminum, 4 post Patio cover; 24' x 17' with Fan, Lighting and Power
 - a. Outdoor fire pit (propane)
2. 2200 sq. feet of 3 tone grey pavers with drainage. Driveway surrounded with darkest grey paver. All pavers have polymeric and are spray sealed.
3. Front Turf with weed barrier, Custom planter with lighting, Paver stairs with lighting, front post light; all on timer. Light post has AC outlet.
4. From sidewalk to the backyard along left side pavers with drainage.
 - a. Convenient driver side level step off

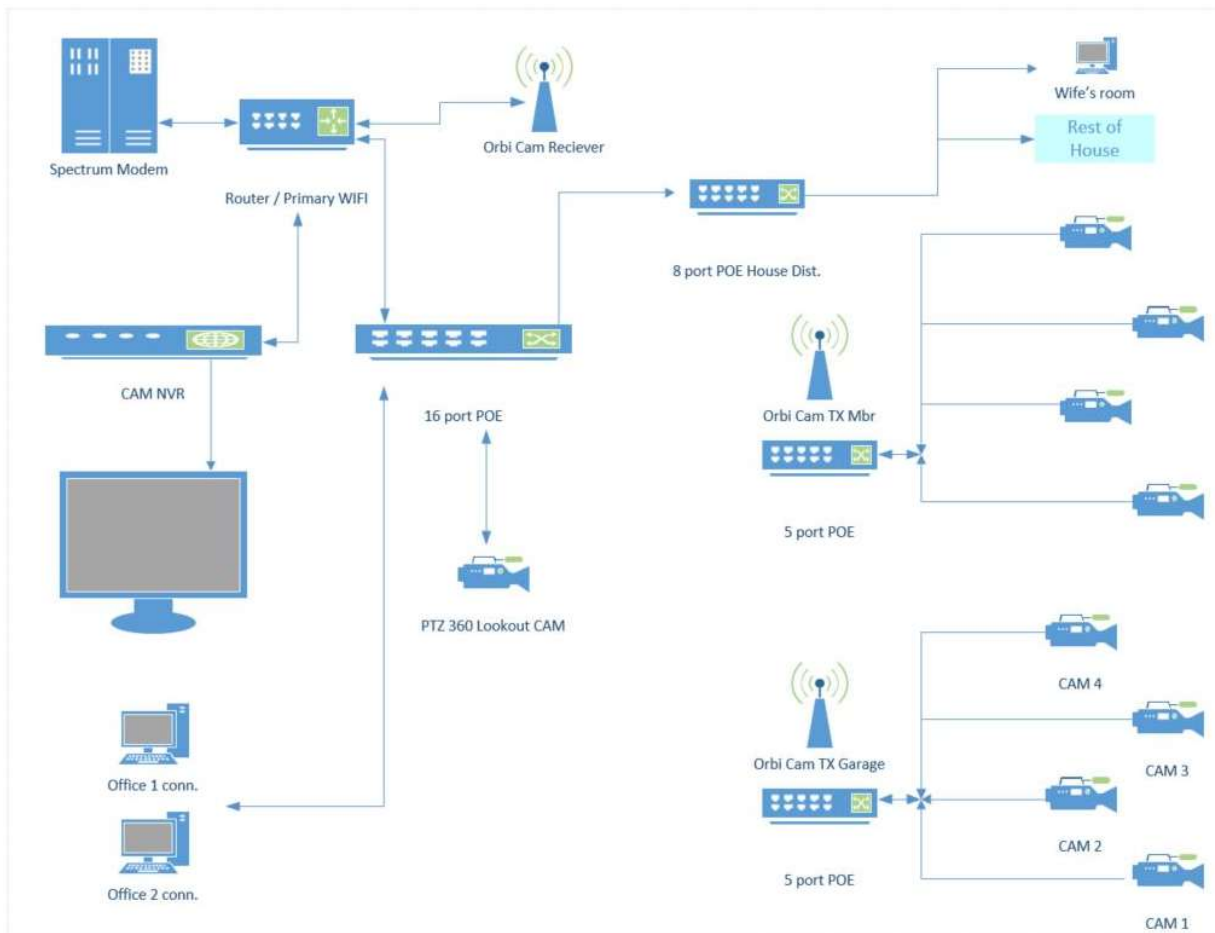
3 years old, Eternity Water Proof Vinyl Planks with 1/8 in cushion. Downstairs, staircase and upstairs.

3 years old, tight strand 3 tone carpet with high density padding. Great Room and Theatre (loft).

Raised 4x8 Garage Storage racks and Tool peg board and two cabinets. Tandem side wall shelf the length of the tandem and back wall.

Home Theatre

1. Epson Home Cinema 4010 4K PRO-UHD 3-Chip Projector with HDR
 - a. Inputs are fed by a Fiber Optic HDMI cable from AVR
2. Samsung 4K and 3D blue ray player feeds AVR
3. Top of the line Aeon CineGrey 3D series 120" screen with LED color halo /remote controlled
 - a. Ambient Light Rejecting Screen technology
 - b. **CineGrey** is a reference quality front projection screen material formulated for environments with minimal control over room lighting. It was designed to enhance picture brightness, offer accurate color fidelity, and improve contrast levels. The **CineGrey 3D**® is best for family rooms, educational facilities, conference rooms or any applications in which incident light is a factor. Typical matte white surfaces wash out the images when ambient light cannot be controlled. The **CineGrey 3D**® is the best choice for having a projected image with a balanced color temperature and contrast under such conditions
4. Denon AVR-X4100W 7.2 Network AV Receiver with Wi-Fi, Bluetooth and Dolby Atmos
 - a. Polk Magnolia series speakers
 - i. Front – RTI A7 Floor standing
 - ii. Center – CS10
 - iii. Rear – Monitor 60 series II Floor standing
 - iv. Sub – Powered PSW505 12inch
 - b. SVS ATMOS speakers
 - i. Premium Elevation – Prime edition
 - ii. Fed by a SVS SPWADA sound path wireless audio
 - c. All speakers are tuned and hooked up using High end Monster cable



Security System and Internet hard lined

1. 10 Fully integrated 4k static and 3 PTZ roaming 1040p 20x
2. 14 day continuous recording with 2TB hard drive 16 ch. NVR. (AMCREST)
3. Dedicated ORBI satellites with receiver, each also with its own UPS
 - a. 1 for front of house
 - i. dedicated panel in garage
 - b. 1 for back of house
 - i. upstairs in Mst Br. closet
4. 32 in. SONY monitor
5. UPS Backup in case power goes out
 - a. if Spectrum goes down, cams still work (air gapped)
 - b. at least 60 minutes of battery backup to secure home if needed
6. 16 port managed Netgear switch (in rack)
 - a. controls cams and internet through-out home
 - b. 8 port POE switch in outside Com panel which feeds rooms
7. Primary ORBI system is WIFI 6
 - a. Mesh satellite is in Loft
 - b. Home has no dead spots

Water System

1. Pelican (Pentair) PSE2000 Whole House Filter-Softener with UV 4-6 Bath
 - i. Sedimentary, Carbon and natural soft
 - ii. Extra Sediment filter ready to install
- b. Whole House with Basic UV Installation Kit 1" (Dual Tank)
 - i. UV lamp changed 4/20/22
 - ii. UV eliminates 99.99% of all bacteria in the home
- c. Under sink RO drinking system in kitchen
 - i. Pelican Pro 6-Stage Reverse Osmosis (PRO-RO-BN)
- d. All Paid off – no monthly fees

Solar Panels and Powerwall

1. 9.6 kW panel output
2. 2 Tesla Powerwall's and Transfer box. All permitted.
3. Panels are no cost. The Powerwall's are \$115 month.
4. Everything can transfer to new owner.
5. Solar powered cooling for Tesla panel. Controller is mounted in environment safe box.

Upgraded Utility Box next to planter

1. Box has GFI breakers
2. 4 outlets (2 with timer)
3. Environmental see thru box

Total investment on upgrades \$137,000.00