

Upgrades to House

New CellGate entry system with Camera	\$3000.00
New Fruit Orchard	\$7000.00
Wine Producing Syrah Grapevines	12 years Old
New Fencing for Pets Concreted in, Iron Gates	\$40,000.00
40 Solar Panels (owned)	\$50,000.00
2 Tesla Backup Batteries	\$18,000.00
Additional Patio area with Pavers	\$9000.00
Insulated Garage Door (2 Years Old)	\$10,000.00
New Opener on Garage 2 with MyQ	\$2000.00
Lifestyle Garage Screen on Garage 1	\$1700.00
Garage Epoxy Floor	\$1800.00
Garage Overhead Storage & Cabinets	\$9000.00
50 Amp Power Pad for Motorhome	\$2000.00
Upgrade 3 wood burning fireplaces to Gas	\$3000.00
Engineered Wood Floors	\$35000.00
Wood mantel in Family Room	\$1800.00
Window Coverings	\$9000.00
New Chandelier Family Room	\$4000.00
New Chandelier Dining Room	\$4500.00
Eat in Kitchen Area	\$2500.00
Ceiling Lighting in Bedroom 4/Den	\$2000.00
New Wolf Cooktop, hood and Microwave	\$6000.00
Replaced Existing BarBQue with Sedona by Lynx	\$3500.00

Landscape Lighting	\$10,000.00
Whole House Water filtration with Reverse Osmosis	\$2700.00
Landscape upgrades	\$45000.00
Lighting upgrades Inside and Out	\$2300.00
Total for Upgrades:	\$284,800.00

Negotiable Items:

Televisions in house

Sonos system with control 4 (paid \$25,000.00)

Single Family John Deere Tractor with Front Bucket, Mower Deck and Tiller (paid \$35,000.00 in 2016)

John Deere Riding Mower

Outdoor Restoration Hardware Furniture 2 Sofas, 2 chair, 10 Barstools and Firetable (paid \$35000.00)

Household furniture: All purchased from Restoration Hardware (paid \$105,000.00 in 2017)