

## Items included in the sale of 41 Delaware St., Imperial Beach

### Downstairs:

- 1) Wilding wall bed and two padded chairs
- 2) Desk and storage cabinet
- 3) Refrigerator
- 4) 4-burner gas range
- 5) Microwave
- 6) All window blinds

### Upstairs

- 1) Refrigerator
- 2) 48" Zline double oven ga range
- 3) Stack washer/dryer
- 4) dining room set
- 5) double recliner and chair
- 6) electric fireplace with storage
- 7) Samsung big screen wall-mounted TV inthe living room
- 8) master bedroom California King bed and frame (bed has vibration/head and foot raisescomes with remote control )
- 9) master bedroom 9 drawer dress with mirror
- 10) master bedroom 2 drawer night stand with electrical plug in
- 11) all window blinds and curtains
- 12) Two kitchen bar stools
- 13) microwave

### Garage

- 1) overhead storage shelf
- 2) regular-size washer/dryer
- 3) wall mount ironing centre

### Patio:

- 1) Patio furniture and lights
- 2) Swim resistance spa

Camera security system

Elevator to the second floor

Wall art does not convey.

413 Delaware St. Imperial Beach

Notes:

The house is a three-bedroom, 2 ½-bath. All rooms have bathroom en-suites

Living room and dining room view of San Diego bay

A two-car garage is deeper than a normal one with custom cabinets/sink and counter, also a wall-mounted ironing center and overhead storage

Downstairs has a workroom r ---another bedroom can be added to make the house a 4-bedroom

Possibility for downstairs could be rental or mother-in-law quarters .... custom concrete 1st floor

Exterior is xeriscape for low maintenance and water

The patio and sides of the house are fenced for privacy

The front of house has a trash can and a blind to hide the trash can from view

Upstairs kitchen has custom cabinets, a large island with prep sink/two bar stools, chandelier overhead, a wet bar, lights in all upper cabinets, lights under all counters, custom glass backsplash tile, a large pantry, 48" range and hood

Living room, big screen TV, and electric fireplace

Balcony off the dining room

Balcony off the master bedroom

24" wall mount TV in master bedroom

The master bedroom has a walk-in closet

Master bath shower has no curb---handicap ready

Service Elevator from the first to the second floor

3rd floor view deck ---stairs located off of living room----has 360 degree view of ocean, bay, east county, and south. Deck is repped for built-in gas B-B-Q, and has water and power