



75194 Palisades Place | Indian Wells, CA | 92210

## Inventory List of Included Items – May 2026

### Exterior Entry Hall

- 1X Blue rug in the entrance hall
- 3X small blue vases
- 2X white vases
- 1X console table
- 1X green “moss” art piece
- 2X wicker chairs
- 2X blue pillows
- 1X floral vase w/ artificial plant
- 1X blue and white lamp
- 12X art pieces on the wall

### Casita:

- 2X artificial plant arrangement (1 small and 1 large)
- 3X glass candy containers
- 1X hand decorative piece
- 2X high top tables
- 4X high top stools
- 1X pool table with cover and wall-mounted cue stick holder with four cue sticks
- 1X art piece green leaf
- 1X TV mounted on wall
- 1X Sonos sub-woofer to complement ceiling speakers

### Casita Half Bath

- 2X wall art pieces
- 1X soap dispenser

### Outdoor/Interior Courtyard:

- 2X lounge chairs
- 2X blue decorative pillows
- 1X side table
- 4X outdoor chairs w/ beige pillow covers & blue decorative pillows
- 2X white side tables
- 6X bar stools
- 1X dining room table
- 6X chairs with pillow covers
- 2X gold candle holders on the ground

### Home Entry Hall:

- 1X artificial Plant

### Dining Room

- 1X dining room table w/ 8 white linen chairs
- 1X area rug under dining room table to match the area rug under the white linen sofa in the living room.

Note: will replace current rug under the dining room table.

### Living Room:

- 4X black and white abstract paintings with gold frames on walls near windows
- 1X sofa table behind the couch with 1X lamp
- 2X artificial white flower arrangements
- 1X large white sectional sofa
- 1X area rug under white sectional sofa
- 3X grey decorative pillows
- 3X white & blue floral pillows
- 3X Solid Blue pillows w/ white back
- 1X coffee table
- 1X artificial plant arrangement
- 1X round decorative ball
- 5X artificial floor plants in living room
- 1X TV hanging above fireplace
- 1 Sonos sound bar mounted below TV to include floor subwoofer

### Bar:

- 2X bar stools
- 2X brass-like drink containers
- 1X wine & drinks refrigerator

### Office:

- 1X large painting outside the office
- 1X black desk
- 1X large white wingback desk chair
- 2X round back low chairs
- 2X decorative pillows for low chairs
- 2X tall artificial plants
- 1X green leather chair
- 1X black credenza with 1X artificial white floral arrangement
- 1X tall desk lamp

### Bedroom Hallway:

- 2X large white paintings on the way to guest bedrooms
- 8X black and white photo frames under art lamps (with personal photos removed)
- 1X large mirror close to Primary Bedroom
- 2X beige containers of different sizes on the lower shelf at hallway intersection

### Primary Bedroom:

- 1X California king bed frame with mattress and one set of plain white California king sheets to include top sheet, bottom fitted sheet, four pillowcases and four king pillows
- 1X white couch at the foot of the bed
- 1X stone top chest under TV
- 1X TV hanging above stone chest
- 1 Sonos sound bar mounted below TV to include floor subwoofer (located under the bed)
- 1X large artificial plant
- 1X white artificial floral arrangement
- 2X white large lamps
- 2X large side chest of drawers used as nightstands
- 1X mirror on wall with gold scalloped edge

### Primary Bath:

- 1X round white floor stool
- 1X black floor shelf next to tub
- 1X artificial plant
- 2X large containers w/ soap
- 1X art piece of a green plant
- 1X chair at lower counter area
- 2X art pieces in primary bath water closet
- 1X dresser in primary closet
- 1X round blue floor stool in primary closet
- 1X white shower stool
- Existing shower head to be replaced with one water saving shower head

### Hallway Powder Room:

- 1X artificial plant
- 3X blue art pieces (on wall)
- 1X trash can
- 1X artificial plant
- 1X mirror
- 1X soap dispenser
- 1X small rug
- 1X large art piece (on wall)
- 1X sculpture piece on back of toilet

### Laundry Room:

- 2X large glass containers w/ laundry detergent & round balls
- 1X GE washer with underneath stand
- 1X GE Dryer with underneath stand
- 2X small decorative artificial plant arrangements
- 1X large artificial floor plant
- 1X trash can

### Bedroom #2:

- 1X California king bed frame with mattress and one set of white California king sheets to include top sheet, bottom fitted sheet, four pillowcases and four king pillows
- 1X white rug under bed
- 2X nightstands
- 3X lamps (1 on each nightstand and 1 on chest of drawers)
- 1X desert art piece on wall above headboard
- 1X chest of drawers
- 2X decorative glass containers
- 1X mirror above chest of drawers
- 3X decorative books on chest
- 1X floral wall art piece behind bedroom door

### Bedroom #2 En Suite Bathroom:

- 1X 3 circle painting/blue
- 2X throw rugs
- 1X trash can
- 2X glass containers
- 1X Soap dispenser
- Existing shower head to be replaced with one water saving shower head

### Bedroom 3:

- 1X queen bed frame with mattress and one set of white queen sheets to include top sheet, bottom fitted sheet and four pillowcases and four queen pillows
- 2X nightstands
- 3X lamps (1 on each nightstand and 1 on desk)
- 1X artificial plant on floor
- 1X desk
- 1X white leather chair
- 2X decorative glass containers
- 1X wall art piece by en suite bathroom door
- 2X decorative pyramid art pieces on desk
- 1X circular mirror above desk on wall

Bedroom #3 En Suite Bathroom:

- 1X artificial orchid
- 2X containers
- 1X soap dispenser
- 2X white, small rugs
- 2X wall art pieces in shower room
- Existing shower head to be replaced with one water saving shower head

Kitchen:

- 1X decorative artificial aloe plant on kitchen island
- 5X bar stools
- 1X long rug on floor between sink and Wolf oven

Outdoor Grill Area:

- 1X small table with two chairs

Garage:

- Pool-related items for pool cleaning (does not include floats)
- Attached shelving hanging from ceiling

Special Notes:

- Any additional items not on this list may be available for purchase.
- Sellers are happy to provide information on how certain items may be replaced (such as particular pieces of artwork, linens, etc.). Certain personal items are one of a kind and are not available for sale or able to be replaced.
- Sellers will provide resources to buyers on home service providers currently managing the property including the AV resource that setup and installed all equipment. AV resource is available for transfer of ownership at an hourly or flat rate to be discussed between buyers and AV resource.

Signed by:  
 Seller: Brian Edward LaBass Landers Date: 5/4/2026

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 Signed by:  
 Seller: Graham Fairbanks Labass Landers Date: 5/4/2026  
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Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_