

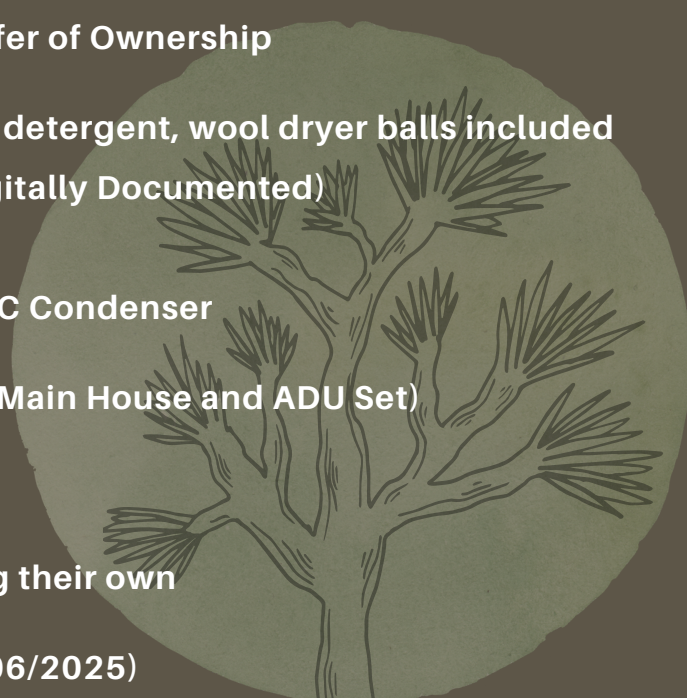
UPGRADES+ INCLUSIONS

64225 Orion Dr.
Joshua Tree, CA

- Custom Branding Package -- "Orion's Whisper" Entry Sign, Welcome Booklet, 5-Star Super Host Track Record.
- Vendor Contact List
- Full Back-Stock of Supplies
- Smart Home Systems - Ring Security System
- Custom West Elm Pull-out -couch (Queen Size)
- West Elm Bed Frames (Both Primary's)
- Memory Foam Mattress (3 Kings)
- All Linens Included
- Fully Stocked Kitchen - Utensils, Dish ware, Cleaning, Coffee Maker, VitaMix Blender, Keurig Coffee Maker, + all other Appliances.
- Primary Bedroom - Side tables (4 Total)
- Primary Bedroom - Seating (3 Total)
- Primary Bedroom - Lighting (4 Side Table Lamps)
- Primary Bedroom - Pillows (King Pillows + Decorative Pillows)
- Primary En-Suite - Supplies (HandSoaps, Towels, Tissues, Decorative Items)
- ADU - Bedframe
- ADU - Side Tables (2)
- ADU - Lighting (2 Side Table Lamps)
- ADU - Decorations (Throw Pillows, etc).
- ADU - Kitchen Ware: All dish ware, utensils, Keurig Coffee Maker + Coffee Mugs, Kitchen Knives, Pots + Pan Sets, Cutting Boards, Nostalgia Retro Countertop Microwave Oven and More)
- ADU - 35" Roku Smart TV
- ADU - Seating (2 Bar Seats + Lounge Chair)
- All decorations throughout (minus those explicitly excluded from sale (i.e., custom painting and artwork)
- ADU En-Suite - Towels, Hand Soaps, Tissue Box
- Smart-home Application Suite/Seamless Transfer of Ownership
- 55" Roku Smart TVs (Bedrooms, living)
- Roku Smart TV (ADU)
- Laundry - Washer and Dyer Included - Laundry detergent, wool dryer balls included as well!
- Electric Fireplace (User Guides and Manual Digitally Documented)
- Hair Dryer(s)
- BARBECUE -Char-Broil Electric Grill
- Custom Automated Pool/Spa Cover
- Custom Privacy Gate/Fence installed around AC Condenser
- POLYWOOD Outdoor Lounger/ Patio Furniture
- Outdoor Cafe Table + Chair Set
- Outdoor Acaia Wood Dining Table and Chairs (Main House and ADU Set)
- Outdoor Fire Pit

ADDITIONAL UPDATES

- Gravel Driveway
- Car Charging Port (Guests are required to bring their own)
- Solar + Gateway (owned)
- HVAC System fully tuned up
- Updated Cocktail Pool Maintenance (as of 11/06/2025)
- Renewed Landscaping (11/06/2025)



PLOT MAP

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