List of Upgrades & Features

40 CAMBRIDGE COURT

- **Guest House (ADU)**
  - » Steam shower
  - » Fresh interior paint
  - » Murphy bed
  - » Kitchenette
  - » New carpeting
- **Garage & Home Gym**
  - » Two-car garage outfitted as a fully equipped home gym
  - » Infrared sauna
  - » Weight rack and training system
  - » Treadmill and elliptical machine
  - » Heavy punching bag and speed bag
  - » TV
- **Pool & Outdoor Features**
  - » New pool filter and salt cell
  - » Chicken coop with two attached enclosed runs
- **Interior Upgrades**
  - » New carpeting in the living room
  - » Wood shutters throughout
- **HVAC & Energy Efficiency**
  - » New 5-ton upstairs AC unit
  - » New 4-ton downstairs AC unit
  - » Redirected air vents to prioritize cooling in the primary bedroom
  - » 52 fully paid-off solar panels
  - » New solar monitoring unit
- **Security & Smart Home Technology**
  - » ADT security system
  - » Reolink wireless/solar-powered security camera system
  - » Linksys Wi-Fi mesh network
  - » Smart lighting at the front of the home
  - » Smart LED landscape lighting

List of Upgrades & Features

40 CAMBRIDGE COURT

FRUIT TREES, VINES & EDIBLE LANDSCAPING

A diverse collection of established and newly planted fruit trees, vines, and berry bushes.

- **Stone Fruits & Orchard Trees**
  - 5 Peach
  - 5 Pluot
  - 4 Apricot
  - 3 Cherry
  - 2 Plum
  - 1 Nectarine
- **Apples, Pears & Pomegranates**
  - 9 Apple
  - 2 Asian Pear
  - 2 Pomegranate
- **Berries**
  - 1 Large blackberry bush
  - 11 Individual blackberry plants
  - 4 Blueberry plants
- **Nut Trees**
  - 5 Almond
  - 4 Pecan saplings
  - 2 Pistachio saplings
  - 4 Blueberry plants
- **Citrus Trees**
  - 20 Orange
  - 4 Lemon
  - 1 Lime
  - 1 Key Lime
  - 1 Grapefruit
- **Tropical & Subtropical Fruits**
  - 29 Avocado
  - 7 Dragon Fruit
  - 3 Guava
  - 2 Mango
  - 1 Passion Fruit
  - 3 Small Banana
- **Grapevines**
  - 27 Merlot grapevines + 18 small vines
  - 8 Table grapevines
  - 1 White grapevine + 6 small vines