INCLUSIONS/EXCLUSIONS

10270 N Range Line Ct, Mequon

Inclusions

Refrigerator
Oven/Range
Dishwasher
Microwave
Trash compactor
Beverage refrigerator
Washer and dryer in lower level
Washer and dryer (stacked) in upper level
Blinds & rods
Wall brackets for TVs
Pool robot cleaning system
Pool cover
Pool Granite storage island
Pool dehumidifer (wall mounted)

Exclusions

Seller’s personal property
All TV’s
Yolink water safety system
Pool room sauna (negotiable)

ALL INFORMATION ON THIS DATA SHEET IS PROVIDED BY SELLER OR THIRD PARTY FOR THE CONVENIENCE OF THE BUYER. INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED BY SELLER OR SELLER’S BROKER.

RECENT UPGRADES

10270 N Range Line Ct, Mequon

2026

- Exterior of home professionally painted
- Garage interior painted

2024

- New blackout blinds installed in pool room for added privacy

2023

- Interior of home painted
- New, larger WE Energies gas meter installed to accommodate appliance needs
- Electrical service upgraded from 200 Amp to 300 Amp
- Primary bathroom remodeled with heated floors
- Second full bathroom remodeled
- Laundry added to upper level
- Indoor shower added to pool room
- Extensive electrical upgrades throughout the home, including:
- Recessed/can lighting throughout
- 4" dimmable wafer lights above sink and inside cabinetry
- Three pendant lights above kitchen island
- Six additional recessed lights in kitchen and living room
- USB and mini-USB charging outlets added to island and baking station
- New light fixtures and ceiling fans throughout
- Additional recessed lighting in living room, family room, office and kitchen
- 3-way/4-way switching installed for basement lighting, allowing lights to be controlled from multiple stair locations
- Hardwired smoke and carbon monoxide detectors installed throughout home
- Pool room electrical upgrades, including:
  - 4" wafer light added beneath patio
  - Three dedicated 20-amp circuits added for sauna, including conduit upgrades
- New Heat & Glo gas fireplace insert with upgraded surround and touchscreen remote
- Country stove and fireplace updated:
  - Removed existing brick hearth
  - Replaced with Landmark Blend stone

ALL INFORMATION ON THIS DATA SHEET IS PROVIDED BY SELLER OR THIRD PARTY FOR THE CONVENIENCE OF THE BUYER. INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED BY SELLER OR SELLER'S BROKER.

RECENT UPGRADES

10270 N Range Line Ct, Mequon

2023 — Continued

- Three new receptacles installed in family room cabinetry for under-cabinet lighting
- New TV receptacles and mounting bracketry installed in guest room, yoga room and guest bedrooms
- Primary bathroom electrical enhancements, including:
  - Second GFCI circuit added
  - Under-cabinet charging station
  - Wiring for bidet
  - New circuit for inline heating
  - New wiring for LED vanity mirrors
- New 75 gallon Hot Water Heater

2022

- New flooring throughout the home - NuCore waterproof rigid-core LVP
- New subfloor installed
- New stair tile inserts
- First-floor layout redesigned for improved functionality
- New windows throughout the home - All American triple-pane, double-hung windows
- Guest bedrooms remodeled, including:
  - Refinished walls
  - New light fixtures

2021

- Replaced cedar roof with GAF Camelot II architectural shingles
- Updated skylights and Velux windows (2), including two operable skylights

2020

- Extensively renovated backyard, including:
  - Rear yard excavation and regrading
  - Removal of solar collectors and existing deck
  - New landscaping
- New LeafGuard gutters
- Neighborhood road improvements, including new water lines from the street
- Added garage storage cabinetry
- New thermostat installed in pool room

ALL INFORMATION ON THIS DATA SHEET IS PROVIDED BY SELLER OR THIRD PARTY FOR THE CONVENIENCE OF THE BUYER. INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED BY SELLER OR SELLER'S BROKER.

RECENT UPGRADES

10270 N Range Line Ct, Mequon

2019

- New pool liner
- New LED pool light

2018

- New Hayward Pro Series pool heater
- All new plumbing lines installed to pool
- Pool mechanical upgrades:
  - New sand filter
  - PentAir Intelliflow pool pump with variable speeds
  - Rainbow in-line bromine filter
  - All new water control valves
- Pool room upgrades:
  - Slate tile floor
  - Pool exhaust system with humidistat remote
  - Added light under balcony and along balcony wall
- Gas meter with gas regulators on all gas appliances and heating systems
- Remodeled primary bath:
  - Heated floors
  - Soaking tub
  - Tiled walk-in shower
  - Electronic budoir toilet
  - New tile floor and shower
  - Inline water heater

Prior to 2018

- 2 furnaces replaced (2005 and 2015)
- 3 new windows - kitchen to pool room and primary bath to pool room
- Wood replacements on exterior as needed
- Remodeled half bath on main level
- New faucets throughout
- Installed custom closet organizers
- Significant concrete work throughout and around the exterior of home
- Tree removal for items too close to home- 4 large trees
- New pool cover

ALL INFORMATION ON THIS DATA SHEET IS PROVIDED BY SELLER OR THIRD PARTY FOR THE CONVENIENCE OF THE BUYER. INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED BY SELLER OR SELLER'S BROKER.