



34604 Sunset Dr – Inclusions & Exclusions List

- All appliances
 - Wolf M-Series wall oven
 - Wolf 24" convection oven
 - Dacor Dual fuel range
 - Dacor warming drawer
 - Asko dishwasher
 - Frigidaire stainless freezer (mudroom)
 - (2) Danby stainless bar fridge
 - Hoshizaki stainless icemaker
 - EdgeStar wine refrigerator (lower level)
 - Whirlpool fridge (lower level)
 - Frigidaire dishwasher (lower level)
- Washer & Dryer: Electrolux washer and gas dryer
- (7) TVs
 - Patio
 - Entertainment room
 - Kitchen
 - Living room
 - Primary bedroom
 - Primary bathroom
 - Office
- Pier
- Water softener; reverse osmosis system serving the kitchen, bar, laundry room sink and lower-level kitchenette
- All audio/visual technology systems
- Arched metal arbor at driveway entrance
- (2) Concrete urns near garage doors
- Concrete porch bench
- Metal "flowers" (2) on west side of house
- Fountain
- Kayak and paddle board racks installed on pier

Exclusions

- Seller's personal property, including the following:
 - iron curtain (rented), powder room mirror, office window treatments and large green ledge shelf, freestanding wine fridge in the basement, three iron gear "sculpture", iron lion on stone column, swing on old oak tree, Aqua Thruster(s), all outdoor furniture unless otherwise specified