

**Included in the price of the house:**

1. Alarm System
2. Patio Lights
3. Two Safes
4. Blinds

**Exclusions:**

1. Anything hanging on the walls: TVs, drapes, wall décor
2. Potted plants
3. Furniture
4. Portable generator (available at an additional cost)
5. Plug-in ring Cameras

**Upgrades:**

Raised ceilings and addition of back porch	\$15,000
Wood beams in foyer	\$ 500
Wood floors	\$10,000
Shaker kitchen cabinets & backsplash	\$ 4,000
Kitchen island extension	\$ 2,000
Fireplace	\$ 4,000
Studio (bookcases and wall)	\$ 1,000
French doors studio	\$ 1,000
Sprinkler system	\$ 3,000
French drain	\$ 3,000
Landscaping	\$ 4,000
Safes (study and main closet)	\$ 500
Generator-ready connections (gas and electric)	\$ 1,500
Garage storage racks in ceiling x 4	\$ 400
Blinds	\$ 1,000
Bluetooth patio fan	\$ 350
Total	\$51,250