

### **Items Conveying With Home**

- Kitchen Fridge (1 years old)
- Laundry Room Fridge
- Washer (2 years old)
- Dryer (4 years old)
- 7 Google Nest Cameras
- 100" TV

### **Negotiable Items**

- Living Room Couch (1 year old roughly)
- Dining Room Table Set (1 year old roughly)
- Bean Bag Cushions (2)

### **Upgrade and Updates**

- Roof is 5 years old
- A/C units (2) are 4 years old, has Abacus transferrable warranty that covers parts for 15 more years.
- Water Heater is 4 years old, has Abacus transferrable warranty that covers parts for 12 more years.
- Electrical wiring redone throughout house, including breaker box/ panel, has Abacus transferrable warranty for 8 more years.
- Plumbing is warrantied for 4 more years through Abacus.
- All faucets and light fixtures throughout home are updated.
- Carpet is 3 years old and hypoallergenic, recently tightened (2/27/26)
- Homeowners currently use a plan through Abacus that gets them 2 services a year - Summer (A/C) and Winter (Furnace) and they get maintenance twice a month plus 10% off labor. Well maintained units.
- Wifi Thermostats