

## **"EXHIBIT A"- UPDATES**

Lake view property. Chef's kitchen with dual ovens gas stove and burners. Custom cabinets with quartz countertops and large dual island setup. Tile floors throughout. Split plan with primary bedrooms on one side and additional bedrooms on opposite end. Upgraded Bosch high efficiency AC units with variable speed motors. Two tankless water heaters. All bedrooms have ensuite bathrooms. Two primary bedrooms. Private upstairs primary suite with private balcony. Spa like bathroom retreat with stand alone tub and luxury walk through shower. Chef's "hidden" walk in pantry with refrigerator. Foam insulation throughout home. Oversized two car garage with epoxy floors and large tool wall cabinets. Large covered outdoor patio entertaining area with outdoor kitchen and seating. Outdoor heavy duty porcelain tile on patio deck. Outdoor patio remote enabled solar shades. 10 foot custom high fence throughout backyard of property for added privacy. Stamped and colored concrete throughout driveway. Outdoor real fire pit area. Sandy beach area by the lake. Luxury infinity edge swimming pool with waterfall, heated spa, luxury pool lighting, and smart wireless controls. Pool has in ground pop up self cleaning jets system. Smart sprinkler system for entire yard. 8 camera (4k) on site security system with onsite video storage. Outdoor Permanent Govee Soffit lighting. Motorized window shades with remotes. Heated floors in upstairs primary bathroom. Andersen Fibrex 20 year warranty windows throughout. 17 x 9 bonus room upstairs. Modern gas log fireplace. Smart thermostats heating/cooling system. Modern curbless showers. Multiple outdoor electrical outlets throughout home and garden area. External additional 200 amp electrical breaker panel for future needs. Whole home water softener with filter system.