



NON-REALTY ITEMS (NEGOTIABLE)

The following non-realty items are negotiable.

- Refrigerator, LG Model LRFXC2416S /00, SN 101KRFN26355, located in Kitchen
- Laz Z Boy power reclining sectional sofa, located upstairs in game room (Staying with home, included with sale)

All non-realty items listed should be verified by buyer for accuracy

EXCLUSIONS

The following non-realty items are excluded

- None

ENHANCEMENT / UPGRADES

The following are items from the homeowner that were upgrades

Home Upgrades & Features

Interior Improvements

- Complete repaint walls, ceilings, trim, cabinetry 2023
- New tile flooring and upgraded carpet with premium padding 2024
- Floor-to-ceiling stacked stone fireplace with floating mantel
- Quartzite countertops in kitchen, butler's pantry, and primary bath
- Butler's Pantry with Glass Front Cabinets 2023
- Glass tile backsplash in kitchen
- Custom-built butler's pantry with beverage cooler
- Surround sound speakers, upstairs game room
- All new ceiling fans
- New dishwasher
- Reverse Osmosis drinking water, kitchen island
- New microwave

Bathroom Upgrades

- Marble tile showers and garden tub surround
- Frameless glass shower in primary bath

Electrical Updates

- Temperature adjustable LED recessed lighting throughout
- All other Light Fixtures
- All Ceiling Fans
- Upgraded front door lock with thumbprint and numeric code access (keyless)
- Motion sensor light switches in guest bath and laundry

Structural & Mechanical Updates

- New HVAC system (2025)
 - All new fencing (2025)
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