

Seller states that over the many years he has owned and lived in this home he has had these following upgrades/repairs done to his home.

- 1. Had installed underground concrete with steel rebar retaining wall in front yard approx. 1 foot wide x 4 foot deep and 60 feet long.**
- 2. Had installed stone pavers in driveway, 2 patios front yard walkways and around pool.**
- 3. Solar heating to pool, replaced pipes for pool filter system, replaced pump and filter tank, past resurfaced side and bottom of pool.**
- 4. Had installed concrete retaining wall approx. 2 feet wide x 4 feet deep around pool**
- 5. HD TV will stay in family room, redwood dining set-sofa and love seat in living room,**
- 6. Upgraded Champion tile roof with plywood sheathing, 2 ;ayers of paper with copper nails.**
- 7. Home was repainted years ago with custom drapes & valances, Karistan rugs.**
- 8. Security system, 2 storage houses, replaced fencing in rear yard.**
- 9. Past remodeled east bathroom, tile flooring, storm windows.**