

# 1425 Via Galicia – LIST OF EXCLUSIONS AND INCLUSIONS

## EXCLUSIONS

- All indoor/outdoor furniture
- All artwork indoor/outdoor
- All sculptures indoor/outdoor
- Chandelier in front office
- 2 wall mirrors in upstairs family room
- 2 wall sconces and mirror in entry powder room
- Wall Mirror in foyer
- 2 chandeliers in kitchen over island
- Chandelier over downstairs table in front of wine room
- Chandelier in master bedroom closet over island
- Wall mirror in downstairs den
- TV in Eric's study
- TV, mirror and 2 sconces in downstairs den
- Two garden pots in front of front door
- Water fountain in front of house

*Furniture and excluded fixtures negotiable for sale outside of escrow*

## INCLUSIONS

- Sub-Zero Refrigerator/Freezer in kitchen
- Sub-Zero Wine Refrigerator in kitchen
- Range
- Oven
- Built-in Microwave Oven
- Miele Coffee System
- All Toto Fixtures
- All Waterworks Fixtures
- Solar System (PAID)
- HVAC system
- Savant/Sonos Audio/Video System
- Security System with 13 cameras
- Life Source Water Filtration System
- Outdoor Lynx BBQ
- Outdoor Lynx Refrigerator
- Pool and Spa Equipment