

**1. Front Yard & Backyard**

- Professional landscaping by a landscape designers
- Sprinkler system
- Over 60 rose bushes planted on the property
- Ficus trees along the backside fence planted for wind protection and extra privacy
- Majority of the plants are high quality plants and are perennials (they will bloom over and over again for years)
- Over \$100,000 spent on complete landscaping

**2. Porch**

- New chandelier installed
- Fresh paint on the trims outside

**3. Conference Room**

- New chandelier
- New accent wall
- Electric fireplace
- New curtains and rods
- New flooring with lifetime warranty

**4. Hallway**

- 6 foot crystal chandelier
- Entire hallways and kitchen floor tiles will be restored and polished next week

**5. Living Room**

- Accent wall
- New curtains and rods
- New flooring with lifetime warranty
- 3 new crystal chandeliers with 5 outlets installed (optional for more chandeliers)
- Crown molding accents on walls
- New hearth in gas fireplace

**6. Formal Dining Room**

- New flooring with lifetime warranty
- Accent wall
- Crown molding accents
- New crystal chandelier
- New curtains and rods

**7. Kitchen and Dining Nook**

- New chandelier
- Floors will be restored and resurfaced next week

**8. Family Room**

- New flooring with lifetime warranty
- Custom made accent wall
- New curtains and rods
- New hearth in gas fireplace

**9. Powder Room**

- Accent Wall
- Custom painted cabinets and crown molding
- 2 new crystal lighting fixtures

**10. Mother-in-Law Room (1st floor)**

- New flooring with lifetime warranty
- New curtains and rods
- Accent wall
- Completely remodeled bathroom with ADA shower

**11. Laundry Room**

- New flooring with lifetime warranty

**12. Stairs**

- Repainted railings
- New flooring with lifetime warranty

**13. First Bedroom with En-Suite Bathroom (Upstairs)**

- Accent Wall
- New flooring in the room and bathroom with lifetime warranty
- New shower tower with rain shower head and detachable shower head
- Bathroom cabinets repainted and handles installed
- New curtains and rods

**14. Second Bedroom with En-Suite Bathroom (Upstairs, Used as Office)**

- New flooring in the room and bathroom with lifetime warranty
- Accent wall with cork wallpapers imported from Netherlands
- Bathroom cabinets repainted and handles installed
- New curtains and rods

**15. Balcony**

- New tiles installed
- Railing repainted

**16. Primary Bedroom**

- New flooring in bedroom and both walk-in closets with lifetime warranty
- Accent wall

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*SELLER'S LIST OF IMPROVEMENTS AND UPGRADES TO 11 SANTA ROSA*

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- New chandeliers in the room and the ensuite bathroom
- Cabinets in attached bathroom remodeled with new handles placed
- Shower tower installed with rain shower head and detachable shower head
- New curtains and rods

**17. Guest Bedroom with En-Suite Bathroom (Upstairs)**

- New flooring in room, bathroom, and walk-in closet with lifetime warranty
- Accent Wall
- New curtains and rods
- Bathroom cabinets are repainted and new handles installed

All new floors are also 100% waterproof.

**XXXXXX END XXXXXX**