Property Improvements & Features

PROPERTY 16722 Hawks Hill Road, Hidden Valley Lake, CA 95467

1. Roofing — 2019

- Contractor: Curtis Edwards Roofing
- Installation year: 2019
- Manufacturer/product: CertainTeed Presidential Shake architectural composition shingles
- Existing roof replaced with a new roofing system, metal valleys and new gutters.
- **Project cost: $19,725**

2. Solar Photovoltaic System — 2019

- Installer: Sun Solar Electric
- Installed immediately after roof replacement in 2019
- 29 Canadian Solar photovoltaic panels with Enphase individual panel microinverters
- Seller-owned solar system; outstanding financing to be satisfied at closing.
- **Project cost: $31,102**

3. Electrical Improvements

- Main electrical service panel upgraded in 2019
- Generator backfeed connection for temporary power during utility outages, when used with appropriate generator equipment and safety devices
- 50-amp receptacle suitable for compatible EV charging equipment
- **Project cost: $3,500**

4. Heating, Cooling & Water Heating — 2021

- Contractor: Pierson Mechanical
- Air conditioning condenser and line set replaced in 2021
- Tankless water heater replaced in 2021
- **Estimated value: $6,000 +/-**

5. Interior & Exterior Painting — October 2026

- Interior and exterior repainted in October 2026 using Sherwin Williams paint.
- **Project cost: $25,000 +/-**

6. Kitchen Appliances & Features

- Thermador dual fuel range and dishwasher
- Samsung Bespoke refrigerator; accepts optional interchangeable door panels in different colors and finishes (additional panels not included)
- GE Kitchen Hub smart display
- **Approximate original retail price: $10,900 +/-**

7. Bar Area

- Dedicated clear ice machine
- Zip HydroTap dispenser for instant boiling, chilled, and sparkling water.

- **Approximate original retail price: $8,700 +/-**

8. Laundry Equipment

- Set 1: Speed Queen TR7 washing machine and matching Speed Queen DR7 gas dryer
- Set 2: Miele washing machine with TwinDos automatic detergent dispensing and Miele heat pump dryer.
- **Approximate original retail price: $8,900 +/-**

9. Family Room & Interior Features

- Samsung Frame television in family room, included with sale
- **Approximate original retail price: $900 +/-**

10. Outdoor Improvements & Equipment

- Fully fenced backyard, fence and gates **project cost $4,500 +/-**
- Great Lakes Erie GL hot tub, installed in 2021. **Approximate new retail list price: $15,000**
- Expansive paver patio area ideal for outdoor entertaining and fire pit seating. **Project cost: $3,500 +/-**

11. Internet & Communications

- Starlink satellite internet equipment installed at property
- Equipment inclusion and transfer arrangements to be confirmed in purchase documentation.

12. Garage & Parking

- Attached three-car garage
- 50-amp receptacle suitable for compatible EV charging equipment
- Additional off-street driveway parking; street parking subject to applicable restrictions.

13. Items Identified as Included in Sale

- Samsung Frame TV in family room; Great Lakes Erie GL hot tub
- Thermador range and dishwasher; Samsung Bespoke refrigerator with existing door panels; GE Kitchen Hub
- Clear ice machine and Zip HydroTap
- Speed Queen washer and dryer; Miele washer and heat pump dryer
- Solar equipment intended to convey, with existing financing satisfied at closing
- Starlink equipment inclusion to be confirmed

Dollar amounts reflect original project expenditures or approximate equipment retail prices, as indicated. They are provided for informational purposes and do not represent current market value or an appraisal of the property.