

9 ANACAPA RHE

SELLER'S LIST OF IMPROVEMENTS AND UPGRADES Since 2016

- Throughout the house
 - Water filter system (Life Source 2022)
 - House and backyard (6 speakers) SONOS sound system-mobile app controlled
 - Hard wired internet connections for 3 TVs and two office computers
 - Wired for emergency generator (generator is for sale)
 - ADT Custom Home alarm system
 - Artwork display lights Living room, Dining Room, and Family room
 - Wide plank wood flooring in the most rooms except bathrooms and laundry room
 - Recessed lights, outlet covers and light switches
 - Window covering
 - Newer painting
 - Crown molding

- Dining Room
 - Chandelier
 - Custom built-in cabinets
 - Wall paper

- Kitchen : Completely Remodeled (2016)
 - Removed some portion of a wall to open the kitchen
 - Custom cabinets, 2 sinks, marble backsplashes, counter tops
 - Custom oak table
 - Shelving in the walk-in pantry
 - Light fixtures
 - Resurfaced the Subzero refrigerator / freezer
 - New hardware
 - WOLF 6 burner/grill oven, microwave, dish warmer
 - 2 Miele dishwashers

- Living room and Family room
 - Custom built in cabinets, lights, shelving system
 - Refaced fireplace with marble and custom designed mantel (both sided)

- Primary Bedroom :
 - Console controlled lined window shades
 - Refaced the fireplace
 - Custom designed closet system in 2 walk-in closets (California Closet)

- Primary Bathroom : Completely Remodeled (2017)
 - Recirculating hot water system
 - Heated floor
 - Heated towel rack
 - Custom designed stain glass window
 - Jason whirlpool tub
 - Marble backsplashes
 - Custom cabinets & hutch, sinks, faucets, hardware, counter tops, tiles, toilets, bidet, sconces, and many more

- Bedroom #1 (Currently being used as an Office)
 - Removed the closet

- Bedroom #2 (Currently being used as guest room)

- Bedroom #3
 - Custom built in double Murphy Bed
 - Custom desk and shelving system
 - Custom shelving / drawer system in the closet (California Closet)

- Bathroom #1, and #2
 - Changed the counter tops and repainted the cabinets

- Outdoor (2018)
 - Covered outdoor patio / seating / BBQ area
 - Four outdoor fans on Patio-Individually controlled
 - Three outdoor patio heaters (INFRATECH)-Individually controlled
 - Low Voltage landscape lighting systems- front and back yard-mobile app controlled
 - Drip irrigation systems front and back yards-mobile app controlled-on/off moisture
 - Storage shed (7'x7')
 - Garden Water Fountain-console controlled (Front yard)
 - Ring Doorbell (Front)

- Outdoor BBQ and kitchen (2018)
 - LYNX BBQ and Grill
 - Sink, Refrigerator, two burner range and Storage
- Pool and Jacuzzi (2019)
 - Pool controls and lighting-mobile app console controlled
 - Pool cover : Automated system
 - European designed (Ubrosa) pool patio two umbrella system
- Garage
 - Attic storage with drop down ladder access
 - Art studio with faucet and storage cabinets
 - New and newer garage door opener (One was installed in July 2023)
 - Newer water heater (2022)
 - Newer vacuum central (2017)
- Powder room
 - Changed the counter tops and repainted the cabinet
 - Installed sconces
 - Installed custom designed stain glass window
- This list is prepared to the best of seller's knowledge, but buyer is advised to verify the accuracy of all information.