

UPGRADES & EXCLUSIONS LIST

UPGRADES LIST FOR 2101 LOS PATOS DRIVE:

- All new Simonton patio slider doors and windows
- Custom automated shades on all windows and slider doors (guest bedroom is not automated)
- Gut renovated kitchen with newer appliances
- Gut renovated bathrooms with walk-in showers and custom glass doors
- Upgraded electrical panel
- New LG ThinQ washer/dryer in-unit
- New thermostat
- Installed Simplisafe security system that includes doorbell camera
- Upgraded built-in banquet seating on patio
- Luxury wallpaper
- Mounted televisions in all rooms with wires in wall
- Recessed lighting throughout unit
- Added dimmers on all lighting
- Updated exterior lighting fixtures
- Electric added to all closets, including outdoor patio closet

EXCLUSIONS LIST FOR 2101 LOS PATOS DRIVE:

- The Golden Girls Hirschfeld print
- Audrey Hepburn Hirschfeldprint
- Greto Garbo Hirschfeld print
- The Jetson's Elroy sketch
- Bette Midler framed poster
- Owl framed print
- Blue painting in kitchen
- Bear head
- Nespresso Pixie machine
- Dyson vacuum
- Scrabble game set
- Some minor kitchen gadgets
- Le Creuset salt and pepper mill
- Faux orchid plants
- Crocodile pillow
- bureau books in living room
- Personal items in owner's closet and outside patio closet

Please note that all white bed linens and towels are property of the property manager, Bryan Fisher.

ITEMS AVAILABLE OUTSIDE OF ESCROW FOR 2101 LOS PATOS DRIVE:

- Large Disney Attraction posters in custom glare-proof frame (\$2,500 for both)

-Shag print in custom glare-proof frame in guest bedroom (\$2,000)