

**Inventory List**  
**582 Kuffel Canyon Rd**  
**Lake Arrowhead, CA 92352**

**Entryway Closet:**

Vacuum, Buckets, Ladder, Tree Trimmer, Assorted brooms, Garden hose, Electric blower, step stool.

**Entryway In/Out:**

Dual Topiary, Door mat, Entry rug, dual planted greens, entry table, mirror, bowl with pine-cones, Antler chandelier, painting of dog. Dual RING camera system and wireless WIFI doorbell (connects to cell phone). 2 New umbrellas. One active AOSU camera with solar panel, facing to lower staircase.

**Entryway storage:**

Assorted household repair items, backup supplies for rental, cleaning supplies, paper products, warranty info/installation kits for all electronics.

**Games room:**

Assorted games, books, card games, etc. Antique 4 game convertible games table with Roulette set. Four chairs. Book shelf. Upholstered chair. Birds nest table. Pine-cone lighting set (2 piece).

**Kitchen:**

Remodeled: Fully equipped with assorted pots/pans/dishes/cups/stemware/coffee maker/Keurig/Gas stove & oven/ newer LG microwave/ counter depth Fisher & Paykel refrigerator/Samsung dishwasher, serving supplies, baking supplies cutlery, flatware, bar stools, metal trash can( flip top) and more. Includes vintage Arrowhead frames and pictures.

**Artwork:** Smaller Artwork to stay (convey). Exclusion: Dual Bear/Arrowhead painting available for purchase (is excluded).

**Dining Room:**

Table with glass top, 6 chairs, assorted decor, vintage picture, Buffet with all contents inside, emergency supplies, serving pieces, dual lamps and accompanying decor.

**Fire extinguishers:** (4) All are compliant and remain with sale.

**Central A/C & Heating:** Approximately 5 years old, serviced July 2023

**MiniSplit A/C & Heating:** Approximately 2 years old, serviced about 9 months ago.

**Roof:** Inspected and serviced: July 2023 Receipts available. No leaks noted.

**AB-38 Fire Abatement:** Completed July 2023

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**Living Room:**

2 piece sofa, fireplace screen, Samsung TV with WiFi connection, Fireplace tools, Gas Fireplace, Assorted decor, Antique Arrowhead snow picture, 4 throw blankets, Log lamp and table with glass top, throw pillows, AOSU camera system Home Base. Coffee table, 8 marble and wood coasters, wood bowl, remote controls.

Exclusion: Dual Bear "Historic Lake Arrowhead", by Debra Schroth (available for separate purchase).

**Laundry:**

Stackable LG front load washer/dryer.

**Upper Hallway:**

White storage cabinet with sets of clean linens, cleaning supplies, sundry items and additional kitchen dry goods. Wall picture. Linen cabinet with glass door.

**Lower Hallway:**

Assorted artwork, to convey.

**Upper bedroom:**

Queen bed with bed linens, wall art, 2 night stands, dresser, chair, 3 lamps, 2 robes, floor fans, wood hangers, iron, ironing board, extra pillows, blankets. (Newer mattress and box springs) alarm clock. Wood jewelry dish. Coasters. Suitcase stand, Dirty clothes hamper.

**Upper bathroom:**

Remodeled: Includes supply of toilet paper, assorted sundry display items, towels, bath mats, vintage picture, shower curtain, hair dryer.

**Lower bathroom:**

Remodeled: Includes everything in drawers, hair dryer, assorted sundry display items, towels, shower curtain, TP holder, wall caddy, bath mats.

**Kids play area:**

Includes toys, stuffed animals, fun rug, safety lighting, old phones, assorted plastic boxes of small toys.

**Twin bedroom:**

Includes two newer oversize twin beds with newer mattresses and box springs. Newer bedding. Chair. Baby monitor. Pack n Play with mattress and bedding. High chair. Baby gates. Baby blanket. Night stand, clock and lamp. Hanging lamp. Assorted wall art included. Wooden hangers.

**Lower King Bedroom:**

King bed with new mattress and box springs. Newer headboard. Dresser. Chair. Hanging light. Two night stands with lamps. Assorted wall art included. Iron, Ironing

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board. Clothing steamer, extra blankets, and pillows, 2 robes, wooden hangers, suitcase stand. Dirty clothes hamper.

**Lower storage area:**

Includes assorted wine, new towels/linens, extra paint, Christmas decor, extra wall paper, rolling storage cart.

**Outdoor deck:**

Table with chairs, sitting area with cushions, 2 outdoor heaters, fire pit, gas BBQ grille, extra propane tanks. Side prep table. (Condenser for Mini Split is attached but can be relocated if desired). One active AOSU camera with solar panel, one dummy AOSU camera with solar panel. Assorted garden tools and snow broom.

**Concrete staircase:**

Permitted and completed in 2022. Includes 2 motion activated, solar powered security lights, decorative stairway lights (Solar). Chair, table and safety ashtray. Three green trash cans, one blue recycle can, one black snow melt can.

**Parking Deck:**

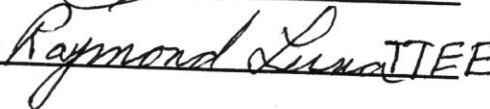
Permitted and final sign off with staircase in 2022.

Buildup (basement). Houses newer water heater and furnace. Storage for hoses and misc household items, additional snow melt can.

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