

### **Upgrades 310 W Sepulveda**

New variable speed pool pump: Jan 2017

Pebbletec pool/spa: May 2019

Pentair automation: Aug 2020

Misters: July 2020

Pool Auto-fill: May 2020

Natural Gas BBQ (connected to house gas): June 2020

Mini-Splits in both west master bedrooms: July 2016

Mini-Splits in living room / dining: July 2020

New Central AC for east master/kitchen: June 2019

New washer: January 2020

Created office space in backyard garden studio: Aug 2019

Added French doors / decks to northwest master bedroom: April 2019

Main Electric panel upgraded: Dec 2016

Solar Panels: Dec 2016

Added door between Kitchen and bedroom to create a larger master suite: May 2020

Repainted kitchen cabinets: Nov 2019

### **Items included:**

West Master Bedroom: Ironing board, (2) queen bedframes, mattresses, and bedding, 2 night stands, 2 lamps, tram artwork, pink palms artwork, mountains artwork, palm springs sign artwork, (2) blue chairs, small oatmeal loveseat, rug, coffee table, smart tv, yellow lamp, white dining table & (2) orange chairs, blue rug, grey sideboard.

West Master Bedroom (mural): LCD TV, blue sideboard, small fridge, Queen bed, mattress and bedding, (2) night stands and (2) pineapple lamps, sun mirror, small artwork in bath and bedroom.

Living Room: (2) sectional sofas, (2) rugs, coffee table, yellow chair, LCD TV, Sony soundbar, (6) pieces of art on the walls, iPad (used to control the pool), (3) live plants, (2) faux palms.

Dining Room: Sofa table, gold lamp, (2) pineapple décor, (3) art metal palm prints, dining table, (6) dining chairs, console stereo buffet (does not play- display only), wine fridge, gold frame art, tiki art

Kitchen: (2) martini barstools, (2) blue barstools, Keurig, Cuisinart Toaster, Dishwasher, Range, Fridge, Microwave, assorted cookware, utensils, flatware, glassware, knives, artwork

Laundry Room: Washer, Dryer, assorted towels, stepladder

East Master Bedroom: Dresser, (2) night stands, (2) lamps, LCD TV, Sony Soundbar, Cal-King bed, mattress & bedding, (2) futons, 1 rug, 1 desk with chair, (6) pieces of wall art, mini-safe in master closet (contains assorted manuals, extra keys, clickers, and extra nozzles for the misters)

Back yard: Patio table with 6 chairs, electric smoker, assorted patio furniture on decks, desk and 2 chairs inside the shed (office).

Front Patio: Bar table and (2) chairs, rug, 4 lounge chairs, patio loveseat and 2 chairs with coffee table, bar table, 2 umbrellas with bases, natural gas BBQ