

1571 AVA COURT

LIST OF SPECIAL FEATURES

1. Master closet by California Closets
2. Walk-in closet in Guest Suite
3. Saltwater pool with Hayward wireless controls by phone
4. Three car garage with openers
5. All house water treatment system with water filter
6. Remote sunshades to block afternoon sun
7. Remote ceiling fans for outdoor dining area
8. Natural gas hook-up for Bar-B-Que
9. Third bedroom with two desks and murphy bed with down lighting
10. Wiring for picture lights
11. Vegetable garden area
12. Bocce Ball court
13. Heating and air conditioning serviced twice a year with summer service paid for
14. Toto wash-let in master bath
15. Office closet wired for electricity which we use for wine fridge
16. Metal shelving in garage will stay
17. Solar system leased. Tesla back-up battery paid for and in use – also controlled by phone
18. All window coverings by The Shade Store, recently serviced and adjusted
19. BATHTUB NEVER USED
20. Gas fireplace
21. Smoker pad in vegetable garden
22. TVs mounted in office, great room, master bedroom, and master bath