

LIST OF UPGRADES – 4 CHILD DRIVE

I. GENERAL UPGRADES

1. Custom addition 2017 – adding 1700 sf of living space and an oversized garage;
2. New Windows 2017
3. New Fiberglass shingles 2017
4. Custom clear cedar double doors for main entrance;
5. Custom clear cedar insulated garage door (contemporary design);
6. Custom entrance front porch and LED lights;
7. Custom clear cedar soffits with LED lights (front house);
8. Wireless security cameras all around perimeter;
9. Full house automation Amazon Alexa:
 - 9.1. Ipad wall integration;
 - 9.2. 2 NEST thermostats (area 1 and 2);
 - 9.3. ARLO cameras (4+1);
 - 9.4. My Q remote wireless garage opener;
10. 2 Separate sewer system with 2 back up valves and upgrade from ½ inch to ¾ main water line;
11. Two separate heating and water units for old and new addition as follows:

NEW ADDITION

- 11.1. New water tank (owned);
- 11.2. New energy saving furnace (owned);
- 11.3. New AC unit (owned);
- 11.4. New water softener (owned);

OLD PART OF HOUSE

- 11.5. New water tank (owned);
- 11.6. Existing furnace 16 years old;
- 11.7. Existing AC 10 years old;

II. ROOM BY ROOM UPGRADES

1. Basement

- i. Full home theater 7+1 with inwall wiring and rear speakers;**
- ii. Kitchenette with wet bar;**
- iii. High traffic engineered floors;**
- iv. Updated laundry room with Bosh appliances, stainless laundry sink and walk in closet;**
- v. Full bathroom with jacuzzi tub;**
- vi. Full ensuite guest bedroom;**
- vii. Extensive crawling space 5 foot high with approx.. 300 sqf storage;**

2. Main level

- i. Lime stone floor in main entrance;**
- ii. Maple engineering flooring;**
- iii. New kitchen with**
 - 1. Oversized quartz center island (3x10) with 6 bar chairs; additional storage;**
 - 2. Marble backsplash;**
 - 3. Quartz countertops;**
 - 4. Bosch appliances, including double oven (convection and microwave);**
 - 5. Bar serving area with wine fridge, bar sink;**
 - 6. Walk in pantry with barn door;**
 - 7. LED lighting ceiling and under cupboard lights;**
 - 8. Ceramic tile flooring;**
- ii. New powder room**
- iii. Custom made niches with LED lights;**
- iv. Stainless steel staircase with maple hand railing;**

3. Upper Level – all new addition

- i. New engineered maple floors;**
- ii. LED lights;**
- iii. Master Bedroom with Walk in Closet, spa like ensuite, oversized walk in shower, self-standing tub, double quartz vanity,**
- iv. New bedroom/office;**
- v. Custom made contemporary design flower planter on staircase landing;**

4. Garage

- i. 10 feet high insulated with spray foam insulation ceiling allowing for no heat loss in upper office;**
- ii. Oversized garage 13 feet wide;**
- iii. Custom built storage shelves and work bench;**

5. Front yard

- i. Contemporary landscaping with Permacon interlock and retaining wall;**
- ii. Contemporary privacy clear cedar privacy fence with LED lights on night sensor;**

6. Back yard

- i. Salt water heated swimming pool:**
 - 1. New liner 2018;**
 - 2. New granite coping 2018;**
 - 3. New salt cell 2019;**
 - 4. LED lights on remote;**
 - 5. New solar blanket 2019;**
 - 6. New robotic pool cleaner with remote control Polaris P955/2019;**
 - 7. New pump 2019;**
- ii. Extensive interlock decking 1000 squarefeet;**

iii. Custom made Pool cabana:

- 1. Insulated 4 season heated on thermostat;**
- 2. Stucco finish;**
- 3. Wine fridge,**
- 4. Full fridge**
- 5. Beer keg dispenser with own fridge;**
- 6. TV and Audio Outdoor speakers;**
- 7. LED lights;**
- 8. Attic storage space;**
- 9. Separate changing room and storage space;**
- 10. Granite countertop and bar counter, with bar stools;**
- 11. Aluminum roll up shutter;**

iv. Outdoor shower with hot and cold water;

v. Modern designed Outdoor covered kitchen and dining area:

- 1. Flat roof pavilion;**
- 2. Napoleon built in BBQ;**
- 3. Stainless steel cupboards;**
- 4. Quartz countertops;**
- 5. Cedar finish ceiling with LED lights;**
- 6. Stucco finishes;**
- 7. Maintenance free composite deck;**

vi. Maintenance free waterproof deck with jewel stone finish;

vii. Maintenance free turf approx. 1500 square feet;

List of Inclusions:

- **Outdoor tv and audio system;**
- **Robotic pool cleaner;**
- **Outdoor 2 bar chairs;**
- **Outdoor 4 pool lounge chairs;**
- **Outdoor planters x3;**
- **Outdoor wine fridge;**
- **Outdoor Beer Keg dispenser and fridge;**
- **Indoor 6 bar chairs (kitchen island);**
- **Bar fridge/kitchen and all appliances;**
- **All Mexican furniture**
- **No rentals – all tanks, etc. are owned.**