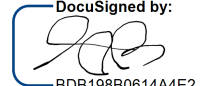


# From the Sellers Sheet

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## List of items to keep:

- Shelf in kitchen under tv and shelf in kids room
- Bottle opener on wall in kitchen
- Swings outside installed onto gazebo
- Trampoline

## To leave:

Plan to leave potted exterior plants here with home

\*Kitchen Island \*washer and Dryer \*Refrigerator

## Trees:

Kurrajong tree, Lemon Tree, Apricot tree, olive trees, ginkgo tree, Norfolk pines, persimmon tree

## Home attributes:

- Beautiful garden with draught tolerant plants and established trees.
- Handmade rustic island, pot rack, shelf and master bathroom vanity
- Spa like master bath
- New floors, Slate in kitchen, porcelain tile in master, modern laminate in dining room bedrooms hallway and stairwell
- Fenced property line, super private yard, with 4 (3 with keys) single gates and one double
- Separate entrance to downstairs through family room, separate gate exit out of back yard
- Two separate living areas upstairs downstairs living great house for mother-in-law suite or Airbnb or guests
- Quiet neighborhood beautiful birds on property sometimes even hawks
- Great schools
- Easy freeway and bridge access
- Corner lot with beautiful tree views
- Alley access
- Private yard great for outdoor gatherings
- Master suite with upper deck
- New windows and fence
- New hot water heater
- New kitchen cabinets and appliances and washer dryer
- Walking distance to downtown restaurants, bakery cafe antique stores and marina/yacht club and historic district
- Under home storage with interior and exterior entrances
- Large garage accessible via side door garage door and kitchen door