

Inclusions:

All kitchen appliances (fridge, wall oven/microwave/warming drawer, induction cooktop, range hood, disposal), Breakfast area wine fridge and beverage fridge, Washer and dryer, Frame TV, All TV mounting brackets, All window coverings including rods, drapes, Lutron system and secondary/semi-perm blackout shades in Blake`s room, ADT security system, Google Nest exterior cameras, Video doorbell, Breakfast nook cushions (pillows excluded), Attached/in-ceiling speakers, Murphy bed, Umbrellas, Attached open shelving (breakfast area, bathrooms, basement shower), Exterior pots and potted plants, BMW car charger, Bath tub tray, Fence bistro lights, Bathroom full length mirror, Bathroom towel rack/hooks at shower, Gym flooring, Not-attached wine racks in basement, Exterior storage bins, Fire pit

Exclusions:

Furniture, rugs and artwork, Outdoor TV, Living room TV, Family Room TV, Bedroom TV, Workout equipment, AV equipment, Non-attached speakers, Basement beverage fridge, Storage room fridge, Interior pots including the ones hanging on the wall in the living room, Storage shelving in unfinished basement area