

Upgrades by Previous Owner 2015 - 2020

1812 Aggie Lane - Upgrade List (\$108,700)

Custom Built-Ins by California Closets

- Living Room Entertainment Center with hide-away TV doors and storage/drawers (\$18k)
- Two closets in owner's suite (\$20k)

Landscaping by Native Edge Landscape

- 7-Zone Rachio Smart Irrigation System
 - o Includes 2 drip zones on side of house for foundation (\$1.5k)
- Front landscaping (\$15k)
 - o Monterrey Oak
 - o Vitex
 - o Pineapple Guava (x7)
 - o Purple Sage (x3)
 - o Pride of Barbados (x4)
 - o Red Crape Myrtle (x7)
 - o Red Yucca (x4)
 - o Rosemary (x2)
 - o Soft Leaf Yucca (x7)
 - o Firecracker (x2)
 - o Purple Salvia (x7)
 - o 150 gal. burr oak (\$1,200)
 - o TX Mountain Laurel
 - o Knockout Rose
 - o Society Garlic (x3)
 - o Jasmine

- Lantana
- Black Bamboo (x2)
- Lorapetalum (x5)

Additional upgrades

- Air scrubber installed to HVAC. Entire unit professionally maintained bi-annually
- Emtek door hardware (\$4k)
- 12x8 ft Fleetwood doors (\$6k)
- Bali roller shades on all bedrooms and 2 front windows
- Solid core interior doors
- All cabinets/drawers are soft-close
- Thermador convection oven, microwave, dishwasher and gas cooktop – exterior vented exhaust
- 1-year old Samsung refrigerator can convey
- 6 mo old wine fridge to convey
- 12Kw paid off solar panels (\$30k)
- Intelligent lock front door
- Patio extension w/ steel planters & golden goddess bamboo (\$10k)
- Outlets and cat5 (\$3k)

Information provided by previous Owner and believed to be accurate but should be verified independently by Purchaser.