

**Inclusions:**

- 2 Miele dishwashers in kitchen (2021), 1 Bosch dishwasher in second floor suite (2024)
- Viking 6-burner gas cooktop with BBQ (2005)
- Viking Fridge/Freezer (2005)
- 2 Viking wall ovens (2005)
- 2 microwaves: one in kitchen, one in kitchenette
- Fridge in second pantry (2010)
- Freezer in second pantry (2010)
- LG washer and dryer (2025)
- 3 automatic garage door openers compatible with Smart phone (2026)
- Generac generator (2005)
- LG fridge/freezer in second floor suite (2024)
- Pond equipment
- Weather station (data collection equipment outside and display component inside)
- Security system (2005)
- Central vac and all attachments (2005)
- Home automation (various brands of plugs and switches)
- Home theatre equipment – in storage room (Denon Amplifier, Nvidia Shield, Butt Kickers, Power Bars and related Insteon home automation modules) and shelving that holds this equipment
- Home theatre – in Theatre (Projector Polk speakers (left, right, center 2025), Kanto 8in Subwoofer (2025))
- Sound System
  - Main floor sound equipment (Insignia Receiver Amplifier I-HC040918 200W, Monoprice Single pair direct, in ceiling speakers, 2 speakers located above kitchen cabinets)
  - Lower-level sound equipment (NAD AV Surround Sound Receiver T 753, in ceiling speakers)
- All light fixtures and ceiling fans
- Water treatment equipment
- Bookcases on third floor
- 3 UPS
- Ubiquity router and Wifi repeaters
- Raspberry Pi configured for Home Assistant and Insteon USB Power Link Modem
- All window coverings
- Starlink Dish and router
- 4 bicycle hoists (in garage)

**Exclusions:**

- 3<sup>rd</sup> floor bathroom mirror
- Chest freezer (basement)

**Rental Items:**

- Propane tank (Superior)
- Hot water tank (Superior)