

## Ocean Breeze #10 House Upgrades

1. New Front Porton Electric gate as 2022
2. Exterior paint of the house as 2023
3. New Roof thru entire house as 2022
4. New gutters and wide gutters thru the house and carport as 2022
5. New motion light detection in the front door area as 2023
6. New security cameras thru all exterior as 2022
7. New Pool Pump and new Pool Filter as 2023
8. New Water Heater and new Pressure Tank as 2022
9. New “Huge” invertor and batteries as 2023. Keep the whole house and appliances working except for air conditioners and pool pumps.
10. New washer and dryer as 2022
11. New downstairs service room for maid and gardener with room and full bathroom as 2022
12. New water bottles closet outside kitchen front door with pump that feeds the refrigerator for water and ice as 2022.
13. New well as 2023. Water goes to Tinaco then to the house. Well water from underground freshwater lake. Water has been tested and is safe for consumption.
14. New electrical connection in the pool area for pool refrigerator and freezer as 2022
15. New fans thru the entire house as 2022
16. The pool was resurfaced, added a shallow part for small children or pets and new decoration tile inside the pool and new Coralina around the whole pool perimeter as 2022.
17. Pool garden area – Drainage was added as of 2023.
18. New tile floors through the entire interior of the house and the pool gazebo area.
19. New interior paint as 2021
20. New Den was added to the master bedroom in 2022 and is currently used as an office and gym but it can be used as a baby/ small children room if need it.
21. New master bedroom huge walk-in closet
22. New light was added to the huge storage room as 2023.
23. New Sliding glass doors, new Windows, new Mosquito Screens for Sliding Glass doors and Windows through the entire house as 2021-2022.
24. New Hurricane Shutters were added to all the Windows and Sliding Glass Doors overlooking the ocean side as of 2022. They are operated manually and by remote control.
25. Brand new Kitchen with pantry, Quartz counters and new refrigerator, microwave, stove/ oven, air fryer and dishwasher as 2022.
26. Brand new Master Bathroom Quartz wall to wall counters, toilet, draws with tons of storage as 2022.
27. Brand new toilets in all the 4.5 bathrooms through entire house. This includes service personal bathroom.

The yard has over 100 pineapple plants, bananas, avocados, chinolas, orange, papaya, plantains, yuca, potatoes, cilantro and much more.

House has been mostly remodeled and it's move in ready without any urgent projects need it to be done.

Absolutely stunning views of the hills and ocean mixed with amazing sunsets and sunrises.

Certain pieces of furniture will stay as:

Bedrooms furniture sets for 2<sup>nd</sup> and 3<sup>rd</sup> bedrooms except for TV in 3<sup>rd</sup> bedroom. No linens or lamps stay.

Main area white pieces of furniture will stay with the house.

Indian lady decoration next to front door entrance will stay.

ALL appliances stay except for pool area refrigerator and freezer.

ALL TVs are NOT staying

Electric power plant in carport is NOT staying but new invertor and batteries stay.

All fans stay.

Table and chairs in exterior patio for 2<sup>nd</sup> and 3<sup>rd</sup> bedrooms stay.

Other things may stay if requested by the buyer and at seller discretion.