

DocuSigned by:

*Alan Grujic*

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## Partial List of Unique House Items

Highly productive well with large storage tanks (under Playhouse)

Play area with soft playground flooring, trampoline, and play structure

Swim spa / triathlon room with 2 TV's and large speakers

Playhouse with full bathroom, sound, electronics, arcade games

Upper hot tub and patio area (separate hidden patio area as well)

Numerous stone landscape paths with 2 separate ponds

3 automated (on timer) waterfalls, several timer-controlled fountains

Full automation – music, landscape, HVAC, lighting, security, pool camera

Full landscape lighting and tree lighting – play area lights up at night

Garage gym, yoga room and steam shower with full automation

Large car parking with extensive storage cabinets and ping pong area

Bike storage and vegetable garden at side facing guest house

Very large climate-controlled storage under guest house

Easily expandable guest house (foundation ready, allowable floor area)

2 stand-by generators (one by road and one behind garage)

Garbage directly picked up from storage area at side

Lower hot tub and pool with extensive lighting (railings) and music

Fully equipped pool house with shower and multi-function stove

Extensive storage at pool, quiet pool equipment room at back

Two story tree fort with safety netting, slide pole, climbing rope

Large lower parking with lower gate access directly to Phoenix Lake

Gas fire-pit with extensive lighting, sound, fridge, water fountain, storage

Large high-end (no ground tire rubber) artificial turf with landscape music

Over 2 acres of completely level land on the total area of just over 3 acres

Large lower storage shed which fits all gardening equipment and toys

Fully fenced, landscape lit tennis court with extra space and basketball hoop

2 bridges and creek with stair access and gate (flows in winter)

3 separate areas with gas barbeques – pool, fire pit, main house

5 lawn areas (upper back lawn easily expanded with retaining wall)

Numerous terraces, paths, and quiet spaces with extensive vegetation

Location is far away from Sir Francis Drake and very serene

Large climate-controlled wine cellar (not included in house square footage)

Separate pedestrian gate access from house to Upper Road

Large attic area currently used for storage (not part of house square footage)

Automation & HVAC control room under house (not part of house square footage)

Entire sewage system recently replaced with Sanitary District Certification

Extensive storage areas under house fully cement sealed and earthquake upgraded

DocuSigned by:

*Dorinda Kaitlen Lewis*

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