

## **2580 Dixie Hwy. Upgrades-Features-Amenities-Inclusions**

New insulated overhead garage door  
New Wi-Fi garage door opener  
New roof in the front and newer roof in the back  
New tinted insulated glass with new window frames  
New front door  
New paint inside and out  
Ring doorbell and 7 ring cameras  
New alarm with smoke and C/O  
All new electric service panel with all new elect in the entire building with LED lights  
New duct work  
Heat in the back with A/C and heat in the front  
Complete Sonos sound system - 6 speakers  
2 slim wall mounted TVs  
Power remote roller shades  
Kitchen with microwave, dishwasher, disposal, under counter fridge, granite counter tops, adjustable shelving in the new cabinets, full set of dishes ,full size sink  
Live edge wood table with 6 bar stools  
4 Lounge chairs, area rug, coffee table  
Rood runner neon sign  
Pin ball machines  
Rolling toolboxes with a wood counter and slat wall above and 2 stools  
Built in vacuum system  
Hot and cold water at the hose  
Full size hot water tank  
Air compressor  
Buit in power washer  
Floor drain  
Nest Wi-Fi thermostats  
Safe with a key and combo  
Full size fridge / freezer with ice  
Built in shelving and cabinets in the office closets  
2 power stand/ sit desks with 2 chairs  
2 LED table lamps  
New steel main door to the exterior  
Full bathroom with a shower and a bidet toilet  
Bright dusk to dawn exterior lights  
All new metal framing with insulation in the wall and ceiling  
New ceiling tiles and micro grid

All new wood trim and doors  
Knox-box with the fire department  
New carpet and epoxy floors  
Ceiling fan with remote  
Gas hook up for a BBQ