

# INCLUSIONS & EXCLUSIONS

THE TIMBERS AT THE PINERY  
9359 Hidden Pines Court Parker, CO 80134



## INCLUDED

### Basement:

- Miele espresso/coffee machine
- Kitchen aid double drawer dishwashers
- Sub z drawer beverage fridge & freezer
- Sharp drawer microwave
- Pool table & associated rug
- Theater chairs x 8, bar stools x 8 (theater and bar)
- American security safe and cabinet safe in collectors room
- Urc av system (component rack with house control panels, house speakers, receiver, amplifiers, router), home theater system (projector, screen, speakers, and urc)

### Outdoors/Garage/Shop:

- Electric lift in shop
- Attached ring security
- Rachio sprinkler controller
- Gardening rack in nursery
- Spare building materials from house construction & repairs in attic and garage
- Bbq grill on porch
- Bbq grill built in patio
- Gas heaters in patio and in shop
- Zephr patio outdoor fridge
- Front water feature pump
- Backyard fire pit
- Outdoor flowerpots in yard on drip system

## INCLUDED

### Main Floor/2nd Floor:

- Sub zero refrigerator
- Wolf double ovens
- Miele dishwasher
- Samsung microwave
- Wolf warming drawer in butlers pantry
- Wine refrigerator in butlers pantry
- Hot tub
- Tv's x 4
- Mirrors in master closet and all bathrooms
- Ro system under vegetable sink
- Water softener
- Tv's x 2

## EXCLUDED

- Seller's personal property
- Staging items
- Miele washer & dryer
- Unattached sonos speakers
- Unattached ring cameras
- Diamond-plated cabinets and wall shelves (on brackets) umbrellas and outdoor tables/chairs/couches /end tables/rugs/ blue clay pots