

THE HOME THAT SET THE STANDARD FOR 24 NORTH

31534 N. 24th Drive — Included Items

\$174,420 in documented Shea options. Sold 26.8% above the same-plan baseline when new; offered today only 4.6% above it.

Editable working schedule — draft until seller and listing agent complete the confirmation fields

CONTROL RULE

The final MLS fields and executed purchase contract control. Complete model/serial/remote/accessory details before listing activation.

Status key

Status	Meaning
INCLUDE	Seller intends item to transfer.
FIXTURE	Installed component expected to transfer with the real property.
CONFIRM	Decision or inventory detail still required.
EXCLUDE	Item will not transfer; identify clearly in MLS/contract.

1. Interior and technology

Area/item	Working status	Details to complete	Contract/agent notes
Living-room television + mount	INCLUDE	Brand/model/serial; remote; power cord	
Additional television(s) + mount(s)	CONFIRM	Room/location; brand/model/serial; remotes	
Whole-home sound / speakers	INCLUDE	Speaker locations; receiver; controls; manuals	
Streaming/network components	CONFIRM	Identify seller-owned vs. provider equipment	

Area/item	Working status	Details to complete	Contract/agent notes
Security/camera equipment	CONFIRM	Components, subscription, reset/transfer process	
Window blinds/shades	INCLUDE	Confirm all rooms	
Curtains and rods	INCLUDE	Confirm all rooms and tiebacks	
Custom built-ins/floating shelves	FIXTURE	Photograph and inventory by room	
Installed model-home artwork/decor	CONFIRM	Identify only permanently installed pieces	

2. Kitchen, laundry and appliances

Item	Working status	Details to complete	Contract/agent notes
Built-in refrigerator	FIXTURE	Brand/model/serial; manuals	
Wall ovens / microwave	FIXTURE	Brand/model/serial; accessories	
Cooktop / hood	FIXTURE	Brand/model/serial	
Dishwasher	FIXTURE	Brand/model/serial	
Washer	INCLUDE	Brand/model/serial; hoses	
Dryer	INCLUDE	Brand/model/serial; power cord/vent	

3. Garage and fitness-use area

Item	Working status	Details to complete	Contract/agent notes
Garage television + mount	INCLUDE	Brand/model/serial; remote	
Garage audio components	CONFIRM	Identify included components	
Garage storage/shelving	CONFIRM	Fixture vs. movable items	
Epoxy garage floor	FIXTURE	Permanent improvement	
Garage-door remotes	INCLUDE	Count remotes/keypads	
Exercise equipment	EXCLUDE	Confirm removal before photography	
Garage sink	NOT PRESENT	Floor plan has been corrected to remove it	

4. Backyard and outdoor living

Item	Working status	Details to complete	Contract/agent notes
Permanent L-shaped outdoor kitchen/bar	FIXTURE	Photograph; confirm accessories	
Built-in stainless propane grill	FIXTURE	Confirm operation; buyer supplies propane tank	
Outdoor bar stools — four	INCLUDE	Confirm condition/count at transfer	
Vertical flower-wall planters	FIXTURE	Clarify plants/irrigation treatment	
Planters/potted plants	CONFIRM	Identify included vs. removed	
Hose/reel and garden tools	CONFIRM	Seller decision	
Outdoor décor	CONFIRM	Inventory only if included	

5. Keys, controls, manuals and handoff

Handoff item	Count/location	Complete
Front-door keys / smart-lock codes		☐
Mailbox keys		☐
Garage-door remotes/keypad code		☐

Handoff item	Count/location	Complete
TV/audio remotes		☐
Appliance manuals/warranty records		☐
Home-warranty transfer documents		☐
Termite-warranty documents		☐
HOA/access/amenity information		☐

6. Final approval

Seller confirmation: _____ Date: _____

Listing-agent reconciliation: _____ Date: _____

Notes / exclusions to state prominently:
