

Items included in the purchase of 21 Estate Pearl, St. Thomas, VI page 1 of 2 , as of April 20, 2023

Window treatments:

1. All

Front porch:

1. (1) wicker table and 2 chairs

Foyer:

1. (1) wall art, 3 pieces.

Living room:

1. (1) 55in TV and Roku soundbar
2. (1) TV hutch
3. (1) sofa sleeper sectional
4. (2) end tables
5. (2) lamps
6. (1) coffee table
7. (1) bookshelf (behind couch)

Dining room:

1. (1) kitchen table and (4) dining room chairs
2. (1) mirror

Kitchen:

1. (1) bar stool
2. (1) fridge, (1) microwave, (1) four-burner gas stove, (1) dishwasher

Laundry:(1) LG stackable front-loading smart washer and dryer (gas)

Guest bedroom:

1. (1) headboard,
2. (1) queen size bed with bedding
3. (1) hutch

Primary bedroom:

1. (2) bedsides lamps
2. (1) headboard
3. (1) King size bed
4. (1) arm chair
5. (1) floor lamp

Primary bedroom closet:

1. (1) chest of drawers
2. (1) stackable shoe rack

Back deck/side yard:

1. (1) Outdoor dining table, four (4) chairs, and (1) umbrella.
2. (1) Outdoor shed - empty
3. (1) overflow cistern – unfiltered water
4. (1) whole house Pelican UV water filtration system
5. (1) Battery back-up solar system with (18) 280 WATT solar panels
 - a. Solar system model: Sol-Ark-12K-P, 12kw MPPT 9kw charger split phase inverter
 - b. Battery back-up: FORTRESS Power eFlex 5.4kWh battery
6. (1) Solar Hot Water Heater, 80 gallon.