

## **OTHER AMENITIES AND INFORMATION CONCERNING 1045 YAUPON CREEK ESTATES**

### **The following will convey:**

- refrigerator in the house and barn
- washer and dryer
- all window coverings and shades
- built-in patio screens
- well house pump equipment
- pressure tanks
- water softener
- water filters
- gates (main gate is electronically operated)
- deer feeder
- gun safe in house garage
- welding table in barn
- floor fan and swamp cooler in barn

### **Other features to know about:**

- there is an EV charging station in the shop
- the pool is gunite, heated and all pool equipment remains
- there are 2 fireplaces (inside-gas logs, outside-woodburning)
- house has blown in insulation in rafters and foam insulation in roof joists. The barn is completely insulated.
- master bedroom has large walk-in closet and large ensuite bath
- owned security system in both barn and house
- there are both underground and above ground propane tanks
- the Starlink satellite dish is negotiable

- refrigerator/freezer in the garage storage closet does **not** convey
- newly planted fruit trees
- outdoor wood burning fire pit
- irrigation system waters lawn areas around house, barn and pool
- landscaping lighting around house
- party lights on pool deck, barndo patio and outdoor firepit
- video surveillance equipment in house
- car lift in shop
- small hoist in barn