

## **What Conveys Outside and in the Pool Bathroom/Laundryroom:**

Washer (in pool bathroom located off the pool deck, for use by guests); \$125

Electric dryer (in pool bathroom located off the pool deck, for use by guests); \$100

Outdoor shower with hot and cold water (located on pool deck outside the pool bathroom); \$100

Saltwater pool supplies (salt, chemicals, pole net, pole brush, pool vacuum, insulated pool cover for fall and winter); \$250

Saltwater pool and deck with stadium-style steps into yard; \$2000

1 dock box on the pool deck for pool toys and floats with additional pool toys and floats, beach umbrella and baby pool in the garage; \$200

2 deck “pods” (the large, black hanging loungers) on the pool deck; \$100

2 black metal chairs and matching black metal side table on the pool deck; \$100

2 white rockers on the patio under the balcony; \$100

2 white rockers in the front of the house; \$100

1 children’s tree swing in the side yard; \$15

5 garden hoses and hanger/storage for 4 of them and 1 watering wand; \$100

Automatic watering timer for plants on the larger of the 2 pergolas; \$25

Pyle wireless speakers mounted on the larger of the 2 pergolas; \$25

Propane gas grill; \$50

Trash can and recycling bin; \$25

Wall-mounted hooks and hangers for garden tool storage and built-in shelving in the Carriage House garage; \$300

Workshop cabinetry in the workshop off the main house garage. \$75

All outdoor pots and the plants/flowers in them—a mix of live and artificial. These include:

7 large planters holding vines for the pergolas over the pool deck (5 of those are on the deck itself and 2 are out of sight between the deck and the side yard fence); \$250

2 medium-sized pots with large plumeria to the right and left of the pool deck steps; \$175

1 medium-sized blue ceramic pot with flowers on the pool deck; \$25

4 hanging pots with flowers on the largest of the 2 pergolas; \$100

1 hanging plant on the crepe myrtle in the side yard; \$10

2 hanging plants with flowers on the upper balcony posts; \$50

1 large pot on casters with a lime tree and parking sign in front of Carriage House; \$125  
2 pots with plants to the right of Carriage House door; \$45  
2 pots to the left of Carriage House garage door; \$25  
2 XL pots near the main house garage door with a bay laurel, an olive tree and hydrangeas; \$300  
2 tall ceramic pots with mix of live and artificial plants on either side of front door; \$100  
and  
2 large dish-shaped blue ceramic pots with succulents on either side of front door. \$50  
1 clay "wall garden" for planting herbs. \$25

## **What Conveys Inside:**

**All furnishings, décor, kitchenware, and linens for the downstairs apartment convey. This includes:**

1 queen bed (frame, boxsprings, and mattress with mattress protector), headboard, top sheet bottom sheet, quilted cover, 4 bed pillows each with pillow protector and pillowcase, and decorator pillows; \$175

2 throw rugs either side of the bed; \$25

2 night stands with lamps; \$100

Small padded storage bench/seat under one of the night stands; \$25

6-drawer lingerie dresser; \$100

2 pieces of wall art in bedroom; \$50

Various beach/ocean themed décor items in bedroom and bathroom; \$75

Luggage rack, laundry basket, iron, ironing board; \$50

New blue sofa; \$300

New white leather electric recliner; \$275

Roku TV mounted on wall and remote control; \$100

Floor lamp, coffee table, TV console (the furniture below the wall-mounted TV), 1 white throw blanket, games and basic office supplies; \$100

New blue indoor/outdoor carpet; \$75

2 pieces of art above sofa; \$25

Refrigerator with ice maker; \$125

Convection microwave oven with fan, installed; \$100

Baker's rack; 75

Wheeled butcher block cart; \$75

Bar-height table and 4 bar-height dining chairs; \$250

Large wall mirror; \$50

Cuisinart coffee maker, coffee grinder, toaster oven, toaster; \$50

2-burner electric glass cooktop, installed; \$75

Blinds installed on 3 windows and the door and custom decorator curtains in the bedroom; \$175

Bathroom floor mat, 7 bath towels, 8 hand towels, 5 wash cloths, blow dryer, emergency first aid kit (all these currently located in the downstairs bathroom); \$100

2 beach towels, beach bag, beach mat, plasticware for use by the pool; \$75

Additional spare linen located in the downstairs owner's closet includes: 4 bath mats, 3 queen-sized blankets (2 tan and 1 white), 6 hand towels, 8 pillow cases, 3 pillow protectors, boxes of tissues, shower wash, condition and shampoo. \$125

Charmin toilet paper, paper towels and holder, fire extinguisher, kitchen dish drying rack, dish towels and dish clothes, kitchen hot pads/mits, cleaning supplies, built-in dish soap pump, additional soap/shampoo/conditioner, hospitality sundries (tooth brush, toothpaste, etc); \$75

Cutlery, dishes, drinking glasses, crystal drink tumblers, wine glasses for 4 people; \$100

Blender, crockpot, high quality pots and pans, colander, cutting boards, knives, baking dishes, mixing bowls, salad spinner. Coffee and tea supplies. Trash can in kitchenette and in bathroom. Folding stepping stool and broom/dust pan next to refrigerator. Wall-mounted coat hooks. Entry door mat; \$125

Keyless/wireless entry system installed and custom sign with printed instructions; \$75

Owner-developed Guest Welcome Book with helpful information about the area and this AirBnB and house rules; \$125

**All furnishings, décor, kitchenware, and quality white linens for the Carriage House (the separate 2-bedroom apartment) convey. This includes:**

2 queen beds (platform, bedskirt and mattress) and headboards with built-in reading lamps, quality white bed linens (mattress pad, fitted sheet, top sheet, coverlet, 4 bed pillows, 4 pillow cases, and 4 washable protective pillow covers on each bed), decorator pillows, 2 spare white cotton blankets located in the bedroom cupboards; \$400

1 desk chair, 1 custom stool, 2 magnifying mirrors for make-up; \$100

Custom window seat cushions; \$300

Baskets for open shelving under window seats, 1 basket in each bedroom's storage cupboard, coat hangers, 1 ironing board and iron, 2 luggage racks; \$100

Custom room darkening blinds on 4 bedroom windows, custom sun shade roller blinds and custom decorator curtains in living room; \$500

4 nightstands, 3 wall mirrors (2 in the bedrooms and 1 at the top of the stairs covering the electrical panel); \$100

Decorator items above kitchen cabinets and in bedroom lofts, large decorator wall clock over kitchenette area, 4 large pieces of art (1 in living room, 1 in forward bedroom, and 2 in back bedroom); \$400

1 throw rug in back bedroom and 1 rug in living room (all washable), games and puzzles in nook of forward bedroom; \$25

2 leather rocker/recliners and 2 accent chairs, 1 half-moon TV console and 1 end table; \$300

3 Roku TVs mounted on walls in the living room and bedrooms with 3 remote control; \$300

1 light green throw blanket. 2 spare queen-sized blankets. 2 hair dryers, 2 small trash bins in bathrooms, 1 kitchen trash bin, 1 kitchen recycling bin. \$50

Each of the 2 bathrooms has: 1 bath mat, 3 bath towels, 4 hand towels, 3 wash cloths, 2 make-up towels, 1 blow dryer, 1 laundry hamper and 2 beach towels. There is 1 emergency first aid kit, 1 beach bag, 1 beach mat and 1 decorative wooden box with hospitality sundries (spare tooth brush, toothpaste, deodorant, etc). \$100

Refrigerator with ice maker; \$125

Convection microwave oven with fan, installed; \$100

Induction hot plate with pots and pans, countertop oven and baking dishes, electric griddle, electric skillet, blender, Keurig coffee maker, coffee and tea supplies, plasticware for use by the pool, fire extinguisher, dish drying mat, dish towels and clothes, kitchen hot pads/mits, kitchen utensils, silverware/dishes/glasses/wine glasses for 4 people. Folding stepping stool and broom/dust pan next to refrigerator. \$300

Wall-mounted coat hooks, entryway mirror, interior door mat and exterior door mat; \$40

Keyless/wireless entry system installed. \$50

Owner-developed Guest Welcome Book with helpful information about the area and this AirBnB and house rules; \$125

Additional supplies in the owner's closet at the top of the Carriage House steps: Baby gate for top of stairs. Pac 'N Play (small folding baby bed) with spare sheets. Shark vacuum cleaner, Swifter mop/floor cleaner, broom and dust pan, and other cleaning supplies. Spare beverage glasses, make-up towels, sundries (toothbrushes, toothpaste, etc); \$75

3 dish towels, 5 bath mats, 4 bath towels, 4 hand towels, 1 beach towel, 9 wash clothes. Bottles of shampoo, soap, conditioner, foaming hand wash refills, dish soap, and make-up remover. Tissues, trash bags, some spare dishes. 6 pillowcases (4 of them new and still in the packaging), 2 new pillow protectors still in the packaging. 2 bottom sheets, 3 top sheets. 1 spare comforter. 1 new complete set of queen sheets, still in packaging, 1 new mattress protector still in packaging, 1 new mattress encasement still in packaging. 1 new bedskirt, still in packaging. \$175

**From the upstairs main house the following conveys:**

The mounting hardware on the wall in the living room (the TV in the living room does NOT convey); \$15

The small, white, square-shaped marble-topped storage table next to the soaker tub in the master bath. \$75

Side-by-side refrigerator with ice maker and water dispenser; \$350

1 small chest freezer (in pantry); \$50

GE Profile convection microwave oven with fan, installed; \$150

GE Profile slide-in 5-burner gas stove and oven with continuous grate, additional griddle, “pot boiler” burner, extra low heat burner and warming drawer; \$275

Washer (in pantry); \$150

Gas dryer (in pantry) \$100

**Total: \$13,125**

**What I really like about this house:** I love the way I feel when I get to the top of the steps and look out any window—or when I’m sitting on the couch looking out the front window. I see treetops, lawn. I don’t see my neighbors’ houses. I love my kitchen with mostly open concept but the stove is tucked out of sight. I love the 100% opening drawers that are soft close. I love the fact that there are so many drawers in the kitchen! I love the big pantry. I love the high ceilings in the living room and master. I love the big master bedroom and big closet with custom shelving. I love my soaker tub! I love the wood-look tile flooring. It looks good AND is super easy to care for and virtually indestructible. I love hosting on AirBnB and meeting interesting people and I always love hearing from them how much they love it (and I love the \$\$\$). I also love blocking off the AirBnB calendar and having family and friends come stay for the holidays (and they love to come). We hosted 28 people this last Thanksgiving (we set up tables in the Carriage House garage). The kids were riding their bikes in the back, tossing frisbies and footballs. I love it that the space is all right where I need and want it (a big kitchen and master bedroom w/en suite). I love the floor to ceiling windows. I love the solar panels and our low low electric bills! I love the yard space because I love to grow food. I have a lime tree in a pot, a blood orange, a peach, an apple, blackberries, bay laurel, bananas, fig, and asparagus that are all perennial (easy peasy). I love that the community is boating friendly and RV friendly (no HOA). We built the Carriage House to house our ski boat, but then we sold the ski boat and bought a bigger boat on a trailer. We were able to keep our big boat parked beside the house—no problem! Finally, I’m really proud of the AirBnBs. I love to hear people’s responses when they first see the inside of the Carriage House!

## **What does NOT convey:**

The grey and white patio furniture, 12 pieces in all, does not convey. This includes the dining table and 4 chairs on the pool deck, the bar-height table and 2 matching bar-height chairs on the balcony, and the bar-height table and 2 matching bar-height chairs on the patio below the balcony.

The TV in the main house upstairs living room does NOT convey.

All items in the main house upstairs do NOT convey, with the exception of the small white marble-topped table next to the soaker tub in the master bath, the washer and dryer, stove/oven, refrigerator and chest freezer.

In the main house downstairs, the foyer has art, décor and a marble table. Items in the foyer do NOT convey.