

INCLUSIONS & EXCLUSIONS – 8987 Grand Lake Estates

INCLUDED IN SALE

- All mounted TVs
 - Fireplace logs
 - Washer & dryer sets (both upstairs and downstairs laundry rooms)
 - Kitchen refrigerator
 - Wine bar refrigerator
 - Nugget ice machine
 - IKEA master closet system
 - Garage shelving (both attached and detached)
 - Air compressor
 - Electric hose reels (detached garage)
 - Deer feeder
 - Fish feeder
 - Duck boxes
 - Pool and spa equipment
 - Outdoor kitchen (built-in components)
 - Window treatments including electric shades
 - Invisible fence system
 - Patio roll out shades
 - Other two boats can stay
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EXCLUDED FROM SALE

- Safe(s) (garage and primary closet)
 - Workbenches
 - Toolboxes
 - Primary bedroom dressers
 - Beds in both children's rooms
 - Yellow boat in pond area
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NEGOTIABLE ITEMS

- Dog kennels
 - Pantry refrigerator/freezer
 - Garage freezer
 - Patio/outdoor furniture
 - Black cabinet in main living area
 - Additional furnishings may be negotiable
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IMPORTANT NOTES

- Some furnishings may be included with an acceptable offer

- All inclusions, exclusions, and negotiable items are subject to final contract terms
- Buyer and buyer's agent to verify all items prior to closing
- HOA amenities -Park, pickle ball court and golf course for a fee (it is public)