

## **4227 Maison Rouge helpful information & non-realty items included in the purchase**

1. The area behind the house is referenced as a “Common Court” on the Pirates Beach Section 2 plat of record. This area is owned by the HOA and will remain as the open area/nature preserve for full open beach view.

2. Fencing is allowed should buyers prefer a closed in yard

3. The following furnishings go with the house:

- the living room furniture, rug, TV, wall art, lamps and tables
- the kitchen table, chairs, rug, bookcase and wall art
- Master bedroom bed, rug, tables, lamps and wall art (stain glass window panel not included)
- Guest bedroom bed, rug, tables, lamps and wall art
- Hall runner rug and wall art
- Select kitchen items in the pantry and cabinets can be included, seller is open for discussion
- Upstairs front bedroom includes all beds, tables, chairs, lamps and rug plus closet games (quilts not included)
- Upstairs middle bedroom bed, table, lamp and wall art
- Upstairs back beach room includes the fold out couch, rug, compass, chair and ottoman
- All bed and bath linens are included (quilts excluded)
- Garage and laundry level: W/D, all shelving, beach toys, and select shop items included
- All front deck furniture and Rubbermaid storage with Brown Jordan cushions
- All back deck chairs
- Rubbermaid storage with beach chairs on garage level
- All under bed storage units included

4. The outer deck door by the lift has a separate key. The electrical breaker box and tankless water heater are located here.

5. The home has never been used as a rental property however this area can rent should that be of interest