

UPDATES, EXCLUSIONS AND INFORMATION TO:
1535 MEMORIAL DRIVE

- Added concrete to the widened the driveway
- 3-car garage; with the 3rd bay is drive thru to a covered carport located beside the pool house in the back
- Entergy Electric Company added a new electrical meter/repair
- Added electrical outlet for generator on driveway side of home
- Added gutters to the back of the home and along the garage
- Leaf guard gutters along the north side of the garage
- Added Shiplap accent walls to the front entry way, formal dining room, office, primary bedroom, guest bathroom and behind toilet
- Added custom double barn doors between formal dining room and office for privacy in the office; with matching hardware as rest of the home
- Added the glass French doors to my office that were my grandmothers; refurbished; has original hardware and original glass doorknob;
- Added custom cabinets and shelves in the office with a built-in desk, with built-in filing cabinets, drawers and to corner to hang bags; all knobs match the rest of the original knobs in the home
- Added a custom cabinet with drawers to fold and hang the clothes in the laundry room
- Added matching wooden shelf above the washer/dryer (shelf will remain)
- Added a base for the washer/dryer to sit on to raise it up
- There is a 220 -volt in garage; prewired several outlets
- Added a 220-volt outlet to the secondary bedroom (for a tanning bed)
- Added a mini split (cold & heat) to the pool house (leaked on wall)
- Added washer/dryer connections to the pool house
- Added stand up shower to pool house
- Added kitchenette to the pool house
- Replaced old windows with new low-e windows approximately one year ago
- Added recessed LED lights to pool house
- Added a custom single barn door between the primary bedroom & vanity (hardware to match the rest of the home)
- Added front door & screen door to pool house approximately one year ago
- Built a covered porch to the pool house; replace porch that didn't have a cover
- Pool house bathroom door was widened to fit the washer/dryer when installed
- Pool house is internet ready; wires already ran to the outside of the pool house just need to run the wires into the home;

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- Added a concrete pad (approximately 10 x 10) for the gazebo; Gazebo has fan; added GFCI outlets
- Added electrical outlets under the patio; added tv and fan to patio
- Replace new water lines from the water meter to the house in the front yard
- Added new light fixtures to the formal dining room, kitchen, laundry room and front entry
- Added new ceiling fan to the breakfast room & office
- Added a custom-made screen door for the breakfast room leading to patio
- Added a LED light fixture to back door porch
- Added a glass door between the laundry room and breakfast area
- Removed old duct work and replaced with new replaced 10/2019
- Added 6 inches of installation in the attic and over the front porch
- Added (2) storage sheds with lofts; approximately 10 x 12; with 12 ft ceilings
- Added back patio with insulation and new wood on the ceiling
- HVAC is serviced 2x a year and maintained; Added new a/c fan, added second air return to hallway; replaced fan motor (2025); replace capacitor/added freon
- All rooms with carpet have been recently professionally cleaned
- All tile floors have been recently resealed
- Added PEX water lines from the back door to the pool house due to a freeze; broke the pipe but no water inside home or garage
- Added all recessed LED lights to home
- Repaired chimney mortar with a new cap
- *Stain on entry way shiplap wall; a bottle of red wine was broken, and I cannot get the stain out
- Fence is approximately one (1) year old on the south side property and on the northeast side maybe two (2) years old
- Fireplace is wood and/or gas; Added gas logs to the fireplace;
- Pool skimmer replaced on 10/2021
- Added GFCI outlets under the patio/TV will remain with home under patio
- Added new kitchen water faucet 10/2026
- Added GFCI to primary bathroom, guest bathroom and pool house
- Added (3) French drains to the back patio area/extended the patio
- Pool light doesn't work and hasn't since we moved in 7 years ago

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EXCLUSIONS

- (2) porch swings hanging on the front and back porch
- Vintage turquoise mailbox on front porch
- TVs located in the living room/primary bedroom, pool house and one located in the secondary bedroom in the closet
- (2) antique glass windows hanging on fireplace and kitchen window
- Wooden rocker under the gazebo
- Patio table with umbrella on pool deck
- Ring cameras located at front door, back yard, driveway & spotlight;
- Pool house refrigerator
- Pool house washer & dryer
- Work bench located in the garage
- Safe located in secondary bedroom
- Shower curtain located in the guest bathroom and pool house
- All personal décor, signs & etc.
- TV sound bar located in the living room (shelf & tv mounts remain)
- Washer/dryer located in the home laundry room
- Refrigerator in House

REMAIN WITH THE HOME AND POOL HOUSE

- Kitchen island
- TV that is mounted on wall in secondary bedroom and TV
- TV on back porch
- All curtains and curtain rods
- Lounge (2) chairs with blue cushions
- Hall tree located in the entry way (white)
- Gas logs in fireplace
- All lights located on the front porch, patio and pool
- Cabinet (brown wooden top with white base) located in the formal dining room; as well as the huge shredder that is inside will remain with the home; this cabinet matches the office built-in

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CON'T-REMAIN WITH HOME AND POOL HOUSE

- cabinets in the office and was custom built to hold the large shredder; it pulls out to use the shredder;
- Vintage Armoire located in the pool house will remain with the home used for hanging clothes since there is no closet
- Electric stove will remain in the pool house
- Mount for tv only will remain in the pool house (TV excluded)
- (2) pool loungers with blue cushions on pool deck
- All outdoor rugs located on patio
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