

INCLUDED/EXCLUDED ITEMS

The following items are either included or excluded with the listing unless otherwise negotiated. Please submit a signed copy of this sheet with an offer.

Included:

- All kitchen appliances
- Refrigerator in basement
- Murphy bed
- Shelves in the mechanical room
- Exterior TV enclosure and TV mount
- Exterior fold-down bar
- TV mount in basement over fireplace
- TV mount in living room over fireplace

Excluded:

- Washer
- Dryer
- Electric fireplace in upstairs bedroom
- Blue bookshelves used as a divider in upstairs bedroom
- Shelves in the basement storage closet

Available for Purchase:

- Pool Table - (including table, balls, rack, cues, cover & rug)
- Mustard colored chair in the Derby room
- Rolling cart (without the wooden boxes underneath) in the Derby room
- Kids play area countertop, with food and cash register
- Kids black table with 2 chairs (not the black ones)
- Rug under the kid's table
- Rustic chest beside the washer & dryer
- Patio furniture outside
- Outside TV and basement TV
- Dining table & chairs
- Coffee table in the family room
- Wine room sign

Available for Purchase (continued):

- Gray coach in the upstairs bedroom
- Gray rug in the upstairs bedroom
- Desk in the guest bedroom (by the attic door)
- Black cart in the hallway by the master bedroom
- Bookcases (2) in the master bedroom