



Upgrades & Features

2215 Stableridge Dr, Conroe, TX 77384

- 2 new digital A/C units 2.5T/4T GSX16 & furnace, evaporator & condenser (9/11/19)
- Morrow Mechanical Warranty: 20-year heat exchanger, 10-year parts
- 2-year labor
- Full efficiency apartment
- Huge gameroom and additional room above garage
- Private lot
- Oversized 3 car garage
- Lots of storage – 2 Texas Basements
- Tiki Hut/Bar
- Fixture updates

SELLER'S EXCLUSION LIST

Property Address: **2215 Stableridge Dr., Conroe, TX 77384**

✓	INDOORS	LOCATION
<input type="checkbox"/>	CURTAINS AND RODS, DRAPERIES AND RODS, VALANCES, BLINDS, TOWEL RACKS OR WINDOW SHADES	
<input type="checkbox"/>	WALL TO WALL CARPETING, AREA RUGS	
<input type="checkbox"/>	MIRRORS FIXED IN PLACE, DECORATIVE MIRRORS, DECORATIVE HARDWARE	
<input type="checkbox"/>	FIREPLACE SCREENS / GAS LOGS OR ROCKS	
<input checked="" type="checkbox"/>	FLAT SCREEN TVS, TV MOUNTS, MEDIA ROOM EQUIPMENT, TV ANTENNA, SATELLITE DISH, BUILT-IN SPEAKERS	Den
<input type="checkbox"/>	BOOKSHELVES ATTACHED OR APPEARING TO BE ATTACHED TO WALLS	
<input type="checkbox"/>	BUILT-IN KITCHEN EQUIPMENT INCLUDING BUILT-IN COFFEE POTS, TOASTER OVENS, MICROWAVES, POT RACKS	
✓	OUTDOORS	LOCATION
<input type="checkbox"/>	WINDOW SCREENS, SHUTTERS, AWNINGS, MAILBOX	
<input type="checkbox"/>	SWIMMING POOL EQUIPMENT, PORTABLE SPA	
<input type="checkbox"/>	SHRUBBERY AND PLANTS	
<input type="checkbox"/>	PERMANENTLY INSTALLED OUTDOOR COOKING EQUIPMENT	
<input checked="" type="checkbox"/>	SWING SETS, PLAYGROUND EQUIPMENT, BASKETBALL GOALS	Backyard
<input type="checkbox"/>	FOUNTAINS, BIRDBATHS, STATUES AND LIGHTS IN YARD	
<input type="checkbox"/>	WORKBENCH OR SHELVES IN GARAGE OR STORAGE AREAS	
✓	MISCELLANEOUS	LOCATION
<input type="checkbox"/>	CEILING FANS, ATTIC FANS, LIGHT FIXTURES	
<input type="checkbox"/>	HEATING AND AIR CONDITIONING UNITS AND EQUIPMENT	
<input type="checkbox"/>	BUILT-IN SECURITY, FIRE EQUIPMENT	
<input type="checkbox"/>	LIGHTING, PLUMBING FIXTURES, WATER SOFTENER	
<input type="checkbox"/>	GARAGE DOOR OPENERS & CONTROLS, USE & CARE MANUALS FOR APPLIANCES	
<input type="checkbox"/>	CENTRAL VACUUM AND ACCESSORIES ✓ included	
<input checked="" type="checkbox"/>	OTHER PERMANENTLY ATTACHED ITEMS: Pool / Ping Pong Table & Bar Set (unless negotiated) Kitchen Island Included	Up Stairs Garage Kitchen Game Room

DATE: 9-22-19

SELLER: Curtis Hunsinger
SELLER: Krystal Hunsinger

DATE:

BUYER: _____
BUYER: _____