



Why We Love Our Home

Property Address: _____

Fantastic neighbors

Great fishing

Beautiful lot front & back

Safe neighborhood



Seller Exclusion List

Property Address: 11443 Grand Pine

Please check or circle any of the following items that you will be excluding from the sale of your property:

Curtains and Rods, Valances _____

Decorative Mirrors, Mirrors over bathroom/powder room sinks _____

Decorative hardware, Cabinet door/drawer pulls; Towel Racks _____

Ceiling Fans, Light Fixtures, Chandeliers living + master _____

TV Wall Mount Hardware, Satellite Dish, Media Equipment _____

Window A/C units _____

Beverage refrigerators, separate ice makers _____

Built-in Security, Fire Equipment _____

Garage door openers and controls _____

All swimming pool/spa equipment and maintenance accessories _____

Shrubbery, plants and other landscaping rocks, etc _____

Permanently installed outdoor cooking equipment _____

Fireplace screen, Gas Logs or Rocks _____

Swing Sets, Playground Equipment, Basketball Goals _____

Fountains, Bird Baths, Statues, Yard Lighting _____

Bookshelves, attached or appearing to be attached to walls _____

Workbench or Shelves in garage or storage areas _____

Other permanently attached items _____

Seller: Jan Brubaker Date: 10/23/20 Buyer: _____ Date: _____

Seller: UP Brooks Date: 10/23/20 Buyer: _____ Date: _____



Property Improvements

Property Address: 11443 Grand Pine

Improvement	Cost	Date
fence	\$7000	8/19
dock decking	\$3,000	"
paint	\$6,000	7/19
boat guanset hut	\$1,500	9/19
new led lighting	\$27,000	7/19
irr pump	\$1,200	7/20
invisible fence	\$1,500	7/19
boat lift cable	\$1,200	6/20
cedar trim front/back	\$1,000	7/19
new security alarm	\$800.	10/1/19
new disposal	\$50.	8/19
new oven & microwave	\$1,300.	7/5/19
- River Rock by porch	\$500.00	3/23/20
- Replace broke garage ^{gate} openers	200.00	8/19/19



Average Utilities

Property Address: 11443 Grand Pine

Month	Year	Electric	Water	Gas
Jan	20	125	60	50
Feb		120	75	55
March		110	75	50
April		120	95	35
May		150	85	40
June		210	100	30
July		230	110	30
Aug		250	120	30
Sept		300	100	30
Oct		280	100	30