

Stephens Exclusions

All stained glass pieces

Refrigerator

Metal shelving - garage & attic space

Curtains & rods

All Artwork

Bottle tree & yard art

Concrete angel

Patio furniture (will sell for \$ 500)

All furniture

Studio form panels

Security System - leased

Notes Upgrades over the years

Fireplace tile & mantel - \$1200

One owner - 25 years

Refinished upstairs tub - 2020 - \$400

New A/C & heating systems - November of 2021 - \$8400.00

New A/C downstairs - 2014 - \$7900.00

New hardwood flooring & carpeting - March 2021 & another time back in 2015 -
Total = \$27k

Range - Samsung - 2018 - \$750

New Electrical box - July 2020 - \$3400.00

New toilets - 2015 - \$1200.00

Dishwasher - 2021 - \$1100.00

Master shower upgrades - 2004 - tile & new enclosure - part of an overall upgrade of tile 2003 - \$9500.00

Roof - 2011 - Insurance claim covered it - 10 year warranty

Sprinkler system front & back - \$3000.00

Level 5 granite throughout - kitchens & bathrooms - 2015 - \$15k

Home is pre-wired for alarm system

Pool - brick work, pergola, outdoor kitchen etc., \$55k - 2015

Garbage disposal - 2019 - \$275.00

Stair upgrades - 2008 - \$1800.00