

Exclusions:

- Outside camera on garage and back patio
- Furniture and décor (I may be willing to negotiate some décor on the walls)
- Rugs and cowhides
- Curtains and curtain rod in nursery (may leave the curtain rod)
- 2nd shower curtain rod that holds curtains at the shower. Shower curtains are excluded
- Washer and dryer
- Refrigerator in garage
- All exterior décor, statues, pots, rugs, lights on back fence
- Mounted TVs and mounts

Upgrades:

Exterior of house:

- Painted brick and trim **\$7,000**
- All around gutters **\$1,800**
- Peak lights on front of house **\$500**
- Solar spot lights in flower bed and on fence **\$100**
- Fence stain **\$500**
- Gas lanterns on garage and entry way **\$5,000**
- Upgraded front door **\$1,000**

Patio:

- Extended patio **\$**
- Fully tiled patio **\$3,000**
- Brick, gas fireplace with mirrored side that has flammable crystals, two granite hearths, granite top, two mantles, and LED lighting at top and at hearths and matching Brick counter/storage with granite top, two stainless steel cabinets, stainless steel wine refrigerator, LED lighting on outside, and hardwired inner cabinetry lights **\$11,000**
- Rocked yard **\$3,000**
- Tongue and groove ceiling with beams **\$1,000**
- Extra large ceiling fan **\$300**

Living room:

- 68" recessed electric fireplace **\$1,000**
- Built-in entertainment center with mantle, granite hearth, granite counters, book shelving, six anti-slam drawers, six anti-slam cabinets **\$15,000**
- Chandelier **\$306**

In between kitchen and living room:

- Corner built-ins with granite counter tops, anti-slam cabinets, and shelving **\$4,000**

Kitchen:

- Sink faucet **\$179**

Dining room or front office space:

- Chandelier **\$400**

Front bedroom/nursery:

- Chandelier **\$137**

Jack and Jill bathroom:

- Light fixture **\$139**

Master bedroom:

- Chandelier **\$169**

Master bathroom:

- Light fixture **\$119**

All through the house:

- Blinds \$

Willing to negotiate or leave with full price offer:

- Kitchen refrigerator **\$1400**
- Cooking smoker **\$200**
- Safe in master closet **\$1700**
- Wine fridge **\$250**

*****Robbie said if someone would like to also purchase our golf cart, they can for an additional price. We bought it brand new, bought it a few months ago, and it cost us \$14k**