

14515 Odell

Details

Items transferring with the sale:

Safe (large) in Closet inside house
TV in Kitchen, Bathroom & Tiki Hut
Deep Freeze and refrigerators in shop
Tiki Hut Bar Stools
All patio furniture (except small iron bistro set)
BBQ Grill on back porch

Items available for purchase:

Golf Cart
Slingshot
Misc. Furniture - ask for specifics

FEATURES:

Air conditioner is approximately 6 years old (buyer to verify if needed)
Roof replaced within the past 6-10 years
Double Pane Windows added Aug 2022
Deck Added Aug 2022
Pool Resurfaced Summer 2022
Pool Pumps replaced Summer 2022
Tiki Hut Roof Replaced Summer of 2022 (can be trimmed if client prefers a shorter hatch overhang)
Aviary is predator proof
Chicken coop has a concrete base and also predator proof
Auto Fish Feeder
Pond is roughly 4' deep to a slope of about 7.5' deep

EXCLUSIONS:

All "beer"/Neon lights throughout the entire property
All Mounts/Taxidermy

Additional Notes:

-Greenhouse/Additional cover for storage at mid-property: This cover was damaged during the ice storm. Additional framing materials are on site to allow the structure to be repaired. Buyer will need to buy a new "tarp" to cover once framing is repaired. Seller will not repair.
-Spa - Requires propane to heat. Propane tank is not currently present on the property, but is plumbed and ready for connection. Propane tank is readily available via local suppliers.

