

LIST OF SELLING FEATURES IN HOME

(ChristyBuckTeam.com)



PROPERTY ADDRESS:

SELLING FEATURES INCLUDE:

→ 4 bedroom Ranches / natural light / open family area.
 Large spacious addition space w/ abundance of natural light & french door access to outside. (addition game room or huge home office area or 2nd living room)
 → 1 acre fenced property surrounded by trees on 3 sides of property. Back house sits high on property / water never close to house during any storm or hurricane.
 Fenced goat pen / chicken pen on property. Double Driveway

EXCLUSION LIST: Stained concrete gravelled large back patio - front + back porch areas. Bayou access ^{3 min walk}
 The following improvements and accessories will be retained by the SELLER and must be removed prior to delivery of possession. Exclusions are permanently installed and built in items that you wish to exclude from the sale of the property. (Example: curtains, curtain rods, flat screen TV's and/or mounts, satellite dish, shutters, mirrors, water softener system, outdoor cooking equipment etc.) Any damage caused by the removal of these items must be repaired as well.

1 block from spacious Carvide Park
 Small Storage Barn / extra storage building
 extra room of kitchen for pizza. High. 12 but for
 home office or dining
 home water softener (paying monthly)
 1 flat screen tv in bedroom
 barbeque pit / outdoor table.

AVERAGE MONTHLY UTILITIES:

Electric: High\$ 320 Low\$ 200
 Gas: High\$ N/A Low\$ N/A
 Water: High\$ 150 Low\$ 75 + water trash service cans + large items

*Note: Utility information is provided by the SELLER. Prices will vary based on rates, usage, provider, and several other factors.