

## Property Items of Interest:

### HOME:

Standing seam metal roof on house and garage approx. 5 years old  
Recent Hardiplank fascia & soffits around home  
Irrigation system  
RV access for hot/cold water, sewer, electrical available (needs to be hooked up)  
Direct TV dish  
Attic re-insulation 2021  
Cedar back fence replaced 2016  
Cedar side back yard replaced 2019  
Window replacement renovation 2012  
A/C mini split Den 11/2020  
Main A/C for house replaced 4/2021

### INSIDE HOME:

Alarm system, ADT w/monitored smoke detectors  
Pantry Elfa adjustable shelving & drawer system  
Master closet adjustable Elfa shelving & drawer system  
Video doorbell  
Water softener  
Bosch electric on demand water heater 2022  
Gas available for kitchen & water heater, currently capped off  
Induction electric stove w/regular bake & convection option oven  
Bathroom lighted ceiling vent/heaters  
Laundry room under counter lights  
Microwave 10/2023  
Dishwasher 2023  
Motion sensitive kitchen faucets, can be manual  
Recent flooring in Den and Primary bedroom  
5 ceiling fans: bedrooms, Den, living/dining area  
Custom mud room bench w/access door to irrigation control box  
Custom blinds throughout home

### YARD/LANDSCAPING:

Outdoor lighting on/around home  
Irrigation system, control box in laundry/mud room

4 large decorative pots  
Custom metal cradled branch supports, front & back  
Metal 6' fence in front w/15' wide electric arched gate/remote operated  
Walk through gate to side of electric gate  
Metal 5' fence on side yard w/walk through gate

OUTSIDE AND STAYS:

Bench swing w/arbor  
Chair swing hanging from tree  
Chicken coop made by Roost & Root formerly Urban Coop Co w/electric door  
Enclosed raised cedar keyhole garden area 8' x 12' 2022  
Greenhouse 8'x8' in 2022/Little Cottage Company  
2 compost bins  
Purple Martin house  
Bird bath (white) overlooking river  
Pool chairs

POOL:

Stone beach entry.  
Polaris pool sweep  
Pentair salt generator  
Pool cover  
Skimming net & brushes  
2 pool storage boxes  
Large clock on fence by pool

GARAGE:

Stereo w/4 outdoor speakers  
Garage metal shelves along back wall  
Wooden shelving along side wall

TAKING WITH:

Swan in backyard  
Bird bath in backyard  
Texas bench at garage door

NEGOTIABLE:

Custom dog kennel/storage in Den  
Cub Cadet 201 Zero Turn 42"  
Pull behind aerator for Cub Cadet  
Pull behind poly cart for Cub Cadet

LOWER BANK NOT PART OF PROPERTY BUT USE IT:

River access with stairs/hand rails/landing/seating area, river view  
2 retaining walls