

From: Len Hamilton lenhamilton@sbcglobal.net
Subject: List of Furnishings, Improvements & Exclusions
Date: March 20, 2026 at 7:46 AM
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Furniture:

Kitchen Table
2 bar stools
Refrigerator w/Ice Maker
Gas Stove
Microwave
Sleeper Sofa
Bar Cabinet/Hutch
Coffee Table and End Table
Side Lamp (Elk horn)
New area rugs throughout
TV
Club Chair
Bench w/Storage
Wood Storage Rack
Dining Table and 4 chairs
Original Jenks Lake Oil painting (DR)
2 Full Bedroom sets including Dresser and Mirror in ea BR
2 Twin Bedroom sets in Loft
Dresser in Loft
Wooden outdoor Furniture
Barbeque
New Wood Racks w/covers (8Ft)

Home Improvements:

New Plumbing
New Electric Outlets throughout
New Lighting Fixtures throughout
Replaced all Window Screens
New Window Blinds throughout
New Joists in Kitchen Ceiling
New quartz counters in Kitchen
Restored Cast Iron Stove in Kitchen
Restored Original Farmhouse sinks and claw tub
New Claw tub enclosure
New 3/4" ply flooring in Loft
New Cabin Loft Exhaust Fan
Paint, Restore and Reinforce Loft Balcony
New Paint throughout
Restore Fireplace
New Fireplace screen
New Hardwood Flooring throughout
Run New Electric to Garage
Sand and Paint front and back decks
Installed new balusters
All new Garage Floor and Interior Walls
Garage exterior walls refurbished
New Garage Transom windows installed
Refurbished Garage Door and new hardware
New Ring Video Cameras installed (Front Door/Garage)

Exclusions:

AC unit (free standing)

CooCoo Clock
Personal decor/belongings
Tool Chest
Garage contents
Kitchenware (will leave some dishes/pots/pans)