Included/Excluded

Included:

- All kitchen appliances, including microwave in basement
- Washer/dryer
- Pergola (13’ x 9’ patio custom sized to fit under) + canvas
- Raised/in-ground garden beds
- Garden fencing
- Underground irrigation line, electronic hose hookup/control panel, and smaller in-garden irrigation lines (I will take these out soon for winter, but leave them to re-install in spring)
- Curtain rods
- Shelving in primary, spare, and basement closet
- Shelving in both bathrooms
- Racks/shelves in garage
- A few spare fencing pieces, carpet pieces, and flooring pieces
- Spare paint for most rooms
- Electric dog fence and control unit
- Fire pit ring

Exclusions:

- Appliances: Wine fridge and table top convection oven in basement bar
- Curtains (at least not the green velvet ones in the living room)
- Tool cart in garage
- Plastic storage shelving in garage
- Stand up freezer chest in garage
- Garden hoses and their stands

Negotiable for a price/bill of sale:

- Riding lawn mower
- Snow blower
- 4 red metal barstool chairs
- Kitchen cart with expandable counter top space
- Outdoor sturdy metal patio table + 6 chairs and cushions + winterized cover
- Metal/tile table top fireplace, propane driven
- Front porch brown egg chair
- Basement office desk
- Glass display case in basement office