INCLUSIONS & EXCLUSIONS

Seller-Provided List for MLS

INCLUSIONS

- Custom Hunter Douglas woven wood shades throughout the home (seller states original cost approximately $12,000).

Basement

- Custom Roman shades on the small window and kitchenette window.
- Blackout Hunter Douglas shade on the bedroom window.
- Climbing and activity wall/set.

First Floor

- Front room off foyer: Hunter Douglas woven window treatment.
- Living room, kitchen and mudroom: Hunter Douglas woven window treatments.
- Living room: custom curtains and custom curtain rod.

Upstairs

- Third bedroom/current design studio: both window treatments.
- Office: both window treatments and Sonos surround-sound system above the couch/soundbar under the TV location.

Outside

- Patio dining table and chairs.
- Outdoor couch, two matching chairs and table.
- Hot tub.
- Shed next to patio door.
- Seller has a removal service arranged for the hot tub and included patio table/chairs if buyer does not want them.

EXCLUSIONS / ITEMS NOT INCLUDED

Basement

- Sliding-glass-door curtain in the living space.
- Bedroom curtains and custom rods.
- Projector and golf software/equipment package is excluded but seller is willing to sell separately. Seller notes launch monitor cost of $6,500 and 4K projector cost of $2,899; installed approximately one year ago.
- TOTO toilet seat.

First Floor - Primary Suite

- All custom curtains, rods and three Roman shades in the bedroom and bathroom are excluded. Seller states original cost approximately $11,000 and is willing to sell separately for $8,000.

First Floor - Front Room / Sunroom

- Front room off foyer: custom curtains and custom rod are excluded.
- Sunroom curtains, Roman shades and custom rod are excluded. Seller states original cost approximately $6,500 and is willing to sell separately for $4,000.

Upstairs

- Bathroom: TOTO toilet seat.
- Loft: window Roman shade.
- Purple and pink bedrooms and bathroom: all window treatments and seat cushions are excluded. Seller is willing to sell separately for $5,000; seller states original cost approximately $7,100 for five Roman shades and two custom bench cushions.

Outside

- Solo Stove.
- All other patio furniture not specifically listed above as included.
- Rainbow playset is excluded but seller is willing to sell separately for $5,000. Seller states original cost approximately $8,500 and notes recent additions of monkey bars and new swings.

Additional Items Available for Separate Purchase

- Televisions with framed millwork in the living room and primary suite are not included; seller is willing to sell them separately.

Note: This document is intended as an MLS reference sheet. Final inclusions and exclusions should be confirmed in the offer to purchase and related transaction documents.