

LIST OF SELLING FEATURES IN HOME

ChristyBuckTeam.com



PROPERTY ADDRESS:

5205 W. Orange st Main House

SELLING FEATURES INCLUDE:

2x6 Framed Home w/ cellulose insulation in walls and Batt/Blow Att.
2-Newer 5 ton HV/AC systems 3yr old standing seam metal/comp cov.
New Low-E/Argon Pan Young Windows, Steel front door, Tile
throughout the first floor, Stone/brick fireplace

Transformed from Victoria To Rustic lodge look

EXCLUSION LIST:

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.

AVERAGE MONTHLY UTILITIES:

Electric: High\$ \$550 Low\$ \$250
Gas: High\$ \$200 Low\$ \$42 — Pool — High\$ 29 Low\$ 20
Water: High\$ \$220 Low\$ \$200

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