

Property Exclusions List

The following items are specifically excluded from the sale and shall not convey with the property:

First Floor

1. All artwork and wall-hanging mirrors.
2. Dining room table and all dining room chairs.
3. Dining room armoire.
4. Grandfather clock located in the front sitting room.
5. Long console table located behind the couch in the family room.
6. Red rooster sculpture located in the family room.

2)



3)



4)



5)



6)



Second Floor

1. Armoire located on the second-floor landing.
2. Primary bedroom bed, headboard, footboard, dresser, and mirror.
3. Dresser located in the bedroom with twin beds (twin beds convey with the property).

2)



3)



Exterior

- Lucky Dog sign.
- Grill.
- Boat.

Boat Information

The boat does not convey with the property but may be purchased separately. The boat was purchased new in 2022, has fewer than 100 hours of use, has been kept on the lift or trailer and covered at all times, and is in like-new condition. Seller will consider selling the boat for \$95,000.