

# Sellers Exclusion List

Property Address: 13620 CR 4224, Frankston, TX

Please check any of the following items being excluded from the sale of the property:

- Smart Home devices (Ring doorbell, cameras, Smart thermostat, Smart lightbulbs, keyless entries, anything "Smart" attached): \_\_\_\_\_
- Refrigerator/Stove/other kitchen equipment \_\_\_\_\_
- Curtains/Drapes/Valances/Rods in the following rooms: \_\_\_\_\_
- Screens/Shutters/Awnings on the following windows: \_\_\_\_\_
- Window blinds or shades in the following rooms: \_\_\_\_\_
- Mirrors fixed in place in the following rooms: \_\_\_\_\_
- Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: \_\_\_\_\_

- Mailboxes and/or Mailbox Keys
- Door keys
- Satellite Equipment & controls
- Television antenna(s)
- Built-in or mounted speakers
- Mounted TV
- Mounted TV brackets
- Window air conditioning units
- A/C or heating units
- Attic fan(s)
- Built in security system
- Built in fire detection unit
- Smoke alarms
- Wiring
- Plumbing fixtures
- Water softener system
- Built-in or attached microwave
- Built-in or attached coffee pots
- Built-in or attached toaster ovens
- Built-in or attached pot racks
- Garage door openers or controls

- Entry gate openers
- Built-in vacuum attachments
- Built-in cleaning equipment
- Swimming pool equipment
- Pool equipment & maintenance accessories
- Above ground pool / hot tub
- Permanent installed outdoor grill
- ✗ Outdoor cooking equipment *The small round bar-b-que*
- Artificial fireplace logs
- Fireplace screens
- Playground/swingset/playhouse equipment
- Basketball goal
- Storage shed, shelves in storage shed
- Shelves/workbench in garage
- Birdbaths, Birdhouses and/or Birdfeeders
- Fish pond and/or fish in pond
- Statues, fountains, yard art
- Yard lights / landscape lighting
- Flag pole
- Shrubs and/or landscaping
- ✓ Other Spice rack + Terra Cota Soldier

SELLER: Jhessa Stone  
Date: 8-1-22

SELLER: \_\_\_\_\_  
Date: \_\_\_\_\_

BUYER: \_\_\_\_\_  
Date: \_\_\_\_\_

BUYER: \_\_\_\_\_  
Date: \_\_\_\_\_

New construction (2006) to look old. Local builder milled the cedar to custom fit walls, Each board perfectly lines up to one next to it. approx 1200 sq. ft. AC/heat.

Interior dog run doors and lower panels are reclaimed from Athens lumber yard that was torn down. The panels in living area are the doors on their specialty lumber closets.

Hidden single unit dishwasher in a drawer.

Refrigerator and microwave are in cabinets with doors that disguise what they are. No modern features in kitchen area are visible.

The cabinet in living area is circa 1800's hand carved. Absolutely no nails or glue were used.

The Chambers stove is a collector's item that was completely restored. It is a 1952 yellow high back model C style 90. Manual and cook book available. Tons of information on internet. There's even a Chambers fan club.

All french doors open to the outside in order to not waste living area and to make wheelchair exit easily and fast.

The shower room is wheelchair accessible. There are no cabinets hindering movement. All walls and floor are subway tiled allowing for person to shower from a chair.

~~The elk pictures are 75 years old. Not available 7-13-23 J&J~~

The camel bag and camel reins and ropes are antiques from Saudi Arabia. (Wall hangings). Available upon request. 7-13-23 J&J

The couch is 30 years old. It is a solid hardwood frame and top of line cushion and fabric. Available upon request 7-13-23 J&J

The bedroom is huge. You can walk around a king size bed and tighten sheets from the back!

There is a real wood burning fire place in bedroom. (no gas)

The black chest of drawers is solid wood and 75-80 years old. It came out of Colonel Moore's historical mansion in Texas City, TX. Available upon request 7-13-23 J.S.

The kitchen cabinet/desk is an old kitchen cabinet from Bellville TX. Available upon request 7-13-23 J.R.

The bathroom is open planning meaning there are no walls to impede wheelchair or walker movement.

The clawfoot white cast iron tub was resurfaced in 2006. The bottom is peeling in some places.

The closet/laundry is small but one can pull clothes out of dryer and immediately put them away. There is area on porch that could be enclosed to make a huge closet. It would be accessed through the door that now exits to the porch. Tommy Davis was the original builder and could do this easily. He is located on the Frankston square in the mural building.

The wrap around porch is the diamond of the house. It is 12" deep w/a total of approx. 86.5 feet in front and 30 feet on the sides.

There is a conversation pavillion with a lit dining area adjacent to house.

Bar-b-que deck attaches to pavillion via plank walkway.

There is an \$800 Traejer bar b q pit that has never been used. Kept under cover entire time.

The lit bar area is adjacent to and outdoor fire pit that is also lit. A chandelier is the focal point of bar.

Beyond the back porch lies a garden gazebo that is setup with benches for gatherings. Makes ideal spot for weddings, outdoor church services, one-of-kind funeral venue or educational performances.

Off to edge of house is a small chicken yard and coop.

Off to itself is a Elich barn-like shed. 9x12 John Deere Zero turn lawn mower goes with purchase.

Adjacent to Traeger Pit is a propane 5 burner 36" cook top.

There is bar-size sink that needs to be installed to the stove. Has been installed w/ running cold water 7-13-23 J.S.

New roof 2019

AC serviced July 2022

Carport added June 2023. 7/13/23 T.S.

Asphalt road added 2020. 7/13/23 J.S.

All out outdoor furniture goes with sale. 7/13/23 J.S.

Tools in shed do not go with sale with exception of John Deere zero turn mower. 7/13/23 J.S.

India wooden figures by fireplace do not go with sale. 7/14/23.

# Seller's Updates and Upgrades

Address: 13620 CR 4224, Frankston, TX

Item	Description and Date/Year
A/C Outside Condenser	<i>C. Woods maintenance 8: July 22</i>
Coil/Furnace	
Curtains/Blinds	
Ceiling Fans/Light Fixtures	
Countertops	
Cabinets	
Deck	<i>Yearly maintenance, replace woods, moisture proof</i>
Doors	
Electrical	
Faucets	
Fence	
Fireplace	
Flooring	<i>floor in dog run completely redone June 2023 JS</i>
Garage Door/Opener	
Water Heater	
Landscaping	
Paint	<i>Yearly maintenance.</i>
Plumbing	
Roof	<i>New roof due to hail damage 3 years ago</i>
Sinks	
Septic System	
Sprinkler System	
Wallpaper	
Windows	
Other	