

Schedule C - Inclusions & Exclusions

The following items are **included in the sale**:

- 1) Refrigerator
- 2) Stove
- 3) Dishwasher
- 4) Stacked Washer and Dryer
- 5) Microwave
- 6) Hot water tank
- 7) Beds and Furniture in Bedroom #1 (Bedroom with twin beds)
- 8) Bed and night tables in Middle BR except for chest of drawers
- 9) Bed and Furniture in BR #3 (except night table)
- 10) Window air conditioner in BR#1
- 11) Dining Table and 4 chairs and Hutch
- 12) Living Furniture including sofa, two armchairs, coffee table, end tables and rug
- 13) 4-drawer cabinet on east wall
- 14) Wall-mounted TV in Great room
- 15) TV in BR #1
- 16) Bell Satellite Dish -- if owned -- attached to a tree near the lake
- 17) Tidy Bin at the road
- 18) Floating Dock and ramp
- 19) Wall mounted heaters in each room
- 20) All window coverings
- 21) All ceiling mounted light fixtures
- 22) Carbon Monoxide and smoke detectors
- 23) Heat line
- 24) Water Pump, Pressure Tank and Filters

The following items are **EXCLUDED**

- 1) High chest of drawers in the middle bedroom.
- 2) Night table (which is next to the bathroom door)
- 3) Padded bench (to the left of the sliding door)
- 4) Toaster oven
- 5) All small appliances - toaster, milk steamer, corn popper, Keurig, kettle, SodaStream, etc.
- 6) Some dishes, serving dishes, cutlery, glasses and pots and pans -- at Seller's discretion
- 7) BBQ
- 8) Outdoor deck furniture-- at Seller's discretion
- 9) Living Room standing lamp
- 10) Table Lamps at Seller's discretion
- 11) Artificial flower arrangement
- 12) Bicycles
- 13) Kayaks, water toys, paddleboard, paddles, life jackets
- 14) Kayak racks
- 15) Hockey nets and sticks
- 16) Wall Décor items at Seller's discretion