

Exclusions for 170 VZ CR 1516, Van, TX

- Curtains, Draperies, Rods, Valances, Window Blinds, Window Shades
- Potted Plants
- Swing On Back Porch
- All Red Shelves/Racks in Shop
- All Decorative Rocks & Petrified Wood Pieces In Flower Beds
- All Shop Fans (2) Attack
- Dish Network Controls & Dish
- All Refrigerators
- Wrought Iron Towel Rack In Master Bath

Notes From Seller

SHOP EXTRAS

Walls are trimmed with tongue and Groove

Custom Birchwood Cabinets.

Plumbed with Air for air hose Access

Two 4x30 shelves/loft for storage

Florescent lights under the awning front and back of shop.

Water spigots accessible front/back of shop

Power outlets inside and outside, front and back of shop

HOUSE EXTRA'S

Gutter downspout ran underground for drainage. Gutters on house are covered with gutter guard.

Stocked with Catfish 18ft deep pond

Always hold water

Never loses more than 2 feet of water during drought months

Electric is ran to driveway entrance for a gate

Crushed Oklahoma

On Circle Driveway And behind shop. Also, in Pole Barn

