

Exclusions

2623 Driftwood Dr. Tool, TX 75143

Includes all indoor and outdoor furniture, TV's, stereo/sound system, two refrigerators, microwave... with the following exclusions:

- 2 Tables in Great Room - Behind Sofa and in front of window
- Art and Decor
- 2 Lamps in Great Room - On 2 end tables of couch (Indian Lamp & Gold Fire Extinguisher lamp)
- Wooden Rocker and Ottoman by fireplace
- Big Grill
- 1 Folding Outdoor Chair - Blue Fabric
- DirecTV units and clicker
- Pontoon Boat
- Kayak
- Treadmill
- Weight machine
- Desk in upstairs primary under bedroom window
- Bunk Beds upstairs in en suite Room
- Traeger Grill on deck
- Mammoth bedspread upstairs bedroom
- Rubber mats in garage
- Kitchen Utensils, Dinnerware, etc
- Linens
- Breville Countertop Oven
- Ninja grill
- Lamps on 2 night stands in Downstairs Primary Bedroom
- Washer and Dryer
- All garage items

RECENT SELLER UPGRADES

- New insulation in Game Room
- New Bosch Dishwasher in Kitchen
- New Ice Maker
- All outside trim stained
- New boat lift for 25' wakeboard boat, side bumpers added
- Poles & decking on boat dock repainted/restained
- New downstairs HVAC - Approx. 2022
- Added Wi-Fi thermostats
- Restained Shed