

5/13/22

**River House & Property (1528 SE Land Road, Branford FL) for Sale As Is** except for items listed below:  
**Furniture & other items to be moved to Owner's new location** (not included with house sale)

- Two Queen Bed/Mattress/Headboard Sets
- Three Bedside Lamp chests
- Dresser & Mirror from master BR
- Tall Chest & Mirror from master BR
- Items in master bedroom clothes closet
- Makeup Desk & Mirror from guest BR
- Tall Cabinet from studio (maybe)
- Writing Desk & chair from studio
- Stressless Chair from master BR
- Three Wall TVs (living room, media room, & studio)
- Cabinet under TV from Media room
- Work Table, Bookcase & chair from office
- Two Recliners from Media room & 1 recliner from studio
- Four Lamp Tables & lamps (2 from living room & 2 from media room)
- Glass front Display Chest from small BR
- Low Wood Chest (maybe) from living room
- A few Kitchen accessories (silverware, plates, coffee pot, toaster oven etc.)
- Certain personal or meaningful wall hangings (family photos etc)
- A few tools
- Electric Jitney

**With exception of Golf Cart, Utility Trailer and a few shop tools, all other items to remain with house and property including:**

- King size bed in master BR (electric head & foot elevation), all bed fittings
- Living room, dining area, screen porch, studio and deck furniture
- Office desk set & table TV
- Three refrigerator/freezers and all remaining kitchen accessories
- Certain paintings and other wall decorations
- Hot Tub
- LP Gas Generator (provides full house electric power in event of power outage)
- Fireplace LP Gas log set, LP gas heater on screen porch & LP gas grill on deck  
Note: All LP gas appliances are fed from an elevated storage tank behind house. Tank is checked periodically by supplier and refilled as needed.
- Several tables and shuffleboard equipment in social area under house.
- Other hand tools, shop supplies & materials located under house
- Pontoon Boat with 70 hp Yamaha outboard
- ETC