

**49 N HILLTOP HIDEAWAY DRIVE  
AUGUSTA, WV 26704**

KITCHEN		
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE
<p>All major appliances - Fridge, Dishwasher, Stovetop, Convection/Regular Oven, Microwave, Range Fan</p> <p>Silk plant above cabinets</p> <p>Wine glasses hanging in wine rack</p> <p>Bowl of corks</p> <p>4 kitchen bar stools</p>	<p>All Longaberger incl. mug tree, baskets, all pottery and bowls/bowl rack</p> <p>Phone, Keurig pod rack, WV mugs, knife block, all recipe books, all crystal in cupboard above wine rack,</p> <p>Freestanding wine rack</p> <p>Tall wine bottle &amp; two wine pics above wine rack</p> <p>Simplify wall hanging</p> <p>Groceries and wine in rack</p> <p>Wood cutting block (son made in HS)</p> <p>Most utensils - can leave surplus</p> <p>Small appliances in cupboard</p>	<p>Table setting dishes and bowls, table silverware, drinking glasses, a few select baking sheets and pans</p> <p>4 slice toaster, Keurig coffee pot</p> <p>Plug in nite lights at counter (3)</p> <p>Dish towels</p> <p>Kitchen runner rug</p>
LAUNDRY		
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE
<p>Silk flowers above cabinets</p> <p>Throw rug</p> <p>Red stand for ADT antenna for cameras / ADT antenna</p> <p>Washer &amp; Dryer</p> <p>Light bulb supply</p>	<p>Laundry pantry and cupboard items</p> <p>All items on laundry room counter/deep sink</p> <p>Dog cage, dog bowls, bone rug, paper towel holder</p> <p>Door hook on back door</p>	

FOYER			
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE	
Sconces by basement door  Foyer curtains	Vase and flowers at front window  Deer picture in red velvet frame  Wall clock (retirement)  Mirror shelf with hook by clock Housewarming/Mother's Day gift when we moved in this house)	3 Arizona pics in foyer by office door  Flying geese picture by 2nd master in foyer	
BASEMENT			
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE	
Freezer  Plastic shelves by freezer  4 metal shelving units  2 Christmas trees for bar and foyer  2 Dyson sweepers (one is in top floor closet) Owner bought both new but used several years  Dehumidifier  All orig paint cans for color samples	Card table and chairs  White serving table  2 metal file cabinets  All other items		
FRONT PORCH			
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE	
2 chairs and cushions  Wreath  Welcome Mat  Firepit planter	2 blue side tables  Garden flag and flag holder  Wooden flag in garden  All yard ornaments		

GREAT ROOM			
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE	
All window treatments  3 lamps with aqua glass base  Bookcase and 2 matching end tables  Woodburning stove with fan, kettle and fireplace utensils  5' x 8' carpet rug  Love seat, Sofa & rocker recliner  TV, stand, surround sound unit, all speakers  ADT camera on mantle  Throw rug at doors  2 deer pics above bookcase and TV	2 sketch art pics on wall by curtain  Small antique telephone stand in corner and plant on the stand  Small table under sketch art pics  3 nesting tables by love seat  2 phones (5 phone set total in house)  Lamp, phone master base, electronic picture frame on bookcase  Contents of end tables and bookcase  Everything on mantle (except ADT camera)  Bichon statue on hearth  Pack magazine rack  Dogtoys and basket	Oak tree metal art above sliding door	
OFFICE			
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE	
Desk / hutch  2 x 2 drawer file cabinets / Bookcase  Paper basket  Coffee table / blue runner under table  Sofa & 4 matching pillows  Empty curio cabinet  Pole reading lamp	Printer / Shredder  All baskets / personal items  All office supplies  All wall hangings  3 WV pillows / 2 cavachon pillows  All curio items / All Precious Moments  All closet, drawer and cabinet contents		

<b>BATH OFF FOYER ADJOINING MASTER BEDROOM</b>			
<b>CONVEYS</b>	<b>SELLER TAKE WITH</b>	<b>TAKE OR LEAVE</b>	
Paper basket  Wall hangings except pelican picture/pic over toilet  Toothbrush holder	Longabergerbasket on toilet  Pelican picture  Picture over toilet  WV candle warmer  Toilet paper and paper towel holders  Rack hanging on shower head	Towels  Bath mats	
<b>MASTER BEDROOM WITH SLIDING DOOR</b>			
<b>CONVEYS</b>	<b>SELLER TAKE WITH</b>	<b>TAKE OR LEAVE</b>	
All window and door treatments  Bedspread, bedskirt, throw pillows and pillow shams  King bed, 2 night stands, chest of drawers  Oil painting over bed  TV and tower stand for TV  1 white lamp / coasters on nite stand  Throw rug at sliding door	Mirror on wall  Small table under mirror and vase  2 pictures above chest of drawers  Alarm clock  Closet contents  Items on TV stand (other than TV)  Contents of cupboard / door hook on bath door		
<b>2ND MASTER BEDROOM AND ADJOINING BATHROOM / HALL CLOSET OUTSIDE BEDROOM</b>			
<b>CONVEYS</b>	<b>SELLER TAKE WITH</b>	<b>TAKE OR LEAVE</b>	
Console table & night stand / 1 white lamp  Dresser & mirror / King Bed  TV stand / TV  Bedspread / bedskirt/ pillow shams / window valences  Plastic paper basket  2 pictures in bathroom  Toothbrush holder	Metal paper basket in bath / scales / contents of cupboard/ paper towel and toilet paper holders  Contents of closet / door hook on bath door  Box under TV / other items on TV stand  Urn / Potpourri / clock / phone / 3 touch lamps All pictures on walls / Precious Moments and angels  Rotating fan, dog steps, shower chair, toilet paper holder  Contents of hall closet outside 2nd master bedroom	Towels	

LOFT MASTER BEDROOM AND BATHROOM		
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE
<p>All window treatments</p> <p>Bedspread, bedskirt, pillow shams and throw pillows</p> <p>King bed</p> <p>2 blue lamps on night stands, 2 night stands</p> <p>Chest of drawers / Dresser and mirror and lamp on dresser</p> <p>TV stand / DVD player</p> <p>White chair</p> <p>Seashore décor (not blue bud vase - family keepsake)</p> <p>Planter in large floor vase</p> <p>11 wall hangings in bedroom and bath</p> <p>Planter and doily on chest of drawers</p> <p>Paper basket</p>	<p>Door hook in bath</p> <p>Blue bud vase on dresser (family keepsake)</p> <p>Contents of drawers and closets</p> <p>Beige afghan and blue throw on white chair</p> <p>Toilet paper holder</p> <p>Contents of bathroom cupboards</p> <p>All Precious Moments</p>	<p>Bath mats</p> <p>Towels</p>
CATWALK & 4TH BEDROOM		
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE
<p>Home is where heart is plaque</p> <p>Wall hanger for nicknacks foyer and bedroom (not including Precious Moments)</p> <p>Cedar chest / Bed/ Dresser &amp; Mirror</p> <p>2 large pink &amp; blue pillows on floor</p> <p>Bedspread, sheets, pillow cases, pillow shams, bedskirt - all coordinated, throw pillow</p> <p>Window blind, marble top stand (matches coffee table in office), peacock touch lamp, dried flowers</p> <p>Blue picture frame of hat and chair</p> <p>No other wall hanging pictures</p> <p>Blue old fashioned light on dresser</p>	<p>All Precious Moments</p> <p>Table in catwalk / ivy lamp, green vase</p> <p>All pictures except blue frame with hat and chair</p> <p>Fluted table (Dad made in HS)</p> <p>Mirror on fluted table (16th bd from grandma)</p> <p>White Pitcher / Bowl on dresser</p> <p>Daughter decoupage book on stand</p> <p>All contents of drawers, cedar chest and closet</p>	

BACK PORCHES		
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE
<p>Porch refrigerator</p> <p>1 + 2 small end tables</p> <p>6 swivel chairs and cushions, square dining table</p> <p>2 swivel bar height chairs and cushions</p> <p>Bar height table for two</p> <p>4 chairs and cushions</p> <p>All door mats</p> <p>Frog / Lizard / Clock wall hanging</p> <p>Antique friends sign over sliding door</p> <p>WV bird house and 2 WV plaques (one needs glued)</p> <p>Squirrel planter hooks</p> <p>Gas grill and WV cover (hooked up to propane tank)</p> <p>Charcoal grill at foot of steps</p> <p>Elephant ear planter / any other planters on porch</p> <p>TV / Surround sound / All porch speakers</p> <p>Wall hook by refrigerator</p> <p>Supply of Koozie cups</p> <p>Painted saw of cabin at Lost River</p>	<p>Wine lamp on frig</p> <p>2 folding end tables</p> <p>2 brown trash cans on porches</p> <p>Oscilating fan</p> <p>2 aqua lights on tables</p> <p>Pack's Pub /og Plaque and Bichon Plaque</p> <p>Items hanging on wall hook by frig</p> <p>All Longaberger baskets</p> <p>Bear chime</p> <p>Smoker</p>	

BAR / WV BATHROOM		
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE
<p>Clock above door to porch from bar</p> <p>All wall hanging mirrors and signs / wildlife</p> <p>All beer signs including neons</p> <p>TV, stereo, speakers / longhorns over fireplace</p> <p>Small fridge - needs repair or replacement</p> <p>Various drink glasses</p> <p>Small bottles and Coors caps on window valences</p> <p>Beta Brite - may need repair or replaced</p> <p>Bar stools and Coors cushions</p> <p>Bar top tapestry (bar top has cracked from drying out) Can be repaired with wood putty and restaining</p> <p>Shot glass holder and shotglasses on that holder</p> <p>Red wall phone for those important calls!!</p> <p>WV clock / Banner / Wall Hanging over toilet</p>	<p>Step stool for cabinets</p> <p>Trophies and personal effects on mantel</p> <p>2 walking sticks</p> <p>Contents of cupboards and on counters including all liquor</p> <p>Armadillo</p> <p>Small wooden stool (made by son in HS)</p> <p>4 shotglasses on window ledge</p> <p>All personal effects in bar</p> <p>WV gameday pic in bathroom</p> <p>All Longaberger baskets in WV bathroom</p>	
GARAGES		
CONVEYS	SELLER TAKE WITH	TAKE OR LEAVE
<p>Attached garage empty</p> <p>John Deere / Work Bench / Pole lamp @ work bench</p> <p>TV Monitor / Ladder hanging on wall</p> <p>2 freestanding white cabinets - emptied out</p> <p>Woodburner (not hooked up)</p> <p>Note: Gas has been run to garage at build but never hooked up to a heater</p> <p>All hanging shelves and cabinets</p>	<p>All flower garden ornaments and containers</p> <p>All tools and tool boxes and garden utensils</p> <p>All outside trailers or equipment</p> <p>All garden hoses</p>	<p>Shelf items such as garden chemicals etc.</p> <p>Old towels in cabinet for car washing</p>