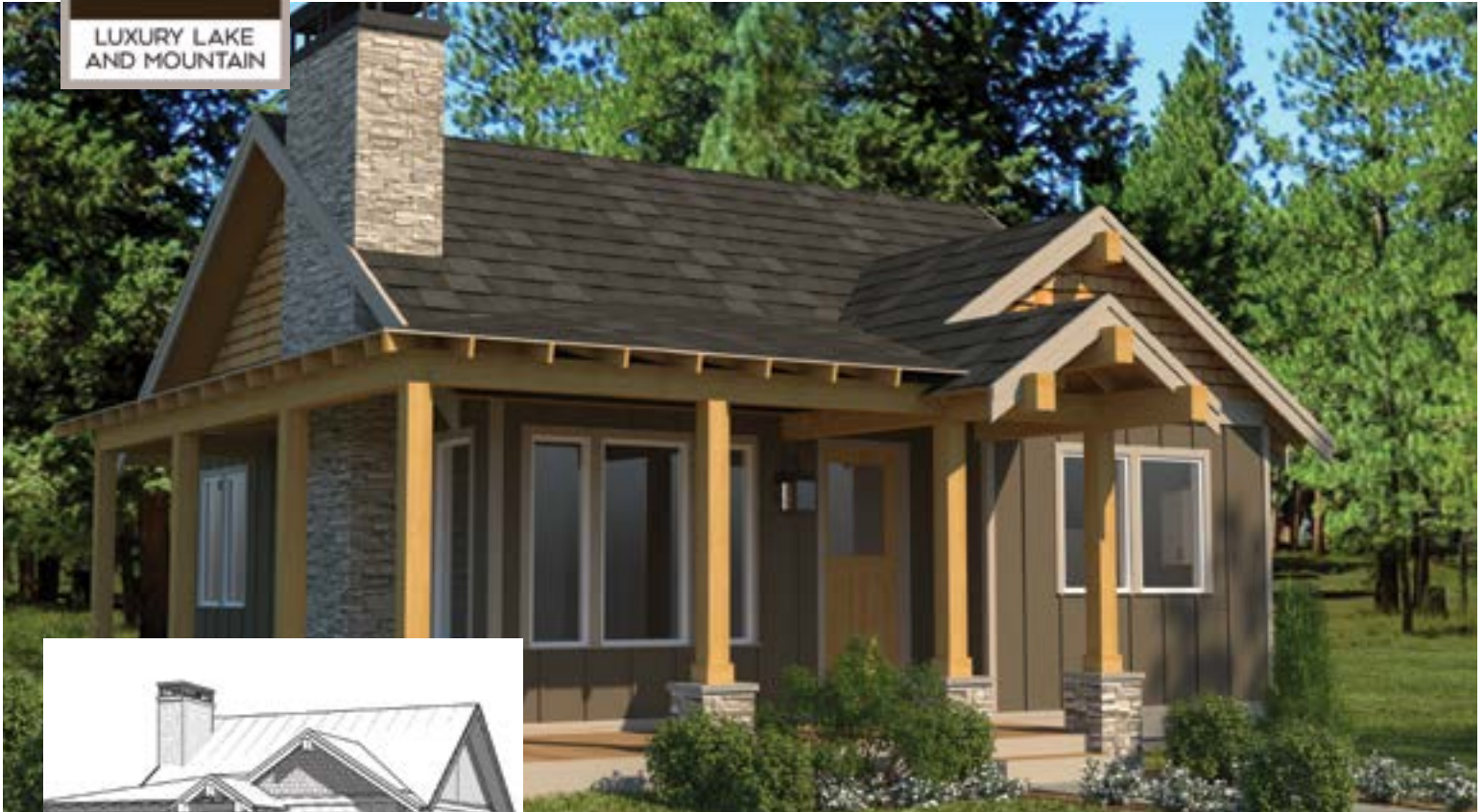




15664 Hwy 197 N (Tract 3) | GAMLS 20162558

\$399,000



*More Photos and Details at [luxurylakeandmountain.com](http://luxurylakeandmountain.com)*

## NEW CONSTRUCTION!

Custom Built 1 Bedroom, 1 Bath Cabin with flex space located at the northernmost part of Habersham and within a few minutes of Lake Burton. Check out this quaint cabin perfect for a second home, short term rental or full time living. Primary Bedroom and bath on the main floor with flex room, suitable for an office, exercise space or a bunk room. Custom cabinetry with granite countertops, tiled shower and an additional porch will be added to the plan so you can sit on the porch and enjoy your surroundings. Move-in ready mid April. While Under Construction, schedule a preview of the nearly finished cabin at 15660 Highway 197 to see similar finishes. Driveway to be paved at completion of cabin.



**JENNIFER KYLE**

C: 706-968-2255

O: 706-212-0228

[Jennifer.Kyle@HarryNorman.com](mailto:Jennifer.Kyle@HarryNorman.com)

[JenniferKyle.net](http://JenniferKyle.net)





<b>GAMLS No.:</b>	20162558
<b>Property Type:</b>	Residential
<b>Property Subtype:</b>	Single Family Residence
<b>Address:</b>	15664 Highway 197 N Clarksville, GA 30523
<b>Subdivision :</b>	Lake Burton
<b>Status:</b>	New
<b>Own Condition:</b>	

<b>On Market Date:</b>	12/20/2023
<b>List Price:</b>	\$399,000
<b>LP/SQFT:</b>	\$484
<b>Off Market Date:</b>	
<b>Projected Close:</b>	
<b>Days On Market:</b>	0

#### PROPERTY INFORMATION

<b>County:</b>	Habersham	<b>Total Finished SQFT:</b>	824	<b>Year Built:</b>	2023
<b>Annual Taxes:</b>	\$0	<b>Above Grade Fin. SQFT:</b>	824	<b>Constr. Status:</b>	
<b>Tax Year:</b>	2023	<b>Below Grade Fin. SQFT:</b>	0	<b>Prop. Description:</b>	
<b>Ownership:</b>		<b>Below Grade Unfin. SQFT:</b>	0	<b>Waterfront:</b>	0 Ft.
		<b>SQFT Source:</b>	Other	<b>Feature Name:</b>	
		<b>Total Acres:</b>	0.000 Acres	<b>Elem:</b>	Clarksville
		<b>Total Acres Src:</b>	Owner	<b>Middle:</b>	North Habersham
				<b>High:</b>	Habersham Central

**Remarks:** New Construction! Custom Built 1 Bedroom, 1 Bath Cabin with flex space located at the northernmost part of Habersham and within a few minutes of Lake Burton. Check out this quaint cabin perfect for a second home, short term rental or full time living. Primary Bedroom and bath on the main floor with flex room, suitable for an office, exercise space or a bunk room. Custom cabinetry with granite countertops, tiled shower and an additional porch will be added to the plan so you can sit on the porch and enjoy your surroundings. Move-in ready mid April. While Under Construction, schedule a preview of the nearly finished cabin at 15660 Highway 197 to see similar finishes. Driveway to be paved at completion of cabin.

**Directions:** From Clarksville, take Highway 197 North to drive on right. Take the driveway up to see Tract 4 on your right. Driveway to be paved at completion.

#### INTERIOR

<b>Bedrooms:</b>	Up: 0 Mid: 1 Low: 0 Tot: 1	<b>Heating:</b>	Electric,Central
<b>Full Baths:</b>	Up: 0 Mid: 1 Low: 0 Tot: 1	<b>Interior:</b>	High Ceilings,Beamed Ceilings,Tile Bath,Master On Main Level
<b>Half Baths:</b>	Up: 0 Mid: 0 Low: 0 Tot: 0	<b>Kitchen Equip:</b>	Electric Water Heater,Dishwasher,Double Oven,Microwave,Oven/Range (Combo)
<b>Basement:</b>	Crawl Space	<b>Laundry:</b>	Laundry Closet
<b>Cooling:</b>	Electric,Ceiling Fan(s),Central Air	<b>Rooms:</b>	
<b>Energy:</b>	Electric Water Heater,Dishwasher,Double Oven,Microwave,Oven/Range (Combo)		
<b>Fireplaces:</b>	1		
<b>FP Features:</b>	Family Room,Gas Starter		

#### EXTERIOR

<b>Stories:</b>	One	<b>Amenities:</b>	None
<b>Style:</b>	Craftsman	<b>Lot Description:</b>	Private,Sloped
<b>Construction:</b>	Other	<b>Parking:</b>	0
<b>Exterior:</b>	Dock	<b>Roof:</b>	Composition
<b>Waterfront:</b>		<b>Water Source:</b>	Well
		<b>Sewer:</b>	Septic Tank

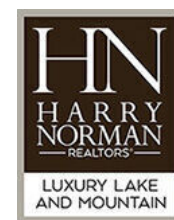
#### OTHER INFORMATION

<b>Association Fees:</b>	\$0	<b>Home Warranty:</b>	No
<b>Fees Include:</b>	None	<b>Possession:</b>	Other
		<b>Possible Financing:</b>	1031 Exchange,Cash,Conventional



**Jennifer Kyle**  
 Phone: 706-968-2255  
 Email: jennifer.kyle@harrynorman.com

Harry Norman REALTORS  
 141 South Main Street  
 Clayton, 30525  
 Phone: 706-212-0228

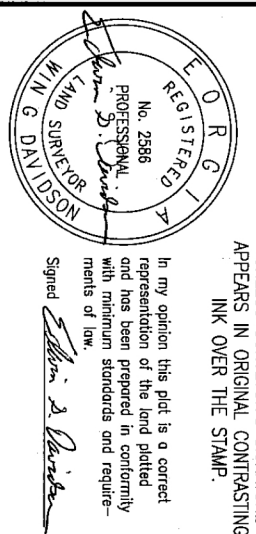


Information is provided by Georgia MLS and is deemed reliable but not guaranteed.





Surveyor: Edwin G. Davidson  
 R.L.S. #2586  
 328 Bridge Street  
 Clarksville, Ga. 30523  
 Phone (706) 754-7498



NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL CONTRASTING INK OVER THE STAMP.

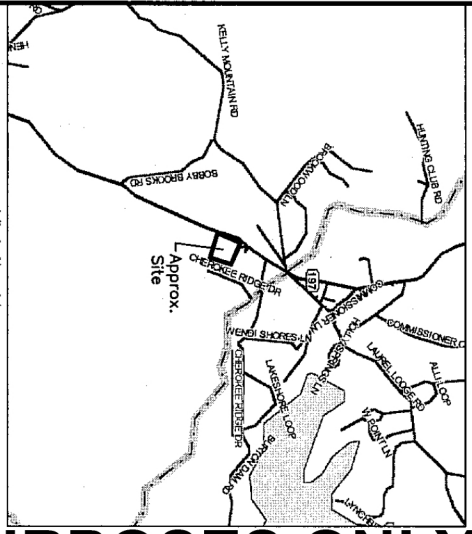
In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with minimum standards and requirements of law.

ABBREVIATIONS

C/L	CENTERLINE
DB	DEED BOOK
ED	EDGE OF PAVEMENT
FND	FOUND
IPF	IRON PIN FOUND
IPS	PROPERTY LINE
LLL	LAND LOT LINE
N/F	NOW OR FORMERLY
OTF	OPEN TOP PIPE
P/L	PLAT BOOK
R/W	RIGHT OF WAY
PW	PROPOSED WELL

LINE	BEARING	DISTANCE
E1	S 02°07'13" E	31.87'
E2	S 13°03'23" E	44.08'
E3	S 08°15'04" E	33.32'
E4	S 11°48'28" W	7.92'
E5	S 11°48'28" W	31.99'
E6	S 24°49'22" W	80.49'
E7	S 15°00'00" W	46.72'
E8	S 19°51'10" E	3.83'
E9	S 19°51'10" E	71.71'
E10	S 40°34'43" E	59.82'
E11	S 56°19'19" E	14.86'
E12	S 56°19'19" E	30.15'
E13	S 56°19'19" E	8.68'
E14	S 45°13'56" E	48.27'
E15	S 21°03'41" E	30.37'
E16	S 02°32'50" E	24.72'
E17	S 25°29'16" W	28.06'
E18	S 35°29'26" W	44.69'
E19	S 16°21'41" W	13.99'
E20	S 16°21'41" W	18.59'
E21	S 11°03'39" E	35.84'
E22	S 50°50'54" E	69.76'
E23	N 81°43'19" E	30.97'

FILED  
 1/9/2013  
 HABERSHAM COUNTY CLERK OF SUPERIOR COURT  
 CLERK DAVID C. WALL  
 BK 65 PG 51



The field data upon which this plat is based has a closure precision of one foot in 10,000± feet, and an angular error of 1 second per angle point, and was adjusted using (no adjustment) rule.

This plat has been calculated for closure and is found to be accurate within one foot in 69,700 feet.

Linear measurements obtained using Leica TCRA-1103  
 Angular measurements obtained using Leica TCRA-1103  
 Field work completed on 6/25/2009

FOR INFORMATIONAL PURPOSES ONLY



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	561.12'	13.74'	13.74'	N 16°09'17" E
C2	561.12'	43.43'	43.42'	N 13°08'03" E
C3	666.88'	14.26'	14.26'	N 11°31'46" E
C4	666.88'	129.64'	129.44'	N 17°42'39" E
C5	1103.72'	54.17'	54.17'	N 24°41'10" E
C6	1103.72'	92.59'	92.56'	N 28°29'43" E
C7	1103.72'	7.49'	7.49'	N 31°05'34" E
C8	657.10'	26.81'	26.81'	N 30°07'06" E
C9	657.10'	75.60'	75.56'	N 25°39'13" E

Health Department Notes:

- Tract 2, the house will need to be located within the 100 foot radius of the proposed well. The drain field shall be located on the south end of the lot in the Fannin Soil.
- Tract 3, the house will be limited to two bedrooms and must be located on the northeast side of the lot in the Fannin soil and the drainfield shall be located as shown.
- Tract 4, the house, drainfield, and well must be located as shown.
- Tract 5, the house will be limited to three bedrooms. This tract has a level 4 soil study and an extremely specific site plan that must be followed to the letter.
- Some septic systems may be required to be installed at the beginning of construction of the house to ensure proper placement of the system and repair area.
- Any grading, filling, digging trash pits, or other landscaping or construction activities on a lot may require approval of that lot hold.
- All lots will require a site visit by the Health Department prior to the septic tank permit being issued.

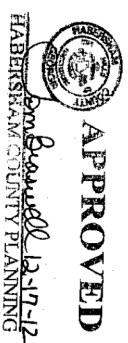
NOTES:

- The land platted hereon is subject to any easements, reservations, or restrictions that may exist either written or unwritten.
- All ips are 1/2" rebar.
- For additional information refer to DB 729/111, PG 31/44, & PG 8/219.
- This lot has a Level 4 soil study & site plan on record at the Habersham Co. Health Dept.
- The Habersham County Health Department must be notified prior to any construction activities on proposed dwellings, wells, or septic systems.
- Septic setback of 100' is to be maintained from each well as shown.
- Calls E-1 thru E-12 is for existing 30" wide ingress-egress common rights as shown per plot book B, page 219.
- Calls E-13 thru E-23 is for exclusive use of 30" wide ingress/egress rights between tract 4 & tract 5 property owners only.

LINE	BEARING	DISTANCE
L1	N 85°54'39" W	35.01'
L2	N 10°55'01" E	78.48'
L3	N 23°16'48" E	72.90'
L4	N 31°17'13" E	37.51'
L5	N 31°17'13" E	56.30'
L6	N 22°21'28" E	15.78'
L7	S 56°53'57" E	31.57'
L8	S 56°53'57" E	35.98'
L9	S 57°28'37" E	30.96'
L10	S 49°52'11" W	7.32'
L11	N 49°21'52" E	12.98'
L12	N 22°28'46" E	47.00'
L13	S 30°03'00" W	4.700'
L14	S 30°03'00" W	42.72'
L15	S 49°52'11" W	16.92'
L16	S 61°03'32" W	42.87'
L17	S 57°44'58" E	14.95'
L18	S 57°44'58" E	15.07'
L19	S 29°25'18" W	94.00'
L20	S 43°00'36" E	21.80'
L21	N 77°09'54" E	43.00'

LEGEND

- These standard symbols will be found in the drawing.
- E—E— ELECTRIC
  - X-X- FENCE
  - T-T- TELEPHONE
  - ⊙ WELL
  - ⊙ TELEPHONE BOX
  - ⊙ IRON PIN SET
  - ⊙ IRON PIN FOUND
  - ⊙ CONCRETE MONUMENT FOUND
  - ⊙ TREES
  - ⊙ BREAK IN P/L
  - ⊙ PROPOSED WELL



NORTH4LODGE, LLC.

BOUNDARY SURVEY FOR:  
 Resurvey of PB 8/219  
 Lots 1-9 & 11-13

DAVIDSON LAND SURVEYING, INC.  
 E.G. (EDDIE) DAVIDSON, PLS  
 328 Bridge St.  
 CLARKSVILLE, GEORGIA 30523  
 (706) 754-7498

GA #2586	SC #16127	NC #L-3746	TN # 1877	AL #20350
Land Lot: 18	District: 13th	County: Habersham, Georgia	Job No.: 07-086	Drawing No.: 07-086-11
Date: 8/29/2012	Scale: 1"=60'			

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO FIRM MAP NO. 13137C0040 C DATED 6/2/2009. THIS IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE THIS DETERMINATION.



# SELLER'S PROPERTY DISCLOSURE STATEMENT

## EXHIBIT " \_\_\_\_\_ "



2023 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for the Property (known as or located at: **15664 Highway 197 N** \_\_\_\_\_ **Clarksville** \_\_\_\_\_, Georgia, **30523** \_\_\_\_\_). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.**

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

**C. SELLER DISCLOSURES.**

1. <b>GENERAL:</b>	YES	NO
(a) What year was the main residential dwelling constructed? _____ 2023 _____		
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? _____	<b>X</b>	
(c) Is the Property or any portion thereof leased?		<b>X</b>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		<b>X</b>

**EXPLANATION:**  
\_\_\_\_\_  
\_\_\_\_\_

2. <b>COVENANTS, FEES, and ASSESSMENTS:</b>	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		<b>X</b>
(b) Is the Property part of a condominium or community in which there is a community association? <b>IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.</b>		<b>X</b>

**EXPLANATION:**  
\_\_\_\_\_  
\_\_\_\_\_

3. <b>LEAD-BASED PAINT:</b>	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? <b>IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.</b>		<b>X</b>



4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		X
(b) Have any structural reinforcements or supports been added?		XX
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?		XXX
(d) Has any work been done where a required building permit was not obtained?		XXX
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		XXX
(f) Have any notices alleging such violations been received?		XXX
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		XXX
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		X
<b>EXPLANATION:</b>		

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?		X
(b) Date of last HVAC system(s) service: _____		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		X
(d) Is any portion of the heating and cooling system in need of repair or replacement?		XXX
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		XXXX
(f) Are any fireplaces decorative only or in need of repair?		XXXX
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		XX
(h) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		X
<b>EXPLANATION:</b>		

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): _____ 0 _____ years		
(b) What is the drinking water source: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: _____ New		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: _____		X
(e) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? _____ 2 _____		
(g) Is the main dwelling served by a sewage pump?		XX
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: _____		XX
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(j) Is there presently any polybutylene plumbing, other than the primary service line?		XX
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		XX
<b>EXPLANATION:</b>		

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>  0  </u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?		XX
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		XX

**EXPLANATION:**

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?		X
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?		XX
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		XXX
(d) Has there ever been any flooding?		XXXX
(e) Are there any streams that do not flow year round or underground springs?		XXXXX
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		XXXXX

**EXPLANATION:**

9. SOIL AND BOUNDARIES:	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		XX
(b) Is there now or has there ever been any visible soil settlement or movement?		XX
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		XX
(d) Do any of the improvements encroach onto a neighboring property?		XX
(e) Is there a shared driveway, alleyway, or private road servicing the Property?	X	

**EXPLANATION:** Easement for three cabins. There is a shared road agreement. See agreement

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?		X
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?		X
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		X
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____		
If yes, company name/contact: _____		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		

**EXPLANATION:**



11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		X
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		X
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		X
<b>EXPLANATION:</b>		

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		X
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		X
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		X
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		X
(e) Is the Property subject to a threatened or pending condemnation action?		X
(f) How many insurance claims have been filed during Seller's ownership? _____ 0 _____		
<b>EXPLANATION:</b>		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		X
<b>EXPLANATION:</b>		

14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		X
(b) Is the Property receiving preferential tax treatment as an agricultural property?		X
<p>It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.</p>		





**D. FIXTURES CHECKLIST**

**Directions on HOW TO USE:** It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. **To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY.** All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property. This section entitled "Fixtures Checklist" shall survive Closing.

**Appliances**

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Stove
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

**Home Media**

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

**Interior Fixtures**

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
  - Wall Mirrors
  - Vanity (hanging)
- Mirrors
- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

**Landscaping / Yard**

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

**Recreation**

- Aboveground Pool
- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool Equipment
- Pool Chemicals
- Sauna

**Safety**

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

**Systems**

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Car Charging Station
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

**Other**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

**Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

**1 Buyer's Signature**

Print or Type Name

Date

**2 Buyer's Signature**

Print or Type Name

Date

Additional Signature Page (F267) is attached.

**SELLER'S REPRESENTATION REGARDING THIS STATEMENT**

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

**1 Seller's Signature**

**Nelson Wilkinson**  
Print or Type Name

December 14, 2023  
Date

**2 Seller's Signature**

**Julie Wilkinson**  
Print or Type Name

December 14, 2023  
Date

Additional Signature Page (F267) is attached.