

**30911 CHELSIE PLACE  
ADDITIONAL AMENITIES**

- 1. Engineered Slab: Approx. 6' deep. Called a floating slab**
- 2. Fence: Constructed with Heavy Material.**
- 3. RV/Travel Trailer Electrical Hookup**  
**Locations**  
**(1) Garage**  
**(2) Barn**
- 4. Outdoor Furniture (Negotiable)**  
**(2) Sets of Heavy Wicker**  
**Outdoor Kitchen Bar Stools**  
**(1) Outdoor Patio Set**  
**Chairs around Outdoor Fire Ring**
- 5. Insulation in Home**  
**Sellers placed additional insulation in Master and Guest Rooms during construction to minimize noise**
- 6. Kitchen Appliances**  
**Double Oven is electric**  
**Stove is propane (assures use during electrical outages)**
- 7. Safe**  
**Gun Safe is negotiable/Heavy Duty**
- 8. Pool**  
**Sports Pool: Perfect for all ages**  
**6' deep in center – used frequently for water volleyball**  
**Comes with volleyball net and stands**
- 9. Outdoor Sprinkler System:**  
**Zoned around the entire perimeter of the home and metal building**
- 10. Flood Plain: The home is considered to be in the 100 year flood plain.**  
**The home, pool, and metal building has not flooded.**
- 11. Allstate Flood Insurance:**  
**Seller carries flood insurance on dwelling and is transferrable.**

**12. ADT**

**Seller owns security equipment in home and is transferrable to new owner. Seller presently used ADT as its service provider. Seller has a current alarm permit with Montgomery County.**

**13. Internet:**

**Seller presently uses DSL through AT&T for internet service. U-Verse is available through AT&T in our area.**

**14. Direct TV:**

**Seller presently utilizes Direct TV for Television service.**

**15. Electronic Gate:**

**(3) Handheld clickers. Unit is operable.**

**16. Garage Opener:**

**(1) Handheld Opener**

**17. Water Well:**

**Water is good and was recently tested.**

**18. Septic:**

**Liquid chlorine system.**

**19. Neighborhood Amenities:**

**a. Halloween: Hayride and Trick or Treating**

**b. Christmas: Hayride and Caroling**