

Available Furnishings

The Twelve Oaks furnishings and décor are truly unique. Southern Living has called The Twelve Oaks a “gem of the South”. The mansion has been furnished with large scale, high end antiques and furnishings throughout. From the silk draperies to the antique oil paintings, every room was furnished and decorated to be unique and luxurious. Chubb Masterpiece Group estimated it would cost \$2,439,600 to replace the furnishings when they did a detailed site visit and report in January of 2019 and that does not include use of an interior designer. The average hotel industry FF&E (furniture, fixtures & equipment) cost to furnish a luxury hotel room is between 60k to 100k per room and does not typically include genuine antiques and artwork. The owners spent well over \$1M in total to furnish it and bought many things at auction during the economic downturn; those same items sell for triple at auction these days and for exponentially more at an antique store. We do have appraisals upon request for many of the large pieces.

Instead of offering furnishings by the piece, which would get extremely tedious, the sellers have decided to offer the following furnishing packages to the winning bidder. Please note that this is a separate purchase of contents and business inventory and cannot be added into the price of the home due to tax consequences. If the winning bidder declines the furnishing package, the seller may offer the furnishings in an estate sale or online auction; please follow along at <https://www.facebook.com/thetwelveoaks/> if you'd like to purchase available furnishings.

Some exclusions are noted in the guest rooms or main areas. Overall, there are very few exclusions. The items excluded are family heirlooms or are personal in nature to the owners. Of course, most items in the innkeeper's/owner's residence are excluded¹.

Please note that every effort has been made in the detailed inventory list to be as accurate as possible. We suggest that you take the list and walk in the rooms at the open house and go through what is included and excluded before you purchase the furnishings. The seller is not responsible for any errors in the list. If you purchase a furnishing package, the included areas will be left for you as it was at the open house minus any exclusions noted on the inventory list.

Terms: Should the buyer of the property wish to purchase one of the furnishings packages, a 10% nonrefundable deposit of the total will be due the day of the auction made payable to the closing attorney, “Alexander & Royston, LLP”. The remaining balance will be due at the closing of the property. If the buyer fails to close on the property and has purchased a furnishings package, they will lose their nonrefundable deposit on the purchase of the furnishings and they will not receive any furnishings. All furnishings offered are being sold “as is”.

Furnishing Packages:

Package A: Close to Turnkey (All 8 guest rooms, main areas of the home, exterior furnishings, Christmas decorations, and landscaping tools and equipment) This is a wonderfully put together package that will give you what you need for a very reasonable cost and infinitely less stress and less money than it would cost you to furnish it yourself the way it is furnished now. The cost is **\$900,000**. This includes the following (please see attached detailed inventory list for excluded items):

- **All eight luxury guest rooms:** This includes all eight guest suites and just about everything in them from the soap holder to the paintings and antiques. This includes every single thing you see in the room at the time of the open houses unless a specific exclusion is mentioned in the attached inventory list. This also includes robes and towels from the Turkish Towel

A TripAdvisor review From Steve M. in Worcestershire, UK:

“...we so wish we could have stayed longer. The Grandeur and elegance of Twelve Oaks is breathtaking...all the rooms we saw, although all different, were beautifully decorated and furnished. The effort and cost that must have gone into furnishing this mansion is a credit to the owners...”

From Jennifer in London, England: “...The rooms and bathrooms are beautiful and comfortable and are individually decorated with antiques and other furnishings to a very high standard. Soft sheets and great water pressure...the breakfast is carefully made from local ingredients and was served in a gorgeous dining room complete with white tablecloths, crystal and great coffee...This hotel gets everything right! I will definitely return...!”

¹ If looking at the layout available at targetauction.com, the innkeeper's residence is composed of the informal dining and living rooms on the first floor and all rooms on the South side of the 2nd floor main hall. These include the master suite, the exercise/sitting room next to the master, the master bath, the child's room and bath (with the boat bed), the office and adjacent bath, and the private laundry and the back hall next to private laundry. Please see inventory list for details.

company, luxury bedding, high end mattresses, Egyptian cotton sheets, draperies, electronics, etc. All rooms are furnished with luggage racks, ironing boards and irons, shower curtains, etc. Basically, this includes anything a guest would need for a comfortable stay with very few exclusions that are easy enough to replace.

- **Interior Common Areas used for the Inn and staff:** This includes the Grand Dining room, formal Parlor, entry hall, 2nd floor hall, 3rd floor hall and Butler's pantry, and kitchen. This also includes everything you need for the kitchen, dining ware, and serve ware.
- **Staff Laundry rooms:** These are well stocked with everything you need to host your guests. This includes washers and dryers, cleaning supplies and products, cleaning carts, rollaway beds, and all kinds of extras needed for hosting a group.
- **Outdoor Furnishings:** Rocking chairs, chaises, garden ornaments, planters, two antique arbors, benches, etc. with a couple of exclusions as noted on the inventory.
- **Christmas Decorations:** The Twelve Oaks is gorgeous at Christmas! There are beautiful, high end garlands and wreaths from Balsam Hill for the exterior windows and doors. Inside, there are garlands for the main staircase and tree decorations for the parlor and dining room. There are also decorations for each guest room that match the theme/décor of the individual rooms. For example, for the Frankly Scarlett Suite, there is a set of ornaments that feature Scarlett in each of her gowns from the movie along with Magnolia blooms and a tree skirt that looks like her "prayer gown". In Salvatore, we have a beautiful masculine garland with leather hair on hide stockings. In Cannonball Run, we have civil war ornaments and stockings with civil war insignia. We will include 4th of July/Memorial Day decorations including patriotic bunting, pillows, etc (package A only). *An individual inventory is not included for this category for practical reasons.*
- **Landscaping Tools and Equipment:** This includes everything that was purchased to maintain the grounds here (or to hire a gardener). *An individual inventory is not included for this category for practical reasons.* Some of the notable items include: a Zero Turn Husqvarna 48" mower with bagger, Husqvarna backpack blower, edger, and weed-eater and other necessary tools (shovels, spreader, backpack weed sprayer, electric bush trimmers, pruning shears, rake, hoses (under deck), and other general landscaping necessities.

A TripAdvisor review from Taylor Allison from Charlotte, NC: 5 Star B&B

"What a beautiful home and property! My wife and I stayed one night just before Christmas and enjoyed the beautiful holiday decorations throughout. You can tell Nicole and John have put a lot of time and effort renovating each and every room in this southern mansion! The tall ceilings, original wood floors, intricate molding, and top notch furniture and bathroom fixtures are absolutely stunning. We have stayed in many B&B's and this one may top the list. We were fortunate to stay in Katherine's Mirror Image Suite and loved every feature - a comfy king size bed with plush sheets, claw foot tub, one-of-a-kind antique rib cage shower, and gas fireplace....."

From Kim P. in Clearwater, FL: "The Twelve Oaks was spotless. The attention to detail was amazing. The furnishings were lovely. We were amazed at the thought of moving such large pieces up to the third story! We stayed in the Cannonball Run Suite. Gracious John told us how they did each room one at a time. He prided Nicole on how she so skillfully obtained such period pieces... We would also like to ask the make and type of the king mattress in our room? As it was beyond luxurious and comfortable...Just amazing. Thank you, beautiful work."

From Hannah C. from Grant, AL: From every light fixture, painting, and piece of furniture, the entire home was magnificently decorated.

OR

Package B: All Eight Guest Rooms, Furnished Staff Laundries, and Outdoor furnishings: This includes the eight guest rooms in package A PLUS Christmas decorations for those rooms. It also includes outdoor furnishings and the two staff laundry rooms stocked and furnished. This does not include any other areas not specifically mentioned. Also, the same exclusions from those areas on the attached inventory still apply. **\$450,000.**

OR

Package C: Five Guest Rooms, Furnished Staff Laundries, and Outdoor Furnishings: This includes the following five guest rooms in package A PLUS Christmas decorations for those rooms: Frankly Scarlett, In the Heat of the Night, The Katherine's Mirror Image Grand Suite, the Steel Magnolia Spa Grand Suite, and the Cannonball Run Grand Suite. It also includes outdoor furnishings and the two staff laundry rooms stocked and furnished. This does not include any other areas not specifically mentioned. Also, the same exclusions from those areas on the attached inventory still apply. **\$300,000.**

Furnishings Inventory List: 8 Luxury Guest Rooms

LOCATION	INCLUDED WITH SALE OF MANSION	INCLUDED WITH EACH ROOM	Excluded Items
GUEST ROOMS- 1ST FLOOR	ITEM/DESCRIPTION	ITEM/DESCRIPTION	ITEM/DESCRIPTION
Frankly Scarlett Junior Suite	Plantation Shutters Antique Chandelier Fireplace, logs and remote Waterworks "Julia" high profile faucet Waterworks "Julia" triple showers and handshower Sink Console Toilet Bath lighting Vanity Mirror and vanity Shower curtain hardware in polished nickel Handicap railings in polished Nickel 	Antique Rococo Revival Rosewood Half Tester Bed Plush Pillowtop Queen mattress and boxspring French Style Mirror Front Armoire Antique Mahogany Library Steps (concealed commode/potty) Drapery Rods and Custom Draperies Large Flat Panel TV, Blue ray player and wall mount All Bedding- down comforter, sheet sets, duvet cover, shams, etc Iron and ironing board Antique Framed Oil Painting over fireplace Portable Handicap shower seat (needed for code req) Multiple Robes by Turkish Towel Company Towel set with backups by Turkish Towel Company Gone with the Wind Bookcase Items (trivia game, brick from Loew's Grand premiere, etc Antique architectural carving on wood w/ angels Hairdryer in embroidered bag Nickel vanity items: trash can, soap, tissue holder, standing toilet tissue holder, containers Alarm clock Luggage Rack Box fan Antique Walnut Renaissance Revival table with marble top Marble Top Bedside Stand Antique Lamp- rewired Xtra long shower curtains, liners, and backups	Antique Mahogany Secretary Bookcase Antique Chair- reupholstered with nailhead trim Oil Portrait of Lady on Porch by Truus Claes, Framed <i>Note: The bench in the photo isn't included; it was damaged previously and removed from the room.</i>
Salvatore Brothers Study	All blinds All attached bath fixtures Vanity mirror over sink Shower curtain hardware Chandelier Chandelier and sconces in bath All built in bookcases Gas log set and remote 	Antique Renaissance Revival Bed (+/- queen size) Custom pillowtop mattress and boxspring Renaissance Revival Armoire Leather Top Mahogany Desk and Chair Pair of mahogany nightstands Pair of heavy glass lamps TV and DVD player and remotes Pair of Leather Club Chairs Antique oil painting of ship on wall near bathroom Hair on Hide Leather Custom throw pillows Antique Art Deco rug 19th century side table- leather top Pair of horn lamps Pair of decorative urns Brass compass bookends Large set of leather books Bedding: Duvet, Duvet cover, pillows, shams, fur throw, decorative pillow, Sheets and all backups Alarm clock Multiple Robes by Turkish Towel Company Towel set with backups by Turkish Towel Company Custom goblet pleat draperies and hardware Iron and ironing board Hairdryer in embroidered bag Luggage Rack Box fan Bath vanity items: trash can, containers, makeup mirror, tissue holders Shower curtain and liner	Antique oil painting of ship over the fireplace Apple computer
GUEST ROOMS- 2nd FLOOR Katherine's Mirror Image Grand Suite	Mirrored Clawfoot Tub Antique "Rib Cage" or "Needle Shower"- very rare Mirrored Vanity Sink with marble top Bath and Sink Faucets by Waterworks Venetian mirror over vanity Gas Coal Set made for original coal grate and remote Antique chandelier and sconces	King Size Venetian Style Bed King Plush Pillowtop mattress and boxspring French Style Armoire with Beveled Mirror c. 1920 Pair of French style Marble Top Nightstands Antique Radio Cabinet French Antique Commode with Marble Top Custom Silk Drapes with hardware- 3 windows	

A review from Alaina M. in New Orleans, LA: This is a beautiful and wonderfully restored home with even more beautiful furnishings. If I could have fit the mattress in my suit case, I would have definitely taken it home with me!

Furnishings Inventory List: 8 Luxury Guest Rooms



Painting of ladies and gents at a carousel
 Painting of lady with blue shawl (over mantle) by Marian Williams Steele
 Antique Settee and Upholstered Bench
 Hollywood Regency Mirror over tub
 Bedding: Duvet, Duvet cover, Shams, Sheets, Throw pillows, blanket, extra sheets, pillows, etc
 Two glass lamps
 TV and DVD player and remotes
 Alarm clock
 Multiple Robes by Turkish Towel Company
 Towel set with backups by Turkish Towel Company
 Iron and ironing board
 Hairdryer in embroidered bag
 Luggage Rack
 Antique Rug
 Bath vanity items: trash can, containers, soap, tissue holder, book/wine rack for tub
 Shower curtains and liners- xtra long with backups

From Rocketman51 in Miami, FL: "I don't believe I have ever seen a property that had only positive reviews and I'm about to give them another. Twelve Oaks is a very impressive place to stay, from the furnishings, to the artwork and friendly staff it is first class from start to finish."

In the Heat of the Night

Antique Chandelier
 All Bath Lighting- antique chandelier, sconces
 Gas log set and remote
 Vanity Sink cabinet and faucet with washbasin sink
 Venetian mirror over bath vanity
 Towel rack "train rack"
 Clawfoot tub, faucet and shower curtain railing



Queen mahogany bed- black
 Distressed Painted French Provincial Cabinet
 Club Chair 1/2 w/ ottoman, down filled, ottoman cover
 French Armoire- 19th century
 Antique Marble Top Bedside stand
 Contemporary black bedside stand
 Glass lamps x 2
 Antique mirror
 Linen Draperies and hardware- 2 windows
 Large LG flat panel tv and blue ray player
 Antique Painting- workers in the field
 Bedding: Duvet, Duvet cover, Shams, Sheets, Throw pillows, extra sheets, pillows, etc
 Bench and pillows (on sunporch)
 Shower curtains (designer) and liners- with backups
 Alarm clock
 Multiple Robes by Turkish Towel Company
 Towel set with backups by Turkish Towel Company
 Iron and ironing board
 Hairdryer in embroidered bag
 Luggage Rack
 Antique Rug (rolled up in armoire, great condition)
 Bath vanity items: trash can, containers, soap, tissue holder, book/wine rack for tub
 Antique Victrola Horn light fixture (on sunporch)
 Decorative accessories

Antique car painting (on sunporch)

GUEST ROOMS- 3rd FLOOR

Steel Magnolia Spa Suite

Two antique chandeliers and foyer chandelier
 All attached cabinetry and bath fixtures
 Luxury Spa tub with air jets, chromotherapy, and aromatherapy
 Gas coal fireplace insert with remote



Canopy Bed with silk toile canopy, Queen
 Queen plush pillowtop mattress and boxspring
 Mahogany and painted Design Sideboard
 Chair with Hair on Hide Ottoman
 Painted console with Marble Top
 Desk with marble top and chair
 Bedside Stand
 Silk Draperies- 2 windows, with hardware, tiebacks
 All bedding and extras: Duvet, Duvet covers, sheeting, shams, custom throw pillow, coverlet, pillows, etc
 Antique Asian influence corner cabinet
 Antique Hollywood Regency Mirror
 Antique pots on stands
 Lamps x 4 including antique coffee urn lamp
 Shower curtains, liners, tiebacks, etc
 Flat Panel TV and DVD player with remotes
 Iron luggage rack
 Alarm clock

Oil painting- ladies in garden

Furnishings Inventory List: 8 Luxury Guest Rooms

		<p>Multiple Robes by Turkish Towel Company Towel set with backups by Turkish Towel Company Iron and ironing board Hairdryer in embroidered bag Bath vanity items: trash can, containers, soap, tissue holder, etc Decorative accessories</p>	
<p>Suite Home Alabama</p>	<p>Gas coal fireplace insert with remote Antique Crystal Chandelier, sconces, and bath lighting All attached bath fixtures (tub, faucets, sink, etc)</p> 	<p>French twin* antique headboards- late 1800s <i>*Can also be pushed together and made into king with foam wedge and mattress topper</i> French antique armoire Desk and cane back chair Burl Wood Sideboard Buffet with Mirror Velvet Chair and Ottomon Painting of angels Mahogany nightstands x 2 Three lamps (one is antique) Antique gold oval mirror (over mantle) Misc. decorative items (antique wash bowl and pitcher, etc) Plush pillowtop mattresses and boxsprings x 2 Custom Velvet Drapes and all hardware Bedding: includes custom pillows, inserts, Duvets x 2, duvet covers, sheets, etc for setting as king and twin Flat Panel TV and DVD player with remotes Wooden luggage rack Alarm clock Multiple Robes by Turkish Towel Company Towel set with backups by Turkish Towel Company Iron and ironing board Hairdryer in embroidered bag Bath vanity items: trash can, containers, soap, tissue holder, book/wine rack for tub, etc Box fan</p>	
<p>Cannonball Run Grand Suite</p>	<p>Antique copper lantern fixture Antique crystal chandelier over tub All other lighting Copper Bateau Tub from The Bath Works All attached bath fixtures Waterworks bath, shower, and tub faucets Gas coal fireplace insert and remote</p> 	<p>Renaissance Revival Bed- converted to King size Antique bedside tables Antique war trunk Campaign style desk with leather chair Console Table w/ Petticoat mirror and added top mirror Bedding: Down duvet, duvet cover, Sheets, blankets, pillows, shams, bedskirt, throw pillows, backups, etc Multiple lamps Antique style table fan Large rug Civil War Painting, framed Other decorative items and framed civil war items Civil War Reenactment Uniform and Bag Civil War Drum Icebucket A real civil war drum is in the cellar...needs restoration Books on the Civil War including Journal by local plantation owner of when the union troops came through Covington TV, DVD player, and remotes Iron and wood luggage rack Custom Drapes Hanging on a Sword and Scabbord Alarm clock Multiple Robes by Turkish Towel Company Towel set with backups by Turkish Towel Company Iron and ironing board Hairdryer in embroidered bag Bath vanity items: trash can, containers, soap, tissue holder, book/wine rack for tub, etc</p>	<p>Mahogany Empire Linen Press* (looks like armoire, used to hold tv) <i>*I do have an extra antique armoire that is gorgeous and in excellent condition in the carriage house that I can leave for you to use in place of the linen press. It would go wonderfully in the room. See photo below of replacement.</i></p>  <p>Pair of leather campaign chairs & chess table</p>
<p>Breakfast at Tiffany's</p>	<p>All attached bath fixtures: tub, faucets, double vanity, etc Electric fireplace with remote Sconces and antique fixture in dormer winow</p>	<p>Dressing Table Desk (in dormer window) and chair Maple Arts & Crafts Armoire Pair of mahogany candlestands (used as bedside tables)</p>	<p>Painted antique french headboard and footboard (personal to the owner and not difficult to replace)</p>

Furnishings Inventory List: 8 Luxury Guest Rooms

Crystal chandelier



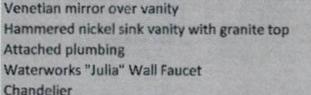
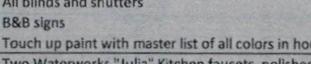
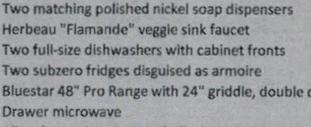
Trumeau Mirror (above fireplace)
Mahogany Lingerie Chest (in corner)
Custom Velvet Drapes and all hardware
Lamp
Antique rug
Bedding: Duvet and cover, coverlet, sheets, Decorative pillows, backups, etc
Antique gold oval mirror
Decorative accessories
TV, DVD player, and remotes
Wooden luggage rack
Box Fan
Alarm clock
Multiple Robes by Turkish Towel Company
Towel set with backups by Turkish Towel Company
Iron and ironing board
Hairdryer in embroidered bag
Bath vanity items: trash can, containers, soap, tissue holder, book/wine rack for tub, etc

Note: Photos are to help you identify the room only. Please go by the items in the room at the open house and by the inventory list. Every attempt has been made in the detailed inventory list to be as accurate as possible. We suggest that you take the list and walk in the rooms at the open house and go through what is included and excluded before you purchase the furnishings.

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A review on Tripadvisor from Elizabeth S. in Atlanta, GA: "I was instantly charmed by this beautiful antebellum mansion in Covington's historic district. The grounds are lovely and the interior is very well maintained. We loved the period furnishings, which gave the place an authenticity. At the same time, care was taken to provide all the modern conveniences which today's traveler has come to expect: complimentary Wi-Fi, flat screen tv, remote control fireplaces, private baths with showers and/or deep soaking tubs with jets (ours even had colored lights). No detail has been overlooked: thick, Turkish towels in the bathrooms (and even dark colored towels with "makeup" embroidered on them - clever); luxurious, romantic beds, l'occitane bath products. There is an honor bar on the second floor stocked with snacks, drinks, a full size fridge and microwave for shared use....There are complimentary movies and books you can borrow. I am so glad we decided to come here! Kudos to our gracious hosts. They have distinguished themselves in the fine art of hospitality."

Furnishings Inventory List: Interior Common Areas for Guests and Staff

LOCATION	INCLUDED WITH SALE OF MANSION	INCLUDED WITH PACKAGE A	Excluded Items
ITEM/DESCRIPTION	APPRAISED	ITEM/DESCRIPTION	ITEM/DESCRIPTION
Entry Hall- 1st Floor Chandeliers and sconces Exit sign and fire extinguisher (code requirements)		Antique desk: Louis XV Bureau Plat with marquetry Antique french arm chair (used at desk) French Carved wood Vitrine Cabinet with beveled glass Victorian Carved Buffet Server Gothic influence antique chair Antique Hall Tree Framed papers- Hire of Slave Lewis Preserved flower arrangements (real flowers) Loaner umbrellas Sofa- pale yellow, down cushions, throw pillows Xtra large framed oil painting of fountain Framed antique oil painting of landscape Wood file cabinet Printer Decorative trash can Flat screen computer (used for business, on shelf now)	Mahogany Console Table Painting of Lady, A Royal from 1700s Framed photos of people (family members)
1/2 bath- 1st Floor Venetian mirror over vanity Hammered nickel sink vanity with granite top Attached plumbing Waterworks "Julia" Wall Faucet Chandelier		Polished nickel container and luxury hand towels/napkins (extras in dining room console) Any accessories (purse hook, etc)	
Parlor/Formal LR- 1st Floor Crystal Chandelier Plantation Shutters Gas Coal Set made for original coal grate and remote		Leather chesterfield Sofa Mahogany Secretary Bookcase Pair of french Louis XVI style chairs French Louis XVI Side Game Table (between chairs) French Louis XV style commode with marble top Glass top Decorator Fabric Table and Velvet Tufted Chair French style coffee table with glass top Painting- Portrait of a Gentleman 4 sets of silk draperies and hardware Large Antique Rug Small gold mirror Antique framed fan Antique mantle clock Gone with the Wind 1938 book, good condition Antique Jade lamp Silk and down throw pillows- 3	Oil painting over mantle (ancestor of owner). I will leave another painting. Antique crystal decanter set Small framed photo on the mantle (ancestors)
Grand Dining Room- 1st Floor Antique Chandelier- Czechlovakian Lead Crystal, appraised at over \$35K Plantation Shutters Gas Coal Set made for original coal grate and remote		X Six antique Lyre back chairs French Burl Walnut Enfilade Buffet w/ Gold Mirror French marble top Two Drawer Commode/Server Three 33" round tables Antique oil painting- garden scene, nicely framed Table Linens: White tablecloths, napkins, etc. Gold Silk Toile Draperies- 6 panels and hardware Two Dolphin Silk armchairs and 8 crossback Chairs Peacock Christmas Decorations Several sets of different plates and china and serving pieces for B&B Flatware displayed for 16 plus extras Glassware displayed for 16 plus extras Large antique coffee urn Large Venetian Mirror over mantle French Louis XV style Painted Vitrine Mahogany Victorian Claw Foot Table	Candle holders and pedastal bowl in the middle of the main dining table
Sunroom (off dining room) All blinds and shutters B&B signs Touch up paint with master list of all colors in house		Metal Shelving B&B Christmas Decorations and 4th of July/Patriotic decorations	Note: The sunroom was used both personally and professionally so there is a mix of things in here. Every effort was made to include everything used or needed for the B&B. Anything else is personal and excluded.
Kitchen- 1st floor Two Waterworks "Julia" Kitchen faucets, polished nickel One Waterworks "Julia" Pot Filler, polished nickel Two matching polished nickel soap dispensers Herbeau "Flamande" veggie sink faucet Two full-size dishwashers with cabinet fronts Two subzero fridges disguised as armoire Bluestar 48" Pro Range with 24" griddle, double ovens, convection Drawer microwave All code requirements including rated extinguisher and fire suppression over cooktop		Barstools- 3 Two Bunn coffee makers and a Kuerig Large selection of cookware: pots, pans, baking sheets, etc Large Collection of Gone with the Wind plates Kitchenaid Heavy Duty mixer with attachments Bed & Breakfast cookbooks Marble paper towel holder Spices, cooking supplies, Pitchers, toaster, etc. Specialty cooking equipment: Egg poacher, ebilskiver pan, waffle maker, and more	Note: The kitchen was used both personally and professionally so there is a mix of things in here. Every effort was made to include everything used or needed for the B&B. Anything else is personal and excluded. Many of the cookbooks Food processor (not used for B&B) Cake plate collection

Furnishings Inventory List: Interior Common Areas for Guests and Staff

	<p>Professional rangehood Jenn Air Icemaker with cabinet/panel front Water filtration system- reverse osmosis (under island sink) Custom cabinetry and island Warming Drawer with cabinet front Iron and Marble Shelving Marble and Walnut countertops Plantation Shutters Two crystal chandeliers over island</p>	<p>Cooking utensils: spatulas, spoons, etc. Knife set Items needed for individual quiches/strata, etc. Measuring cups, towels, cutting boards, strainers, etc. Racks for the floor in pantry (code requirement if running as business), etc. <i>*Basically we will leave you everything you need to serve breakfast at the B&B or for a well stocked private kitchen</i></p>	
Cellar	<p>All equipment for whole house WIFI: routers, cabling, and 3 Apple Airport Extremes (scattered throughout house to boost signal)</p>	<p>B&B Christmas Decorations Catering Equipment (coffee urns, chafing dishes, etc) Large full size freezer Large full size refrigerator Meeting supplies (easel, dry erase board, etc)</p>	<p>Halloween Decorations <i>Note: The cellar was used both personally and professionally so there is a mix of things in here. Every effort was made to include everything used or needed for the B&B. Anything else is personal and excluded.</i></p>
2nd Floor Hall/ Gallery	<p>All chandeliers and sconces Two Stancions with velvet rope barrier and sign Plantation Shutters Fire Extinguishers and code requirements</p> 	<p>Antique painting of John Brown (instigator of Civil War) Framed Bible Leaf from 1603-very rare ornate title page Antique painting of Venice- nicely framed Antique Rug Rare relief tray of antebellum scene (hanging) 2 Scarlett gowns on display- meticulous reproductions done in conjunction w/ Warner Bros. for the 75th anniversary Addl 2 Scarlett gowns not on display: Burgundy Christmas gown AND her blue velvet portrait gown with white shawl 3 of Rhett Butlers suits Two mannequins displayed are included Mahogany Desk and Chair Set of antique french bergere chairs w/ silk stripe Large painting of woman in pink gown with apron Large painting of people browsing at a flower market</p>	<p>French commode with black marble top Empire Mahogany Sideboard with marble top Painting of woman and children on burlap Large painting of a ballroom-nicely framed</p>
2nd Floor Staff Laundry	<p>Shelving Blinds 3 sets large washers and dryers (1 washer doesn't work)</p>	<p>Cleaning supplies: mops, brooms, vacuums, ladder, cleaning products, supplies, etc. 2 Rubbermaid Commercial cleaning carts (in garage) Pool Towels for guests L'Occitane Amenities- 6 boxes (shampoo, lotion, cond., bath gel, leaf soaps, bath fizzies) 3 Down Alternative Duvets (for guests with allergies) Fold up table 3 Rollaway Beds (scattered throughout house in guest room closets, etc.) Ladder All kinds of extras and things needed for hosting a houseful of guests</p>	<p><i>A review on Tripadvisor from Steve S. in Boca Raton, FL: "We were...surrounded by opulent furnishings. We go to Bed and Breakfast's regularly, but this is a step above. There is a reason it is ranked as one of the top ten B&B's in America... As you pull up the driveway, you are immediately impressed by the magnificent house. The grounds are beautiful. The dining room is beautifully appointed with Fritz and Floyd diningware and a beautiful chandelier which caught my wife's eye as we entered the house... On the second floor, my wife loved the replica dresses Scarlet wore in "Gone with the Wind". As we entered the Steel Magnolia room, my wife was ecstatic. It was everything she had pictured - from the impressive four poster bed with Egyptian cotton sheets to the lovely antique furnishings. Normally, you do not write about the bathroom. But in this case, the magnificent two person shower was only upstaged by the Jacuzzi tub for two with Chromatherapy lighting. Even the soft Turkish bathrobes are nicer than most luxury hotels... You will wish tomorrow was another day so you can stay</i></p>
3rd Floor Hall	<p>All attached cabinetry and fixtures Full size refrigerator and microwave Antique copper lantern light fixture</p> 	<p>Leather loveseat, Ottoman (used as table) and armchair Side Table with glass inset top Mahogany Table with two Louis XVI style armchairs Mahogany Buffet (matches table) Burlap and leather chair Decorative paintings, prints and accessories Velvet Drapes and all hardware Brown velvet antique chair Throws, pillows, etc Antique chest with fire escape ladder Antique door with mirror (used as wall art) Cabinet filled with books and DVDs for guests Cabinet filled with games for guests Lamp</p>	
3rd floor Laundry	<p>Full size washer and dryer (washer isn't working, not sure if it can be fixed)</p>	<p>Cleaning valet on wheels for staff Cleaning supplies, extra bedding, etc.</p>	

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Furnishings Inventory List: Exterior

LOCATION	INCLUDED WITH SALE OF MANSION ITEM/DESCRIPTION	INCLUDED WITH CERTAIN FURNISHINGS PACKAGES ITEM/DESCRIPTION	Excluded Items ITEM/DESCRIPTION
Front Porches		10 Rocking Chairs Twelve Oaks Doormat Large planters at front door	
Side Porch on North side		Antique Peacock Settee Cordination chairs All outdoor pillows Marble and wrought iron antique table	
Back Porch		Twelve Oaks Doormat Wicker seating group with green cushions and pillow Side table and lamp Outdoor rug Watering cans Antique Croquet Set Two antique chairs (next to croquet set)	Iron Bench and chair with built in planters at back entrance
South Side Balcony (off office)		Two chaises Garden stool (used as table) Umbrella and base	
Back Deck		Large wrought iron estate table with copper top White Pottery Barn table and chairs All large decorative planters	
Pool Area		Sofa, chairs and table under gazebo Two chaise lounges with rolling bar cart All pool supplies (some under adjacent crawl space) Antique iron arbor (on walkway from sideyard to pool) Large amount of antique iron fencing on the ground near gazebo (just outside of pool area), purchased to add to fencing around property)	
Back Yard		Antique iron arbor (back corner of lawn) Large antique urns and pedestals at bottom of deck stairs	

Note: Photos are to help you identify the room only. Please go by the items in the room at the open house and by the Inventory list. Every attempt has been made in the detailed inventory list to be as accurate as possible. We suggest that you take the list and walk in the rooms at the open house and go through what is included and excluded before you purchase the furnishings. The seller is not responsible for any errors in the list. If you purchase a furnishing package, the Included areas will be left for you as it was at the open house minus any exclusions noted on the inventory list.

Furnishings Inventory List: Innkeeper's Residence area

Note: Bedding, paintings, and any furniture or other items not specifically mentioned in the included columns are personal belongings and are NOT being sold

LOCATION	INCLUDED WITH SALE OF MANSION ITEM/DESCRIPTION	INCLUDED WITH CERTAIN FURNISHINGS PACKAGES ITEM/DESCRIPTION	Excluded Items ITEM/DESCRIPTION
1st Floor			
Informal Family Room	Plantation Shutters Gas Log Set with remote	Hall Tree Cabinet	Leather diamond back settee Throw pillows Armoire from Lyon France Butterfly Side Table Wine Harvest basket (antique) Oil painting of Venice Decorative accessories Leather chair and ottoman Mink style throw Everything else
Informal Dining Area	Large antique style cabinet storage Plantation Shutters	Dining Table- elaborately carved Four antique dining chairs Large Lazy Susan (matches chairs)	Iron and Lead Crystal Chandelier (we will leave another in its place) Everything else
Master BR- 2nd floor	Plantation Shutters Antique Crystal Chandelier Gas Coal Set made for original coal grate and remote		Everything else in the room is excluded
Master Sitting/Exercise Rm	Plantation Shutters Gas Coal Set made for original coal grate and remote		Everything else in the room is excluded
Master Bath	Two polished Nickel carved sinks Waterworks "Julia" high profile faucets- 2 All attached custom cabinetry Barber Wilson Exposed Dual Showers and sep. handshower The Bath Works St. Lyon Tub Tub Filler and Handshower Antique Chandelier	Antique "Batwing" narrow vanity and chair	Everything else in the room is excluded
Child's room w/ boat bed	Plantation Shutters, built in desk, light fixture		Everything else in this room is excluded
Child's bath	Everything attached included EXCEPT for mirror and sconce		Mirror and Antique ship sconce Everything else in this room is excluded
Private Laundry	All cabinets, fixtures, everything attached	Stacking full size washer and dryer	Everything else in this room is excluded
Office and office bath	All attached cabinets and fixtures included		Everything else in this room is excluded
Office Balcony		Outdoor chaises, umbrella and side table (included in Exterior Furnishings!)	

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