

# ***“Negotiable” Inclusions***

## ***4214 Clam Bay***

- Couch, chair and coffee table -“Article” Vancouver company
- Glass-front hutch (1850 Canadiana)
- 2 cedar shelves on either side of woodstove
- Long white folding work table in den
- Black filing cabinet
- Wrought iron table and 4 chairs on deck- Restoration Hardware
- Rattan chair and ottoman in studio
- Black double bed frame in studio
- Single bed in children’s room
- Closet wardrobe in studio- ikea
- Outside table and two chairs (entry porch)
- 1 full cord seasoned firewood (fir and arbutus)

