



## SELLER'S [ FULL ] DISCLOSURES

It's not legally binding or anything. We're just curious.

### 1. Why are you moving?

*Work. If there was a way for us to take our home (and friends) with us, we would!*

### 2. Why did you buy this house? Like, what really sold you on it?

*This house is an outdoor enthusiast's dream come true. Activities like hiking, biking, and sledding, are all literally out your back door. Living in NYC, we visited SLC for the first time just over 8 years ago. The purpose of the trip was to "neighborhood shop" -- we didn't have any intention of buying a house during this visit. Right before our visit to SLC, we had just returned from a trip to Italy. As we drove through Emigration Canyon for the first time, it immediately reminded us of driving through the mountains of Italy. And when we walked inside the house, it was just as magical as the landscape that surrounded it. The craftsmanship was meticulous. It was warm, inviting, and we could immediately envision this being our home. A place where we would raise our son. That very day, we put an offer on the house and never looked back.*

### 3. If a stranger walked into your home when you weren't there (this is not a robbery scenario), what would your space tell them about you?

*Warm and inviting; they'd probably pour themselves a glass of scotch and get cozy around the outdoor firepit.*

### 4. Are there any changes you always wanted to make here, but just didn't get to?

*Several months before we discovered we were moving out of state, we began working with a local landscape architect to make the backyard a more functional space. The architect developed a plan that incorporated everything on our wishlist: a 2-tier xeriscaped patio, a container swimming pool, and a glass greenhouse. We look forward to seeing how the new owner creates an outdoor space that maximizes their canyon views. As our son gets older, we also had intentions of finishing the basement into a game room. It's amazing how much natural light is in the basement!*

### 5. Describe your home in one word:

*Welcoming. Warm.*

### 6. Best time of day in your home? And where should you be sitting for it?

*We love the natural light throughout every room in the house. And our*

*son describes the afternoon and early evening sun as "diamond rainbows" that dance on our walls and warm our home. We love early weekend mornings sharing brunch on the patio. And warm summer nights enjoying dinner on the patio. And cool fall nights making s'mores around the firepit and stargazing. And early Sunday mornings hiking behind the house. And late(ish) Friday nights clearing the living room furniture for family dance parties. (Would you like us to keep going?)*

7. How about seasonally speaking...what time of year best suits this place?

*The first snow of the season is magical as it covers the earth and surrounding scrub oak, sparkling like glitter in the early morning sun. This usually sends the elk herd down to our property (75+ elk!) as they attempt to eat as much grass as possible before it all gets covered in snow. Once the snow arrives, we have our own sledding hill in the backyard or endless snowshoe trails. Spring is exciting as tree buds and flowers begin to pop. And summer is refreshing as it's on average 10 degrees cooler at our house than the valley and the wildflowers are incredible. Fall is also gorgeous as the maple trees glow a breathtaking sunset red. The rock pile to the west of the house is great for kids to ride their BMX bikes around.*

8. Any updates that might not be so easy to spot, but are worth pointing out? (think: new sprinkler system, updated roof, air conditioning, etc.)

*While maintaining a positive and relaxed environment, we've also made certain our home operates efficiently with a Wifi controlled sprinkler system, smart home, ethernet connectivity, and USB charging ports in almost every room. There's also a whole home surge protector, wildlife cameras, and motion sensor lights in closets.*

9. Tell us about the best party you ever had here.

*We love connecting with friends and have the space both indoor and outdoor to easily enjoy our time together. This fall, we had 10 of our son's friends over for one last play date before we head east. Both kids and parents hiked for an hour behind the house. We broke at the top of one of the peaks for a brown bag lunch and watercolor painting in the rain (Have you ever used raindrops when painting with watercolors? If not, we highly recommend it!). After descending the mountain, the kids chased one another around the yard and made s'mores around the firepit, while the adults gathered under the string lights for cocktails and conversation. Santa and his reindeer have been known to visit and transport us to the North Pole on Christmas Eve. We've been known to have sledding parties in the backyard followed by hot chocolate and Sunday brunch. And the easter bunny loves to hide eggs along the rocks surrounding the property. Early summer is a wonderful time for a lobster boil (Freshies has everything you need!) on the patio. And mid-summer BBQs are a welcome escape from the valley's intense heat.*

10. If your house were a celebrity, who would it be (and why)?

*Colbie Caillat because she loves nature and dogs and our house is the perfect place to enjoy music surrounded by the stars and the outdoors.*

11. What do you think you'll miss the most about this place?

*This house is in between city life and the rural mountains. It's hard to believe that the city limits are just 3 miles away. We'll miss the beauty of the mountains that surround us every day. The way the sun rises and sets around us. The rabbitbrush that glows in the autumn evenings outside our dining room windows. The giant happy sunflowers that grow wild all around us. The native wildflowers our bees gather naturally organic pollen from for miles and miles around us.*

12. Anything at all you want to say/pass along to the future owners of the home? (Approximate utility costs? Best spot for a candy stash? How deep your love runs?)

*While being above the inversion and breathing clean air, we love the accessibility of some of our favorite spots (see below), while also being able to quickly retreat to our own little world. :*

- *1 minute to Emigration Brewery and Ruth's Diner (super walkable!)*
- *4 minutes to Hogle Zoo*
- *8 minutes to Natural History Museum and Red Butte Garden*
- *8 minutes to Rowland Hall and The McGillis School*
- *8 mins to kayaking at Little Dell*
- *10 minutes to 9th & 9th*
- *12 minutes to 15th & 15th*
- *15 minutes to the Downtown SLC Farmers Market*
- *16 minutes to Millcreek Canyon*
- *23 minutes to Woodward Park City*
- *37 minutes to Main Street Park City*

*Utility costs average about \$250 per month for water, electric, and gas. We're on city water which is unique (and a lot cheaper) than the rest of Emigration Canyon. We love living in the canyon; a place we are inspired and where we're able to quietly spend time connecting as a family.*

**L O V E   W H E R E   Y O U   L I V E**