



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

We are looking to fulfill our fantasy of a rural life in a quiet town with plenty of space/potential to grow and run wild in! Life on the range with a goat, pig, loads of chickens and hey, maybe a mini cow named Cheesecake may not be everyone's dream, but for us, it is our life of bliss.

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

What's not to love? This is an urbanite's dream! With plenty of rooms and lovingly crafted nooks, any family can easily thrive here. There is all manner of potential that supports both the family life and the occasional (or frequent) Soiree! Lots of natural light bathes the ground and upper floors and the basement is an ideal retreat. All modern appliances and even a little courtyard that's ideal for grilling, adding a hot tub or just relaxing in. As the saying goes: location, location, location! It's friendly to pedestrians, cyclists and drivers alike. It's a block away from a small Harmons which makes for nice little walks topped with a treat and did I mention the amenities? Pool, community center with full gym, dog parks, free kayaking on the lake right across the street, lovely walking areas, parks aplenty for the kiddos, ducks all over the place, this area is absolutely teeming with life and soooo much potential. All you really have to do is enjoy it!

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?

These folks are playful and focused on style and comfort! True to our vision of eventually living a rural life, we compensated by bringing the outdoors inside. With all the natural light, just adding some plants really really helped warm up the place. Every effort we took to change what we came into was made in an effort to give an organic feel to the place. To that end, I feel like we've helped move this home in the direction of having a soul.

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

A hot tube in the courtyard was always a dream we had. A murphy bed in the basement room would have made for the perfect guest room. Apart from those little things, I feel like we succeeded in making a very comfortable place for our family to enjoy time together and our own private time.

5. Describe your home in one word: open

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

The sunrises out the smaller bedrooms upstairs are wonderful! The morning light really breathes life into the ground floor and on those cold days, having a cup of coffee in front of the fireplace on the couch while reading a book is quite lovely. We focused on ensuring we had lighting for the quieter sunset/sunrise times and some more "bright" lighting for when that was appropriate.

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

Spring/Summer is my favorite time, though there is an argument to be made for all 4 seasons. Having free and easy walks around the lake at any time of the day in comfort is my personal cup of tea. The Easter event that happens around the lake features a petting zoo with lots of fun animals is something that really brings joy to us all!

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.)

The HOA recently painted the exterior, which was nice. We are particularly proud of the warmer white interior paint and updated lighting fixtures, the old wooden fireplace mantel that we put over the fireplace, the backsplash tiling in the kitchen and the flooring (carpet gets a bit nasty in our experience)!

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

We've had a fair few b/c of all the space, but they are generally pretty low key these days since our children came into the picture. :)

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

Will Wheaton. A humble but beautiful human being with a good message. Remember Wheaton's law: Don't be a dick!

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

Honestly the clean and open layout will be sorely missed. It's a really easy place to be comfortable in and we value our comfort. The walks around the lake really are peaceful. There's a duck with a broken wing who makes his rounds (we call him Herman) and we like to feed him thawed peas. He will be missed, but seems to be getting cared for. There is also a canadian goose who actively took up daddy duties for a duck and they had 11, I believe ducklings that he protected and still roves about the lake with. It's pretty incredible. Do a google search for "Gangsta Goose Daybreak" (not

our idea of name) and be prepared to meet a celebrity!

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?)

The plants really allow the space to come to life. We have Pothos trimmings snaking all over the place and they are a beautiful/hearty plant that has thrived, while being very easy to maintain. The utilities are around 2-300 between both gas and electricity during peak utility usage. We took the pantry doors off because the fridge handles were not working well with them, but that gave us the opportunity to turn it into an attractive display for our dishes and cutlery. We were able to turn almost every space into an attractive vista, in our opinion.

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