



## SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

We work in LA and have been able to work remotely here in Utah for the past few years. Unfortunately commuting back + forth is becoming too hard, so we are moving back to LA.

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

We absolutely loved this house the second we saw it. It's beautifully preserved and we love a good Tudor home. This area can't not be beat. The absolute best area for walking, shopping, dining etc...

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?

We love beauty. We love our home to convey a feeling of magic and peace.

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

Yes! We were planning on doing mathing tile from entry way through to kitchen. Oak hardwoods on main level and cream ornate French fire place surrounding original stone work fire place.

5. Describe your home in one word:

Magical

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

Sunset 100%. The living room light is beautiful, the sunsets from the dining room and primary bedroom are spectacular.

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

Summer + Fall. The foliage is beautiful. And we walk + scooter to ice cream, dinner + shops + the creek up the street.

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.)

New gutters (Copper in front, black everywhere else)  
All new landscaping including sprinkler system, wall + fireplace in back, New primary closet, Sconces on front of house + in living room + main bedroom. New hardwoods in ADU + downstairs rooms.

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

Halloween. Best House there ever was for a Halloween party + to go trick or treating!

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

Stevie Nicks. Magical, classic + timeless.

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

Honestly? Just about everything. If we didn't need to move back to LA, we would live here forever.

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?)

We knew when we bought this house, it was very special. Our mission was to restore her to the best of our abilities and maintain its original beauty, while updating to be both a sanctuary + a great place to entertain + raise our family.

LOVE WHERE YOU LIVE