



## SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

I've dreamt of living in NYC for a long time and am finally making the move.

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

I really loved the modern and open remodel with the original character of the house. I especially fell in love with the kitchen, and with the original windows and fireplace in the living room.

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?

That I am artistic, free-spirited, and driven.

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

I thought about painting a dark accent wall in the living room, and wanted to put a flagstone patio in the backyard to surround with trees.

5. Describe your home in one word:

hygge - "a quality of cozyness and comfortable conviviality that engenders a feeling of contentment or well-being"

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

Sunset in the living room, or standing in the kitchen looking at the light coming through the diamond-shaped window by the front door.

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

I genuinely can't pick one season for this house. I loved watching snow fall on the trees and street from my couch in the living room. Loved sitting on the porch with the crisp fall air.

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.)

Plumbing was redone while I was under contract.

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

Last spring some friends and I made a delicious Guinness stew, congregated in the kitchen eating and drinking. Had a jazzy and chill yet upbeat playlist going and more intimate conversations could be had in the living room while the main party was going in the kitchen/dining area.

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

Toni Morrison - expressive, authentic, full of light and depth.

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

The character and openness of the space. It feeling so crisp and cozy at the same time. I wish I could bring it along with me.

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?)

My love for this house runs very deep and the walls and the space have been pumped full of that love. Have a bath with your favorite beverage and a colorful novel enjoying the subway tiles and high ceiling of the bathroom. Plants thrive in the living room and kitchen from the natural light.