



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

We're looking to downsize / move to a place that will be easier to maintain while living abroad in the future.

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

There were two big selling points: Location is great with excellent options within walking distance for food, coffee and entertainment/activities and the huge kitchen with lots of space for prepping big meals & brewing beer.

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?

Right now! This is a great Instagram showing!

Regularly: What a lot of space for hairy folks come over. And that's a lot of beer glasses on display.

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

- 1) Finish updating the windows upstairs, have done 8/18
- 2) Update the bathroom upstairs
- 3) Replace / re-scape the yard

5. Describe your home in one word:

Comfortable

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

- 1) Mornings on the front porch are great
- 2) Sunsets are fantastic in the summer, with the colors pouring in over the fence
- 3) Mornings in general for the kitchen as well, with light peeking in while cooking something up.

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

Winter to hide the yard!

Spring is also great with the roses blooming and tons of light

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 Tesla solar shingle roof installed in 2021 that comes with 27 kWh batteries in the back

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

We held our groom's dinner here, and had 22 of us at a single, long table that spanned both front rooms + was an awesome mesh of cultures, friends + families.

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

Current setup: George Clooney. Stylish yet refined. Old school but modern.

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

Really loved this place and being here for 9 years. Lots of great times with friends + family and getting to be here for a long time.

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?)

Use household electronics as much as possible to improve energy usage.

Great food options nearby, be sure to check out Kyoto