



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

I am off to my next adventure in a new state.

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

I first saw loft living in downtown Denver in 1984 and fell in love. When I was looking for a new home I thought if not now, then when. So I went looking at lofts. This one immediately spoke to me. The kitchen in particular - so great for cooking, that I had my own outside space and the beautiful ~~communal~~ communal courtyard.

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?

I love color, I love to cook and I am a minimalist.

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

None. That is partly why I feel in love with space. It seemed like every previous owner cared for it well, it has aged well, the design is timeless.

5. Describe your home in one word:

My cocoon!

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

Morning, before the city wakes, sitting in my blanket on my patio meditating. 😊

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

Summer. Opening the patio doors and hearing the city -
morning to night.

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 stove

New bath faucet

New fridge

New garbage disposal

Building was recently painted

outside & interior halls - 2023

Double paned windows in East facing room

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

With my neighbors. Where we each make something, put a tablecloth on the patio table in the courtyard and we drink & eat together. Sometimes we end up continuing in one of our units.

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

Bradley Cooper - good structure, versatile, handsome and can be down to earth & ~~Practical~~ ^{Practical}

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

The safety I feel when I close my door and just live in my space.

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?)

1) Being on the first floor it is just one of 8 units with a private patio.

2) Being a secure concrete building & on the first floor I rarely need to use my A/C in the summer - it stays so pleasant.

The concrete also means you don't hear your neighbors
LOVE WHERE YOU LIVE thru the walls.