



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving? Nathan is starting graduate school in the fall and the homes on our street are selling at high prices. With the equity we've built in this home, we could pay off some debt to be in a more comfortable financial situation. We could also ditch mortgage insurance and own our home without co-signing with my dad. We would also love to find a home with more space and two bathrooms.

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

I love this home for its character and charm! The exposed brick, the ornate woodwork, the light. I also love being so close to the city. I love being able to walk to stores, parks, restaurants but being tucked away on a quiet street.

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?

They could tell that we like comfort and simplicity and I think they would feel welcome in our space. They would tell that we are a young family with our own unique style and interest. We love music and photography and plants.

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

Yes! I've always wanted to fix the driveway, replace the fence, make a second bathroom downstairs and support the foundation of the back addition. Also egress the basement windows.

5. Describe your home in one word:

Welcoming

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

Evening on the front porch swing
relaxing after a long day

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

Spring time with the windows all open
and tulips and daffodils blooming in
the front yard. So full of light and fresh 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.)

Things that have already been updated? Brand new floors ^{and around} in upstairs bedroom, perennial herbs and flowers in front yard, ^{back patio} new sprinklers/drip system, sod in back last year, patio and shade sails in back, solar panels, New air conditioning, space saving shelving system

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

lit a fire in the backyard, roasted brats and marshmallows, had a relaxing evening with friends in bedroom closet under the stars, talking and listening to music while our kids all slept inside.

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

I'm thinking John Krasinski circa the office. charming, unassuming. Someone that feels like an easy going best friend that you've known for years. Not fancy or trying too hard. Easy to love, but not without flaws.

11. What do you think you'll miss the most about this place? The flaws increase the charm.

The neighborhood, the wonderful neighbors!! They are so great. The shops and restaurants close by. The exposed brick, the light in the kitchen and front room. The fire pit area, my garden, the porch swing.

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 electricity bill is so low because of the solar panels. Even in the dead heat of summer, you can crank the A/C and pay hardly nothing!

We love being close to cafe expresso - the people there are great. The neighbors on both sides are so friendly and helpful. The path along the train line is nice for running and biking and walking with kids to the park. The back alley is a great shortcut to bypass the light at 7th & and 21st

We have loved living in this home and this area. It's such a great place to make memories with your family and friends.

(Nathan)



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

To get a bigger home, pay off debt, and possibly help pay for grad school.

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

We love Sugar House. You can walk almost anywhere you need to go. The dead end with no houses across from you makes it pretty quiet. The kitchen is amazing. Big back yard. Lots of light from the windows. Tall basement ceilings that are hard to find in our area. Tons of character. Exposed brick.

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'm a fan of analog. Vinyl records and film cameras are displayed and used often. We love coffee. They might be confused by all the midwife stuff & cello/music stuff (who knows any make midwives?). It's very midcentury modern here, so I would think they would understand that we have old souls.

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

Turn the downstairs office into a second bathroom. It has everything practically running there anyway. Repave the driveway.

5. Describe your home in one word:

Dapper

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

The front porch, on the porch swing, when the sun is setting.

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

All seasons. Winter is great with a drink by the fire. Spring is great in the garden. Summer is great by the firepit/patio ~~when~~ with the Shade Sails to keep you cool. Fall is great with all the leaves changing color on 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 Sprinkler/drip system that can be run by your phone. Smart lock on the front door. New grass and paver patio with fire pit and walkable mint. Shade Sails. New A/C unit. Solar panels and reinforced roof.

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

We've had a few parties here but my favorites have been small and intimate. New Years Eve, listening to records, drinking scotch, burning regrets in the warm fireplace and making New Year resolutions with our best friends.

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

Our amazing neighbors who always take care of us. How it combines old & new to make a blend that is so unique we won't be able to find it anywhere else. The neighborhood and how close we are to downtown Sugar House.

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

Matt Smith's Doctor Who. It's old but looks young. Quirky and unique. Bigger on the inside. Warm, cozy, and comforting. Everybody falls in love with it once they see it.

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?)

Caffè Espresso is great for coffee or tea. It's just down the street. Even though the street is a dead end, we always use the back alley at the end of the street... It makes left turns and getting to the freeway easier. You should also check out "Dancing Crane. I'll miss our mature flower bed. Remove any "Star of Bethlehem" flowers immediately or they will take over.

LOVE WHERE YOU LIVE