



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

We are moving to Oregon

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

I hadn't planned to move to Salt Lake City from New Mexico, but I stumbled upon this home while visiting and felt an immediate, inexplicable connection. Even though I had never lived in such a large house and wasn't sure how I'd make it happen, it felt as though the home chose me—and I somehow knew it would be mine. Within 45 days, I had relocated to Salt Lake City. When people asked why I was moving, I'd often say, "I'm in a relationship with a house." After moving in, I came to understand just how special it truly is. This home is warm, inviting, and full of magic. It will be very hard to say goodbye.

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 think the home would speak more about itself than about me. Its warmth, charm, and unique character are immediately felt—it has a presence of its own. That said, a stranger might gather that I have a strong sense of style and an appreciation for beauty. They'd likely think I'm very lucky to live in such a special place—and they'd be right.

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

I had dreams of adding more patio space or even creating a small bridge from the deck into the backyard to make the outdoor areas more connected. A hot tub was also on my wish list to enjoy the peaceful canyon setting. There are a few finishing touches I didn't get to—like refreshing the back soffit, which has some cosmetic wear from a heavy winter, and adjusting the position of the retaining wall to open up more usable yard space. But overall, the home has been such a joy as-is.

5. Describe your home in one word: MAGICAL

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

The beauty of this home is how it changes with the seasons. In the winter, the sunroom is the perfect spot—cozy, bright, and filled with warmth. During the summer, the downstairs stays cool and refreshing, while the deck off the main kitchen is ideal for outdoor dinners or relaxing in a hammock, listening to the stream. The yoga studio is my most favorite place year-round, offering a peaceful and grounding space no matter the weather. Different corners of the home shine at different times, which makes living here feel dynamic and deeply connected to nature.

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

Summer is especially lovely here—it stays about 12 degrees cooler than the city, with fresh mountain air and a dry, comfortable warmth that makes it a true retreat from the summer heat.

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.)

-Permanent Star link and Cell booster installed on roof, 2021, 2 cell boosters located inside 2021-Added insulation under house/crawl space, 2022-Boiler: replaced boiler/ updated pumps & exhaust, 2022-New septic tank, 2022-Wireless doorbell system, 2023-New thermostats, 2025-Kitchenette, 2022 -Licensed Duradek insulation on upper deck- 15 year transferable warranty, 2023-New dishwasher 2025-New 6 stage water filters at sinks, both kitchens, 2022/2024-New blinds, 2021-Add door in sunroom, 2021-Re-drywalled/upgraded insulation in media room and hallway, 2023-New upper deck railing, 2024 -Restored kitchen cabinets, 2025-Fresh paint, 2025-New Carpet throughout, 2025-Outer walk way baseboard, 2025-Hardwood upstairs has been restored, 2025, Repaired water in/out lines, 2025

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

The yoga studio has hosted some unforgettable gatherings, including three professional sound baths. We've also had dance parties that spilled out onto the decks, and one especially memorable birthday celebration with nearly 50 guests and live music.

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

It would be Frances McDormand with a dash of Stevie Nicks—unapologetically unique, full of depth and character, wise beyond its years, and completely comfortable being exactly what it is

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

For me, there's no space quite like the yoga studio addition. It's surrounded by large windows that look out into the trees, with high ceilings that still feel warm and cozy. It's been a peaceful, private space for movement, reflection, and quiet. I doubt I'll find another room that feels quite the same.

I'll also miss the sunroom in the main house. It's filled with natural light and warmth, and it's a great place to meditate, read, or drink coffee. Both spaces have been a big part of my daily life and brought a lot of comfort.

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?)

Utility costs are surprisingly reasonable given the size of the home. There's an optional HOA fee that covers private snow removal for the driveway, though the main road is plowed multiple times a day by the county—I've never been snowed in. The two-car garage is a rare find in Pinecrest Canyon and makes winter much easier.

This is one of the most conveniently located homes for being this far up the canyon. There are beautiful hiking trails within walking distance and a strong sense of community in the neighborhood.

As for special features, there's a hidden door in the closet of the bedroom in the addition, and a laundry chute from the main bedroom to the laundry room. The enclosed shower is another favorite—it's warm, steamy, and you never have to step out into the cold.

You could easily live in one part of the house and rent out the other as an Airbnb if desired.

The wildlife is incredible. I've seen moose, deer, the occasional bear and big cat—and once, even a white ermine and a giant white rabbit sitting in the yard!

Best spot for a candy stash? The yoga studio bedroom has a secret hatch in the closet.

LOVE WHERE YOU LIVE