



## SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

We need more space!

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

We love old homes — and this one is dripping with charm on the exterior and interior. The front porch, mature gardens, high ceilings, and proximity to downtown — we love even more than the day we bought it.

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 hope our space would say that we've poured love (some sweat and tears) into this home and location that we adore!

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

The master bath has the potential to be the most beautiful room in the house — great space, dormer window!

5. Describe your home in one word:

Charming!

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

1:00 p.m. — in the summer on the back patio.  
in the winter in a cozy living room.

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

Spring and summer due to the flowering trees and garden!

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 tankless water heater - we never run out of hot water.

Nest smoke alarms, thermostat, and wi-fi sprinklers.

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

We had a big New Year's Eve party - but small gatherings on the patio have been the best!

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

Robert Redford - charming and timeless - better with age!

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

Its charm, back patio, walks and bike rides to restaurants and even the grocery store. Also, our wonderful neighbors.

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?)

What a special home and neighborhood! Walk to city creek, bike to restaurants, enjoy the back yard, and love the garden!