



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

Simply put, our family is growing and we need another bedroom and some additional space. We explored all sorts of options over the past 14 months that would've allowed us to stay in the home (excavation, additions, convincing kids to share space, you name it), but ultimately had to come to the difficult decision to let go of 457 C. Street.

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

We zeroed in on the Aves back in 2018 and started our search. The only problem was that no home had the right combo of (1) location, (2) updated living space, and (3) charm. When we saw this house listed we jumped at the chance. It was under contract within 3 days and we've had no regrets since.

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 they see it as a cozy, kid-friendly home with classy and timeless finishes.

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

We've made most of the changes that we wanted to in the house (new windows, new landscaping, finished basement space, butler's pantry, gas fireplace insert, new exterior paint/shutters). Our next project probably would've been a covered porch.

5. Describe your home in one word:

Exquisite.

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

Late evening watching the sunset from the backyard with a drink in hand.

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

Fall. Crisp air. Changing leaves in trees. Quick access to wonderful fall hikes and bike rides in the foothills / city creek canyon.

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.)

Low maintenance landscaping. New sprinkler system, drip lines, new fence.

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

We've mostly had kids birthday parties during our time here (such as the stage of our live right now). But we've had 26 folks in the house at one time and it's doable. There is a nice flow between the living space on the main floor and the backyard, front porch, etc.

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

Betty White. Old, classic, timeless.

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

So much, but mostly the location (walking to Memory Grove in 10 minutes can't be beat!), the neighborhood (wonderful neighbors, quiet street even with the hospital nearby, great schools), and the character of our home (hard to beat a home that's over 110 years old but as livable as ours).

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?)

Making coffee in the butler's pantry (grinding beans without waking kids), and sipping coffee on the front porch, watching the kids play out back while making dinner.