



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving? We would like more space to perhaps start a family.... and a swimming pool.

2. Why did you buy this house? Like, what really sold you on it? The view, we added the 4-panel sliding door just to let more of it in. We are looking directly at James Peak and Powder Mountain across the reservoir.

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? We love the outdoors mixed with unique architecture.... and we hate doing the dishes :)

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

get to? Level out the bottom portion of the driveway. Heat Tape on the

gables to prevent snow buildup and ice dams in the winter.

5. Describe your home in one word: **Classic**

6. Best time of day in your home? And where should you be sitting for it? **Early mornings and evenings on the front porch. Sometimes you will see a buck using the Bird Nest's trail early in the morning during the summer.**

7. How about seasonally speaking...what time of year best suits this place? **We love every season. Summer for the vibes. Fall for the colors. Pink sunsets against the white snow and purple mountains in the winter. Wild Turkeys are abundant all day everyday. May-June you will see their plout babies tagging along.**

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.) **Everything... mainly we installed insulation under the home as well as upstairs. We capped off the bottom of the cabin with metal. We converted it from a 3-season cabin to a 4-season. Pick your heating style- we added a propane tank, a Napoleon Firebox insert for efficiency, as well as electric wall heaters throughout. All appliances are electric, so the cabin is ready for solar if someone would like. The staircase is custom as well as the Stoll Industries mantel. New vinyl windows and doors. New kitchen and appliances (fridge, range, dishwasher, washer and dryer, tankless water heater are all brand**

new.) New bathroom with a new European style glass wall for the shower installed by Moyes Glass. New flooring downstairs and carpet upstairs. New water main line. New flooring throughout the home. New stacked stone fireplace by Daltile. Handmade cement tile by Cle Tile throughout the home. New tankless water heater and scale blaster. Pumped and inspected the septic tank this winter. Smart lighting in the kitchen, living room and front porch that connects to alexa devices. New Dark Sky compliant exterior lighting. New blue pine wood exterior siding.

9. Tell us about the best party you ever had here: Every weekend is a party. We mountain bike at Snowbasin using the gondola access and ride all the way down from Mt. Ogden through Wheelers Creek, dip in the reservoir, and back to our house for drinks on the porch.

10.If your house were a celebrity, who would it be (and why)? It's not a celebrity, it's a song. Brandon hears "Looking Out My Backdoor" by CCR. Kimber hears "Front Porch" by Nappy Roots. Sometimes the song is a sandhill crane's call (you will actually hear and see them flying by)

11. What do you think you'll miss the most about this place? The view, the birds, and listening to people have fun down at the reservoir in the summer. The Juniper Tree along the private community trail. No one gets to see it except the Forest Service and Pineview Mountain Estates community members. Walking our dogs to the beach along the other private community trail; I've almost finished a trail on the Bird Nest property to connect to it.

We will miss watching the Huntsville Town fireworks on the 4th of July as well as the Yacht Club's boat parade from our front porch.

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?) Propane tank is rented through AmeriGas. The Bird Nest is an appropriate name for the cabin. It was named by the original owners. It is truly a bird watchers paradise. The elevation of the cabin on the hillside allows for you to be at eye level to birds soaring by. There are bald eagles and seahawks that nest in the trees along the reservoir. If you're observant you can watch them catch fish from the reservoir with binoculars. We love the cabin so much and have essentially become adults in it. Kimber gets emotional thinking about leaving it and hopes it goes to an outdoor loving family who will treasure it.

L O V E W H E R E Y O U L I V E