



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

After living in this home for 7 years, we rented it out for the last two. Turns out, we don't love being landlords! And we're hoping to finance an addition on our current home.

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

Perfect size for a small family w/ art + music studio space in the basement bedrooms. Love the red brick and cute circle window. Huge backyard with (still) unmet potential. 5 min drive to work + play downtown, or a quick bike ride to TRAX ~~so~~ so I actually didn't need a car.

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 like bright white minimalism with touches of original charm and warmth.

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

Since there is access to the alley in the back, there's an opportunity for a larger garage and/or ADU. Then the existing garage can be converted to a bedroom or living room.

5. Describe your home in one word:

Delightful

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

Sunset in the front room.

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

Summer, when the large sycamore tree in front is full of leaves and provides amazing shade. Or winter when it snows and the huge spruce in the back looks perfectly festive.

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.)

- Roof shingles were fully removed and replaced in 2021 after wind damage.
- I lived and cooked in the house for 2 years before renovating the kitchen, so I am sure I found the most usable layout and maximized storage.
- Floor and upstairs doors are all original and refinished.

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

New Year 2018 where the adults did karaoke and DDR upstairs and the kids had free reign of the basement.

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

Aubrey Plaza - authentic, charming, a bit wild 😊

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

The trees! An arborist tells me the spruce tree in the backyard is still "young" and going to keep growing!

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?)

Be sure to find a knowledgeable arborist for the fruit trees (apple and pear). They can prune it in a way that makes harvesting the fruit much easier. The neighborhood has its quirks but quickly feels like home.