



## SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

I took a job abroad. Otherwise we never would have left.  
We love this home!

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

It has the perfect combination of character, coziness, and location.  
We could walk to restaurants and shops. We could bike to  
work—downtown and at the U! And at the end of the day,  
we had a cozy home to return to.

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?

They would probably see the mural on the ceiling in  
the foyer and would certainly think the owners were  
not boring.

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

We always thought about adding molding to the walls in the  
master bedroom and painting them a dark navy blue.

5. Describe your home in one word:

COZY!

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

It's a tie between quiet evenings on the front porch and morning  
light coming in through the bay windows and hitting the textured  
hallway.

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

Winter - A layer of snow on top of the lion statues transforms them into the majestic beasts they were meant to be.

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.)

We had all of the windows replaced except for the stained glass and windows in the foyer, because we wanted to retain the character of the home.

Other updates include: central AC, a tankless water heater, and solar panels

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

We would throw a killer Halloween party every year! We dressed the lions up as vampires, added lights and a fog machine to the front porch, and hung cobwebs from the light fixtures. It's the perfect Halloween house!

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

Tilda Swinton — Eccentric, unconventional, bold, artistic, distinct, yet refined

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

The bathtub! The front porch!  
And of course, the ceilings!

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?)

The house has seen many lives. An artist lived in it in the 90's and redid all of the ceilings. We heard there were some killer parties then too. It was once a crash pad for pilots and flight attendants. The owner lived upstairs and invited neighbors over for game day watch parties in the "man cave."

#### LOVE WHERE YOU LIVE

To us, it was the best home ever. We'd walk to Trio for dinner or to Tulie for pastries in the morning. So many happy memories with friends and quiet evenings at home. We will always cherish our memories here + hope this home brings its new owners the same joy and warmth.