



## SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

We're moving out of state to be closer to family.

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

This house really stood out to us. It felt private, with green space on all four sides, like an oasis in the city. We also loved the location - so close to downtown and other amenities, but also close to trails, the capitol, and great Woodstock Front views.

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 cozy vibes, and hope you'll stay awhile.

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

We basically got to everything on our list: updated kitchen and upstairs bathroom, finished the basement, updated outdoor patio space, and installed new retaining wall along the driveway.

5. Describe your home in one word:

Welcoming

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

We love magic hour - just before and during the sunset as light pours in the western windows - best observed from the living room, kitchen, or backyard patio.

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

The house has wonderful hygge in the winter - but really comes alive when everything is leafed out and blooming. Fall in the backyard has a special kind of magic, and amazing colors.

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 installed a rock retaining wall on the East side of the property with steps to increase access to green space.

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

We hosted a memorable Easter Brunch in the backyard (complete with an adult Easter egg hunt!) when there wasn't a cloud in the sky, the tulips were at peak bloom, the table was at max capacity, and the vibes were high.

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

Tom Hanks : comforting, trustworthy, and built to last.

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

So much - twilight in the yard, fruit trees in the spring, quick hikes into the foothills and sunset hikes (strolls) around the capital, listening to birdsong, and watching the nearby nesting Red Tailed Hawks raise chicks each year.

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?)

We loved this home, and have so many happy memories here - dancing in the kitchen, babies taking first steps, and spending quality time with the people we love.

We wish the same for you -

LOVE WHERE YOU LIVE

P.S. Enjoy the laundry chute!