



## SELLER'S [FULL] DISCLOSURES

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

### 1. Why are you moving?

**We moved to Salt Lake City a couple of years ago to be closer to work and school.  
Salt Lake City is great, but we often miss the simpler life Provo offers.**

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

**There are so many reasons to list. The Spanish style. The proximity to  
downtown. The basement ADU. The generous backyard. There is a lot to like.**

### 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?

**The stranger would notice an immediate preference for quality over quantity.  
The living spaces are modest, but the style is thoughtful and present.**

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

**We had a dream of building another home in the backyard to sell or live in.  
We worked with an architect to create plans and got the zoning approval through Provo City.  
Unfortunately construction costs were not in our favor at the time.**

### 5. Describe your home in one word:

**Efficient. Not an inch of space is wasted. Every part of the house is useful.**

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

**You just cannot beat sitting on the front porch during the morning as the sun rises over the mountains to the east.**

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

**Spring and fall are the best because the two large trees in the park strips put on a show!  
Spring brings beautiful white flowers and fall brings shades of yellow and red.**

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 solar panel system and upgraded insulation everywhere we could.  
Both of these have created a home that is 100% net-zero electric.  
As time passes by, you could continue this transition by converting the gas furnace and  
water heater to electric and have a super green home!**

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

**We hosted countless parties on the deck on the east side of the home. Evenings are best  
here as the house shades the deck from the west sun. We would invite friends and family  
over for pizza cooked outdoors on our wood-fired oven. When daylight turned to dusk, the  
overhead lighting provided a great vibe!**

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

**I really don't know how to answer this, but it would be a celebrity who is humble, not flashy,  
and appreciates simplicity and attention to detail.**

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

**Location is everything. This house puts you a 5-minute walk away from Center Street, two major grocery  
stores, and the legendary Provo Recreation Center. Within 15 minutes you can walk to BYU or the Provo  
River. Transportation is easy and accessible with I-15, UTA Bus 850, UVX, and Frontrunner nearby.**

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?)

**This is the ideal home for an individual, couple, or very small family who wants to keep housing costs  
low and gain access to all that downtown Provo has to offer. Live on one floor and rent out the other for  
a huge discount on your mortgage payment. When the time is right, build the second home that zoning  
allows as your dream home or to sell for a profit. Do this all while enjoying the charm and convenience  
of downtown Provo. You really can't go wrong with this home.**