



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

With 2 girls and a 200 pound St. Bernard we realize we'll outgrow what is now a perfectly balanced living situation (everything in it's right place and every space well suited for it's purpose) in the next 3-5 years. Further, we want to be closer to family in Southern Utah, where the girls can be closer to grandparents and cousins.

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

I searched for months and months for the perfect home with "character" and "location" as top priorities but found that many of the vintage homes downtown packed too much character. Or put another way, when viewing the homes in person I could see generations of home owner's updates, modifications and patches to the home such that you'd be left with a home that felt disjointed with no flow also showing its age. When I walked into 819 it immediately had balance that other homes didn't. It had been overhauled and modernized thoughtfully and in all the important ways but without compromising the spirit of the original home design and layout.

The 10 foot ceilings in the downstairs make 819 literally stand out and sold me on the home immediately. Then it was the yard, to have such a good sized backyard and private space with so much possibility near downtown, next to SLC's biggest park all that coupled with the it's better than standard condition convinced me that this home was "the one". Indeed, after 13 years of ownership the home has proven itself a worthy investment that grew and developed in step with me and my progress and then eventually with my family as well.

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 believe the stranger would sense that the owners care about their living spaces and this home and might say themselves "this is a good vibe.". They would see that no part of the home is neglected, that the all the details big and small are important to the owners. Light fixtures, outlets, trim, blinds or any aspect or feature of the home was considered holistically and in relationship to its corresponding parts and neighbors. That rooms, spaces and the objects in them were carefully and deliberately selected for the purpose that space served. The final impression might be that of balance, flow and utility and carefully cultivated by the current owners.

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

"The Last Frontier" for 819 was to be a minor upgrade in the kitchen where countertops were replaced, backsplashes added and a cabinet removed. We call it the last frontier as it was the most minor of grievances we had with the home.

5. Describe your home in one word:

Timeless.

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

For me the best time of day is first thing in the morning, as the sun rises, standing in the kitchen with a freshly brewed coffee, watching the morning's light illuminate the home slowly crawling its way through each room. Better yet, start from the backyard underneath the umbrella and meander through each room until you make it the front porch, inspect garden's new growth and to sit and watch the neighborhood wake up.

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

The spring is our favorite time to be in the home. In this season we can open up the back doors in the dining room and roam freely between it and the patio. Opening windows and letting the spring air, sounds and smells flow through house after long winters makes this home have such a revitalizing energy to it. A close second is the summer where every Sunday the park blossoms with an endless assortment of people, activities and events from drum circles to Pioneer Day Parades - the city seems to come to us and not the other way around.

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.)

There's a new sprinkler system from 2 seasons ago with a new timer and new valves for the front and back. The AC unit has a rebuilt platform better suited to stand the test of time.

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

We've hosted many a book club, neighborhood party and birthday bash through the years in our amply sized and cozy patio/backyard.

Our favorite is when Chan hosted a baby shower for a friend and enlisted the services of Cozy Valley. They brought over a big tent with rugs and pillows and at its entrance was a grand sitting table that held a true feast of colorful and tasty treats and drinks. The yard and home truly transformed and accommodated dozens of guests in an out of the house for a day and evening to be remembered..

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

Robert Downy Jr. - a bright star that faded in his prime but was revitalized again when someone saw his potential, invested in him to become charming and beloved fixture in his community that he is today.

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

We are afraid we may never have such a unique home and space with so many great amenities around it. From parks and parades, to premium restaurants in walking distance or epic mountain trails within jogging distance - where else will we find this setup again? The charm of this location and the character of the home, neighbors and surrounding community are something to truly cherish and will be hard to let go.

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?)

What love you put into this home you get right back. Also, don't underestimate the attic, it's a simple but practical space that is easy to forget about - as such it is the perfect place to stash things you don't want to think about until you really need them and then it's right there for you.