



## SELLER'S [FULL] DISCLOSURES

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

"HILLSIDE HANGOUT"

### 1. Why are you moving?

PURSUEING A ~~WUORAK~~ CAREER OPPORTUNITY

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

THE NESTLED-INTO-HILLSIDE LOCATION WITH VIEWS VIEWS VIEWS  
AND IDEAL LOCATION FOR THE HOSPITAL / U. & ACCESS TO TRAILS,  
TRAILS, TRAILS!

### 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?

INVITING, COMFORTABLE, SERENE NATURE-LOVING FAMILY  
HOME

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

PAVE AND "BEAUTIFY" THE FRONT ENTRANCE / WALK-WAY

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

A "NEST" LOL - SERENE, SAFE, COMFORTABLE, RADIATES WARMTH

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

THE TOP DECK FOR SUNRISE & DUSK / SUNSET IS A FAVORITE  
SPOT

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

SPRING & EARLY SUMMER GIVE WONDERFUL GLIMPSSES OF THE LOCAL FLORA & FAUNA WAKING FROM ITS WINTER SLUMBER

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.)

SOLAR PANELS, BACKYARD FENCING/GATE, BACK PATIO TREX RE-DO (WAS CONCRETE), ADDITION OF VEGETABLE BEDS, FRONT LANDSCAPE RE-DO -> TIERING W/ ROCK WALLS, UT NATIVE PLANTS, POLLINATOR FRIENDLY, WATER-WISE

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

A FAMILY-FRIENDLE GATHERING WITH EVERYTHING FROM COCKTAILS ON THE DECKS TO SQUEEZING KIDDOS IN THE SPLASH PAD & FIREPIT CHATS

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

TOM HANKS + BETTY WHITE + STEVE IRWIN + JASON MAMOJA HAVING A COCKTAIL PARTY !!, 'NOUGH SAID

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

THE SPACIOUSNESS, LIGHT & VIEWS OF THE MASTER BEDROOM AND THE VARIOUS NOOKS / MICRO-SPACES THROUGHOUT THE PROPERTY (DECKS, PATIOS, LIVING SPACES THAT BRING THE

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?)

OUTDOORS IN)  
WE'VE CARED FOR & ENJOYED THE DEER (+ FAWNS), SQUIRRELS AND NEW MAGPIE FAMILY THAT FREQUENT THE HILLSIDE & TREES; THE PEACH, APPLE & PEAR TREES WERE PLANTED FOR THE PRIOR OWNER'S CHILDREN; GORDON, THE TOP NEIGHBOR WILL LIKELY SHARE SOME OF HIS WONDERFUL GROWN TOMATOES; THE GARDENS ARE 100% LOVE WHERE YOU LIVE ORGANIC; THERE IS SO MUCH LOVE IN THIS HOME & TRAIL ACCESS GALORE!