



## SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

We welcomed a sweet baby boy in February and found ourselves needing a bit more space.

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

The neighborhood and the street! We love the walkability of 9<sup>th</sup>/9<sup>th</sup> and the small, tree-lined street is so charming.

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?

That we value good design, natural light, and creating a warm, open, and inviting space.

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

We would have loved to convert the fireplace to a gas fireplace to up the coziness level.

5. Describe your home in one word:

Comforting

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

Morning - sitting in the front room or porch with a cup of coffee and catching up with the neighbors.

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

In summer the trees on the street provide great shade for dog walking.

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.)

The gas cooktop and downdraft work great for cooking and for getting all of the smells out of the house quickly. Plus the retracting downdraft is so futuristic and fun!

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

A covid-era winter birthday party in the backyard. Everyone gathered around a fire in the fire pit area with lots of mulled wine and hot chocolate.

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

Ina Garten - the open kitchen and dining room area is perfect for entertaining and the home gives off a warm familiar vibe.

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

The wonderful community of neighbors.

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?)

On a practical note - so you don't have to pay electricians like we did - the reset for the outside outlets are in the utility room!