



## SELLER'S [FULL] DISCLOSURES

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

### 1. Why are you moving?

We've decided to downsize for a variety of reasons, one of which is the possibility of an overseas job.

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

We built this house. We bought the lot because of the proximity to downtown, the views and being in nature. The house was designed and planned to the very last detail, with an eye toward taking advantage of every last view. Windows, light, space... these are what make this house beyond special.

### 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 love clean, white, airy spaces. That we have modern sensibilities, but are traditional in many ways.

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

The landscaping has so much potential! We have imagined so many different things that we just haven't been able to do. A pool would go well on the south side of the property. There's a space just outside the cabana bath in the basement that is begging for a hot tub.

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

light

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

Morning: light pours in through the windows at the front of the house. Sit at the kitchen island to feel the warmth of the sun.

Dusk: Sit in the guest suite, or anywhere in the basement for a front-row seat to the sunset.

Night: In the living room, raise the shade and watch the city lights twinkle while you stay warm by the fire.

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

In the winter sunlight pouring through the windows warms up the house, and the house sits above the inversion. When the rest of the valley is mired in pollution, you can still see blue skies. During summer evenings, the rooftop deck is a great place to hangout and feel the breeze that comes down off Ensign Peak. You can watch epic summer storms roll in from the west. And enjoying the city lights from the firepit is a favorite.

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.)

House is wired with Cat6 throughout. Bathrooms and bedrooms have extra insulation for privacy. Smart features such as a smart sprinkler system, thermostat and Wemo switches for the outdoor lighting.

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

One NYE we had a dance party. We pushed the furniture in the great room to the side, set up a sound and light system and danced the night away with friends and their children. There was room to dance, room for those who wanted to sit and visit, and room for people to snack. Such a great time.

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

Dwayne "the Rock" Johnson. It's good looking, and well-built, but also kicks ass.

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

The flow. The big open spaces. The airy rooms. The views that have provided hours of contemplative reflection.

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 had designed this home so that it would serve our needs now, as a young family, and would serve our needs as we grew older. We love this home, and hope that whoever buys it will love it just as much as we do.