



SELLER'S [FULL] DISCLOSURES

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

1. Why are you moving?

Our family is growing and we need more space. But we liked our house so much that we worked with an architect to see if we could add a 2nd story.

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

Brian told us it was the one for us! But really, the back patio with the grapes overhead is awesome. Wonderful neighborhood. Great kitchen.

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?

We have a toddler & a dog. We love the Denver Broncos and the outdoors.

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

We got preliminary designs for a 2nd story with a nice big primary suite but didn't want to move out for 9 months. We also talked about adding an electric fireplace.

5. Describe your home in one word:

Ben: comfy Maggie: Beginning

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

Spring, summer or fall evening on the back patio with a beer is tough to beat.

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

see last question!

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.)

Lots of efficiency/safety upgrades: new roof w/ solar panels, new high efficiency furnace/heat pump/Ac system, new (and safe now) electrical panel w/ upgraded service, new windows in most of the house, new front & back door.

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

The first weekend after moving in, the cops got called around 2Am... I guess we were too loud.

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

Keanu Reeves. Not too flashy, but solid & dependable.

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

The pergola, the memories, and walking to Trader Joe's.

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?)

The old pergola blew over in the land hurricane of 2020. We had the new steel pergola built underneath the existing one before removing the old one in order to gently lower the grape vines onto the new one. The grapes (and we) survived & thrived! It's a great house, you're going to love it.

LOVE WHERE YOU LIVE