

To the Potential Buyers _____

My wife and I bought this home in 1990, and have raised 3 children here. We have enjoyed being in Mount Horeb even as it has grown from a fairly small village to the dynamic growing community that it is today. There are fun places to visit here in town, my personal favorite are both Sjolinds Chocolate House downtown and Sjolinds Chocolate Factory by the new hotel on the east. They make their own chocolate from the beans, and just for reference, Cinnamon Roll days are Tuesday, Thursday, and Saturday! The Grumpy Troll is a great microbrewery and restaurant and always very friendly.

The deck is wonderful for coffee in the morning, and the birds always serenade us well. There are plenty of rabbits and squirrels in the yard providing entertainment. In the evening the deck is quiet and peaceful facing away from the heat of the sun and sound of the street and the air conditioning compressor. Rarely do we have any mosquitos or gnats here, I have never had to spray for them. The fire pit and patio is very nice for family entertaining, making smores and providing a relatively private place to talk.

We loved the house for the light that enters on the 3 sides, especially in the morning. The direct sunlight doesn't enter the south side of the house during the summer as the sun is too far north, helping to keep it cool. In the winter the angle of the sun is perfect to have lots of light during the day and to help heat the living area. The energy costs are very low with the gas heat, and the village utilities are very reliable and low cost. The main electrical transformer out the back corner of the lot was just replaced by the village 2 weeks ago. Being on one of the main arteries, Perimeter Street gets plowed by the village pretty early in the morning for easy winter access. All of the village utilities and workers have been very helpful and friendly for any issues that I might have.

I was a product manager/engineer in the commercial HVAC industry, so when we remodeled the entire house in 2005 I had a high efficiency air filter, multi speed fan, and UV air purifier installed to keep the air as fresh as possible at all times of the year.

Unfortunately, my wife died 10 years ago, my children and their families are located away from the area. Having previously also been a professional pilot, I fly general aviation planes often, and would like to have a home that can just be locked up and walked away from for 3 - 4 months of the year so that I can travel freely

I know you would enjoy the area, the amenities, and the house if you were to buy it.

Best Regards,
