

From: Clay Szeliga clay@cnwcorp.com
Subject: Sale of home
Date: April 23, 2026 at 7:21 AM
To: Jennifer Jones Campbell dirtroadstolakehomes@gmail.com



Hi Jennifer,

Thanks for the conversation yesterday. I thought a lot about our conversation last night and propose paying .5% more than I did on the last house. This would put the sale side at 2.5% and the purchase side at 2.5%. Ordinarily in a slow market as we appear to have, I would not do this, and everyone would need to give a little but this house it a little different and will take your full energy and creativity. It is a wonderful home and would be an amazing vacation rental with the two full kitchens, two suites with little kitchenets and then an entire master side with a full kitchen and his and hers bathrooms.

I have \$2,468,239.00 into the home with \$100K for the property which is half of the \$200K I paid for the land. There is 4539sf of conditioned living space x \$525.00 per sf = \$2,382,975.00. I of course would hope to sell for more, but this seems reasonable at our current market conditions as you have explained them to me. This would give you a commission of \$59,574.00 on the sale side. I am ok paying the \$5K to have the house staged and will not be living in it once we put it on the market to keep it clean. I most likely will keep one garage bay of the shop full of organized items which is expected in an occupied sale. With this path I will be losing at least \$204,413.00 on the sale from what I have into it which is terrible. Who knows a few investors might see this and turn into a bidding war and get \$2.7M. 😊

My hope is to break ground with Bond first part of May which would put framing probably late June. I would need the house dried in and secure so I can move things from the garage of the shop to the underground garage which would tentatively be August.

Thanks,

Clay
206 793 3733

From: Clay Szeliga
Sent: Saturday, February 14, 2026 9:43 AM
To: Jennifer Jones Campbell <dirtroadstolakehomes@gmail.com>
Subject: RE: House square footage

Forgot the pantry behind the kitchen. Total sf is now over 4500 sf.

	A	B	C
1	Living space	Square footage	
2	1 bed suite	843.18	
3	Suite A	455.42	
4	Suite B	454.71	
5	Living room/kitchen	1204.46	
6	Master bed hall	47.49	
7	Master bed	289.23	
8	Bathroom 1	120.10	

8	Bathroom 1	139.10
9	Bathroom 2	146.06
10	Master laundry	25.89
11	Bonus over garage	855.95
12	Pantry behind kitchen	77.44
13		4539.01
14	Garage	
15	Left garge and back room	599.93
16	Middle garage	789.79
17	Right garage	602.94
18	Main house garage	983.9
19		
20		2976.56
21		

Clay
206 793 3733

From: Clay Szeliga
Sent: Saturday, February 14, 2026 8:48 AM
To: Jennifer Jones Campbell <dirtroadstolakehomes@gmail.com>
Subject: House square footage

Hi Jennifer,

Hope you and Bond are having a wonderful Valentines Day morning. I wanted to send you accurate square footages for the house, so when we are comparing it is easier to talk and compare. The house living space is almost 4500 sf and the garages are almost 3000 sf.

	A	B	C
1	Living space	Square footage	
2	1 bed suite	843.18	
3	Suite A	455.42	
4	Suite B	454.71	
5	Living room/kitchen	1204.46	
6	Master bed hall	47.49	
7	Master bed	289.23	
8	Bathroom 1	139.18	
9	Bathroom 2	146.06	
10	Master laundry	25.89	
11	Bonus over garage	855.95	
12			
13		4461.57	
14			
15	Left garge and back room	599.93	
16	Middle garage	789.79	

16	Front garage	789.75
17	Right garage	602.94
18	Main house garage	983.9
19		
20		2976.56
21		

Clay
206 793 3733