

To our homes next owner,

We have been truly fortunate to call this house our home for the last five and half years and have made many wonderful memories here with family and friends from both close and afar.

In the fall of 2003 our youngest daughter was starting 9th grade and exploring the many options for high school in the Bay Area while her older sister was settling into her freshman year at Bishop O'Dowd High School in Oakland. When our daughter decided she wanted to go to Berkley High School we started planning our move from the Marina Bay Parkway area of Richmond, we were delighted to find this amazing house on our very first Sunday open house tour. The open floor plan appealed to our love of entertaining and we knew we had found something special when we saw the upstairs floor plan which allowed for plenty of private space for us and each of our daughters (complete with separate hot water heaters for the bathrooms so we no longer had to fight over hot water in the morning!) We were fortunate that our offer was selected over the others and enjoyed getting to know the house and the previous owners a bit during our brief escrow, we moved in early in September and felt at home right away in both the house and the larger neighborhood/community. The neighbors have been very friendly and represent a diverse slice of the Elmwood community ranging from long time residents, to new families, to young couples just starting out.

The house is a fantastic building and we enjoyed adding our own touches throughout the past years (we created the attached list so you can see all of the changes we made). The bathrooms were our first project and we carefully selected materials and designs to update each space with modern conveniences while maintaining the original feel of the space, we enjoy relaxing in the claw foot tub we added to the master bath. One of the biggest changes we made was to open up the family room with the addition of French doors and a new deck.

With the addition of the deck (just in time for our older daughter's high school graduation party!) the back yard and patio became the focus of our home life for much of the year. We've had both small and larger parties in the yard, even hosting our wedding reception for over a 100 guests last September. When it's too chilly to enjoy the back yard we like to spend our evenings by the dining room fireplace which provides wonderful warmth and light after a long day at work. The house is an oasis in itself with easy access to all that the area has to offer.

We couldn't have asked for a better location, for so many reasons. We're both working professionals and at the time one of us was commuting to the San Francisco financial district and the other to Concord. After a long work day we enjoy having all of the amenities of College Avenue within a two block walk. Both commutes were pleasant with a number of easy to reach transit options. We can walk to Rockridge or Ashby BART in nice weather, catch the casual carpool by College and Claremont, hop on a transbay or local bus, or drive – with 13, 24, 580, and 80 all within easy reach. There are many gourmet restaurants within easy walking distance, Wood Tavern and Somerset our two of our favorite places with friendly staff and excellent food and drink.

As our children grew up we always dreamed of entering this new phase of our life by creating the time to travel and see more of the world. One of our daughters is now mid-way through college and the other finished culinary school and is starting a family of her own. This beautiful house which we love so much has more space than we can use and so we have decided to move and start our new adventures. We know this house will offer you and your family shelter, warmth, and a true home as it has done for us. We wish you health and happiness as you embark on this next phase of your life.

Best wishes