



## *Dear Future Home Owners,*

Nineteen years ago, when our son was a baby, we moved into 1322 Stannage Avenue and instantly felt at home. We loved the house's ideal walkable location tucked in the heart of a peaceful block, its 1932 Mediterranean vintage charm, and its sunny, welcoming vibe. (As for its history: an elderly family friend who grew up in the neighborhood told us it was built by the Jacuzzi family, who invented the first jetted tub in our next door neighbor's yard, to give comfort to their disabled child.) Now that our son is in college, we're grateful that this wonderful house and neighborhood have hosted so much of our family life.

The house also gave each of us room for our own work and passions. One of us wrote books here; the other regularly worked from home. We loved having generous office spaces for work and creativity while the rest of the house remained a place to gather.

Many happy memories occurred in the backyard. When our son was young, we hosted annual Easter egg hunts for him and his friends. We've hosted countless meals, parties, and gatherings, but have also spent quiet hours in the hammock beneath the bamboo—reading, talking, or simply enjoying the garden, which we planted to attract butterflies and hummingbirds. The backyard became our urban oasis.

We've also loved the walkability of Westbrae. Regular stops include Coffee Conscious for lattes, Berkeley Natural or Monterey Market for their incredible selections of groceries, Westbrae Biergarten and Adega Azul Wine Bar to meet friends, Kiku for sushi and Praaw Thai for coconut curry, Westbrae Nursery for garden finds, and Gioia Pizza—which we've visited more times than we can count. These places became part of the rhythm of our everyday lives. (And we're sorry to miss the opening of Méson, the tapas bar coming soon to 1329 Gilman, by the creators of legendary César!)

We grew deeply attached to our block, too. In 2011, we organized a street-tree planting effort that brought 26 new trees to our block alone. Neighbors came together to remove the concrete and do the planting, and it's been wonderful to watch those trees grow and become part of the neighborhood. (We were inspired by a previous generation of Stannage homeowners, who came together to petition for an early pilot of underground utilities—which is why there are no unsightly power lines on the block.)

We will miss 1322 Stannage and the life we built here, but we are happy to imagine the house beginning a new chapter. We hope you will be as happy here as we have been.

*With warmest wishes,*

Megan & Matt

The GRUBB Co.  
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