



Dear Future Owners,

My family and I are truly excited for you to get to know and love this home and neighborhood as much as we have. There are owls in the trees that gently hoot at night. You'll be visited often by squirrels enjoying the nuts from the Chinese Pistache on the back hill and by hummingbirds visiting the abundant flowers on the Echium, Trumpet Vine, and the surprise eruptions of bulbs and wildflowers at different times throughout the year. The Magnolia tree just outside of the Primary Bedroom window flowers twice each year and can absolutely turn the bedroom pinkish purple as the morning sun is tinted by the blooms. And you get to see it from a wall of windows!

The lot is large and private, yet you never feel isolated. In fact, my wife and I could not agree on whether we lived, as she felt, in the woods - or as I felt, in the 'burbs. The way that we solved it was to agree that it was an urban farm. We built the coop from a redwood tree taken down in Piedmont and we worked to rehabilitate the soil and organize the space in a way that allowed for the enjoyment of our dogs, cat, kids, chickens, ourselves, and our guests. We actually intended to have four more years in the house, and feel like we're handing it to the next stewards right as the prep work is really paying dividends, so please enjoy! If you need any help, there are so many talented and generous neighbors who garden and keep animals. You'll meet them, it's that kind of a neighborhood.

There is not much street traffic. The neighborhood is very accessible. The home has two bus stops .5 miles away. There are two groceries, the smaller is the Woodminster Market and the larger is Skyline Community Market. It is surrounded by parks. You have access to the nearby Chabot Space and Science Center and a short distance down the street you get some of the most breathtaking sunset views in the Bay Area. Close by is Oakland Nature Friends' 3-acre paradise. Enjoy a hearty Octoberfest celebration close to your new home. We are going to miss so much about the way that we've come to know this home and neighborhood. We do hope that it takes as good of care of you as it has of us.

Enjoy!

Matt & Emily