



## *Dear New Owners*

We loved, and love, our Berkeley home. We moved here from Oakland in 2016 after looking literally for years, and jumped at the opportunity when this house came on the market. The outside was already pulling us in from the street: flowing classic stairs leading to multiple terraces where we could see ourselves dining, entertaining... and then we walked in. We were wowed by all the attention to detail, from the carved fireplaces to the handmade cabinetry in the living room, from the windows that let the outside in while keeping it cozy, to the opportunities for an in-law unit or workshop or office (long before COVID made that a necessity!).

And then we realized at the end of a beautiful cul de sac, with Hinkel Park at one end and Indian Rock at the other. Solano Ave and its restaurant, coffee, and shopping opportunities are just a short walk down beautiful, “hidden” stairway paths. Tilden Park is just up the street. Biking opportunities are everywhere. If you’ve never taken in a sunset on top of Indian Rock, have you lived? And if you haven’t yet been through the hanging terraces of Hinkel Park, you have a treat in store. And the neighbors...

The neighbors set the tone for any neighborhood. Here you find that many gather every week on a certain night, in the street, to just catch up, have some drinks, celebrate a birthday with cake and home made goodies. If anything happens on the street, if a street gutter has too much debris after a rain or PG&E are making repairs, it’s not a bunch of closed doors — there are caring people just next door, just across the street, out to help. You might find your street gutter cleaned “mysteriously” one morning, because water was accumulating — and only later discover it was the neighbor next door who helped, anonymously. You know you’re home.