

LETTER FROM THE SELLER

6001 Jordan Avenue, El Cerrito

Dear Homebuyer,

Welcome to 6001 Jordan Avenue and thank you so much for your interest! By now you've probably had a chance to walk through the house and yard, and we hope you like what you see. Over the 10-plus years that we've lived here, we've been committed to making investments to maintain and enhance the structure and beauty of the property – a seismic retrofit, a new retaining wall and roof, a French drain system, a bathroom remodel, drought-resistant landscaping and refurbished original redwood siding, among many more. All of these improvements are described in the disclosures and of course they are all important for the house's physical wellbeing and how the house looks. But we know that what truly distinguishes a home, and what has made this place so special for us over the years, is how it lives. And with that in mind, we wanted to write this letter to give you a sense of what makes this such a wonderful place to call home.

When we first saw the house, we were immediately struck by the views of Mt. Tamalpais and the surrounding hills, and in all the time that we have lived here we have never grown tired of them. Whether it was relaxing with coffee and a book by the living room window, a lingering glance away from the computer while working in the front office, or sunsets with a glass of wine on the back deck, those views were a constant connection to the natural surroundings that we love about the Bay Area. Enjoying the outdoor spaces and the great East Bay weather became a way of life for us here. The backyard was our place for barbecues with friends and family, picking fresh greens and cherry tomatoes from the raised bed, and whiling away lazy afternoons on lounge chairs. Canyon Trail Park, right across the street, was our hub for connecting with neighbors while our dogs chased each other in the grass, and later became the place for our kids to climb on the play structure, learn to swing a tennis racquet, and gather wild blackberries by the creek. Just down the hill through the canyon trail, the Ohlone Greenway provided unimpeded stretches of running or biking along the path to Albany and Berkeley, and just up the hill, Wildcat Canyon Regional Park was our starting point for long hikes with 360-degree views on trails that connected all the way down to Tilden.

Of course, evenings and weekends were inevitably interrupted by the working hours, and there were plenty of practical elements that made this house very livable for us as well. The El Cerrito del Norte BART station is a convenient walk down the hill (and there is a large parking garage when we needed to drive), and from there it is just 10-20 minutes to downtown Berkeley or Oakland, and about half an hour into San Francisco. Even better,

we were reliably able to get a seat on the train here, turning the commute into a comfortable opportunity for reading, podcast/music listening or even getting a little extra sleep, rather than jostling for space in the aisles. The Safeway across the street from the station was a convenient source for last-minute dinner ingredients or a warm roasted chicken on the way home. And when the weekend came around again, we were well ahead of the San Francisco, Oakland and Berkeley traffic when we headed up to Tahoe or Napa.

Before we moved here, we were not really familiar with El Cerrito and we didn't anticipate the vibrancy of the community, both in the local neighborhood and across the whole city. When we arrived the neighborhood was full of friendly and helpful longtime residents, and recently this has been complemented with an influx of young families who have provided a new vitality to the area. Many homes have been updated and the landscaping refreshed, and even things like Halloween have become better for the kids with more houses being decorated and more families giving out candy. When we registered our daughter at Mira Vista Elementary and toured the school, it was clear that the principal was energized by the new families coming into the neighborhood and that the school's parent community was both engaged and welcoming. The wider community of El Cerrito has also maintained a nice balance of long-established local gems (El Cerrito Natural Grocery for organic shopping, Red Onion for breakfast and burgers, West County Optometry where you're treated like family during your eye exams) while adding exciting newer options (El Mono and Los Moles restaurants, Off the Grid food trucks on Wednesdays, a revitalized independent movie theater, the new Annex at El Cerrito Natural Grocery for coffee and prepared foods). The City has been very focused on quality of life and sustainability, and we enjoyed community-wide events throughout the year like the pancake breakfast with Santa and the Fourth of July festival, an amazing aquatics center where our daughter took swim lessons and had a birthday party at the splash park, and the new recycling facility where we could responsibly dispose of batteries or other e-waste as well as "treasure hunt" in the used goods and books section. El Cerrito has a lot of great things to offer – and, like us, you may never have heard about them because it is a very unassuming place!

Sitting on the back deck and writing this letter has made it even more bittersweet to be leaving, but job opportunities are calling us to Colorado and so it is time for us to move on and for someone else to enjoy all that this house and community have to offer. Thank you again for your interest – we hope you find that this is the place you want to come home to.

Sincerely,

The Bryan Family