

LETTER FROM THE SELLER

## 1724 8<sup>th</sup> Street, Oakland

Dear New Owners of 1724 8th St.,

This house was perfect for us, just as we're sure it'll be perfect for you. As two working professionals with the softest brindle dog you've ever known, this house had everything we needed including great space, a commutable location, a yard, and all the modern features while still fitting in with the beautiful Victorians in West Oakland.

First, let's talk about the location! He worked in San Francisco, and she worked all over the East Bay. He had a short walk to BART in the morning, any train got him to downtown San Francisco in 10 minutes. She had easy access to the major interstates that took her right where she needed to go no matter what the rotation schedule was like - and it's tough to beat a reverse commute in the Bay Area.

There's new restaurants and shops popping up all the time. Just recently, there's EBGB - The Underground Wine Bar with a personable owner who'll share stories with you all night long. Straight up Mandela Parkway are your big box stores including Home Depot, Best Buy, and Target for those times when getting something from Amazon is just too slow. You can easily get to Uptown and Berkeley both which have great local eateries like Drake's Dealership Brewery and Long Branch.

THE SPACE. IS. THE. BEST. We love the luxury of separate living spaces. He could be taking a nap, while she watches TV downstairs. Or she could work through online certifications while he listens to music and cooks dinner. The kitchen is going to bring out the cook in you too. With great lighting, new appliances, and lots of counter space it was actually fun to have more than one person in the kitchen at the same time.

Yet, if you ask our dog what the best part of the house is she'll tell you it's the yard. In the Bay Area you're hard pressed to get anything bigger than a postage stamp when it comes to green area, and we were so excited to find a house we loved that had a yard as big as this. The yard gave our pup a place to run around and gave us a place to entertain on warm evenings. The fence is high enough to hold a horse, and we added the plates below the gates and a wire mesh below the fence to keep in any dog who might be interested making a daring tunnel escape.

If you're in the Bay Area for technology, or just into the latest in home, innovation then this is the right home for you. We decked it out with a Nest thermostat, cameras, doorbell, door lock, and security system so that it all plays nicely together. Then we added in the Google Homes in almost every room, LIFX lights, and Z-Wave smart light switches to give you even more possibilities - from the bath you can use your voice to play some relaxing music, dim the lights and unwind from a busy day. Tell Google Home you're headed out and it'll take care of those lights you forgot to turn off upstairs. Use the Nest app to check up on the house while you're away in Tahoe on a ski vacation. You can even see who is at the door or let your pet sitter back in while you're two thousand miles away visiting family.

All of this in a house that blends right in to the block without sacrificing the new house feeling we wanted in our first home. Leroy and Linda, who are your neighbors to the west, are the most friendly neighbors either one of us has ever had. They're both in carpentry/construction and they're finishing up a big internal and external renovation to their home. You can count on them to keep an eye on the house when you're out of town and they grow some amazing vegetables in their garden.

This house was the perfect first house for us. We hope it's the perfect house for you.

Sincerely,

Toni and Will