

SELLER'S LETTER

15 Glorietta Court, Orinda

Dear New Homeowners,

Forty-six years ago, we were a three-generation family looking for just the right house in semi-rural Orinda, a house that could provide separate, private spaces for a child, a parent, and grandparents, as well generous outdoor and garage space for all our different hobbies and interests. We were delighted to find our much-loved home in what the neighbors call Glorietta Village.

Over the decades, the Glorietta neighborhood has truly become a village, where you know and spend time with your neighbors. Many neighbors work from home or are retired, so the neighborhood is lively all day long. The neighborhood kids love all the Orinda activities, and parents love the quiet of living on a cul de sac.

With the Court's convenient access to Moraga way, it's easy to bike or even walk to the Orinda Theatre District shops and restaurants or to BART. Just beyond, in Orinda Village, are our truly outstanding community-supported library and community center, both open and buzzing with activities seven days a week. The community center blossoms in the warmer months with a Saturday farmers' market, mid-week food trucks, and outdoor performances in the park. There are community pools to join and swimming meets to attend. The Meadow Swim & Tennis Club is a very pleasant walk from Glorietta Court. Orinda is surrounded by open space with the East Bay Regional Park system and its hiking, boating and myriad other activities. But if the sylvan pleasures of Orinda aren't enough, remember, it's only 17 miles to San Francisco!

You will be only the third owners of this house—we bought it from the Cal professor and his wife who built it between 1939 and 1941. It was an exceptionally solidly built early ranch-style house made of redwood, oak, and cedar, with horsehair plaster interior walls. We've lovingly restored and remodeled every inch of the house and gardens in the decades since we bought it. We uncovered beautiful old-growth hardwood floors from underneath carpets, added more hardwood, rewired and replumbed, combined two small rooms to create a wonderful laundry and mud room, and installed bookcases to indulge our love of books and reading. In all of the work we've done, we've always strived to stay true to the cozy, cottage feel of the original 1939 design.

With the repeated serious droughts of the past few decades, we began replanting the gardens to make them drought-tolerant. From 2003 to 2007, we revamped the gardens entirely, adding an extensive drainage system along with new retaining walls and stairs, and new drought-tolerant perennials. The back garden plantings and rockery were refreshed again at the end of 2018. We hope you will enjoy the focal point of the back garden, the waterfall fountain designed to echo the stone masonry of our beloved Tilden Park.

We hope that you will love living here as much as we have. As we now realize our dream of living on the North Coast, it's your turn to put down roots in this warm and friendly home in the Willows.

We wish you years of happiness in your new home.

The Jarvis-Tarr Family