

SELLER'S LETTER

1032 Park Hills, Berkeley

Dear Buyers,

One day in the late spring of 1996, my husband, Chris, and I just happened to drive into the Park Hills neighborhood on our way to our then 2-year-old daughter's very favorite place, the Tilden Park Merry-Go-Round. We didn't think we were house-hunting, but discovering the neighborhood and an Open House here, we wanted to see what things were like.

There was something about the light. All the different shades of green near and far sang in the clear, blue-white sky. The house, set up and back from the roads felt perfectly placed to drink in nature. We took different paths through the house that day, meeting in what would become our son's room, and said, "I really LIKE this place," at the same time.

Very soon after the house was ours, we noticed that friends and visitors felt especially relaxed here. People tended to want to stay. The layout of the house is great for entertaining. We have enjoyed hosting all kinds of gatherings from work-related parties to Easter egg hunts. We have hosted special, catered dinners and many, many extended family gatherings. When we remodeled the kitchen in 2008, we designed a place for friends and family to cook together. At times there have been easily half-a-dozen cooks working together around the island.

The garage is not just for cars. It is Chris' workshop. He's built several beloved pieces of furniture here, including the kids' beds. Most recently he completed a gorgeous wooden strip canoe! We worked with the kids on school and Maker's Faire projects here, with plenty of space to be creative.

When a good Bay Area fog rolls in, it takes our breath away to watch it roll and tumble in the back patio area. From the living room windows, we routinely see deer, turkeys, and if we're lucky California Quail. We also enjoy seeing Great Blue Herons, Red-tailed Hawks, and Sharp-Shinned Hawks in flight. On warm nights, the sounds of owls and coyotes echo from the hills.

The Park Hills neighborhood was planned to blend seamlessly into Tilden Regional Park. The fact that there are no streetlights, and no sidewalks in the neighborhood is on purpose. Because we are just over the Grizzly Peak ridge, we are sheltered from the background urban noise of the East Bay. Park Hills is really peaceful, perfect if you work from home as we do every chance we get.

We love to walk into the park, to Lake Anza, the merry-go-round, or the Little Farm. All three of these park features have played big roles in our lives. Swimming in the lake in the summer (there's even a life guard.) Christmas Eve walks to see the decorations and lights at the merry-go-round. Even naming chickens and bringing home fresh eggs from the Little Farm.

Because of its easy access to Tilden Park, the Park Hills neighborhood is uniquely positioned between Berkeley and the further East Bay, such as the Oakland Hills and Orinda. Going "the back way" through the park, I get to these places in just minutes several times a week.

The neighborhood is a community within the community of Berkeley. We have an emergency preparedness group that practices routinely, neighborhood meetings, picnics, even Friday-afternoon dog playgroups in Crescent Park. (Behind the houses across the street.) The neighborhood mailing list is quite active and a fantastic resource. This house boasts "its own" fire hydrant, and there is a fire station just at the other end of Park Hills Road.

We raised our kids here. It's tough to leave. It is only that our kids are grown and flown and we crave a bit more "life adventure" while we are still young enough that makes leaving bearable. We hope that you will love this place as much as we have.

Best wishes,

Karen King