

LETTER FROM THE SELLER

1327 Norvell Street, El Cerrito

Dear Potential Buyer,

My family bought this house 2 years ago due to its great proximity to our home in Kensington and the wonderful neighborhood in which it is located. It was a total fixer but it gave us the opportunity to turn it into the home we wanted for our parents, who live in Boston, to stay part-time. They wanted to spend more time in the Bay Area with our growing family but they also valued having their own space. Every improvement and detail that we added to this house was with them in mind. We created an open layout with comfy eat-in kitchen, a larger master bathroom with connected laundry room and relaxing backyard with fruit trees and garden beds. We updated all the utilities with an on demand water heater, high efficiency furnace, updated electrical service and new windows throughout. Our parents couldn't have asked for a more comfortable, sweet home to enjoy during their annual visits.

Our family also had the chance to enjoy this house for 5 months this past year while we did some renovations to our primary home in Kensington – and we absolutely loved it! We were able to walk to the parks, BART, local restaurants and shops. We had a constant supply of delicious fruits from the very fertile backyard - lemons, apples, peaches, plums and guavas. Most importantly, we became closely acquainted with our neighbors, a great diverse mix of families and couples, all who are super friendly, caring and helpful!

Sadly, because of a change in family priorities we are faced with selling this dear home. It was a very hard decision. We will miss it, as will our parents, but it's the right choice at this stage in our lives. We are grateful for the experience and know the new owners will quickly cherish it as much as we have.

Thank you for taking the time to check out this special home. We wish you all the best in the search for your home!

Best,

Current Owners of 1327 Norvell