

LETTER FROM THE SELLER

1733 Francisco Street #C, Berkeley

How do we sum up all the things we love about 1733 Francisco in just one letter? As we reflect on the 12 wonderful years we lived here, we realize that what we value most – and we hope you will, too – is the incredible flexibility and reliability this home provides. No matter what direction our lives took, 1733 Francisco met our ever-shifting needs.

When we first bought this house in 2008, we had very specific needs. One of us was on the brink of starting graduate school at UC Berkeley, and the other was launching a professional career in environmental technology. We needed a place that was close to campus and BART, that was low maintenance, and that we could grow into. 1733 Francisco was perfect!

Over time, our needs evolved and the home wondrously accommodated us. We started working from home more and needed designated office space. We wanted to travel on a budget and easily found people interested in doing home exchanges so we could see the world. We adopted pets and needed an enclosed yard. We had a child and needed a nursery and, later, play areas with good sight lines.

Most recently, we had to shelter in place and needed room for each of us to find space — inside and outside — to breath, work, and play.

Many people who visit remark on the home's retreat-like atmosphere. On a video call from the second-floor deck, someone once asked: "Are you at a resort?!?" It feels like that sometimes! Imagine taking afternoon naps outside during warm summer days, cozying up with a book by the fireplace in winter, or watching the seasons change as the leaves of the Japanese maple in the yard shift in the spring and come alive.

The house, which is set back from the street, is surrounded by mature trees, so mornings are filled with birdsong and evenings hum with crickets. We've watched hummingbirds nest, hatch, and raise hatchlings in the backyard!

1733 Francisco has the best of two worlds: privacy and community. The HOA is an easy-going, collaborative board. And the neighbors are the kind of folks who offer to run errands for you or share kitchen gadgets (including an ice cream maker!).

Of course, the highlight is having access to the heart of Berkeley right out your front door. You don't need a car to grab a scone from Cheese Board on the way to school, drop off dry cleaning on the way to the library or hit up Shattuck Avenue's many restaurants. The neighborhood has five markets, multiple cafes (Nostos and Wrecking Ball are faves), Totland, Ohlone Park, movie theaters, Berkeley Rep, Bay Area Children's Theater, UC Berkeley and BART for easy trips to San Francisco.

We hope the next owners find joy and make lasting memories at 1733 Francisco like we did. Our highlight reel includes camp outs on the deck, take-out from Thai Delight, backyard BBQs, softball at Ohlone Park, playing "Hey Neighbors" on the front stoop, discovering a "tiny post office" built into a tree at Tilden Park (we'll tell you how to find it!), and paddling rented row boats around the Berkeley estuary.

As we move on, we realize this home delivered everything we needed and a whole lot more – as it will for you, too!