

LETTER FROM SELLER

801 Indiana Street #559, San Francisco

Dear New Home Owners,

Welcome to 801 Indiana St. #559, a place that I carefully made my San Francisco dream home. Built in 2009, it has state of the art amenities such as floor to ceiling windows, radiant heat, Lutron lighting, and great indoor / outdoor flow. It was the one unit in the complex that had views of redwood trees and lovely old brick building next store, but still had all the advantages of new construction. I fell in love with it on first sight, but the location clinched it for me. Not only the location within the Homes at Esprit Park (corner unit with only 1 shared wall!) and use of a great gym and theatre room, but also the fantastic weather that is so un-San Francisco in many ways (no fog and sunshine just about every day).

Like a fine wine, Dogpatch continues to get better all the time as new and wonderful eateries and shops are added, not to mention world-class hospitals and sporting venues – it is San Francisco after all, but it also has its own unique character. Former industrial spaces have been converted to artisan workshops, galleries, and shared workspaces. Design and order your custom messenger bag, pick up organic, hard to find California wines, taste locally brewed ales, or sample handcrafted chocolates. It's all here. You can decide if you think basil in your ice cream is delicious or a little odd (it's actually delicious, just ask Mr. & Mrs. Miscellaneous!). And if you will be needing to make frequent runs to SFO at some point in the future, you have a quick escape path and way home even when other arteries get snarled with traffic.

Esprit Park is literally right next door, and thanks to the Green Benefit District, new parks and cool public spaces are being added all the time. The park is the gathering spot for our local canines – it is Dogpatch after all. It also features picnic tables and a fitness course, making it easy to get outside and say hello to the neighbors. And a quick stroll to the high street of Potrero Hill gives you fast access to yet another one of SF's great neighborhoods.

Back at home, I'd say that the outdoor spaces and the layout were my favorite parts of living here. That, and the gourmet kitchen in the open plan living space, which made making dinner for friends a breeze. I'd barbecue on the terrace and serve it in light filled dining area. I used the loft upstairs as my office, which gave me a place to work that is distinct from the living space. If I needed inspiration or wanted to relax at the end of the day, I'd go out onto the roof deck and take in the views of Downtown and Potrero Hill. The bedrooms, full baths, and laundry are on the lower level, making them very private. The walk-in closet in the principal bedroom spoke to the Marie Kondo in me and the second closet provided lots of extra hanging space.

I've taken extremely good care of my home. I've reconditioned the floors several times and ensured that the appliances and amenities are well maintained and in good order. But the crowning achievement is the staircase that literally transformed the home. When I saw the huge south-facing windows in the stairwell combined with the west-facing windows in the living area, I knew I wanted that light to flood the space. So I hired an architect to tear down the staircase walls and turn my vision of an open stairwell that is consistent with the hip, slightly industrial vibe of the area a reality. A local artisan built the glass and metal stairs to my specifications, turning a ho hum necessity into a thing of beauty that enhances the entire space. It was even my idea to use perforated metal in the stair treads, keeping light flowing all throughout the staircase from top to bottom.

Although I moved to Seattle several years ago for a great work opportunity, it was still a difficult decision to put this place on the market. I had great tenants who loved and cared for the space and were very sad to leave. If I had any near-term plans to move back to SF, I would happily move back in. But as love and work have made Seattle my new home, it's time to pass my dream home on to you.

Wishing you years of happiness in a space I know you will love,
Tom