

LETTER FROM THE SELLER

## 112 Glen Court, Walnut Creek

Dear Buyer,

Thank you for considering our home! We hope you enjoy this welcoming neighborhood as much as we have and admire how we thoughtfully transformed 112 Glen Court from a humble '40s rancher into an elegant and spacious lifetime residence.

We purchased this house in 2018 after months of vetting Lamorinda and Walnut Creek neighborhoods and touring dozens of homes. We've never been happier with a home buying decision because Glen Court is a tremendous place to live! A convenient walk to downtown and award-winning Acalanes schools, our little loop is a congregation point for the surrounding Castle Hill neighborhood. This serene court is lined with mature trees, has views of Mt. Diablo, and is inhabited by a spirited group of friendly families. From Fourth of July parades to Halloween block parties, you'll be warmly welcomed by neighbors who value their community and the easy outdoor lifestyle here.

In 2019, we embarked on a major renovation that would suit our busy and social family of four and reflect our love of entertaining and need for comfortable convenience. Our skilled contractor took the majority of the structure down to its foundation so we could expand the footprint, open the common areas, raise the ceilings, and improve garage space. From front to back and floor to ceiling, almost everything is new and designed with attention to detail. We added about 900 square feet in total (including additions to the garage) with about 500 square feet of livable space.

Here are some renovation highlights that we hope you love as much as we do:

### Front yard appeal:

- We adore our large grassy lawn! We enclosed it to create a big safe play space for kids and dogs alike. We also added a generous 9-car driveway.
- The 10-foot-tall covered porch is a favorite evening hangout with the neighbors. It has exposed 8x8 hardwood beams, natural tongue and groove ceiling, and outdoor heat.

### Entry & Dining:

- From the grand 8-foot-tall entryway, and you can see clearly through the house to the backyard and pool. All that natural light is soothing for the soul!
- The dining area is lit by an incredible hand-made chandelier.
- A large (36') see-through gas fireplace warms the dining room on one side and the great room/kitchen on the other side.

### Living Room & Library:

- This is open-plan living at its best. The kitchen, living room, and entertainment area flow together into one great space.
- We installed built-in surround sound speakers for you filmophiles.

- We brought the outdoors in by installing a 16' LaCantina (folding) door that fully opens to the backyard patio and pool.
- When you're ready to wind down for the day, enjoy a book pulled from one of the 12 custom shelves appointed to a new library and sitting area.

### **Kitchen & Pantry:**

- We practically live at the 16-foot-long quartz island, which comfortably seats 9.
- We put a lot of thought into the kitchen design and appliances. The island has deep cabinets and built-in appliances including a Thermador dishwasher, Jenn-Air beverage center, and large granite sink with a touchless faucet and instant hot water.
- Home cooks: You might drool over the 48" dual fuel Jenn-Air range & griddle with an internet-connected double-oven so the turkey never gets over-cooked again. If that somehow happens, a large Zephyr vent and custom box will whisk away the smell before guests find out.
- If we had to pick one favorite kitchen feature, it's the 9' LaCantina folding window that connects to an outside bar area allowing for seamless indoor/outdoor serving and entertaining.
- Beside every great kitchen is a great pantry. Just steps away from the island is a large walk-in pantry that also connects the garage to the interior of the home. With 36" deep shelving sheltered by double-doors that stretch 8' high and 7' wide, you can buy Costco out of toilet paper and still find room for a six-month supply of non-perishables.

### **New Guest Bed and Bath:**

- This big bedroom is great for guests or your office or a changing room for swimmers. The bathroom has a separate door to the backyard, so drippy guests can use the facilities or rinse off in the custom floor-to-ceiling tile shower.

### **Garage & Backyard:**

- We made the 2-car garage extra spacious and tall so there's plenty of room for storage, a workshop, or hobby equipment.
- Our kids did a lot of romping, digging, and building in the added pebble play area (an alternative to sand).

Of course, these are only a few of the renovations we did. Our agent will provide you with the full list of upgrades – there are a lot!

This beautiful home and the warm Glen Court community have truly enriched our lives. That's how we know that the next owner will thrive and make their mark here, too.

- Sellers of 112 Glen Court