

LETTER FROM THE SELLER

482 Clifton Street, Oakland

Dear Future Owners of 482 Clifton:

Welcome! This home captured our hearts the moment we walked in, and during the last 6.5 years, we went from being a young couple to a family of four here. We made so many great memories, and we hope you will build your special memories here, too.

This home is really in the BEST location for so many things. When we bought it in 2014, we didn't have kids yet and didn't realize that Frog Park (an amazing playground + dog park) was literally in our backyard. All we cared about was the easy commute to downtown San Francisco. Clifton is just a short walk to BART, the Transbay bus stop, and the casual carpool pick-up. We would brag to coworkers about how the trip from Oakland to SF took 15 minutes and cost nothing thanks to casual carpool. We also loved strolling in the neighborhood, looking at all the different trees and plants in our neighbors yards, and noticing how every house was so unique and charismatic.

When we had our first child, we were introduced to more neighborhood benefits we hadn't noticed before. For example, we discovered that tons of families with young children lived within just a one-block radius of the home. The zoned school is Chabot Elementary, which has a great reputation (rated 8/10 by GreatSchools.com). Oh... and the beloved Frog Park! It's a two-minute walk from the house, making it like an extension of the backyard. We spent every summer afternoon there, making great memories and best friends. Did we mention the Sunday farmer's market across the street? Summertime Sundays were the best for trying all kinds of delicious strawberries and peaches, getting a taco and agua fresca, and just chilling with our snacks on the grass. Oh... writing this letter is making us miss Rockridge so much!

At home, my husband was particularly in love with the downstairs studio (not the in-law unit, but the bonus room adjacent to it). It was a perfect sanctuary where he could work on his art, have friends over to listen to music until the wee hours of the night, or just play video games and chill. We showered this house with all kinds of love – mostly in the form of regular maintenance and upgrades, top to bottom (see the separate list of updates.) We are moving away because of a job change, and believe us – it's hard to leave such a wonderful house and neighborhood! "482" will always be a special number dear to our hearts, and we hope you will fall in love with it the same way we did.

If you have any questions about the home or the neighborhood, please feel free to reach out. We wish you our very best!

Kind regards,

Seller of 482 Clifton