

LETTER FROM THE SELLER

## 1733 Francisco Street, Berkeley

Dear Prospective Buyers,

Living in Berkeley was a dream for us and our soon to be family of four. About seven years ago when we were searching for homes we fell in love with the North Berkeley area. This particular location on Francisco Street exceeded our imagination of what was possible. From a loving community of HOA neighbors, Francisco street-mates, and meeting neighbors at Totland and Ohlone Park we are going to cherish our time on Francisco street.

Upon moving in, we immediately got to work preparing the home for ourselves to live in. This included a kitchen remodel with a double oven (one of us is a French-trained pastry chef!), moving washer-dryer upstairs, and all new engineered wood flooring. Later, when we had the opportunity we closed in the carport creating a garage / flex space as an extended pantry, freezer, and bicycle storage. Lastly, a major upgrade was a backyard renovation that included a new flagstone patio and our most-loved fruit-producing adriatic fig tree.

As you can read in the letter from the HOA, we are a 4 unit self-managed, all owner-occupied HOA. We completed a number of projects together including creating a border along the driveway and dedicated space for our refuse bins. Projects like these bring the HOA closer and we often reach out to each other for help (extra eggs anyone?). As our kids got to the "running around age" – their activities would spill out from the backyard into the shared driveway often playing with other children in the HOA.

The community extended onto Francisco Street as well. With an active social mailing list, the community has organized an annual Halloween party – closing the street for pot-luck and childrens' costume contests! In 2020, during the height of the pandemic we also gathered for weekly socially distanced sing-a-longs.

The wider area around Francisco Street has so much to offer. Gourmet Ghetto is within walking distance with our favorites Cheeseboard, Chez Panisse, and board games at Victory Point Cafe. North Berkeley BART is less than three blocks away and Trader Joes is about five blocks away! Of course, Downtown Berkeley and all its amenities and activities are also walking distance.

Of course, a huge highlight has been four parks within a mile! Ohlone Park is just a couple blocks away and is popular with runners, yoga classes, and of course kids with a great playground and picnic table. Totland Park, even closer, is paradise for small children. A little further you'll find Cedar Rose Park and MLK Middle School with a new playground and great track for running. On weekends, we would often go up into Tilden to visit Little Farm to feed the animals or go on long runs along Wildcat Creek enjoying the mediterranean climate of Berkeley.

We wish you all the best!

The Ericsson Family