



Dear New Owners

I know you will love this house as much as I have for the past 23 years.

I have loved living here. Every day running up and down the stairs and past the windows, I still stop to look at the view. It never gets old, and I take a moment to appreciate how fortunate I am to live in this amazing area and in such a special home.

The only reason I could give this house up is for one that is even more special to me. I have always wanted to design and build a house and I did it! And it is across the street!

I grew up in the Oakland Hills, looking out on San Francisco and the Bay are part of my DNA. This area is very special for so many reasons.

It is not only a beautiful place, it is a very friendly place. The people here are nice and welcoming and very interesting. I run and hike almost daily and have made friends with folks all along my path. If you don't already own a dog and are craving a little puppy love, just take a walk. Strike up a conversation with one of the neighbors out with their dog and make some new friends.

For those not familiar with the Oakland Hills, it is a truly special area close to the urban activities one is drawn to in San Francisco and the greater Bay Area but with the tranquility of a huge wildland park and redwood forest minutes away. There are three East Bay Regional Park entrances that are close enough that you may choose to leave your car behind: Huckleberry Botanic Regional Preserve is .9 miles, Sibley Volcanic Regional Preserve is 1.3 miles, and Skyline Gate Staging Area is 1.7 miles. Walk your dog, run, hike, golf, mountain bike, horseback ride, and more. Skyline Boulevard is a popular bicycling route. Drive a short distance further and play golf at Tilden Golf Course or Lake Chabot Golf Course. Need to entertain small children? The park offers the Tilden Park Steam Train and the historic Merry-Go-Round. And there is the spectacular Chabot Observatory that is a fun outing for all.

Are you a swimmer or tennis player? Montclair Swim Club, The Hills Swim and Tennis Club, Chabot Canyon Racquet Club, The Club at the Claremont, and Berkeley Tennis Club (BTC is where I play) are all just a short drive.

If you love to cook and enjoy terrific food, specialty food markets can be found nearby: Village Market, Market Hall, Piedmont Market, Star Grocery, along with a number of yummy bakeries and a wine and cheese shop.

Montclair Village shopping and restaurants and the Sunday Farmer's Market is a convenient 5 minutes from the house. The house is minutes to the Rockridge BART station and this popular neighborhood's food hall, restaurants and shopping.

If you choose to live on this cool side of the hill where the natural air conditioning (fog) roles in at night but find yourself going to Contra Costa County, you will quickly learn the backroads through the park to get to Orinda, Moraga and Lafayette and skip the highway in favor of sweeping views, lush forests and twisty roads. If you are headed to the University of California or Berkely Hills, there is a back road with the best views in the Bay Area to get you there.

For me, this has been a place where I feel at peace and at home among friends and the beauty of the area.

I will be happy to pick up your mail and your packages when you are traveling, this is what we do in this neighborhood. Welcome, and I wish you all the very best in your new home.

Karen

The GRUBB Co.
REALTORS