

Dear Prospective New Residents of 450 33rd St,

It is with great pride that we introduce you to the house we have called home for the last 5 years. When we purchased this home in the summer of 2015 it was a recent flip and was polished up but needed some finishing touches.

We started by cleaning up the yard and converting it into completely waterless landscaping for easy maintenance and water conservation. We added the front fence, which is constructed of redwood and finished with a Japanese technique called Shou Sugi Ban. Shou Sugi Ban is a process where the wood is charred and then brushed to expose the natural grain and then sealed with an oil-based stain. It protects the wood from the elements and enhances its natural beauty.

The fishpond is an aquaponic system where the pond water cycles through the raised beds supplying nutrients to the plants and the plants in turn send clean water back to the fish. It is relatively low maintenance beyond cleaning the filters and topping off the water occasionally. We have grown many vegetables in those beds and have seen massive harvests.

When we arrived, the driveway was falling apart, and the back patio was a patchwork of different cement pours. We had all that hauled out and a new slab and driveway poured in its place. The cement is rebar reinforced and should be good for another 20 plus years. New gutters were added as well as screens on all the windows.

Many upgrades have happened on the interior of the home as well. Some dry rot was taken care of on the South wall of the house by taking it down to the stud and replacing everything that had deteriorated. A tank-less water heater replaced the old one and freed up enough space in the utility room to allow for a laundry folding table and a small pantry.

The neighborhood is quiet, and neighbors are friendly! Across the street is a small middle school, which, during the school year has parents dropping off and picking up students twice a day but that does not interfere with parking or getting in and out of the driveway in our experience. We have easy access to the greater Bay Area in a number of ways. The I-80 on ramp is just a few blocks away, we are close to two BART stops at both Richmond and El Cerrito Del Norte and we now have ferry service to the Embarcadero via the Richmond Terminal where there is free parking.

Having Target and Home Depot nearby sure are handy and if you're looking for groceries there is a nearby Safeway and just down the highway is Whole Foods and Berkeley Bowl. Some of our favorite places to eat in the immediate area are Tacos El Tucan (Tijuana style tacos), Huong Tra (amazing Pho and vermicelli bowls),

Catahoula Coffee (local roaster and coffee shop), Armistice Brewing Company (tap room and brewery with lively food truck scene), and The Factory Bar is newest addition on San Pablo and is sure to add to the up and coming few blocks there. Our now first grader has attended West County Mandarin School for 2 years and is receiving an excellent public education while also learning a new language.

We hope you love this home as much as we have. We will miss it but are grateful for the happy memories we've created together on 33rd Street.

Sincerely,

Chris & Veronica (& our daughter, mother, and two sweet pugs)