

LETTER FROM THE SELLER

## 4516 Montgomery Street, Oakland

Dear Potential Buyer,

4516 Montgomery Street has been my beloved home of 7 years. It was my first property purchase and it has been a wonderful introduction to homeownership with the ease of condominium living combined with the feeling of a single family home. I think you will love everything about it as much as I have!

The back of the condo is my favorite part of the property – I knew as soon as I saw it in person that it was the home I wanted. The quiet oasis of the backyard (which has rarely been used by the upstairs unit) is a fantastic place to read, lounge in a hammock, and watch the squirrels, hummingbirds, blue jays, and sometimes turkeys and deer. The patio and open living space have held many fun parties and barbeques that my friends and I will miss.

Aside from the yard, the condo is nearly at the gate of the Mountain View Cemetery, which was thoughtfully designed by Frank Olmstead (best know for designing Central Park in NYC and the Panhandle in SF). Not only does it help make the street and neighborhood quiet, but also, it is a large outdoor refuge used by residents to exercise, walk their dogs, and enjoy picnics with friends. Walk to the very top of the cemetery and you will enjoy views from the South Bay to the Marin Headlands.

If you enjoy restaurants and bars, you will love the location. The condo has easy access to the Piedmont Avenue, College Avenue, Temescal, and upper Broadway restaurant scenes. You can easily drive to restaurants or enjoy a leisurely stroll to any of these areas.

While Montgomery Street is one of the few places in Oakland where you will not hear constant freeway and Bart noise, it is conveniently located close to the 24 and 580 freeways and is just over a mile from both the Rockridge and Montgomery Street Bart stations. It is also blocks from 2 Transbay bus stops.

Montgomery Street has very friendly residents. People are always happy to stop and chat and during COVID the community held socially distant block parties so everyone could keep in touch. I often had the pleasure of catching up with Chad from across the street while waiting for the bus to SF and it has been nice knowing the upstairs neighbors are there to watch for packages or keep an eye on the property when I have been out of town.

I am sad to be leaving 4516 Montgomery Street, as it has been a wonderful place to call home, but I am off to new adventures in Ireland. I hope you enjoy the property as much as I have!

Best of luck,

Donnelly Gillen