

LETTER FROM THE SELLER

## 10 Orchard Court, Orinda

Oasis on Orchard Court!

Orchard Court is one of Orinda's most unassuming, lovely little courts. Our cute, 4-house cul-de-sac has everything one needs in Orinda!

The neighbors are all respectful and quiet, but also keep an eye on each other's property. Even during non-COVID times, there are always at least a couple of neighbors home. We are kind and have each other's backs but aren't up in each other's space.

The neighbors right next to us are the best neighbors we've ever had. The dad, Nick, has celebrity status with our kids. When we are eating dinner and they see Nick outside, they run to the window and yell excitedly, "Nick! Nick!"

This home is for lovers of fresh produce. We have been creating a sustainable farm right here in the middle of Orinda over the past four years. Our yard is complete with 23 produce trees – nectarines, peaches, plums, pomegranate, almond, apple, pear, orange, mandarin, avocado, lemon, and lime. We also have 7 custom-made, waist height gardening beds that offer blueberries, strawberries, blackberries, and raspberries year after year. Your winter crop is waiting for you to move in and enjoy – lacinato and curly kale, spinach, rainbow chard, parsley, and cilantro. The lemons are almost ripe for you! Every year, you'll be pleasantly surprised by the myriad of daffodils and tulips that spring forth!

The joke in Orinda is that you buy the schools and get the house for free. The school system here is incredible – great teachers, caring staff, after-school programs, and involved parents and community members. During summer, you can join Meadow Swim and Tennis to soak up the sun and improve your tennis game. It's a short walk away, but also has parking.

Inside, our home has been full of laughter and love for the past five years that we've lived here. We've made it our mission to treat our children kindly no matter what and to honor the space that we live in. While the house may need some improvements, it has great juju!

The big back deck is perfect for hot days, as the house shields you from the hot afternoon sun! Enjoy the entertaining area or play in the creek with little kids. It's a great property!

We bought this home as our forever home. We moved in with the intention of never leaving. And, life has twists and turns that even those with the best laid plans get surprised. So here we are, offering up our beloved home to see its next chapter with its next proud owners. Perhaps that is you...

With care,

Sellers of 10 Orchard Court