

LETTER FROM THE SELLER

2017A Emerson Street, Berkeley

Dear future owner of 2017A Emerson Street,

Welcome home! I feel very blessed to have decided upon this property back in 1998. When I first walked through the gate and into the oasis that is the 3-unit condominium I immediately felt a sense of tranquility thanks to the smell of jasmine and the unique design of the grounds with diamond shaped lawns punctuating the two ground floor units. I kept walking to find a large eucalyptus tree in the very back, a common space, with a tree swing hanging from a tall branch. One of the coolest aspects of the property is that one feels in the middle of a bustling Berkeley neighborhood yet set back off the street.

When I walked into Unit A, I was first struck by the uniqueness of this place: loft-style with tall ceilings and an open floor plan lending airiness and light throughout the main room. Another element that grabbed me right off the bat was the original wood floors dating back to 1907. I was told they were redwood, which added richness and warmth not to mention cohesion as it spread throughout every room, including the bathroom (complete with clawfoot tub) and closets!

2017A Emerson Street turned out to be both a charming home and a versatile turn-key income property. I never had a problem renting it and maintenance needs were minimal. Living there for the past 9+ years has been glorious for several reasons. It's hard to find a more central East Bay location. It's great for walking and you can't beat the easy access to Ashby BART via a 3 minute walk to an elevator on the Emerson side of Adeline. We loved walking our dog along the side streets and taking in the beautiful gardens with just a 10-15 minute walk to our favorite parks and bakery in Elmwood. Being equidistant from both Downtown Berkeley and Rockridge was ideal, as was being tucked between Whole Foods and Berkeley Bowl. We enjoyed discovering and frequenting nearby neighborhoods like Temescal, shopping districts like 4th Street, and hiking spots like Tilden Park. We appreciated having everything we needed within a few minutes walking or driving access, especially the many options for quality health and wellness providers.

This place felt like home in a way I will always look fondly upon. It was a private oasis within a dynamic Berkeley community with arts, music, farmer's markets, little parks, and friendly neighbors. Indeed, "Bordertown" beautifully reflects the diversity and vibe of Oakland/Berkeley.

- Seller of 2017A Emerson Street