

## LETTER FROM THE SELLER

# 2700 8th Avenue #2, Oakland

How do I love 2700 8th Ave #2? Let me count the ways!

I moved into 2700 8th as a newcomer to Oakland. I was in a career transition and building a new business. 2700 8th Ave #2 gave my dog Buffy and me the perfect place to get to know our new city, build great things, make new friends, create good times, and smell the backyard lavender along the way.

1. The location is awesome. Almost everywhere I want to go in Oakland is an under 10-minute drive - most of the time only 5 minutes! A quick zip onto 580 and you're on your way. For walking, it's a 20 walk to the East side of the lake, to the Farmer's Market on Grand, brunch at Portal, or stroll down Grand and Lakeshore - not to mention taking Buffy on a quick zip up the hills to Redwood Park or on a walk to Xochi the Dog Cafe or Rooz Cafe for a working session (mimosa working session at Rooz!) The corner store on Park always has a nice family feel. One of the cheapest places for gas in all of Oakland is right around the corner.
2. It has good vibes. Waking up with the sun through the windows and walking out to the beautiful walls of windows never got old. The backyard is a beautiful, happy place. Gardeners are more than welcome and it's a great place for a gathering with friends.
3. Storage for days. While I strive to be a minimalist, I'm usually pretty far from the mark. The big closet in the hallway (which was outfitted with Elfa by the previous owner for his girlfriend), the closets through the hallway, the storage area and the garage were all so helpful for someone who likes to keep and organize things around!
4. It feels like a real home for grownups. When I was condo hunting, so many felt like apartments for college students. 2700 8th felt like it was ready to serve my grown-up dinner party and welcoming entertaining space needs and it most certainly did.
5. The space is super flexible. That huge living room supports a wide-array of possibilities. I was able to create a comforting space for overnight visiting guests with a little folding-screen magic (a murphy bed would fit in there too). I had enough space for a visiting area, a working area, and a music area. The bedroom has great options as well.
6. The building is dog, cat, and bird-friendly. Buffy loved sunning herself on the back steps and yard. Her canine buddy Rosie from #3 was always happy to see her. If you're the one who moves in please give pats to Rosie the dog for me. I'm really going to miss Rosie!
7. It's a good space to evolve. 2700 8th Ave was a good space for me to embrace a lot of change in my life. I built my business, a community of Oakland friends, and a new life while living in it and it will always hold very special memories for me.
8. It's a great place for holidays. Whether it was Christmas, Thanksgiving, or my annual Hanukkah Latke party, guests always said it was one of the best ever. The space supports great gatherings and the kitchen's double oven always supported a great feast.
9. It's one of a kind. From the cupboard that's a former icebox to the high ceilings, fabulous windows, and fascinating lightwell, there really isn't any other place like 2700 8th.
10. I don't think it's fair to stop at 10 ways for such a great space. It's really just a million little things more. I hope you enjoy discovering them!

Best, Gretchen