

LETTER FROM THE SELLER

516 Butterfield Place, Moraga

Dear Prospective Buyers,

When we first pulled up to look at this mid-century rancher, what we noticed beyond the visual signs of nature was the quiet: all we heard was birds - and a lot of them! The views of the hills from both front and backyards were enchanting, providing a much-needed escape from city life in Oakland.

While the property needed some TLC, we were inspired to restore it, and the potential was evident in its sturdy structure and positive vibes. Our efforts have truly paid off, as we've transformed it into a retreat-like oasis, complete with a cedar hot tub.

Inside, skylights now offer breathtaking hill and sky views, and you can enjoy this vista from the exterior hill stairs swing. The primary suite is a private haven with direct access to the back garden and that wonderful hot tub. We really, really enjoyed the cedar hot tub, especially during meteor showers. It's a great place to relax and unwind with friends.

As avid gardeners we wanted a yard-to-table property, hence all the planting beds. The raised beds are great for tomatoes and other staples, and the herb terrace above it was well-used. We also built shade beds for lettuce and more sensitive herbs next to the "chamomile couch," which is a great place to relax by the outdoor kitchen area.

As for the indoor kitchen, we just remodeled it. We're glad we spent some months ourselves with the massive island, which turned out to be everyone's favorite hang space. The adjacent fireplace is great for warming up the room on cool evenings - we didn't use it much, but it was great for the holidays.

One of our favorite things about the house is the symphony of crickets and frogs at night. In the back yard, the hill allows for natural amplification of wildlife acoustics. This evening soundtrack led to many a good nights' sleep - we even recorded a minute-long audio file of it so that we could put it on loop once we moved.

The yard is surrounded by open space, so you'll have an abundance of both privacy and wildlife. We looked forward to visits from many of our local wildlife friends: turkeys, deer, the occasional coyotes beyond the fence, squirrels, (they nest in the walnut tree, and use the fence as a superhighway), hummingbirds, hawks, blue herons, a mated pair of Great Horned owls, scrub jays, goldfinches, crows... there are so, so many birds. In the Spring, you'll have at least a couple nests on the property.

Ed, the elderly gentleman who lives down the street, will tell you all about the birds. He writes our daughter a monthly letter about all the birds and wildlife in his yard. He's been doing it since she was too young to read. It's that kind of street.

The most amazing local hiking trail starts at Rancho Laguna Park, just down the street, and loops behind the house. Being able to access that kind of epic local trail without a car was, to be sure, one of the great things about living there.

Another fun perk of the neighborhood is biking to the brewery and the Farmer's Market. All in all, we thought we had the best of the Bay Area: walkable to a hiking trail, bikeable to anywhere in Moraga or to Lafayette via a paved and gorgeous bike trail, a back road to Oakland through Canyon, and the unbelievable peace and quiet and natural beauty of a semi-rural neighborhood.

All of this is why so few houses come up for sale on this street. Most folks on the street have been there for decades, and there are still several original owners. The quiet, the views, the nature, the privacy: we'll really miss the land, and are happy that we've stewarded it in a way that a new family will really love this home as much as we did.

Cheers,

Sellers of 516 Butterfield Pl.