

4450 Pampas Avenue, Oakland

SELLER LETTER

Dear Prospective Buyers,

Welcome to the sweet, cozy house that was our home for the past 20 years. For us, it was love at first sight. The warm wood floors and beautiful brick fireplace told us right away that this home would be a gathering place for friends and family. We were charmed by the home's vintage touches, which lent a familiar ambience to a fresh setting. The open, bright kitchen-dining area invited us to settle in and enjoy the view of the backyard, which became as precious and vital to us as any of the interior spaces.

In our first year or two here, we transformed the original one-car garage into a combination video production/music/meditation room with separate storage area. With the addition of a deck off the rear entrance and some strategically-placed trees, we created the private, integrated indoor-outdoor living space of our dreams. The garden quickly turned into one of the focal points of the home. We added raised vegetable beds, butterfly- and bee-attracting flowers, and a prolific Hachiya persimmon tree that gifts us with gorgeous fruit every fall. Sitting out back in the evenings, we spent hours watching nature pass before our eyes: hummingbirds feeding at the salvia, monarch butterflies laying eggs on the milkweed, squirrels burying and digging up acorns, and bats diving at dusk. We hope the home's next owners will enjoy it just as much as we have.

True to our expectations, our house became a joyful space for hosting meals, cookouts, and parties. In 2016, we adopted a puppy named Bernie, who quickly became the neighborhood mascot and a minor celebrity for his enthusiastic love of everyone who stopped to meet him. Prospective buyers should not be surprised if locals refer to 4450 Pampas as "Bernie's house." It was a social hub for local dogs and their owners, who were often invited in if we saw them walking by through the screen door.

Pampas Ave is home to a wonderful balance of long-term residents, like Meg next door, and newer, younger homeowners who start their families here. Whoever makes this house their home will be fortunate to join this close-knit block. The neighborly bond on Pampas is strong and supportive. Newcomers are embraced, and everyone looks out for one another. The location is wonderful for walking to nearby destinations like Mills College Northeastern campus, the waterfalls at Leona Heights Park, the casting ponds on Carson, shops and eateries on MacArthur Blvd, and adjoining neighborhoods like Redwood Heights and Maxwell Park. The neighborhood boasts many hidden walking paths connecting one block to another and is a pleasure to explore for the diversity of architectural styles, views, and greenery. The Laurel Street Fair and Oaktobefest in the Dimond are two of the local events we've enjoyed for many years, and there are plenty of other activities to check out featuring homegrown talent, like comedy nights at Degrees Plato hosted by Pampas Ave's own Uriah.

By now it should be clear why we lived here for 20 years, and if you're reading this, you probably already have a good feeling about the area. We hope this wonderful house becomes the new home of people who love it just as much as we have. Thank you for coming to visit.

Warmly,

Karen and Steve (and Bernie)