

3131 Mabel Street, Berkeley

SELLER LETTER

Dear Future Owner,

When we first saw the Mabel street house, we instantly fell in love. We wanted our first house to be in Berkeley for the excellent school district and we wanted a nice, safe neighborhood with other young families. We searched for houses for so long, but we immediately knew this was the one. We moved in just before our second child was born, who is now 12.

Over the years, our kids built a wonderful network of friends in the neighborhood and we also built great friendships with our neighbors. From block parties to the best Halloween crowds in Berkeley to amazing Independence Day fun, this community celebrates together! There are many diverse, friendly families for children to connect with, and generous and supportive grown-ups, too— It's easy to make connections with great people here.

We've spent many hours playing in the Mabel-Haskel pocket park, one block away, or walking to the slightly further San Pablo park for tennis, basketball, the wide open lawn, and the mega play structure for the kids. Biking around Berkeley flats was perfect for our kids to learn to bike, and a short distance away, the Emeryville Greenway path leads to the Berkeley Bowl West for shopping and the Doyle-Hollis park in Emeryville, another great destination for all size kids with both a toddler park and larger play structures.

And the food is great, too! There is a lovely immigrant-owned bodega on Sacramento— a great resource for cooking ingredients, sandwiches for lunch, or snacks. Across the street is Creekwood, one of the nicer local restaurants. Some other favorites include Paradise Park for excellent coffee and a chickpea tofu salad, Sushi at Mujiri, Chili Jalapeno with the best shrimp tacos in Berkeley, and we love Tenma for walkable drinks with boardgames.

We still love this house; the large rooms for the kids, our private apartment-like space upstairs, tropical vibes in the front, and the sounds of palm trees in the back yard... and the lovely neighbors who became our closest friends! We hope you will love it here as much as we do!

Warmly,

~ Sellers 3131 Mabel Street