

85

ARDMORE RD, KENSINGTON

Dear Future Homeowners,

It is with full hearts that we share a little about 85 Ardmore Road—a home that has meant so much to our family and one we hope you will come to love just as deeply.

Back in 2018, when we first stepped inside the house, we were drawn to the incredible natural light that fills every corner of this home. Nearly every window frames lush greenery, creating a peaceful connection to nature. Mornings here are especially special, often accompanied by birds chirping and the gentle presence of local wildlife—it's a daily reminder of how unique and serene this neighborhood is.

This home has truly been the backdrop to so many joyful memories. The backyard, in particular, has been a magical place for our family and friends. It's expansive and full of life—whether it was kids laughing on the swings, playing basketball, or exploring around the iconic pirate ship that became a beloved neighborhood attraction every Halloween.

Inside, we thoughtfully updated and cared for the home to make it both beautiful and functional. The fully remodeled kitchen has been the heart of countless gatherings—filled with conversation, cooking, and connection and the home has always felt welcoming, open, and alive with energy. In 2022, we did a major remodel that included relaying a completely new concrete foundation built to newest earthquake safety standards, and a transformed the original basement into a new primary bedroom and bathroom, ensuring comfort, safety, and modern living while preserving the warmth and character that make this home so special.

Beyond the home itself, the neighborhood and the town of Kensington is something truly special. It's incredibly family-friendly, with neighbors who have become dear friends. You'll often find people out walking dogs. The convenience is also unmatched: walking distance to shops, a great breakfast cafe, bus stop, and surrounded by beautiful hiking trails that offer stunning views and a breath of fresh air whenever you need it.

What we will miss most is not just the house, but the life we built here—the laughter in the backyard, the quiet peaceful mornings, the warmth of the community. We have cared deeply for this home and poured so much love into it, and it means a great deal to us that the next owners will cherish it as much as we have.

We sincerely hope that when you walk through this home, you feel the same sense of comfort, joy, and belonging that we did—and that it becomes the setting for your own unforgettable memories.

With warmest wishes,

~ Sellers 85 Ardmore