



Welcome home buyer!

Our family loves this home and we are sad to leave. Our children were 2 and 5 when we moved here, and we have many memories of them growing over the past 6 years. We will miss many of the things that make this house wonderful – the built-in organization, second floor laundry, and automatic blackout shades to name a few. We are sure your family will love living here too!

Home Highlights

- **Entertaining-friendly layout:** Large great room, semi-open floorplan, accessible backyard, main floor powder room, bedrooms upstairs
- **Built-in organization:** Custom cabinetry throughout, *California Closets*, *ProSlat* garage system
- **Chef's kitchen:** *Dacor* oven & microwave, *Kitchenaid* fridge, *Bosch* dishwasher
- **Smart home:** Automatic *Hunter-Douglas* shades, *Lutron* lights, *Nest* thermostat, *Ring* doorbell
- **High-end finishes:** Solid wood doors, stone countertops, jetted tub, *Groh* and *RH* fixtures
- Vaulted ceilings, skylights, and 2 gas fireplaces

Neighborhood

Our family loved being a part of the Upper Rockridge community. We will miss...

- **Friendly Neighbors:** We loved everything from the annual block party, to the Halloween gathering on Proctor, to the neighborhood email list always offering help.
- **Beautiful Lake Temescal (2 blocks):** Our memories include birthday parties at the lakeside BBQ areas and playgrounds, riding bikes through the park, nature hikes on the hillside trails, and swimming at the lake beach (with summer lifeguards!).
- **Convenient Village Market (0.5 mile):** Walk here for artisanal cheese, fresh fruits and veggies, and the local butcher. Or just enjoy a warm breakfast and coffee at *Terrace Café* next door.
- **Dynamic Rockridge (1 mile):** Our favorite restaurants are *Cactus Cantina*, *Zachary's Pizza*, and *Judoku*. We loved shopping for groceries and specialty items at *Market Hall*. And for special meals, enjoy top spots like *Belotti*, *A16*, *Wood Tavern*, and *Pucquio*.
- **Adorable Montclair Village (1 mile):** We regularly strolled thru the Sunday Farmer's Market and took advantage of the various shops and restaurants.
- **Great school district:** Our daughter learned to ride a bike on the playground at *Hillcrest*, a top public K-8 school only 4 blocks away. Other nearby schools include *College Prep*, *Head Royce*.
- **Easy SF commute:** My SF commute was easy thanks to the comfy *Transbay* bus which leaves from the end of the block (Broadway Terrace) and features free Wifi.

Have fun creating memories in your new home!

Warmest wishes,
The Jaiven's

The GRUBB Co.
REALTORS