

Dear Prospective Buyers,

Thank you for your interest in our home at 1820 Ivanhoe Ave in Lafayette. We have loved living here for 26 years. We'd like to express a few of the highlights of our time here and the surrounding area.

When we moved here our kids were in elementary school. The Lafayette and Acalanes School Districts were a big draw and we (and the kids!) were not disappointed. During those early years we used the downstairs as an in-law set up and the top floor bonus room as an office. We also turned the front yard into a regulation size, grass volleyball court. Our yard became the neighborhood sports court; especially when we added a trampoline too. When the kids were older, we converted the downstairs to a big den and guest room area. After the kids went off to college, we converted the volleyball court to the vegetable garden which we love. We get such enjoyment when our grandkids come to visit as the first thing they want to do is head for the garden and see what they can pick.

We love to entertain, and we've hosted numerous large parties both in the front and back yards, and in the house, including several benefit concerts. During the pandemic our favorite hang-out for socially distanced visits with friends is in the evening around the firepit or out on the cornhole court. And we end every evening before bed with a quiet soak in the hot tub. But mostly all this time, our home feels like a quiet, private oasis --- yet close to city life.

Our neighborhood is welcoming in all aspects. We love the rural setting with no streetlights or sidewalks. Neighbors are always walking and kids are riding their bikes up and down the street. We like that there are different styles of homes on our street and up and down Reliez Valley, making this area a unique place to live. The paved walking path along Reliez Valley Road goes for miles. And then of course there is Briones Park, with an entrance just up the street. We have hiked and biked in Briones too many times to count. We have always felt so lucky to be in such close proximity to so much open space. Briones was also a big draw for why we chose to live here.

We have so many fond memories here. We hope you will too and will come to love this place as much as we have.

Best Regards,

Trudy & Bruce