

LETTER FROM THE SELLER

244 Claudia Court, Moraga

Dear Potential Buyers,

We could tell you that we chose 244 Claudia Court nine years ago because it was the only house on the market big enough for our family of seven. But, really, we ended up here because the property is so breathtakingly beautiful that it stopped us in our tracks. The unobstructed views of rolling hills are ever changing, full of wildlife, sunrises and sunsets and make you feel at peace. Just this morning we saw a herd of six deer.

The scenery has been the backdrop for some of our most wonderful family memories. We've had epic meals, with the sunset on full display through our dining room windows. Last spring, we hosted a pre-party for my son and his friends, all dressed up in their tuxes and gowns for Senior Ball, because everyone wanted to use our yard as the setting for their photos!

The privacy is unrivaled, and we enjoyed many peaceful swims. The cantilevered deck is the best spot for morning coffee or evening cocktails by the fire pit. Stargazing can be spectacular; we watched the lunar eclipse from there.

The driveway hosted many basketball games. The lawn is perfect for a trampoline, baseball practice, croquet or a swing set. Meanwhile, we have gardens with about 400 rose bushes. The original owner planted many for his wife. One of our favorites is an orange-red bloom called Cinco de Mayo.

The original owner was the president of an engineering company, and his choices were solid. For the vaulted ceilings, he selected 35-foot beams from a single old growth cedar tree. The roof tile is three layers deep.

We're especially proud of our kitchen and master bath renovations. There's a whole long list of improvements, but our favorites include the kitchen's gorgeous countertop made from a single slab of granite (no seams and doesn't show fingerprints), the big Wolf stove, and the master bath soaking tub, which fills from the ceiling. And we replaced all the doors with solid alder wood, which put a damper on kid noise!

The rumors are true about the Moraga schools – fabulous. In fact, Campolindo High was ranked one of California's best high schools in 2016. Our neighbors, a mix of families with young children and teens, are warm and welcoming. And we've enjoyed our favorite, local restaurants as well as all the great spots in Lafayette just 5 minutes away. But now our nest is pretty empty, and it's time to downsize.

We are certain the next owners will love this home, too, and grow as many memories here as we have.

Sincerely,

The owners of 244 Claudia Ct.