



# WELCOME HOME

*1301 Graff Ave*

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Dear Prospective Owner of 1301 Graff Ave,

This is a really special house and we have loved living here. Our favorite things about living here are the greenery and privacy out of every window yet easy access to freeway, airport, express bus to S.F. and walk to shops. We have been blessed with the best neighbors that anyone could ask for and will miss them very much.

Being built in 1949 only quality materials were used. The house is so solid, it is built to last. Although the square footage is modest, it feels much larger due to the open floor plan and zero wasted space. The laundry in the basement and additional garage space are all “bonus”. I like having the small refrigerator in the kitchen along with the full sized fridge/freezer across the deck. With the California climate it is always nice to walk across the deck for any larger items that I store out there. Of course there is room to put a full sized fridge in the kitchen if you want.

Many times I have walked down to Estudillo Produce for a few needed items rather than getting in the car. Estudillo Produce is a beautiful small market thanks to Julie Chang and her family. It has everything you need and all high quality and healthy. Likewise Galvin’s Market for meat and fish is so convenient and high quality. Starbucks, Rite-Aid, Bagel Shop and restaurants are also just a 5 minute walk.

Our lifestyle has been made so much nicer because the Bay-O-Vista Swim and Tennis Club less than a mile up the hill (just a 2 minute car drive). My husband was often at the club twice a day. He would begin with an early morning soak in the outdoor hot tub and free coffee. He would return for an evening swim, they are open ‘till 9:30 PM. I lack discipline but I did really enjoy many of the exercise classes offered: yoga, pilates. The fitness director/instructor Dallas is a “treasure”. The club even offers childcare for \$3/hour so parents can work out or just relax.

My favorite thing to do is to walk across the road to The Lake Chabot Regional Park. From there, I take a 30-minute hike up to The Lake Chabot Golf Club. You can buy a drink or a snack at the old Spanish style club house or just have a cup of water before heading back.

We have loved this home and I have absolutely no doubt that you will too.

Best wishes,  
Amanda & Steve

PS. Don’t forget to enjoy the fireplace. Also, there is a clothes line outside of the laundry room, your towels will dry in no time.

