

LETTER FROM THE SELLER

209 Northpark Court, Martinez

As you embark on your home search, I wanted to take a moment to share some of the things I absolutely loved about living in this wonderful home...

First and foremost, the location of our home has been an absolute delight. Having the beautiful park right across the street has been perfect for both kids and dogs, offering a great space for outdoor fun and leisure.

Beyond the physical surroundings, the warmth and friendliness of our neighbors have truly made this place feel like a welcoming community. With plenty of other kids around, our own children (and us) had a blast making friends and playing together enjoying the bocce ball court and park in front of our home.

Another aspect that made our time here truly special was the active social committee. Throughout the year, they organized various events, most of which were sponsored by the HOA. These gatherings allowed us to connect with our neighbors and create lasting memories together.

When it comes to the features of the house itself, I must highlight the brilliant heating and cooling system, which is separately zoned for all three floors. Not only does it provide unparalleled comfort, but it also translates into substantial savings on energy costs. One of the best investments we made was opting for a tankless water heater. Never again will you have to worry about running out of hot water, especially with teenagers in the house. It's a true dream come true!

The primary bathroom has been my personal oasis, particularly the bathtub, where I could relax and unwind after a long day. I will truly miss this feature and wish I could take it with me! Furthermore, the deck off the primary bedroom has been a treasured spot for me. Being able to work outside in the shade with my computer was both productive and peaceful.

Not to forget the side yard, a fantastic space where you can set up a garden or work while enjoying the advantage of having no lawn to mow. It's a perfect blend of convenience and nature.

Lastly, let me emphasize how fortunate we feel to have chosen this specific unit within the property. We were told that many others desired this house because of its strategic location, and we couldn't agree more. The layout and the presence of a deck and a bocce court in the front yard make it truly unique and special.

I sincerely hope you and your family enjoy your new home as much as we did. May it be a place where you create countless cherished memories and experience joy, comfort, and prosperity.

Warm regards,

~ Sellers 209 Northpark