

## a note from the seller..

This home has been such a meaningful place for our family, and we hope it becomes just as special for you. From the moment we chose it, the school district and the quiet, welcoming feel of the neighborhood stood out, and over time it truly became a place where everyday life felt easy and joyful.

One of our favorite things about this home is the sense of privacy. With no homes directly behind us and a street that isn't a thoroughfare, it feels peaceful and calm. The French doors bring in beautiful natural light, and the upstairs layout—with no rear view—adds to that feeling of openness. While the pantry may be small, the home more than makes up for it with thoughtful spaces and a warm, comfortable layout.

Some of our most cherished memories were made right in the backyard, especially the countless water fights with our son—moments filled with laughter that we'll always hold close. We've also loved spending time outdoors in the neighborhood, watching the ducks by the lake, biking and walking the trails, and enjoying the community pool and playground.

The location has been a huge part of why we've loved living here. Schools are nearby, shopping and dining are incredibly convenient, and some of our favorite restaurants are just minutes away. Mary Jo Peckham Park has been a go-to spot for family time, and having easy access to major highways made getting around simple while still feeling tucked away at home.

This home has been well cared for, with minor upgrades like updated cabinet and drawer hardware, and major systems—including the roof, AC, and water heater—are all approximately seven years old. Most importantly, it's been filled with good neighbors, quiet evenings, and a strong sense of community.

We're moving on to start a new chapter and a new business, but we leave knowing this home is ready to welcome its next owners. We truly hope it brings you the same comfort, peace, and happy memories it brought us.

*Kenny Lee*