

# Love Letter from the Sellers

28 Merrill Circle South, Moraga

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Dear Future Homeowner:

28 Merrill was a dream come true for our family, and we are confident that this magical home can be the perfect fit for your family too. We'd like to share some personal memories of the home and highlight three of the home's best features: spaciousness, location, and community.

With nearly 5,000 square feet of living spaces, this generously sized home can comfortably accommodate even the biggest (and, in our case, most boisterous) of families. With three young children, a live-in au pair, a professional who works from home part-time, and lots of friends and family eager to visit the Bay Area, we knew that 28 Merrill was the perfect house to make our home. With large bedrooms for the children to play in, a luxurious and spacious retreat of a primary bedroom, a fantastic home office, multiple family rooms and entertaining spaces, a basketball and pickleball court, and private downstairs guest suites, 28 Merrill can joyfully accommodate families of all shapes and sizes.

After leaving the hustle and bustle of the city behind, 28 Merrill offered the dream location for our family. In evaluating locations, we prioritized three factors: safety, privacy, and proximity to nature. With the 24/7 security attendant, an oversized and wooded lot, and breathtaking hiking trails at our doorstep, our Sanders Ranch home checked every box. Visitors often remark on how peaceful it is to enjoy a cup of coffee on the back deck while watching the deer and turkeys graze the hillside.

Finally, and most importantly, moving into 28 Merrill is gaining access to the most extraordinary community in Lamorinda. Neighbors in Sanders Ranch will welcome you with true warmth and enthusiasm. Moraga is a mecca for children, with its first-in-class schools and a plethora of youth sports, camps, and other enrichment programs. Our family enjoys the ritual of shopping and talking with friends and neighbors each Sunday at the farmers' market, joining the swim team craze each summer, cheering on the St. Mary's Gaels, and hiking the Mulholland Ridge Loop. "It takes a village," and at 28 Merrill you will find a community that wants to link arms and support one another.

We have loved our time at 28 Merrill, and our hope is that another family will enjoy this special home as much as we have.

Love, The Sellers



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