

## **To Prospective Buyers:**

Welcome to our home at 213 Oak Knoll Loop (lovingly referred to in the neighborhood as "the Loop.") We have found our quiet corner of South Walnut Creek to be the perfect living environment for the past nine years and we are loath to leave this beautiful, spacious home and garden. If we were remaining in the Bay Area following our recent retirement, we would never leave this home. Why?

First and foremost, we love the beauty, peace and quiet of the Loop. We have an amazing amount of space, both in terms of what is readily visible and in terms of the immense amount of storage and "bonus" space that can be found throughout the residence including numerous walk-in closets, two double garages and a spacious workshop. We have four large bedrooms upstairs and an extraordinarily large and comfortable master bedroom and bath which has his and her dressing rooms and opens up onto our patio and jacuzzi area where we spend relaxing evenings under the stars. We have complete privacy on this large parcel and our evenings are quiet and peaceful, allowing us to easily unwind and get back to nature. When indoors during cooler winter days, that includes the use of our three fireplaces in front of which we can curl up with a good book while enjoying framed, picture-window views of our redwoods, pepper trees and orchard.

We are a very easy commute from San Francisco (a one-half hour BART ride to downtown S.F.) and we enjoy the best of "city living" in an area that feels like it is far out in the countryside such that we can enjoy long walks under shady oaks, yet know that downtown Walnut Creek is only an easy 15-20 minute walk when we need to do light shopping, have a meal or hit the farmer's market on Sunday mornings.

Until recently we had live chickens in the coop area and a bountiful garden in our raised beds to the south of the house and we still maintain our orchard with apple, peach, pear, plum, pomegranate, apricot, orange, persimmon and lemon trees, giving "urban farming" a whole new meaning. We could have easily lived off the land had we opted to do so.

We have hosted numerous large parties in our backyard areas, including our 1920's themed wedding in 2013, attended by 150 people with no parking or space problems at all (our large circular driveway is a huge added bonus space!) And during our parties, the younger members of our entourage readily found their own private space up around the romantic fire pit area.

Should you decide to buy our home, you will undoubtedly fall in love with the residence as well as the friendly neighborhood in which it is situated. We will shed some tears as we drive away but we will rest assured knowing that we took great care of this beautiful place and will be entrusting it to a new family who will equally cherish all it has to offer.

**Maria I. Lawless**  
**Nader Malek**