

**Sellers' Letter**  
**12 Elm Place, Berkeley Heights, NJ 07922**

Greeting new potential owners of 12 Elm Place!

We are confident that you will love living here every bit as much as we have for the last 30+ years.

We were attracted initially to the views of the woods. As we did renovations and planned the addition, we maximized the windows to enjoy the woods through every season. We also used natural materials to mimic the surroundings including hardwood flooring, stained wood trim and stone in the kitchen. The patios and porches extend the living space in the summer and the gardens have an ever changing variety of perennials blooming. As a remote employee, I often work from the upper deck looking out on the gardens and into the woods.

The grounds give you ample space outside for relaxing and entertaining. We love to take a relaxing soak in the hot tub with a coffee or adult beverage, enjoying the amazing canopy of oaks or gaze at the evening stars. The bushes that surround the yard give us privacy even with neighbors nearby. We held a luau for 40 friends on the lower decks and had a full band play for our daughter's graduation party.

The design of the house allowed our family to grow and has served us as a couple equally well. Having the master bedroom, laundry and kitchen close makes life easier. Our kids loved the "private" second floor which feels like you are in a tree house. The two separated entertaining areas accommodate many guests or family members with ease. We hosted numerous dinner parties in the great room next to the picture windows with a fire blazing in the winter or the doors open to the patio in the summer.

Our community of Free Acres is truly special and closer-knit than many neighborhoods. Free Acres residents have numerous opportunities to meet and work together in the community which builds relationships. The pool in the summer was a haven for us and our two girls who found ample playmates. Resident led groups plan special events such as bonfires in the autumn and pool parties in the summer. An active social committee has organized yoga classes, painting lessons and cooking demonstrations. Following the tradition of many artists living in Free Acres, the Farmhouse has held art expositions featuring works of current or former residents. Both children and adults love to dress up for the annual Halloween parade which starts close to our house and proceeds to the Farmhouse for games and food. We thoroughly enjoyed raising our two girls here and they felt blessed to live here. The Farmhouse was beautifully renovated recently and is available for use by Free Acres residents for parties and events. Our daughter held her bridal shower and rehearsal dinner there and another resident held a large wedding and reception. Returning to hold treasured events such as these are examples of how special Free Acres becomes to those that live here. Friends and acquaintances cannot believe what strong neighborhood bonds we have and how many of our neighbors we know well.



# 12 ELM PLACE BERKELEY HEIGHTS

## ***WHAT IS FREE ACRES?***

- Free Acres was created in 1910 by Bolton Hall, originally as a social experiment built on the philosophy of single taxation as a community
- Free Acres is a 75-acre wooded parcel divided into 85 leaseholds that spans across Berkeley Heights and into parts of Watchung
- Residents within Free Acres own their own homes but pay a lease for the land which is owned collectively by the community
- Free Acres Association manages and maintains the community's streets, swimming pool and farmhouse
- Residents also volunteer to plan social events and manage the business of the community
- Free Acres is an amazing environment that offers an instant sense of community



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