

To Prospective Buyers of 6 Montview Road:

When we were house hunting nearly 17 years ago, we were looking for a new or updated home with more bathrooms and bedrooms to accommodate visitors and extended family, a bigger backyard for our two and four-year-old children to play in, and a more centralized location with a short walk to schools and the downtown area. This house checked all the boxes, and we became the privileged first-time owners of this gorgeous home!

One of the unique and impressive features of this house are the exceptional moldings and detail which really add the “wow” factor as you enter each room. The coffered ceiling in the dining room, the dramatic tray ceilings in both the living room and primary bedroom, and the upgraded crown moldings and baseboards really make a dramatic statement. The library is a treasured room with its beautiful cherry paneling & cabinetry, built in bookshelves and wet bar with wine refrigerator. It's the perfect place to cozy up with a book or enjoy a cocktail and has been deemed a favorite spot by many of our family and friends as well! We also adore our kitchen which features high-end appliances, double ovens, and two dishwashers which make clean up after entertaining a breeze. The two, large pull-out spice drawers on either side of the stovetop are especially convenient and unique. The countertop space and storage are plentiful, and the layout allows for multiple cooks and hosting larger groups. We will miss this kitchen!

Over the years, we added built in cabinetry in several rooms to accommodate our changing needs, so there is plenty of storage and shelves to display photos, books, and decorative items. The lower level recreation room evolved from the children's play room with abundant open and closed storage for toys to the perfect teen hangout with surround sound home theater. The third level with its full bath and open floor plan has frequently been used as a second guest room, a computer room for doing homework, a hangout space, and the site for numerous sleepovers.

We've simply loved entertaining in this house and have created priceless memories hosting our long-distance family for summers and holidays, graduation and birthday parties, Brayton parent socials, PTO and church events, and high school semi-formal parties. The spacious backyard was perfect for the kids' play set, badminton, spike ball, and other outdoor activities, and the wrap around patio was ideal for our July 4<sup>th</sup> gatherings, barbeques, and visiting with friends.

Now, as we transition from a full house to empty nest and are moving closer to family, we know that it's time to pass the baton to a new family who can create their own memories and enjoy all that this house has to offer. We hope you love it here as much as we have and wish you much happiness!