

Dear Buyer,

Greetings and welcome!

While my husband and I are very excited to start a new chapter in our lives, it saddens us to leave this great little house and neighborhood!

So, what makes this house so special to us?

Here is our 10 most important things list:

**10. The Community.** Our Berkeley Meadows community is truly special. From protecting our woodland setting to the love and care extended to each of the units, the Homeowners Association provides support from day one.

**9. The basement.** I know, you may think that it's weird to like an unfinished basement, but I love the ample clean space for storage and crafts.

**8. The wood floors.** This is one of the few units in the development with wood floors not only on the first floor but throughout the house. It gives a sense of warmth and continuity.

**7. Guest bedroom.** To be honest, we have only used this room for a couple of weeks while our master bathroom was being renovated. It was our son's bedroom while he was living with us, and now it's our guest bedroom. However, many days I sit in the chair by the window with the excuse of reading but many times end up just relaxing and looking at the trees. In the Spring, one of the trees is full of white flowers which makes the view quite spectacular!

**6. Fireplaces.** Plural! One of the unique features of the Meadowview condos is that, while many new properties have no fireplace at all, these units have two fireplaces. We converted one to gas for the convenience and every day use and left one wood burning for special occasions.

**5. Primary Bedroom and Bath.** While this is the smallest house that we have ever owned, it has the best master of all of them. When we were at the top of the stairs for our first visit we were enchanted by the tall ceiling, beautiful windows and tree house quality of the surroundings. Last year, we renovated the master bathroom with a dream bathtub. It's like a spa !

**4. Open floor.** When we first visited the house the kitchen was a small, enclosed space. Our first renovation was to remove the wall between the kitchen and the dining room. Thanks to a local architect and contractor, the renovated new space provides for comfortable and easy everyday living.

**3. The deck.** We love to be outdoors and the deck extends our living space in the Spring, Summer and Fall. Since the kitchen is so close some days we have all three meals there !

**2. Location, location, location.** When we first visited this condo, it was evident that it needed a lot of work to bring it to 21st century living. But we thought the excellent location was worth the effort. It's not only close to our work, but within easy distance to NYC and other metropolitan areas.

This unit itself seats in the middle of the development with a private deck and entrance. It's very quiet and peaceful. Also, if you enjoy walks like us, it's within easy distance to both the town of Berkeley Heights and New Providence.

**1. The light.** Due to it being an end unit, its open floor plan and numerous tall windows, the house is flooded with light all day. Whether it is a snowy Winter day with a fire, a sunny Spring day with the flowers blooming on the deck or a crisp Fall day with all the different leaf colors surrounding you, the light will uplift your mood . Grab a cup of your favorite drink and play a game with your family by the window!

If you liked my list, we are confident that you will love living here every bit as much as we have for the last eight years.

Thanks for visiting!