

Dear Future Buyer,

127 Candace Lane was our forever home until the recent opportunity arose to move to South Florida to be near family and a new satellite office for my husband. We are blessed to have our Florida life in front of us, but we are acutely aware that we will leave behind a wonderful home in a neighborhood that made life so good!

We moved from Park Slope, Brooklyn in October 2016. We searched homes in a few towns nearby but ultimately chose Chatham because of its leading school system, proximity to NYC/direct train line and small-town community feel. Additionally, my husband grew up here and his parents still live in Chatham, so it was nice to be able to see them often.

Our home is in one of the best "hidden gem" neighborhoods in Chatham. Not only is Candace Lane a safe street filled with beautiful, well maintained homes, but the neighbors are also family focused, kind and generous. We regularly pool resources to support local charities like Helping Hands as well as local food banks and shelters. And whenever a neighbor has a baby, major surgery or a death in the family, we all sign up to provide a "meal train" to make their lives easier for a few weeks.

Throughout the year (prior to Covid-19) neighbors on Candace Lane and two nearby streets take turns hosting weekly Happy Hours on Friday afternoons; the host provides food, and everyone brings their beverage of choice. It's a 25-year-old tradition that gives the moms a chance to unwind and catch up with friends over a glass while the kids run around with their friends! We've even recently started meeting occasionally on the street for a drink while social distancing and wearing masks. So, if you choose our home, don't be surprised when friendly neighbors stop over to welcome you and then introduce you to the entire Happy Hour group over email.

We immediately fell in love with our home's Colonial style, the space 5 bedrooms afford and the huge yard that we knew we could turn into our dream backyard. Over the last 4 years we've done just that along with new landscaping all around the home. We also renovated the garage, which now features epoxy flooring, The Container Store shelving and organization system with a mudroom.

We are so proud of our work and have thoroughly enjoyed our renovations, especially the expansive backyard. You will enjoy playing sports, jumping in the trampoline and swimming in the (inflatable!) pool during the warmer months; when it snows you will love making snow angels and sledding down the hill. The huge deck and flat yard have served us well in entertaining; we often rented a bounce house for Birthday parties and still had ample space to set up additional activities for the kids and adults to enjoy.

We've loved seeing the hydrangeas, roses and peonies on the property bloom each spring. They really add a wow factor to the home and friends often compliment how lovely our yard is. And since we replaced tall trees with shorter hydrangea trees over the retaining wall, you now have a clear view of the hills and can see fireworks on July 4<sup>th</sup>.

Since we finished the exterior renovation this summer, we recently began to focus our attention on the interior. We hired an architect to draw plans to combine the sitting and family rooms; we intended to create one grand living space with a gas fireplace at the center and built-in bookshelves and cabinets on either side. If you choose to go down this path, the drawings are yours and you only need to get quotes from contractors; several neighbors have completed this project in their homes so you could easily find recommendations for qualified contractors (and we are happy to provide contact info for the one we engaged).

We hope this letter has given you a closer look at some of the things that make our home special. It really has been an ideal place to raise a family and we thank you for considering making it yours.