

Dear Buyers,

When we found 533 Wildwood more than four years ago, we truly felt that we'd found a gem for several reasons: the house and outdoor space, the neighborhood, and the location.

The house itself has two primary suites, which has allowed us to host guests conveniently! We never knew we needed the convenience of three bathrooms until we had them, and now we won't be able to live without them! We loved having a 2-level home because that separation afforded us some much-needed quiet space that was especially important during the COVID pandemic. And we made so many memories in the upgraded kitchen, cooking and baking and hosting for birthdays and holidays. The storage space was key for us, and one of our favorite appliances was the dishwasher. It is mighty and will make light of piles of dishes-- no pre-washing required!

The outdoor space has been our safe haven. We were excited to find that almost all of our days in this location were sunny and bright, and that meant we used the yard all the time for barbecues, family events, 'pool days', and work from home. And there was always room for more people (pre-COVID). On New Years Eve and July 4th, we'd sit on the balcony and watch fireworks across the horizon, and on every other day we'd step out to enjoy our coffee in the sunshine or our drinks in the evening-- all while taking in the view. Our favorite addition was the 360-degree tire swivel we installed under the balcony that facilitated hours of swinging and climbing. And thanks to irrigation and succulents, the yard requires little to no maintenance-- just sit back and enjoy.

The neighborhood and location were perfect for us. This house is situated on a street with two dead ends, which means there is next to no traffic or noise. The street is perfect for walking or biking or learning how to skateboard or rollerskate or playing fetch with your dog up and down the hill. And the neighborhood sidewalks are great for morning jogs and evening strolls. One of our friends lovingly calls Westwood Park 'The Shire', and we think that name suits it well.

The house is walking distance to many incredible spots San Francisco has to offer. You are a 5-10 minute walk from Philz, Java on Ocean, Starbucks, Champa Garden, Go Go 7, Sakesan and Ocean Ale House. You can also walk to Whole Foods, Target, Walgreens, your local library branch, hardware store, and a fantastic dry cleaner. If you are looking for something to do, Vibo Music School, Yoga Flow SF (best yoga in SF!), Aptos Middle School playground, and Mount Davidson are also accessible on foot. You are driving/biking distance to Safeway, Trader Joes, the Stonestown Galleria (excellent farmers market), the San Francisco Zoo, West Portal and Glen Park. Easy access to I-280 makes trips to the Peninsula and South Bay a cinch, and 19th Ave makes Golden Gate Park and the Presidio easy to get to. If that's not enough, you are walking distance to the Muni and BART, and a 15-minute drive to the airport. We clearly cannot say enough about the location!

We have enjoyed living in this house immensely and made many great memories here. The house comes with lots of great juju!! We hope that the next owner will take advantage of all the things the house, neighborhood and location have to offer.

All the best in your search for your perfect spot!