

To 33 North St Future Owners,

Having lived at 33 North Street for 5 years, I wanted to share some of the aspects of the property that I believe are very special, and may not be immediately evident to prospective buyers, as these are qualities of the property that are gradually appreciated with time, and greater "lived experience" with the property. All of what I will mention are not the obvious superficial features and specs of the home itself. Those material aspects of the home are readily apparent to any prospective buyer, and either are to one's personal preferences/desires or not. Rather I will mention the rare exclusiveness and uniqueness of the property itself, starting with the backyard.

Surrounded by beautiful and stately mature trees, the backyard feels like a hidden sanctuary offering a level of serenity and privacy rarely found in most GTA suburban neighbourhoods/developments. The 15 beautiful red Oblisk Beech trees in back also increase the privacy directly behind the house and continue to grow substantially every season. It truly is an idyllic background oasis, which offers such a wonderful cottage and resort feel. My husband and I have both said that we never have felt the need for a cottage, as the backyard gives us a full cottage experience along with a posh resort vibe, all in one. I really can't overstate the beautiful tranquility and calming connection to nature that I feel when sitting in the peaceful repose that is my own back yard. That aspect of the property truly is a rare gem.

Secondly, I would like to draw attention to the front porch. While that architecture feature is obvious to the prospective buyer, I would like to underscore the special lifestyle aspect that this generous front porch affords. It is such a pleasant and peaceful experience to sit on the front porch with a coffee or cold drink, and read a book, or just relax while looking at the mature and attractive streetscape. I enjoy giving a wave and calling out a hello to the neighbours strolling by, but without being too exposed. I very much appreciate the privacy, that my peaceful perch affords, due to the unusually generous proportions and expansiveness of the front and side yard. Again, this spaciousness with the yard and the size of the front porch is a wonderful and rare feature of the property.

Finally, I would like to draw attention to specialness of the broader neighbourhood. I've lived in Brooklin for over 20 years and have worked and raised my children here. I'm very familiar with all the different neighbourhoods. I can truly say that the North Street enclave of Brooklin is universally recognized as the most desirable/exclusive, in part due to the mature nature of the neighbourhood that is connected within easy walking distance to the heritage downtown. I've often enjoyed a short stroll to the downtown village to go for dinner at a local patio or to get an ice cream at downtown Grass Park, or to visit the bustling Harvest Festival on the Main Street. I've also enjoyed going for a walk or run on the forested walking path, which is steps from the home. This idyllic pathway goes to the quiet pedestrian-only Way Street, which is lovely to walk along while listening to the gurgling sounds of Lynde Creek, and taking in the lush natural beauty of this forest-lined street, which takes you directly to the quaint downtown village.

Thank you for allowing me to illuminate the not so immediately obvious aspects of what makes 33 North Street so special and a truly rare find within the broader context of the GTA. The expansive property, cottage/resort backyard, mature natural vistas, as well as being a part of this exclusive neighbourhood that is within easy walking proximity to the village Main Street, have all immeasurably enhanced my quality of life while living at 33 North Street.

Sincerely, Christine