

Dear Prospective Buyer,

Welcome to our home. When you visit, we hope you'll not only notice the natural beauty of this location, but also feel the calm and quiet that drew us here.

We designed and built this house ten years ago with the goal of creating a welcoming, comfortable home that also feels like a private retreat. Living here has felt like being at a resort, yet we're only about 10 minutes from the city. Once you drive up City Park Road, you're high enough in the hills that the city noise fades away, and you enter the quiet, tuckedaway neighborhood of The Woods of Greenshores.

One of the things we've loved most is the thoughtful layout. There are generous open spaces for gathering and entertaining, along with several rooms that offer privacy and quiet. The guest bedrooms are separate from the primary suite and share a spa-like bathroom. Every bedroom looks out over the trees and greenery, and you can watch the sun set from these rooms.

The media room, just off the kitchen, can be closed off from the rest of the house—a perfect place to watch a movie or curl up with a book. I've spent many rainy afternoons there reading. The exercise room includes a ballet barre, space for equipment, and an infrared sauna, so you never have to leave home to get a good workout, even on stormy days. The home office is spacious enough for a large desk, builtin bookcases, and a credenza—ideal for working from home.

Each morning, as I walk to the kitchen to make coffee, I'm greeted by wide views of the trees and natural landscape. Our property backs to a greenbelt that is part of a bird sanctuary, and starting the day with cardinals and deer visiting the yard has been a daily joy. Sitting outside, it's hard to believe you're just about 8 minutes from Highway 360. At any time of day, it's quiet and peaceful.

We've watched many sunrises from the living room and sunsets from the backyard—something we will truly miss. Our guests are always struck by how beautiful and serene this location is. On the Fourth of July, we have front-row seats to some of the best fireworks in the city, and it's been wonderful to share that with family and friends.

The neighborhood itself has been a gift. The Woods of Greenshores is a gated community, nestled in its own peaceful world. We've gotten to know many of our neighbors over the years as we all head out for walks or runs. On any given day, you'll see people exercising, walking their dogs, or pushing strollers past the house on their way into the hills. We're within walking distance of Ski Shores Café and several walking trails, and just a five-minute drive from Emma Long Park, with access to Lake Austin. Walking these hills is especially beautiful in the spring and fall.

After ten wonderful years, my husband and I are beginning a new chapter. We hope this home will bring its next owners as much comfort, joy, and peace as it has brought us.

All the best,

Theresa and Joel