

OWNER/SELLER STATEMENT

Asking the seller why he or she originally purchased the property that now is to be sold is a long real estate tradition. Reasons that compelled the original purchase often prove to be those of the new buyer.

The foremost reason that compelled the purchase of 40 Iron Horse in 2004 was to ensure that the new owner would be able to reside in dramatic, architecturally-designed, award-winning contemporary-style architecture not found anywhere else in Walnut Creek. Coveted industry awards bestowed on 40 Iron Horse, the development's "Crown Jewel," not only attracted the buyer to this David Baker-year-2002-signature design but also independently established rare value well before the buyer's later 2004 acquisition.

In 2004, however, the buyer did not anticipate what later would become the vital "commuter dream" added value of neighboring BART; the Bay Area then was not California's "worst" commute ... as it is today in 2019. In 2004, the buyer had no way of knowing that proximity to BART would become "priceless" in 2019.

Lastly, in 2004, the buyer did not understand the "scarcity" of 3 bedroom/3 bath condos with attached 2-car garages built near any San Francisco Bay Area rapid transit. To underscore this fact, her 3 bedroom, 3 full bath plus extra den wing and attached 2-car garage continues to be the only such Walnut Creek condo on today's "active" market.

As an award-winning David Baker showcase -- still unlike any other in Walnut Creek --, the value of 40 Iron Horse was established years ago thanks to coveted industry awards bestowed on the signature-design. These prestigious awards enabled the buyer to see value and to purchase 40 Iron Horse Lane in year 2004.

Now in 2019, the former buyer/current owner understands the extreme scarcity of 3 bedrooms/3 full bath condos built near any Bay Area rapid transit as well as the priceless proximity to BART that her 40 Iron Horse offers in 2019. www.40ironhorse.com