

To Potential Buyers,

Welcome to **10705 Biroc Court!**

This is a wonderful neighborhood and cul-de-sac. We have lived here since we built the house. We were early buyers in Bedford and watched it grow. You probably have heard about all the amenities available in Bedford, but let me tell you about the Gregmoor/Biroc cul-de-sacs. We are very close to our neighbors. Holiday parties and weekend get-togethers are common. Halloween finds us all at the end of the street, passing out candy together. It's a fun street to live on.

Our home was built in 2004, but we have maintained it well. The maintenance records are available. We also have installed solar panels on the roof, considerably reducing our electric bills in this time of rising electrical prices. The master bath was updated, the kitchen was updated and the back deck was replaced. Before putting it on the market, we repainted and replaced the carpet.

We have loved living here. We have so many memories and are only selling as we are downsizing in preparation for retiring and moving to the mountains. If you have questions about the house or neighborhood, please ask our agent at Spencer Properties.

I hope you will be as happy as we were for so many years.