A NOTE FROM THE SELLER

A Home I Have Truly Loved

A personal reflection on more than a decade of ownership, thoughtful improvements, and life in Shorewood.

> “There are houses you own, and then there are houses you truly love.”

There are houses you own, and then there are houses you truly love. And I absolutely, hands down love this house. I have owned and lived in this Shorewood duplex since 2012, and over the years I have lovingly cared for it, made thoughtful improvements, and created a home that I have truly enjoyed.

Since 2012 Owner-occupied and lovingly cared for over more than a decade.	Rare Lot + Parking Large yard, fenced backyard, 2-car garage, plus additional parking.	Two Distinct Homes Bright, spacious units with privacy, flexibility, and generous room sizes.

Outdoor space that feels like home

One of the things I love most about this property is the size of the lot - a rare find in Shorewood - and the fact that it looks and feels like a single-family home. The large front yard and fully fenced backyard feel like extensions of the home, with plenty of room to garden, lounge under the big tree with a good book, chat with neighbors, gather with friends, or enjoy a cocktail on the patio. Having a two-car garage and an additional two-car parking pad - another rare find in Shorewood - behind the property is an incredible bonus and something I have always appreciated, especially when my kids came home from college for the summer and needed a place to park!

Bright, spacious interiors

I also love how bright and spacious both units feel. The large windows fill each unit with beautiful natural light, which helped me enjoy the long, gloomy days of winter and the bright, sunny days of summer. All of the rooms are generously sized, especially the bedrooms and closets, which was really important to me. I did not want to give up my queen-size bed or my large dining room table! The open foyer on each level gives the space a wonderful sense of openness and community.

A lower unit designed as a home

The lower unit is particularly meaningful to me because I lived there for many years and completely updated it as my own home. I chose high-end finishes and thoughtful details because I wanted the space to be beautiful, comfortable, and enjoyable to live in - not simply to serve as a rental. It has been wonderful to see the unit become a home for its current tenants, who would very much like to stay. They have lived there for the past year and have made the space just as beautiful, warm, and inviting as I did.

A HOME WITH A STORY

Light, Privacy & a Sense of Place

An upper unit among the trees

I have been fortunate to have a single tenant in the upper unit for more than 12 years who has loved the house as much as I have. While there have not been as many improvements to this unit, it has been lovingly maintained throughout that time with appliance upgrades and new paint. With its large windows, living on the second floor feels a bit like living among the trees, with beautiful views and a wonderful sense of privacy. And then there's the private porch - a perfect spot to sip your morning coffee, take in the view, and simply do nothing for a while. The unit is now vacant and eagerly waiting for its new caretaker.

A neighborhood that feels connected

And finally, the neighborhood is one of the things I have loved most about living here. We are surrounded by wonderful neighbors - yes, I have borrowed many items from them and we had many wonderful block parties - and owner-occupied single-family homes, giving the block a welcoming, established residential feel. At the same time, Oakland Avenue is within walking distance, with its restaurants, shops, coffee, and neighborhood energy, and Estabrook Park is close by for trails, the river, green space, and an awesome farmers market.

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After more than a decade here, I know how special this property is. It has been lived in, cared for, improved, and genuinely loved, and I hope its next owner enjoys it as much as I have.

It is much more than a duplex - it is a special Shorewood home with space, light, privacy, flexibility, and a wonderful sense of place.

Kerri Balliet
Seller