

Good Morning, Andrea-

Davonne Biggins of Berkshire Hathaway, our broker, asked us to send you an email explaining why we would like to restore 37 Maple Ave. to a two-family residence, thus eliminating the two small commercial offices on the first floor.

We've been looking for housing in the downtown area in Windsor for a few months and haven't seen anything that would accommodate our needs and goals. We find Windsor to be a welcoming town that reflects a lot of our lifetime values, and hopefully a place where we can meet like-minded souls.

David is a potter and needs adequate space for a kiln and studio. Hermine is a sewer (additionally a pianist) and needs room for her projects. Most homes that we could afford don't have enough flexibility in their floor plan to allow us to continue our hobbies, enjoy shared space, and basically live on one floor. By eliminating the two commercial suites, we would have enough "rooms" to both live and work in. If there is no radon in the basement, David would put his kiln there.

This would enable us to live on one floor, reserving the second floor unit to rent if need be, or as guest space for our extended family who live in NYC.

Additionally, as we are in our seventies, it is important for us to live near a train that we can take to NYC rather than drive on the Merritt Parkway, and to be able to walk to a grocery store, a library, a bank etc.

Although the restoration of the first floor at 37 Maple Ave will be an undertaking, we have owned multiple buildings previously and have experience in renovation. We won't be doing the work ourselves, but plan on hiring local tradespeople.

We intend to keep the renovation design to a simple plan that will provide for a small kitchen on the first floor, and expand the existing bath to include a shower. We have no plans to change the building architecturally as we like old houses and have always lived in one.

In sum, we believe the layout of this particular dwelling and its proximity to everything we need will suit us amiably as we journey through the next several years.

Please feel free to contact us if you have any questions.

Sincerely,

Hermine Delany and David McCain