

"I JUST WANT MY REALTOR TO TAKE CARE OF IT!"



YOUR Lafayette Prudential California REALTOR® Does!

Selling your home for more money and less inconvenience to you

We handle it all!

Prudential California Realty
 999 Oak Road
 Lafayette, CA 94549
925-283-7000

We use the best:
 Handymen, Inspectors, Painters and Roofing Contractors
 Professional Home Stagers, Traditional and Feng-Shui
 Housekeeping Services
 Moving Services
 Mortgage Brokers & Title Companies
 Full Service Strategic Marketing Plan tailored to sell your home quickly for the best price and terms!
And much more!

<p>55 SAINT THOMAS LANE PLEASANT HILL</p> <p>Offered at \$799,000</p> <p>Fantastic Tri-Level Home. Features include 4 bedrooms, 2.5 baths, over 2400sf, gleaming hardwood floors and kitchen with new appliances. Corner lot with manicured lawns and rear yard with 2 decks. Call Jennifer Griesel: (925) 382-7484</p>	<p>943 AUGUSTA DRIVE MORAGA</p> <p>Pending</p> <p>Offered at \$1,395,000</p> <p>Gorgeous Single Family Home in Moraga Country Club with over 3,600sf of living space. Remodeled kitchen with custom detail, private location at the end of the Club. 4 bdms, 2.5 baths plus an office. Call Jim Colhoun: (925) 962-6101</p>
<p>1918 HIGHRIDGE CT. WALNUT CREEK</p> <p>Offered at \$799,000</p> <p>Fantastic townhouse in Lafayette border with Lafayette schools. Chef's dream kitchen, hardwood floors, and more. 3 bedrooms, 2 1/2 baths, country-quiet location. Close to freeway and BART. Call Camille de Campos: (925) 330-2648</p>	<p>2724 BUENA VISTA AVE WALNUT CREEK</p> <p>Reduced to \$709,500</p> <p>Larkey Park District. Down a long private lane, across the street from Larkey Park. This home features 3 bdms, 2.5 ba. approx. 1,581sf, tile floors, new carpet and paint, expansive rear deck with mountain views. Call Cary Amo: (925) 818-0880</p>

Tried and True Tips for Getting Your Home Market-Ready

By Jaelyn Perdigo, guest writer

Lafayette- Real Estate Advisor Dana Green is "Setting the Stage for Success" not only as the motto to her career in real estate but has used her staging and design expertise to reposition over 200 homes in the Lamorinda/Walnut Creek areas. Green believes in the power of staging enough to offer it as a free service to her clients.

According to Green, "Staging is a strategic process proven to add curb appeal, increase your home's sales price and decrease the number of days your home is on the market. Prior to staging, I suggest to my clients easy ways they can help the process of readying their home for the market"

Green has come up with four tried and true tips to help improve the look and feel of your home while increasing its value. Even if you're not looking to sell, these tips are great for those who might be interested in realistic improvements.

1. Take a look at your house. Literally go across the street and look at your house. Pretend you are looking at it for the first time, what do you see? What improvements can be made? Take notes on what could bring more curb appeal such as landscaping, exterior paint or simply a new mailbox!

2. Floor It! Getting your carpets cleaned is one of the easiest ways to remove dirt, stains and odor. Although you may not notice that they need cleaning, carpets should be washed professionally 1-2 times per year (especially if you have pets!). If you are in a position to splurge, replacing your carpeting is the best way to go for home improvement. No carpet? Refinishing your hardwood floors will bring a sparkle to your home you may not have seen in a while!

3. Spruce up your sitting areas. No need to buy a new couch when fun and colorful pillows can enhance the decorative qualities of your living and family rooms. Choose colors that pop but still go with the overall theme of your home. Need more of a change? Add some new

paintings to your walls or a few new trinkets to spruce up your mantel.

4. Perk Up Your Paint! Nothing improves the overall look of a home quite like a fresh coat of paint. Whether the inside or outside, paint is quite simply the best way to freshen up.

For inside paint, tackle one room at a time and don't move on until you're completely satisfied! Don't be afraid to step out of your color box and try something a little more intense. Designers use the "60-30-10" rule, 60% of color in a room comes from walls; 30% from upholstery, floor coverings or window treatments; and 10% from accent pieces or artwork. Although color is important to build character, remember this ratio when making your decision to ensure you avoid color overload!

Don't rush the process of painting as color tends to make or break a room. Paint a swatch on the wall of the color you are considering and live with it for a few days to see what it looks like in different lighting.

For more information on Dana Green and her services, please visit www.DanaGreenTeam.com.



PRESS RELEASE

Rossmoor Marketing Meeting

In an ongoing effort to promote Rossmoor properties and in the spirit of cooperation, Managing Broker Mary Beall of Prudential California Realty invites agents from all real estate offices to attend the Rossmoor Marketing Meeting, held every Tuesday at 9:00 a.m. at Liberty Title, 1940 Tice Valley Blvd, in the

Rossmoor Shopping Center near Safeway.

Open to any members of the Association of Realtors, the weekly meeting is a unique forum in which to present Rossmoor listings to the Marketing Group. All agents in attendance have the opportunity to caravan and tour the listings presented.

Interested agents are encouraged to call Mary Beall at Prudential, (925) 937-6050.

Lamorinda Home Sales continued



LAFAYETTE	Last reported: 7
LOWEST AMOUNT:	\$899,000
HIGHEST AMOUNT:	\$1,818,000
MORAGA	Last reported: 10
LOWEST AMOUNT:	\$555,000
HIGHEST AMOUNT:	\$1,495,000
ORINDA	Last reported: 10
LOWEST AMOUNT:	\$200,000
HIGHEST AMOUNT:	\$2,100,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither CalREsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 518 Bavarian Court, \$1,360,000, 4 Bdrms, 2574 SqFt, 1974 YrBl, 4-12-07
- 3442 Black Hawk Road, \$1,540,000, 4 Bdrms, 2910 SqFt, 1958 YrBl, 4-20-07
- 940 Hawthorne Drive, \$899,000, 2 Bdrms, 1475 SqFt, 1942 YrBl, 4-13-07
- 3392 La Caminita, \$1,818,000, 3 Bdrms, 3107 SqFt, 2002 YrBl, 4-18-07
- 1477 Reliez Valley Road, \$1,200,000, 4 Bdrms, 2049 SqFt, 1956 YrBl, 4-17-07
- 736 South Pond Court, \$1,050,000, 4 Bdrms, 2175 SqFt, 1996 YrBl, 4-19-07
- 3338 Vaughn Road, \$1,399,000, 4 Bdrms, 2409 SqFt, 1947 YrBl, 4-17-07

MORAGA

- 308 Birchwood Drive, \$1,145,000, 4 Bdrms, 2349 SqFt, 1971 YrBl, 4-18-07
- 301 Corte Gabriel, \$785,000, 3 Bdrms, 2117 SqFt, 1979 YrBl, 4-18-07
- 432 Donald Drive, \$1,110,000, 4 Bdrms, 2157 SqFt, 1967 YrBl, 4-18-07
- 4 Donald Place, \$850,000, 4 Bdrms, 2269 SqFt, 1958 YrBl, 4-23-07
- 153 Miramonte Drive, \$555,000, 2 Bdrms, 1525 SqFt, 1966 YrBl, 4-19-07
- 1501 Moraga Way, \$575,000, 2 Bdrms, 1635 SqFt, 1974 YrBl, 4-20-07
- 160 Valley Hill Drive, \$1,495,000, 1806 SqFt, 1956 YrBl, 4-19-07
- 18 Via Barcelona, \$880,000, 3 Bdrms, 1736 SqFt, 1989 YrBl, 4-20-07
- 152 Walford Drive, \$1,245,000, 4 Bdrms, 2174 SqFt, 1963 YrBl, 4-18-07
- 153 Walford Drive, \$1,050,000, 3 Bdrms, 1698 SqFt, 1964 YrBl, 4-18-07

ORINDA

- 1 Arbolado Court, \$850,000, 3 Bdrms, 1917 SqFt, 1958 YrBl, 4-17-07
- 46 Camino Lenada, \$1,244,500, 4 Bdrms, 1895 SqFt, 1936 YrBl, 4-17-07
- 210 Courtney Lane, \$1,278,000, 4 Bdrms, 2424 SqFt, 1973 YrBl, 4-18-07
- 6 Descanso Drive, \$1,030,000, 3 Bdrms, 1743 SqFt, 1965 YrBl, 4-20-07
- 5 Lavina Court, \$782,500, 3 Bdrms, 1225 SqFt, 1952 YrBl, 4-17-07
- 88 Lombardy Lane, \$1,800,000, 4 Bdrms, 2647 SqFt, 1950 YrBl, 4-24-07
- 570 Orinda Woods Drive, \$2,100,000, 4 Bdrms, 2980 SqFt, 2005 YrBl, 4-17-07
- 31 Sandy Court, \$1,795,000, 4 Bdrms, 3345 SqFt, 2005 YrBl, 4-18-07
- 7 Sunrise Hill Road, \$200,000, 4-18-07
- 28 Tara Road, \$925,000, 3 Bdrms, 2112 SqFt, 1965 YrBl, 4-19-07

CANYON CONSTRUCTION
 professional remodeling & custom homes serving Moraga since 1966

925 country club drive | t 925.376.3486 | f 925.376.3503 | www.canyonconstruction.com

Complimentary Seminar

A B C's of Selling Your Home.

If you are thinking of **Selling** your **home** and want to learn how you determine the **price**, how you get your home **ready** to sell, which **improvements** will help sell the property, should you have it **staged** how do you **let go** after years and years and how **long** will it take to accomplish all of this.

Location and Time

Thursday May 24th 1-2:30 P.M.

*Located in the Auditorium at Atria Valley View
 1228 Rossmoor Parkway
 Walnut Creek 925.937.7300*

Presented by



Call for directions and to reserve a seat **925.937.6050**

GET CLEAN.

TOTAL CLEAN 376-1004