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Ribbon Cutting at the "Stratford at Countrywood Senior Living"
By Sophie Braccini



Contra Costa County Supervisor Gayle Uilkema, Lafayette Mayor Carol Federighi, representatives of three Chambers of Commerce cut the ribbon

As Baby Boomers approach the end of their professional lives, they begin looking for places to retire, not only for their aging parents, but also for themselves. In Lafayette is a new facility avail-

able that would like to serve that purpose. On Thursday, June 28th the Stratford at Countrywood Senior Living complex held its ribbon cutting ceremony marking the official opening of this retirement

community, followed two days later by first public open house.

A long line of seniors and a few mid forty's folks lined up to tour the premises that Saturday afternoon. The new building has 103 apartments set on 3 floors. Units range from 321 sqf studios to 763 sqf two bedroom apartments. Each unit features a kitchenette with a marble counter/bar area, a small fridge and a microwave oven. The apartments are not designed for extensive cooking, but one can certainly prepare basic food items. Bathrooms are large, with wheelchair accessible showers. Seniors move in with their own furniture and can repaint the walls to their liking.

The third floor offers dramatic views of Mount Diablo and features most of the facilities recreation and common activity areas: dining room, large and comfortable movie theater, fitness room, mini spa, training room, library,

and computer room. There's even a country kitchen where residents can cook their favorite gourmet meals for friends and family. The resident chef and his team are very familiar with assisted living meal planning and offer a variety of main and side dishes to accommodate specific diets and tastes. The facility also includes an area for

patients with memory challenges; otherwise, it's designed to accommodate independent and assisted-living seniors as defined by the State of California.

The facility is located at 1545 Pleasant Hill Road, about 3 miles from the center of Lafayette. Monthly rents range from \$3450 to \$9300 and include meals, laun-

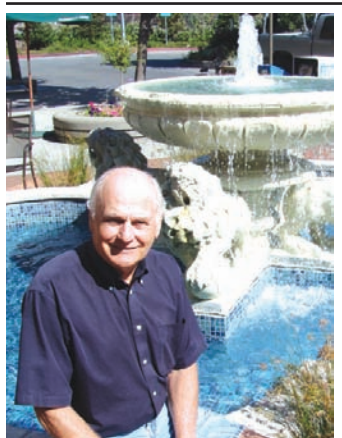
dry, cleaning, recreational activities and most utilities. So far, about 30% of the apartments have been reserved according to facility management. The Stratford team encourages the community to come by and visit their beautiful new residence.

Lamorinda Home Sales continued



LAFAYETTE	Last reported: 21
LOWEST AMOUNT:	\$542,500
HIGHEST AMOUNT:	\$2,400,000
MORAGA	Last reported: 9
LOWEST AMOUNT:	\$385,000
HIGHEST AMOUNT:	\$1,710,000
ORINDA	Last reported: 17
LOWEST AMOUNT:	\$630,000
HIGHEST AMOUNT:	\$2,565,000

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.



John Fazel at Orinda Theatre Square

Real Estate Notes
By John Fazel
Prudential California Real Estate

staged and priced competitively are selling well and at close to listing price. On the other hand, homes that have a lot of deferred maintenance, in need of paint, clean up (inside and out) and that are priced too high will languish on the market and may appeal only to the bargain hunter (who will bring in a below market offer), or contractor. The contractor will also want to pay as little as possible as his objective is to do some improvements and put it back on the market at a higher price.

proved homes has stimulated the real estate market in Lamorinda in recent years and has had a very positive impact on home values. As the quality of our housing stock improves so do prices, which makes it more financially feasible for residents to improve their own homes.

In a previous article we looked at the current market in Lamorinda. We will begin adding micro markets to see how we are fairing relative to other markets similar to ours. Today we will look at Piedmont to see how we compare.

Buying older, unim-

Lamorinda sales figures vs Piedmont sales figures. Detached homes only. January 1 – June 30, 2007 compared to January 1 – June 30, 2006

	Lamorinda	% +/-	Piedmont	% +/-
Total # sales	303	+ 8%	65	+14%
2/3 bedrooms	128	+23%	37	+37%
4+ bedrooms	175	+ 0%	28	- 7%
Sales prices all homes	\$1,249,000	-8%	\$1,587,000	-15%
2/3bedrooms	\$1,004,000	-1%	\$1,265,000	- 1%
4+bedrooms	\$1,430,000	-8.7%	\$2,012,000	-16.4%

As you can see, the strength of our markets are with the smaller 2/3 bedroom homes, while the larger 4+ bed-

rooms homes are selling at a slower pace and for less. I see this trend continuing through the end of the year.

Reach John Fazel at 925-324-2017, Runmnts@prodigy.net.

- LAFAYETTE**
- 135 Bacon Court, \$940,000, 3 Bdrms, 1723 SqFt, 1976 YrBlt, 6-12-07
 - 1129 Brown Avenue, \$1,825,000, 3 Bdrms, 3339 SqFt, 1995 YrBlt, 6-7-07
 - 6 Chapel Drive, \$1,145,000, 3 Bdrms, 1843 SqFt, 1960 YrBlt, 6-6-07
 - 3290 Fairholm Court, \$2,400,000, 3 Bdrms, 2001 SqFt, 1954 YrBlt, 6-14-07
 - 574 Francis Drive, \$829,000, 3 Bdrms, 2000 SqFt, 1967 YrBlt, 6-15-07
 - 660 Glenside Drive, \$1,150,000, 3 Bdrms, 1736 SqFt, 1952 YrBlt, 6-7-07
 - 3644 Happy Valley Road #A, \$2,100,000, 4 Bdrms, 3405 SqFt, 1964 YrBlt, 6-13-07
 - 3705 Highland Court, \$1,150,000, 4 Bdrms, 2149 SqFt, 1949 YrBlt, 6-20-07
 - 917 Hough Avenue #5, \$542,500, 2 Bdrms, 1038 SqFt, 1969 YrBlt, 6-20-07
 - 1581 Huston Road, \$605,000, 2 Bdrms, 988 SqFt, 1951 YrBlt, 6-15-07
 - 3729 Meadow Lane, \$2,356,000, 5 Bdrms, 3094 SqFt, 1964 YrBlt, 6-15-07
 - 548 Merriewood Drive, \$1,192,500, 4 Bdrms, 2062 SqFt, 1961 YrBlt, 6-13-07
 - 3458 Monroe Avenue, \$1,150,000, 3 Bdrms, 2027 SqFt, 1974 YrBlt, 6-6-07
 - 691 Old Jonas Hill Road, \$2,075,000, 4 Bdrms, 2082 SqFt, 1972 YrBlt, 6-20-07
 - 3211 Palomares Avenue, \$1,075,000, 5 Bdrms, 2260 SqFt, 1948 YrBlt, 6-6-07
 - 1530 Reliez Valley Road, \$947,000, 5 Bdrms, 1946 SqFt, 1952 YrBlt, 6-20-07
 - 1742 Reliez Valley Road, \$899,000, 3 Bdrms, 1858 SqFt, 1961 YrBlt, 6-20-07
 - 32 Sanford Lane, \$2,525,000, 6-8-07
 - 3544 South Silver Springs Road, \$1,405,000, 3 Bdrms, 1662 SqFt, 1956 YrBlt, 6-15-07
 - 3413 Stage Coach Drive, \$1,975,000, 4 Bdrms, 3322 SqFt, 1988 YrBlt, 6-15-07
 - 35 Sunrise Lane, \$875,000, 4 Bdrms, 2083 SqFt, 1988 YrBlt, 6-15-07
- MORAGA**
- 728 Augusta Drive, \$775,000, 2 Bdrms, 2079 SqFt, 1974 YrBlt, 6-19-07
 - 737 Augusta Drive, \$1,341,000, 3 Bdrms, 2531 SqFt, 1974 YrBlt, 6-20-07
 - 238 Corliss Drive, \$1,225,000, 5 Bdrms, 2784 SqFt, 1966 YrBlt, 6-20-07
 - 128 Donald Drive, \$1,041,000, 3 Bdrms, 1752 SqFt, 1956 YrBlt, 6-19-07
 - 450 Rheem Boulevard, \$470,000, 2 Bdrms, 1170 SqFt, 1974 YrBlt, 6-8-07
 - 40 Sarah Lane, \$1,128,000, 4 Bdrms, 2208 SqFt, 1965 YrBlt, 6-15-07
 - 2167 Sky View Court, \$1,710,000, 3 Bdrms, 3105 SqFt, 1997 YrBlt, 6-15-07
 - 1932 St. Andrews Drive, \$750,000, 2 Bdrms, 1552 SqFt, 1978 YrBlt, 6-15-07
 - 800 Villa Lane #4, \$385,000, 2 Bdrms, 882 SqFt, 1968 YrBlt, 6-19-07
- ORINDA**
- 57 Bates Boulevard, \$969,000, 3 Bdrms, 1680 SqFt, 1960 YrBlt, 6-19-07
 - 108 Bear Ridge Trail, \$964,000, 6-15-07
 - 177 Camino Pablo, \$795,000, 2 Bdrms, 1176 SqFt, 1941 YrBlt, 6-6-07
 - 33 Crescent Drive, \$630,000, 6-15-07
 - 367 Dalewood Drive, \$2,565,000, 4 Bdrms, 2832 SqFt, 1976 YrBlt, 6-7-07
 - 14 Francisco Court, \$1,050,000, 3 Bdrms, 2232 SqFt, 1948 YrBlt, 6-12-07
 - 37 La Campana Road, \$910,000, 3 Bdrms, 2196 SqFt, 1955 YrBlt, 6-8-07
 - 41 La Cresta Road, \$905,000, 3 Bdrms, 1823 SqFt, 1951 YrBlt, 6-14-07
 - 158 La Espiral, \$879,000, 2 Bdrms, 1300 SqFt, 1955 YrBlt, 6-13-07
 - 11 Las Mesas Path, \$880,000, 6-15-07
 - 10 Lloyd Lane, \$762,000, 3 Bdrms, 1451 SqFt, 1954 YrBlt, 6-8-07
 - 99 Rheem Boulevard, \$1,600,000, 3 Bdrms, 2232 SqFt, 1949 YrBlt, 6-6-07
 - 3 South Trail, \$730,000, 3 Bdrms, 825 SqFt, 1925 YrBlt, 6-7-07
 - 55 Southwood Drive, \$1,225,000, 4 Bdrms, 1519 SqFt, 1951 YrBlt, 6-15-07
 - 461 Tahos Road, \$1,741,500, 3 Bdrms, 3270 SqFt, 1963 YrBlt, 6-8-07
 - 246 the Knoll, \$725,000, 1 Bdrms, 1532 SqFt, 1974 YrBlt, 6-7-07
 - 13 Washington Lane, \$1,200,000, 3 Bdrms, 2011 SqFt, 1951 YrBlt, 6-14-07

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