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756 COUNTRY CLUB DRIVE MORAGA



Offered at \$798,000

Fabulous, town home in Moraga CC. 2 Bedroom, 2.5 bath, 1743sf plus a loft. Updated kitchen with solid surface counters, breakfast area, wine fridge and indirect lighting. New paint, new carpet and more. A MUST SEE!

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26 LAIRD DRIVE MORAGA

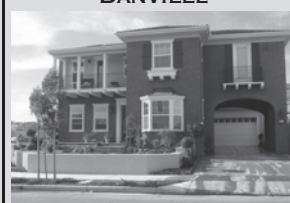


Offered at \$995,000

PENDING IN 2 DAY! Wow! Gorgeous new kitchen in this stylish Moraga home. Resort-like backyard with pool and palm trees. 3 Bdrms, 2 bath, 4th bedroom or office. Walk to top rated schools. Call Jim Colhoun for details!

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301 MONTE ALBERS DRIVE DANVILLE

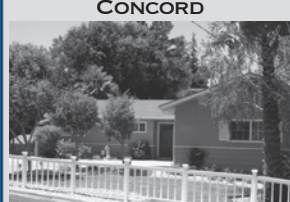


Offered at \$1,360,000

This elegantly crafted home of 3,821 square feet offers a spacious floor plan with 5 bedrooms and 5 full baths built in 2004. Two family rooms, 3-car gar, Master retreat with stunning master bath. See v-tour at www.purealty.com/jamescollins

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1241 S. ROSAL CONCORD

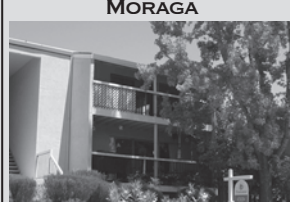


Offered at \$699,999

UPGRADES GALORE! Kitchen/Great room, Slab Granite, high end appliances, oak and tile floors. Master w/cheery wood floors, large walk-in closet, gas fireplace, Anderson Sliders with access to Pool and Spa and much more.

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1973 ASCOT DRIVE #B MORAGA

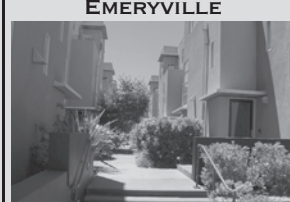


Offered at \$377,500

Moraga Investment Opportunity. Great price for a 2 bedroom, 2 bath condominium. Ground floor location with covered parking, swimming pool, storage locker and comfortable deck. Call Jim Colhoun for more information.

Call: (925) 283-7000

28 LOOP 22 (POWELL & DOYLE) EMERYVILLE



Offered at \$539,000

2 Master bedrooms w/bath plus a partial bath, 981sf condo built in 2004. High ceilings, bamboo floors, plantation shutters, granite counters plus inside entry 2-car garage. HOA DUES only \$127/mo. Great commute location.

Call: (925) 283-7000

Lamorinda Home Sales continued



LAFAYETTE	Last reported: 18
LOWEST AMOUNT:	\$500,000
HIGHEST AMOUNT:	\$1,850,000
MORAGA	Last reported: 14
LOWEST AMOUNT:	\$495,000
HIGHEST AMOUNT:	\$3,082,000
ORINDA	Last reported: 19
LOWEST AMOUNT:	\$475,000
HIGHEST AMOUNT:	\$2,225,000

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 Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 962 3rd Street, \$1,080,000, 3 Bdrms, 1845 SqFt, 1979 YrBlt, 6-28-07
- 3611 Brook Street, \$1,195,000, 3 Bdrms, 2929 SqFt, 1979 YrBlt, 6-29-07
- 3633 Chestnut Street, \$705,000, 2 Bdrms, 913 SqFt, 1941 YrBlt, 6-22-07
- 4091 Coralee Lane, \$1,399,000, 3 Bdrms, 1592 SqFt, 1975 YrBlt, 7-3-07
- 4139 Coralee Lane, \$1,062,000, 3 Bdrms, 2991 SqFt, 1962 YrBlt, 6-29-07
- 2 Gilmore Court, \$1,050,000, 4 Bdrms, 2318 SqFt, 1954 YrBlt, 6-29-07
- 3265 Gloria Terrace, \$790,000, 3 Bdrms, 1457 SqFt, 1954 YrBlt, 6-28-07
- 3486 Hamlin Road, \$1,050,000, 4 Bdrms, 2023 SqFt, 1953 YrBlt, 6-22-07
- 3504 Hamlin Road, \$1,850,000, 5 Bdrms, 1858 SqFt, 1949 YrBlt, 6-27-07
- 1319 Martino Road, \$1,150,000, 3 Bdrms, 1609 SqFt, 1941 YrBlt, 6-26-07
- 3145 Plymouth Road, \$800,000, 3 Bdrms, 1538 SqFt, 1952 YrBlt, 6-21-07
- 3603 Powell Drive, \$1,250,000, 3 Bdrms, 1957 SqFt, 1938 YrBlt, 6-27-07
- 3059 Rohrer Drive, \$1,240,000, 4 Bdrms, 2272 SqFt, 1972 YrBlt, 6-21-07
- 3166 Stanley Boulevard, \$785,000, 3 Bdrms, 1124 SqFt, 1951 YrBlt, 6-25-07
- 3290 Sweet Drive, \$500,000, 3 Bdrms, 1344 SqFt, 1951 YrBlt, 6-25-07
- 3276 Theresa Lane, \$880,000, 5 Bdrms, 2092 SqFt, 1960 YrBlt, 6-27-07
- 847 Topper Lane, \$1,350,000, 3 Bdrms, 1980 SqFt, 1951 YrBlt, 6-21-07
- 1140 Vallecito Court, \$1,674,000, 3 Bdrms, 2635 SqFt, 1950 YrBlt, 6-29-07

MORAGA

- 51 Ascot Place, \$628,000, 2 Bdrms, 1379 SqFt, 1973 YrBlt, 6-26-07
- 403 Belfair Place, \$1,238,500, 4 Bdrms, 1768 SqFt, 1968 YrBlt, 7-3-07
- 398 Birchwood Drive, \$1,262,500, 5 Bdrms, 2743 SqFt, 1969 YrBlt, 6-21-07
- 1390 Camino Peral, \$555,000, 2 Bdrms, 1126 SqFt, 1971 YrBlt, 6-21-07
- 1473 Camino Peral, \$495,000, 2 Bdrms, 1265 SqFt, 1973 YrBlt, 6-27-07
- 2 Corte Azul, \$1,249,000, 4 Bdrms, 2340 SqFt, 1966 YrBlt, 7-3-07
- 120 Cypress Point Way, \$1,750,000, 4 Bdrms, 3269 SqFt, 1973 YrBlt, 7-3-07
- 451 Fernwood Drive, \$1,200,000, 3 Bdrms, 2210 SqFt, 1973 YrBlt, 6-29-07
- 1 Kenneth Drive, \$3,082,000, 4 Bdrms, 5665 SqFt, 2001 YrBlt, 7-3-07
- 95 Miramonte Drive, \$605,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 6-22-07
- 651 Moraga Road #15, \$530,000, 3 Bdrms, 1394 SqFt, 1962 YrBlt, 6-28-07
- 269 Scofield Drive, \$895,000, 4 Bdrms, 1524 SqFt, 1960 YrBlt, 7-2-07
- 448 Tharp Drive, \$950,000, 3 Bdrms, 1775 SqFt, 1965 YrBlt, 6-28-07
- 1052 Wickham Drive, \$1,201,000, 4 Bdrms, 2189 SqFt, 1969 YrBlt, 7-3-07

ORINDA

- 5 Altarina Circle, \$900,000, 2 Bdrms, 2081 SqFt, 1976 YrBlt, 6-28-07
- 18 Camino Sobrante, \$1,465,000, 4 Bdrms, 2393 SqFt, 1946 YrBlt, 6-22-07
- 13 Corte Sombrita, \$1,485,000, 3 Bdrms, 1444 SqFt, 1956 YrBlt, 6-29-07
- 130 Crestview Drive, \$1,950,000, 3 Bdrms, 3460 SqFt, 1948 YrBlt, 7-3-07
- 10 El Campanero, \$1,995,000, 6 Bdrms, 3542 SqFt, 1955 YrBlt, 7-3-07
- 180 El Toyonal Road, \$515,000, 6-29-07
- 42 Heather Lane, \$1,300,000, 4 Bdrms, 2469 SqFt, 1954 YrBlt, 6-28-07
- 624 Ironbark Circle, \$1,850,000, 5 Bdrms, 3259 SqFt, 1974 YrBlt, 6-27-07
- 24 La Campana Road, \$2,225,000, 5 Bdrms, 2072 SqFt, 1939 YrBlt, 6-21-07
- 103 La Espiral, \$1,440,000, 5 Bdrms, 2038 SqFt, 1977 YrBlt, 6-29-07
- 154 La Espiral, \$1,280,000, 4 Bdrms, 1706 SqFt, 1953 YrBlt, 6-21-07
- 27 Las Piedras, \$475,000, 6-27-07
- 9 Overhill Court, \$1,250,000, 5 Bdrms, 2338 SqFt, 1981 YrBlt, 6-28-07
- 100 Ravenhill Road, \$935,000, 1 Bdrms, 1598 SqFt, 1974 YrBlt, 6-22-07
- 74 Scenic Drive, \$1,950,000, 4 Bdrms, 3201 SqFt, 1956 YrBlt, 6-26-07
- 45 Springwood Drive, \$1,131,500, 4 Bdrms, 2619 SqFt, 1954 YrBlt, 7-3-07
- 120 Spring Road, \$740,000, 3 Bdrms, 1540 SqFt, 1973 YrBlt, 6-22-07
- 56 Via Floreado, \$1,780,000, 5 Bdrms, 1604 SqFt, 1989 YrBlt, 6-22-07

'Green House' Movement Catching On With Home Buyers and Sellers

By Val Cook-Watkins

Environmentally friendly, energy efficient homes have been around for years, but until recently, these "green" homes have amounted to little more than a niche market in real estate. Now there are signs that the green movement is finally making inroads into the mainstream housing market.

One of the reasons green building and remodeling techniques are catching on, experts say, is that developers and homeowners have discovered that there are financial advantages to going green, in addition to the benefits of helping to protect the environment.

What makes a home "green?" According to the National Association of Realtors,



Energy-efficient windows being installed
Photo provided by Kattenburg Architects

the term "green building" refers to construction or remodeling practices that increase a home's performance and enhance the health and experience of those who live in it. Among other things, a green home saves energy and water, reduces material use, minimizes waste, uses low-impact materials, and makes the building healthier.

A recent survey by Green Builder Media revealed that a growing number of homebuyers wanting to purchase environmentally friendly, green-built homes and are willing to pay a premium to do so.

The survey of 250 residential builders across the United States reported that 80 percent of their buyers said they preferred to purchase homes that incorporate sustainable or energy-efficient features. Of those buyers, half said they would be willing to pay 11-25 percent more for green-built homes. In the health-conscious Bay Area, those numbers may be even higher.

Not surprisingly, developers are responding to the demand. About 96 percent of the homebuilders surveyed reported that they intend to incorporate more green building materials and processes into their business in 2007.



Val Cook-Watkins, Manager of Coldwell Banker Northern California's Orinda office, provides the above tips. A 25-year real estate veteran, Watkins oversees a talented team of 78 real estate professionals in the East Bay. Her office is located at 5 Moraga Way in Orinda, and she can be reached at 925-253-4660 or by e-mail at vcookwatkins@cbrnocal.com.

"This shift in behavior and purchasing patterns confirms just how significant the green building movement is," said Sara Guterman, CEO of Green Builder Media. "Builders are buying green products because they feel it's important to both the environment and their businesses."

Existing homeowners are also discovering that home makeovers that incorporate green techniques can make their properties stand out from the crowd, commanding higher prices in this market.

If you are thinking about going green, the following tips from NAR can help you make the most of your "green house" makeover:

- Maximize natural daylight and passive ventilation. Daylight makes a dramatic difference. In addition to making you feel better, daylighting can cut down on electric bills. Well-placed operable windows circulate fresh air throughout your home.
- Choose deconstruction and construction site recycling. The demolition debris from a typical kitchen or bathroom remodel equals four years of curbside recycling for the average household. Minimize the impact of your project by keeping reusable and recyclable materials out of the landfill, which will save costs, too.
- Weatherize your home. Adding insulation and new, energy efficient windows to an older home not only saves money in fuel costs, it improves comfort year-round.
- Buy energy-efficient kitchen appliances, furnace and water heater. All appliances with an "Energy Star" rating are a good choice. Many of these energy-efficient products qualify for a federal tax credit. Check with your tax advisor for more information.
- Choose water-efficient fixtures. Toilet flushing, showers and faucets account for 60 percent of all indoor water use. Installing efficient toilets, faucets and showerheads can save a typical household up to \$200 annually in water and energy bills.
- Use solvent free or low-emission paint. Low-VOC (volatile organic compounds) paint will make painting a healthier experience by minimizing the chemical fumes in your home.
- Choose formaldehyde-free products. You may not realize it, but formaldehyde, a suspected carcinogen, is commonly found in some carpet, cabinetry, insulation and other building products. Consider installing a hard surface floor instead of carpet, or install a green-rated carpet.
- Buy used, recycled, certified or re-graded wood products. Certified wood products are cut from sustainably managed forests. A growing number of stores are carrying these products, and they will have a seal that helps identify them.
- Harvest your rainwater for irrigation and toilet flushing. A well-designed rainwater harvesting system that captures rainwater from rooftops for use in irrigation and toilet flushing can cut annual water consumption by up to 50 percent.
- Landscape using native and drought-tolerant plants. Native plants are naturally adapted to our environment, so they require minimal care and watering and provide valuable habitat for birds and wildlife.

Improving the energy efficiency and sustainability of your home will not only help our fragile environment, but also increase the value of your number one asset - and save you some green in the process.

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