20 CREST RD.

LAFAYETTE

Incredible private setting with gated drive-

way! 2847sf home on a .84 acre lot, 4 bdrms,

4ba plus 800sf. detached workshop. The ex-

tensive remodeled includes a gorgeous gran-

ite kitchen. Grounds w/pool & spa and more.

301 MONTE ALBERS DRIVE

DANVILLE

This elegantly crafted home of 3,821 square

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rooms and 5 full baths and built in 2004.

Two family rooms, 3-car gar, Master retreat

with a stunning master bath.

\$1,575,000

(925) 283-7000

\$1,299,900

Offered at

Call:

\$533,731

(925) 283-7000

\$449,000

(925) 283-7000 Call:

951 AUTUMN OAK CIRCLE

CONCORD

Fabulous Crystyl Ranch AT A FABULOUS PRICE -

Lowest priced Baccarat model on the market!

kitchen with cherry wood cabinets and granite

counters. New carpet, fresh paint, sparkling

3239 JUDY LANE

LAFAYETTE

ANOTHER \$60KREDUCTION! Originally built

n 1890, craftsman style hideaway on 1/2+

acre lot with a vineyard. Park like grounds

with pool. 3 bdrms, 2ba, 2329sf., large deck

\$600,000

\$405,000

\$639,000

\$1,189,000

\$1,750,000

& 3 fireplaces! Fabulous country kitchen.

(925) 283-7000

\$1,435,000

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pool and spa plus great hillside views!

Offered at

Last reported:

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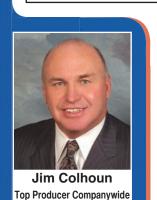
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Page: 8

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Jan - Aug 2007

hen my husband and I first

we were moving from a 1200 foot

condo in Downtown Chicago.

The houses in Lamorinda seemed

ridiculously large to us, and we fi-

nally settled for roughly 1500

square feet with a fabulous back-

yard and pool. We had no idea

what we would do with all the

space. By the time our second

child was on the way, 1500 square

feet was looking pretty small, but

we loved the property, so we

added on and made it a 2000

square foot house with a spacious

home office and a cozy family

room. As our kids grew and

reached adolescence, 2000 square

feet started to feel smaller and

smaller, cozy meant cramped, and

we again pondered an addition

clear that the property would not

sustain a larger house, the cost

was out of line with the added fea-

tures, and the house simply could

not be made into what we wanted

for our family (and sanity). We

also found ourselves using the

pool less and less, and spending

more time on outside activities

and at Moraga Country Club.

When the right house hit the mar-

ket we knew it, and made the

made based on what we wanted in

a house and the needs of our fam-

ily at the time, not just on market

conditions or spreadsheets com-

paring average cost per day per

square foot. Primary residences

Each of these decisions was

This time, however, it was

and hired an architect.

moved to Moraga in 1992,

By Tara Rochlin

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value to be tallied on a monthly

basis. While we typically gain (al-

though occasionally lose a little)

wealth on paper, we spend our life

living in the asset, and in the long

ket has slowed and credit has

tightened. The 'gems' that two

years ago were entertaining five or

even ten competing offers after

two days on the market are now

competing for a relatively smaller

pool of buyers. Average time on

the market is over 30 days (based

on MLS pending and sold data,

Jan.1, 2007 - Oct. 4, 2007 for

Lafayette-33). If you benefited

from the rise in values over the

last few years, this means that you

can shop around for the perfect

property for your next phase of

life, have enough equity to get an

attractive loan, and can negotiate

in a fair and reasonable manner

without feeling pressured to act

quickly. What a wonderful oppor-

have to sell your current house.

The cost of buying your dream

home for your next phase of life

for below its peak valuation

might be to accept that the home

you currently own (which is un-

doubtedly someone else's dream

home) is also down from the top

of the market. This is where psy-

chology kicks in. Tests prove

over and over again that for most

of us the fear and frustration of

leaving money in the table trumps

the desire and joy of getting a

Oh there is a catch...you

Moraga-35,

tunity!

Orinda-40

Without question, the mar-

run we'll all do just fine.

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Lamorinda Home Sales continued

INCREDIBLE PRICE FOR THIS DETACHED HOME

in the Concord/Walnut Creek border. 3 bed-

room, 2 baths, gleaming hardwood floors,

eat-in kitchen, 2 fireplaces, dual paned win-

dows. Washer, dryer & fridge included too!

1065 STONEYBROOK DR

MARTINEZ

Popular Village Oaks neighborhood! Single

story 4 bedroom/2bath plus atrium and

family room. Remodeled kitchen with solid

wood cabinets, Corian counters and new ap-

oliances. High ceilings, central heat and air.

948 NOTRE DAME AVE

CONCORD

Offered at

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LAFAYETTE

LOWEST AMOUNT: HIGHEST AMOUNT: MORAGA LOWEST AMOUNT:

Offered at

HIGHEST AMOUNT: LOWEST AMOUNT: HIGHEST AMOUNT:

\$2,200,000 dome sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed

rom 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 v California REsource. Neither Cal REsource nor this publication are liable for errors or omission

3215 Camino Colorados, \$712,000, 3 Bdrms, 1168 SqFt, 1951 YrBlt, 9-27-07

3642 Crescent Drive, \$960,000, 2 Bdrms, 1307 SqFt, 1947 YrBlt, 9-19-07

35 Crest Road, \$1,750,000, 4 Bdrms, 2862 SqFt, 1997 YrBlt, 9-19-07 3921 Quail Ridge Road, \$1,699,000, 5 Bdrms, 2036 SqFt, 1980 YrBlt, 9-27-07

3442 Solana Court, \$600,000, 3 Bdrms, 1302 SqFt, 1956 YrBlt, 9-19-07

3492 Silver Springs Road, \$1,506,000, 4 Bdrms, 2543 SqFt, 1957 YrBlt, 9-27-07 99 Silverwood Drive, \$1,565,000, 2 Bdrms, 2036 SqFt, 1962 YrBlt, 9-18-07

MORAGA 5 Francisca Drive, \$565,000, 2 Bdrms, 1211 SqFt, 1984 YrBlt, 9-21-07

651 Moraga Road #22, \$405,000, 2 Bdrms, 1144 SqFt, 1962 YrBlt, 9-25-07 1725 St. Andrews Drive, \$639,000, 2 Bdrms, 1262 SqFt, 1974 YrBlt, 9-24-07 **ORINDA**

2 Dolores Way, \$1,500,000, 9-18-07 12 Estates Drive, \$2,200,000, 4 Bdrms, 4212 SqFt, 1939 YrBlt, 9-25-07

42 Hacienda Circle, \$1,189,000, 3 Bdrms, 1616 SqFt, 1948 YrBlt, 9-27-07 58 Oak Drive, \$2,175,000, 4 Bdrms, 4132 SqFt, 2004 YrBlt, 9-26-07

63 Southwood Drive, \$1,350,000, 4 Bdrms, 2406 SqFt, 1974 YrBlt, 9-21-07

Ascot Intersection Design Underway

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tions balance, in both down mar-

kets and up. The big difference is

that a slow market is a buyer's

market. Since the whole objective

is to find the next house that will

make you happy and meet your

needs, this is a perfect market to

chase your dream. So what are

you waiting for?

Sanders Ranch resident Joe Maloney told the Council he hoped that the Ascot engineering study would be an "independent factual study which will not be biased by anyone on this Council or anyone in this room who may have a hidden agenda." Sanders Ranch is a gated community at the far end of Camino Pablo.

Stan Roth, another bump opponent, told the Council that many residents of Sanders Ranch are "very, very angry" about the Camino Pablo bumps. Although the Council voted to smooth all three of the Camino Pablo bumps after the public outcry about them, by the time of the meeting only one of the

three bumps had been smoothed. Roth interrupted the discussion of the Ascot project by demanding to know when the remaining two Camino Pablo bumps would be smoothed. Town Manager Phil Vince responded that the work on all three bumps should be completed by October 20.

Mayor Mike Metcalf responded sharply to what he referred to as Maloney's "insinuations." Although the Camino Pablo bumps were designed by a contact engineer, Metcalf, as the Mayor, the Chair of TSAC, and the volunteer drafter of TSAC's proposed traffic calming guidelines, has borne the brunt of criticism of the bumps and speculation that

he has a "hidden agenda" to impose traffic calming throughout Moraga, including reducing Moraga Road to one lane in each

"I'm getting tired of people insinuating that I've got hidden agendas," Metcalf responded. "On Camino Pablo some things were done wrong. We're correcting those issues. On Ascot this Council has decided that enough is enough. We've had two deaths on Moraga Road. That road is a speedway. It's very dangerous. The warrants I saw from the traffic study say we need to do something, and we do. There's no hidden agenda. The one lane road is an idea that has to be discussed

... continued from page 3

very thoroughly. We haven't had that discussion," Metcalf con-

When TSAC met to discuss the Camino Pablo plans, the Town notified residents within 300 feet of the project, and only one resident attended. When TSAC met to discuss the process for public input into future traffic improvements including the Ascot project, the Town notified every household in town, and the meeting was packed. Mercurio said the public would have the opportunity to participate in the Ascot project design at the TSAC meeting on November 7 and also at the Council meeting on November 14 or 28.



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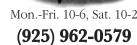
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sented to the Town Council. Some of the business owners who participated in the first meeting stayed for the second, as some of the aspects of the draft were very disturbing to them. The first to speak was Larry Hood of Elena Hood Real

Sign Ordinance in Moraga:

public joint meeting was held between the

Moraga Economic Development Advisory

Committee and the Design Review Board.

Salamack answered questions and took sug-

gestions from both groups as well as the

public. She stressed that this was the best

time for interested parties to make specific

recommendations, before the draft is pre-

Following Salamack's presentation, a

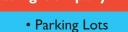
Estate Group. One recommendation of the draft is that any V-shaped sign posted on right-of-way property be subjected to the acquisition of a paid permit. For real estate professionals, who post signs all over town on Sunday to advertise open homes, such a process would prove cumbersome, expensive and "a waste of staff time," said Hood. Other contentious elements included the percentage of window space business owners will be allowed to cover with legible information, the maximum size of illuminated signs, the frequency with which banners can be used at a specific address and the maximum size of such banners.

... continued from page 3

Salamack noted everybody's comments and will present them to the Planning Commission before the proposed ordinance goes to Town Council on October 24th. This may not be the final phase of the process since the Council could reject the draft and ask for it to be re-worked. All interested parties are encouraged to view the draft document on-line and attend the Town Council meeting. The document and agenda will be available at http://www.ci.moraga. ca.us/moraga_agendas_town_council.php, on or about October 19th.







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