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Meet Debra Trevarthen
Realtor

Her Philosophy is simple....selling or Buying a home should be seamless. With Debra in the lead, you can be assured that this will be the experience that you have. From start to finish Debra exudes the characteristics that define a great Realtor-Honesty, Reliability, Passion, Tenacity, Calmness. After her 4th move across country, ending in Orinda allowed Debra to realize the importance of quality education and how that affects real estate. As a result, she focuses on homes in the Lamorinda area only. In addition to her involvement in the Orinda and Acalanes Districts, she is quite knowledgeable in the education of children with special needs. Along with her husband, Debra is an avid foodie- having owned her own Corporate Event/Catering business for 20 years. She is an avid bicyclist-often competing in Century races. She and her husband have three children; ages 14, 14 and 16. 925-962-9148 office

ORINDA
\$2,925,000
212 Camino Sobrante
Elegantly Romantic Mediterranean Style home, in Orinda's premier Country Club location. Call Debra Trevarthen 381-0325 mobil. See Virtual Tour at: www.212caminosobrante.com

LAFAYETTE
\$1,995,000
1480 Shulgin Road
Amazing opportunity! 2 unique Spanish style homes on approximately 3.75 acres. Views, privacy, fantastic location! For more info visit www.1480shulgin.com or call Frith at 925-698-6030.

MORAGA
\$1,149,000
1004 Wickham Drive
Desirable St. Marys Garden four bedroom home with beautiful swimming pool and yard. Ideal neighborhood features great access to Lafayette Trail, St Marys College and top Moraga schools. Call Jim Colhoun at 925 962-6101

ORINDA
\$1,025,000
249 Overhill Road
Immaculate and updated three bedroom home in top Glorietta area. Kids walk to elementary school; beautiful home features large lot and custom kitchen with classic charm. Call Jim Colhoun at 925 962-6101

ROSSMOOR
\$ 449,000
1177 Leisure Lane #3
2 Br, 2 full baths. Totally remodeled with top of the line appliances, travertine flooring, slate patio, crown molding and much more. Now is the time to enjoy life! Call Lisa for more information (925) 698-5752

MORAGA
\$425,000
1964 Ascot Avenue
Beautifully remodeled townhouse with 2 bedrooms, inside laundry, beautiful and tranquil views in a small, quiet complex. Turn-key and ready for you to call "Home" call Frith for more info. 925-698-6030
Seller may consider seller financing.

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Lamorinda Home Sales continued

LAFAYETTE	Last reported: 15
LOWEST AMOUNT:	\$725,000
HIGHEST AMOUNT:	\$2,151,000
MORAGA	Last reported: 4
LOWEST AMOUNT:	\$290,000
HIGHEST AMOUNT:	\$740,000
ORINDA	Last reported: 5
LOWEST AMOUNT:	\$720,000
HIGHEST AMOUNT:	\$2,050,000

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

- 4015 Canyon Road, \$1,650,000, 6 Bdrms, 3768 SqFt, 1954 YrBlt, 5-21-08
- 1880 Hannibal Drive, \$1,436,000, 3 Bdrms, 2998 SqFt, 1966 YrBlt, 5-28-08
- 4 Hilldale Road, \$2,151,000, 4 Bdrms, 4734 SqFt, 1998 YrBlt, 5-20-08
- 620 Huntleigh Drive, \$1,010,000, 3 Bdrms, 1680 SqFt, 1961 YrBlt, 5-22-08
- 4089 Legion Court, \$1,009,000, 3 Bdrms, 2273 SqFt, 1949 YrBlt, 5-28-08
- 3730 Meadow Lane, \$1,700,000, 3 Bdrms, 2198 SqFt, 1962 YrBlt, 5-28-08
- 757 Moraga Road, \$812,000, 3 Bdrms, 1592 SqFt, 1957 YrBlt, 5-21-08
- 3332 North Lucille Lane, \$779,000, 3 Bdrms, 1291 SqFt, 1951 YrBlt, 5-28-08
- 730 North Pond Court, \$965,000, 4 Bdrms, 2483 SqFt, 1997 YrBlt, 5-28-08
- 18 Northridge Lane, \$2,000,000, 4 Bdrms, 2995 SqFt, 1992 YrBlt, 5-21-08
- 935 Reliez Station Road, \$725,000, 4 Bdrms, 1830 SqFt, 1913 YrBlt, 5-20-08
- 3538 Silver Springs Rd., \$1,500,000, 4 Bdrms, 3544 SqFt, 1956 YrBlt, 5-20-08
- 3348 St. Marys Road, \$1,350,000, 3 Bdrms, 2781 SqFt, 1949 YrBlt, 5-28-08
- 1178 Upper Happy Va. Rd., \$2,151,000, 3 Bdrms, 2944 SqFt, 1954 YrBlt, 5-20-08
- 3280 Withers Avenue, \$857,000, 3 Bdrms, 1693 SqFt, 1954 YrBlt, 5-23-08

MORAGA

- 100 Alta Mesa Court, \$645,000, 2 Bdrms, 2103 SqFt, 1974 YrBlt, 5-23-08
- 2051 Ascot Drive #102, \$305,500, 2 Bdrms, 1181 SqFt, 1971 YrBlt, 6-2-08
- 2133 Donald Drive #10, \$290,000, 2 Bdrms, 1224 SqFt, 1963 YrBlt, 5-30-08
- 14 Josefa Place, \$740,000, 3 Bdrms, 2095 SqFt, 1984 YrBlt, 5-29-08

ORINDA

- 10 Dias Dorados, \$720,000, 3 Bdrms, 1741 SqFt, 1930 YrBlt, 5-23-08
- 214 Moraga Way, \$1,625,000, 4 Bdrms, 3320 SqFt, 1904 YrBlt, 5-23-08
- 285 Orchard Road, \$1,175,000, 3 Bdrms, 1845 SqFt, 1949 YrBlt, 5-30-08
- 119 Via Floreado, \$2,050,000, 5-30-08

To Remodel or Not

By Ken Ryerson



Ryerson residence under construction

As I can personally attest, the age-old question of whether to remodel or not to remodel is a difficult and very personal decision. In our household, this discussion went on for the better part of two years. My wife and I endlessly and passionately debated our options: to upgrade with the existing floor plan, to add on and upgrade, or to trade up to a bigger house. We finally hired an architect (one that we had known for years), and started the process of changing our 3 bedroom, 2 bath home into a 4 bedroom, 2.5 bath home.

Finding a Contractor

As daunting as the decision to remodel was, it was miniscule compared to the decisions still to be made, the biggest of which was the selection of a contractor for our project. As there is no substitute for a personal referral from a satisfied client, my first plan of attack was to ask everyone I knew for the name of their contractor and their experiences with that contractor. And when I say everyone, I do mean everyone, even people that I barely knew. In fact, on Halloween night while taking my kids trick-or-treating, we rang the doorbell of our friend's neighbor. While our kids were choosing their candy from the treat bucket, I took advantage of the opportunity to ask if they had remodeled recently and who their contractor was.

So the first rule of picking a contractor is to ask EVERYONE you know (from friends to acquaintances, co-workers, and neighbors) who they used and whether they

were satisfied with their contractor's work. Make sure to take lots of notes, as all this information that you are collect-



Showing the bones

ing will start to blur together after a while.

Keep in mind these basic tips when hiring a contractor - ignore them at your peril:

- Hire only licensed contractors
- Check a contractor's license number and history online at www.cslb.ca.gov
- Get a least three references from the contractor and make sure that you contact the references. Even better, see if you can arrange to view their past work. It's often a good idea to ask for the last three projects that they worked on.
- Get bids from at least 3 contractors
- Ensure you have a written

contract and make sure that you do not sign any contract until you completely understand the terms

- Never pay more than 10% down or \$1000, whichever is less
- Don't let your payments get ahead of the work completed
- Don't make final payment until you are satisfied with the job

If the job is significant in scope, you will want to hire an architect to draw up your plans. Finalize as many of the details up front as you can, such as the appliances you want, flooring and type of fixtures. The more details that you can finalize upfront, the more accurately you will be

able to plan your budget. Having these details ironed out beforehand will allow the contractors to give you a much more accurate bid. And perhaps more importantly, you will be in a better position to compare the bids that you do get.

Although the detailing process is a lot of work upfront and can seem interminable, this strategy worked very well for us. We spent many months researching online and visiting vendors to pick our countertops, flooring, appliances, fireplace, windows, plumbing fixtures, etc.

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