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**\$ 2,495,000**  
**32 Sanford Lane**  
 Located in Lafayette's premier new home community of Hidden Oaks, this elegant single level home has all the features that discriminating buyers are looking for. With 3478 sq. ft. of living space, it has 4 bdr, 3.5 bath, backyard pool & spa and is richly appointed. Call Jim Colhoun at 925 962-6101



**\$1,650,000**  
**108 Oak Road**  
 A kitchen designed to delight any chef and a yard for sophisticated entertaining, this Castle Gate home has all the features Orinda buyers are looking for. A great opportunity. Call Lisa Hctor at 925 698-5752 for more information



**\$ 1,095,000**  
**1347 El Curtola Blvd.**  
 Coming soon! Updated 5 bedroom 4 bath, 2,482 square foot home on .18 acres of meticulously maintained lot. Top Lafayette schools, dual pane windows & so much more. www.1347ElCurtolaBoulevard.com CALL JAMES COLLINS 925-640-8818.



**\$1,750,000**  
**3600 Powell Drive**  
 Coveted Lafayette Woodlands Home! Amazing 4 Bdr, 3.5 Bath 3,513 s.f. home on .87 acres of land with sport-court, level yard, and swimming pool with hot tub and cabana! Great property and near downtown! Call James Collins or Jim Colhoun 925-640-8818.



**\$889,000**  
**3256 Sugarberry Lane**  
 Gorgeous Woodland's Rancher captures the essence of Walnut Creek. 4 bedrooms, 2.5 baths completely remodeled. Granite counters, hardwood flooring, huge yard with pool, lush landscaping and lawn. No rear neighbors. Call Lisa Hctor at 925 698-5752 for more information.



**\$ 359,000**  
**1613 Shirley Drive**  
 Fabulously priced Pleasant Hill home near shops, restaurants, transportation & schools has 3 bed, 2 ba, dual pane windows, updated kitchen w/granite counters, expanded to include a family room, separate cottage in the back yard for studio, office or guests. Call Jan Maddock at 925 212-2882

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**Meet Camille de Campos**  
 Realtor  
 Camille is a Seniors Real Estate Specialist, and offers specialized knowledge pertaining to real estate matters that may be unique to buyers and sellers over 50. That could be you, family, or friends. In addition to helping in the buying or selling process, she offers advice and contacts for help in the entire downsizing process, from organizers and stagers to professionals in law, accounting, elder law, and other relevant matters. She has a wealth of knowledge about retirement living choices, and is ready to assist in the process of identifying those that meet the requirements and approval of those who want to relocate.  
 Camille is a long time and enthusiastic member of the Lafayette Garden Club and several Stanford alumni organizations, and a contributor and supporter of the new Lafayette Library and Learning Center.

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## Rancho Laguna Project Stalled ... continued from page 3



Rancho Laguna Layout presented at the meeting  
 Photo Sophie Braccini

A company representative stated that \$500,000 would be the maximum contribution they were prepared to make toward the repairs. Jill Mercurio, Town Engineer and Public Works Director, evaluated the total cost of the restoration at \$2.7 million. The Commission decided there were not enough elements to approve a statement of overriding consideration.

The Commission could then have approved the project with no development on Rheem Boulevard and only the construction of 21 homes on the southern plateau. The developer stated that under that circumstance Rancho Laguna L.L.C. would not make any contribution toward the repairs on Rheem Boulevard, except to provide soil from the excavations to consolidate the road.

The Commission chose to send the project back to the developer with instructions to reduce the number of homes along Rheem to six, on larger lots to be consistent with the General Plan.

In the meantime, Moraga residents will have voted for the land use initiatives on the ballot. If Measure J passes, or neither J nor K passes, nothing will change for Rancho Laguna L.L.C. On the other hand, if K passes the land in question will be rezoned to MOSO 2008, which will require a lower density; at 20 units per acre, the 180 acre property would accommodate only 9 dwellings.

## Real Estate's Youngest High Flying Act

By Maria Eberle



Maria Eberle (left) and Lindsey Barrows  
 Photo Andy Schreck

Think you know what characterizes a 10-year old girl these days? Thinking braces and braids, the complete Jonas Brothers collection, Judy Blume books, and all the candy in Powell's?

Meet Lindsey Barrows, a full-fledged 10-year old circus performer and real estate tycoon-to-be, a not-so-typical young lady who alternates acrobatics, contortions and aerial leaps with touring homes for sale in Orinda.

"When my mom asked me what I wanted for my birthday, I looked at the calendar - December 15 falls on a Sunday - and I shouted 'Open Houses!'"

Mom Cathie confirms it's true. "She loves to go to homes for sale on Sundays. I drive her around and I've actually gotten to like it too!" Not only does she drive her to open houses, but Cathie often makes the round-trip 30 minute trek from Orinda to Emeryville five days a week so daughter Lindsey can train with the famed Bay Area theater troupe Splash Circus. Their theme? "Try Circus...it only seems impossible."

Like a lot of fifth graders at Sleepy Hollow Elementary in Orinda, Lindsey juggles an impossibly busy schedule. But while most kids play computer or video games for hours, Lindsey's likely to be monitoring her favorite website, ePlans.com, a high-tech haven for home builders. With custom designs, a variety of architectural styles, and step-by-step planning guides, it's a gold mine for a budding builder in search of the perfect floor plan.

Lindsey sat down with me on a recent Sunday at my own open house on Westwood Court to talk about the business, and her devotion to it:

"I want to be a residential architect some day. I have mountains

of floor plans at home." It all started several years ago when Lindsey and her family, father Doug Barrows, a project director with McCarthy Building Company, mom Cathie and 12-year old sister Shauna visited the Pope Estate in South Lake Tahoe. Fascinated by the floor plan posted at the front entrance to the historic site, Lindsey was hooked. Since then she has committed to learning every phase of structural design from the planning stages to the finished product. Discovering she has a flare for residential architecture, she has been honing her skills for three years.

Indulging her favorite pastime, Lindsey visits up to four or five Orinda homes on any given Sunday. She has met some of the most successful and prominent agents in the tightly knit real estate community of Lamorinda. With a confident air she strolls into a house and if the opportunity presents itself, offers her completely biased and remarkably astute gift for home appraisal. In fact, she told one real estate agent in a house she toured last week that he would be lucky to get half of his asking price!

"If the agent will talk to me, I like to give them my guess at where the house should be priced, and what I think it will sell for. I look at square footage, and at recent sales in a neighborhood, but what I really look at are the finishes." The value is in the details, she likes to think, and offers this pearl of wisdom, "Hardwood is good."

Exhibiting insight beyond her years, she struggles with an environmental dilemma: "I watch the Discovery Channel and I learned that some Brazilian cherry wood is gotten through stripping the forests of Brazil. I love granite, but it's sad to see the way they strip the mountains with dynamite in China and Italy."

The pragmatist in her knows it's not all glamour in the up and down world of real estate. She's closely monitoring signs of the economy on her beloved Orinda. "The

real estate market has slowed down because the economy is falling. I think electing a new president will have a good effect on things."

Lindsey's favorite home? An English Tudor style on the market earlier this year. "It had great curb appeal!" She thinks Orinda is a very special place. If she didn't someday buy a home here, her next choice would be in a mountain region for the climate. "Of course my house would have to be "green," with solar panels, a gas fireplace, and an outdoor kitchen with a breakfast bar would be nice. Oh, and a house should have at least as many bathrooms as it has bedrooms!"

What do Lindsey's friends think of her "open house" hobby? "Only 30- or 40- or even 50-year olds like to do that stuff!" chided a close girlfriend. Undeterred, Lindsey says, "I keep all the business cards of the agents I meet, and I remember every house I've ever toured." The next time you're in an open house, look for the little lady with the engaging grin. It may seem impossible, but you just might learn a thing or two!

Maria Eberle is a Prudential Realtor, and resides with her husband Peter and four children in Orinda.

## ~ HE'S ALL ABOUT LAMORINDA ~

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## Lamorinda Home Sales continued

Area	Last reported:	Lowest Amount	Highest Amount
LAFAYETTE	7	\$682,000	\$1,457,500
MORAGA	2	\$545,000	\$1,100,000
ORINDA	3	\$937,500	\$1,349,000

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**

- 778 Las Trampas Road, \$830,000, 3 Bdrms, 1514 SqFt, 1959 YrBl, 9-30-08
- 1321 Martino Road, \$1,256,000, 4 Bdrms, 2587 SqFt, 1973 YrBl, 9-22-08
- 3464 Monroe Avenue, \$775,000, 2 Bdrms, 1164 SqFt, 1941 YrBl, 9-30-08
- 1510 Reliez Valley Road, \$1,325,000, 4 Bdrms, 2634 SqFt, 1977 YrBl, 9-23-08
- 3380 Ridge Road, \$682,000, 4 Bdrms, 1237 SqFt, 1947 YrBl, 9-22-08
- 3207 Ronino Way, \$1,457,500, 3 Bdrms, 2205 SqFt, 1983 YrBl, 10-1-08
- 3167 Stanley Boulevard, \$755,000, 3 Bdrms, 1434 SqFt, 1951 YrBl, 10-2-08

**MORAGA**

- 82 Miramonte Drive, \$545,000, 2 Bdrms, 1798 SqFt, 1965 YrBl, 9-25-08
- 1330 Rimer Drive, \$1,100,000, 4 Bdrms, 2297 SqFt, 1963 YrBl, 9-24-08

**ORINDA**

- 43 Canyon View Drive, \$1,349,000, 3 Bdrms, 895 SqFt, 1971 YrBl, 9-25-08
- 231 Ivy Drive, \$1,103,000, 4 Bdrms, 2170 SqFt, 1954 YrBl, 10-2-08
- 249 Overhill Road, \$937,500, 4 Bdrms, 1712 SqFt, 1949 YrBl, 9-25-08

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