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MORAGA



\$ 799,000
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3577 Boyer Circle
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LAFAYETTE



\$ 869,000
821 Moraga Road
New listing just a short walk to Lafayette downtown and schools. 4bdr and 3 ba in a fabulous private setting with spacious lawn and backyard. Country kitchen and hardwood floors offer classic style. Call Jim today to see this lovely home or visit Visual Tour at www.821MoragaRoad.com

ORINDA



\$782,800
327 El Toyonal
Great value here for Orinda home high in the hills with Country Club views. 3 bdr and 2 ba with fully remodeled kitchen and nice yard for kids or pets. Beautiful landscaping & private setting makes this one a winner! Call Jim Colhoun or visit his website at www.prurealty.com/jimcolhoun.



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Jim Colhoun
Fine Homes Specialist

Lamorinda native Jim Colhoun is starting his 20th year with Prudential California Realty and was ranked as their top producing agent in Northern California in 2007 and 2008. His local perspective as a Moraga resident and experience with hundreds of home sales can help you in achieving your real estate goals as either a buyer or seller in today's challenging market.



Call or email Jim for a confidential review of your real estate needs and long-term plans. Work with a top producer who knows how to get the job done!

Jim.Colhoun@Prurealty.com

see my web site for all listings:
www.prurealty.com/jimcolhoun
999 Oak Hill Rd., Lafayette

Are We Done Yet? The Five Stages of Remodeling

By Ken Ryerson



Ken and Linda Ryerson

Photo Andy Scheck

to buy, boxes to unpack, window coverings to choose, not to mention new landscaping. How ironic that the beautiful new wall of windows in our family room now gives a lovely view on to the dead and torn-up backyard that was an inevitable result of the construction.

Apparently I'm not alone in feeling frustration after returning to a newly remodeled home. It takes time to adapt to the new space, to finish and furnish it, to incorporate it into your life. During this time it's not uncommon to be ambivalent about the whole renovation process. You've spent many months and much money on your house, the construction is complete and you've moved back in, and you're still not done.

But temporary frustration is just another stage of the emotional process associated with home renovation. Like other emotional processes, this one seems to have five steps:

- 1. Dreaming**—when you plan your remodel and think how nice the new spaces will be.
- 2. Anxiety**—when contractors demolish your house and pocketbook, and you must make countless snap decisions about things you know little about such as light fixtures and shades of white.
- 3. Euphoria**—when you get to move back into your new dream house. This phase may not last very long.
- 4. Ambivalence**—when you realize the work yet to be done to remake your house into your home, and set about it.
- 5. Satisfaction**—when you find out it was worthwhile in the end. It may take a few months to reach this stage.

I've not reached Stage 5 yet, but for inspiration I look to Mark and Paula Ito. They heavily remodeled their old house in 2005, and they suffered too once they moved back in. There was still so much to do, indoors and out. "Even when you're done, unless you complete everything, you're not really done," Paula said.

But by 2006 the Ito's were thrilled with how their project turned out. Their old kitchen, for example, was isolated and limited their ability to entertain. The new kitchen is larger and opens right into the family room. The first Thanksgiving after renovation the Ito's hosted 18 people. "The flow and the ability for everybody to be near each other, near where the cooking was and still watching the football game—it was great," Paula reports.

For me, I'm getting there. Life is slowly returning back to normal. Not every spare minute is spent directly on remodel-related activities. I got a chance to read a book over the holidays and played Wii with the kids.

Equally important, I can see that in the end it will be worth it. While there's work yet to do, my family and I now have a home that will be an oasis from the cares and stresses of the world. It's a sanctuary, which is important because your house is where you spend the majority of your time. For us, no more fights from the kids on why their room isn't clean because my son neglected to do his share. They now have their own rooms and, yes, my daughter's room does stay tidy without her little brother to throw things around. I can feel the serenity and peace descending on me even now. But wait—what's that noise? Is that the sound of another metal toy dragging across the new wood floor?

We thought it would never end, but here we are, back in our house after only six months. Our contractor promised we'd be in by mid-December, and he made good. He even pushed up the date by two weeks to save us another month's rent on the apartment that we had been living in.

I was in heaven knowing that we were moving back home and leaving behind the stress-filled months that we had been enduring. No more urgent decisions about cabinet knobs or what length to order the hanging ceiling fixture, no more worrying about the budget and whether to replace the garage door when our old one worked perfectly well (the answer for that one was no).

The euphoria lasted all of 24 hours. That's how long it took for my daughter to drag a large box of toys and books

from the garage through the kitchen, dining room, living room, and hall to her bedroom at the far end of the house. That box left a telltale scratch running the entire length of our beautiful brand new hardwood floors.

And it was another 48 hours before I realized that I was premature in assuming that those days of endless decision-making and even more endless shopping were over. Now we suddenly needed rugs for every room to protect those new wood floors, new bedroom furniture to replace what the movers broke, new living room furniture to replace the hand-me-downs from my parents that I had insisted on discarding to avoid paying storage fees for—the list seemed to grow by the hour as we settled in.

Right now it seems the work will never end. Furniture

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Lamorinda Home Sales continued

LAFAYETTE	Last reported: 3
LOWEST AMOUNT:	\$750,000
HIGHEST AMOUNT:	\$2,600,000
MORAGA	Last reported: 1
LOWEST AMOUNT:	\$647,000
HIGHEST AMOUNT:	\$647,000
ORINDA	Last reported: 6
LOWEST AMOUNT:	\$572,000
HIGHEST AMOUNT:	\$1,300,000

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
1768 La Playa Drive, \$750,000, 4 Bdrms, 2437 SqFt, 1976 YrBlt, 1-16-09
1090 Marguerite Court, \$2,600,000, 3 Bdrms, 1404 SqFt, 1951 YrBlt, 1-27-09
1236 Rose Lane, \$3,000,000, 2 Bdrms, 5647 SqFt, 1982 YrBlt, 1-12-09

MORAGA
123 Cypress Point Way, \$647,000, 2 Bdrms, 1906 SqFt, 1973 YrBlt, 1-16-09

ORINDA
66 Claremont Avenue, \$572,000, 2 Bdrms, 1451 SqFt, 1953 YrBlt, 1-22-09
40 Lost Valley Drive, \$740,000, 3 Bdrms, 1744 SqFt, 1956 YrBlt, 1-23-09
708 Miner Road, \$1,051,000, 3 Bdrms, 2725 SqFt, 1978 YrBlt, 1-23-09
539 Miner Road, \$1,100,000, 1-9-09
103 Oak Road, \$790,000, 4 Bdrms, 1094 SqFt, 2006 YrBlt, 1-16-09
65 Overhill Road, \$1,300,000, 3 Bdrms, 3161 SqFt, 1988 YrBlt, 1-27-09

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The Ryerson's remodeled their house in 2008. Ken is a Lamorinda Residential Real Estate Specialist with Pacific Union in Orinda. If you have any questions or comments, he can be reached at 925-878-9685 or via email at Ken@RyersonRealty.com