

Desperately Seeking the Following Homes in Lamorinda for Qualified Buyers!

These buyers have already viewed the current inventory and have not found the "right house". Do you have that house and are you thinking of selling this spring?

3 bedroom, 2.5 bath home in Orinda--buyer's physical requirements are for a single level updated home under \$900,000.

Call or email **Bruce Maxon** at (925) 253-2144, ibruce@comcast.net, CDRE# 00877963

4 bedroom, 2 bath, at least 2100 sq' with an ample yard, "big enough to throw a ball", in Burton Valley or the Trail Neighborhood of Lafayette. Buyers will pay up to \$1,100,000, possibly more if there is a separate in-law apartment or cottage.

Call or email **Pamela Halloran** at (925) 323-4100, pamela@pamelahalloran.com, CDRE#00936191

5 bedroom, 3 bath, at least 3,500 sq' with a flat yard for small children to play. Move-in condition, traditional style preferred \$1,400,000-\$1,800,000. Anywhere in Lamorinda.

Call or email **April Matthews** at (925) 200-0773, aprilmat@comcast.net, CDRE#01221153

4 bedroom, 3 bath, at least 3,000 sq' with good yard access for entertaining. Views are a plus. \$1,000,000-\$1,400,000. Orinda Country Club or Tahos area.

Call or email **April Matthews** at (925) 200-0773, aprilmat@comcast.net, CDRE#01221153

3 or more bedrooms, 3 1/2 baths, 3,000 sq', contemporary style with easy yard access for entertaining. \$1,000,000.-\$1,450,000. Orinda only.

Call or email **April Matthews** at (925) 200-0773, aprilmat@comcast.net, CDRE#01221153

3 plus bedrooms, 2 plus baths, level out yard in Lamorinda. Quiet street. Cosmetic fixer ok. Flexible timing. \$600,000-\$750,000.

Call or email **Karen Murphy** at kmurphy@villageassociates.com (925) 788-6322, CDRE#00699318

4 bedrooms, 3 baths, family room. 2800 plus sq'. Up to \$1.2 million in Orinda. Timing is flexible. Call or email **Karen Murphy** at (925) 788-6322, kmurphy@villageassociates.com, CDRE#00699318

4 bedrooms, 2 baths, level out grassy yard in Lamorinda. Move in condition. Up to \$1.2 million. Call or email **Karen Murphy** at (925) 788-6322, kmurphy@villageassociates.com, CDRE#00699318

Lovely young family looking for home in North Orinda with privacy, wooded feel, smaller yard okay, minimum four bedrooms, love mid century architecture - \$1,600,000 budget. Willing to do cosmetic work.

Call or email **Debbie Johnston** at (925) 285-8556, Djohn55524@aol.com, DRE#01203673

Growing family looking for home in Lafayette (first choice) or Orinda - want a great yard, like higher ceilings open floor plan, love a playroom, neighborhood feel a plus - \$1,500,000 budget.

Call or email **Debbie Johnston** at (925) 285-8556, Djohn55524@aol.com, DRE#01203673

If your property is currently offered for sale through a real estate broker or you are working with another broker, this ad is not intended as a solicitation. Village Associates is happy to work with your broker and cooperate fully, DRE License #01301392.

93 Moraga Way, Ste 103
Orinda
(925) 254-0505



www.villageassociates.com

Lamorinda Home Sales recorded

City	Last reported:	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	6	
LOWEST AMOUNT:	\$585,000	
HIGHEST AMOUNT:	\$1,462,500	
MORAGA	7	
LOWEST AMOUNT:	\$389,000	
HIGHEST AMOUNT:	\$1,348,000	
ORINDA	5	
LOWEST AMOUNT:	\$625,000	
HIGHEST AMOUNT:	\$1,300,000	

LAFAYETTE

3180 Camino Colorados, \$915,000, 4 Bdrms, 1935 SqFt, 1953 YrBlt, 1-11-11; Previous Sale: \$1,079,000, 06-29-05

3959 Cowan Road, \$585,000, 3 Bdrms, 1680 SqFt, 1952 YrBlt, 1-11-11; Previous Sale: \$1,070,000, 06-13-07

580 Francis Drive, \$650,000, 4 Bdrms, 2468 SqFt, 1967 YrBlt, 1-12-11
715 Las Trampas Road, \$1,462,500, 4 Bdrms, 3316 SqFt, 1959 YrBlt, 1-14-11; Previous Sale: \$925,000, 06-29-01

1163 Pleasant Hill Circle, \$825,000, 3 Bdrms, 1805 SqFt, 1948 YrBlt, 1-11-11; Previous Sale: \$450,000, 04-23-10

3142 Sandalwood Court, \$875,000, 5 Bdrms, 3782 SqFt, 1964 YrBlt, 1-24-11

1023 Sunrise Ridge Drive, \$1,245,000, 4 Bdrms, 3422 SqFt, 1998 YrBlt, 1-14-11; Previous Sale: \$1,579,000, 04-03-07

MORAGA

142 Cypress Point Way, \$760,000, 2 Bdrms, 1444 SqFt, 1973 YrBlt, 1-14-11; Previous Sale: \$905,000, 08-30-07

144 Greenbriar, \$695,000, 2 Bdrms, 2029 SqFt, 1986 YrBlt, 1-10-11
1047 Larch Avenue, \$725,000, 3 Bdrms, 1460 SqFt, 1959 YrBlt, 1-14-11; Previous Sale: \$717,000, 09-23-04

452 Millfield Place, \$827,500, 5 Bdrms, 2377 SqFt, 1966 YrBlt, 1-14-11; Previous Sale: \$725,000, 12-28-01

39 Miramonte Drive, \$389,000, 3 Bdrms, 1447 SqFt, 1964 YrBlt, 1-14-11; Previous Sale: \$651,000, 03-13-06

70 Miramonte Drive, \$415,000, 2 Bdrms, 1762 SqFt, 1964 YrBlt, 1-19-11; Previous Sale: \$40,500, 12-13-84

41 South Merrill Circle, \$1,348,000, 4 Bdrms, 3425 SqFt, 1990 YrBlt, 1-12-11; Previous Sale: \$1,615,000, 07-20-07

ORINDA

63 El Gavilan Road, \$625,000, 3 Bdrms, 2175 SqFt, 1953 YrBlt, 1-14-11
29 Knickerbocker Lane, \$895,500, 2 Bdrms, 2880 SqFt, 1978 YrBlt, 1-20-11

221 La Espiral, \$750,000, 2 Bdrms, 2087 SqFt, 1946 YrBlt, 1-14-11
383 Miner Road, \$1,300,000, 4 Bdrms, 3845 SqFt, 1954 YrBlt, 1-14-11; Previous Sale: \$1,701,000, 10-11-07

83 Muth Drive, \$982,000, 4 Bdrms, 1765 SqFt, 1961 YrBlt, 1-21-11

Lamorinda Foreclosures recorded

LAFAYETTE

1031 Sunrise Ridge Drive, 94549, JP Morgan Chase Bank, 01-10-11, \$1,004,500, 3422 sf, 4 bd

MORAGA

2129 Ascot Drive #19, 94556, Bear Stearns, 01-10-11, \$91,350, 432 sf, 1 bd
12 Josefa Place, 94556, Bank of America, 01-13-11, \$501,236, 1845 sf, 2 bd

ORINDA

44 Estabueno Drive, 94563, US Bank, 01-14-11, \$865,202, 1901 sf, 4 bd

Lamorinda Weekly

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