



Thinking About Buying?

There's a saying that your biggest gains are to be made when you buy, not sell.

Take advantage of once-in-a-generation home buying opportunities this spring.

Get the most for your money by working with a professional buyer agent.

A market expert, with a plan for you.

Excellence Expertise

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Talk to Troy !

J. Rockcliff



Top 4 Opportunities in 2011

- 1) Buy foreclosures in select neighborhoods and cities in Contra Costa County, for strong rental income returns, with future appreciation.
- 2) Buy a home in Lafayette, Moraga, or Orinda, in a rare buyer's market.
- 3) Sell in the under \$1,000,000 range in Lamorinda, where sales are now improving, and move up to your dream house in a higher price range where the best negotiating opportunities exist.
- 4) Downsize, and sell in Lamorinda, where the market has not dropped as much, then buy a great one-story home at a bargain price in a nice neighborhood where homes have dropped more. Keep a low property tax by transferring it to the new house within Contra Costa County.

DRE# 1835783



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Client satisfaction: a family tradition

3764 Via Granada, Moraga

Open Sunday 1-4



Completely remodeled and expanded Campolindo rancher. This home features 4 bedrooms, 3.5 baths and a full-equipped media room that could be used as an au pair /in-law suite. The chef's kitchen has marble counter tops, 6-burner Dacor range and much more. The family room has a built-in media center. Master bedroom suite with walk-in closet and luxurious bath. Spacious, level yard with lawn, patio, sports court, dog run, fruit trees and hot tub. **\$1,098,000**



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A RARE OPPORTUNITY TO HAVE YOUR OWN OASIS - "EAGLE HILL"



1350 Bollinger Canyon, Moraga

Call for a private showing:
Price: \$1,595,000.



Incredible 33 acre gated estate offering unparalleled privacy and top-of-the-world panoramic views complete with a vineyard, cattle grazing in the chain linked property and potential for an equestrian center. The property is bordered by 3800 acres of open space with hiking and equestrian trails at your doorstep. The attractive updated Tuscan style home offers vaulted ceilings, new hardwood floors and walls of glass to enjoy the 360-degree panoramic views.

Your Real Estate Resource



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View photos/virtual tour/email listing updates and search mls at www.jeffsnell.com



Orinda Oasis an Entertainer's Delight!



Very Private Great Views



Frank Woodward
925.788.4963

Frank@FrankWoodward.com

Handsomely renovated Orinda home offers extraordinary views from a gated and private 2.7+ acre site. Conveniently located, single level 4+ BR, 4 BA home offers a serene setting that you won't want to leave!
Virtual Tour at 60OakDr.com
Call Frank or Dick to arrange a personal showing.

Orinda, Lafayette Moraga



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