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Client satisfaction: a family tradition

3764 Via Granada, Moraga



Completely remodeled and expanded Campolindo rancher. 4 bed/3.5 baths. Level yard with lawn, patio, sports court, dog run, fruit trees and hot tub. **\$1,098,000**

232 Calle La Mesa, Moraga



Updated single-story, 4 bed/2 bath home with over .30 acre level yard with views, pool, spa, sauna & lawn. Pool club, top schools & excellent commute location. **\$895,000**



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Lamorinda Home Sales recorded

Area	Last reported:
LAFAYETTE	6
LOWEST AMOUNT:	\$410,000
HIGHEST AMOUNT:	\$1,700,000
MORAGA	9
LOWEST AMOUNT:	\$139,000
HIGHEST AMOUNT:	\$940,000
ORINDA	11
LOWEST AMOUNT:	\$480,000
HIGHEST AMOUNT:	\$1,580,000

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

3613 Chestnut Street, \$410,000, 2 Bdrms, 869 SqFt, 1941 YrBlt, 3-14-11
1020 Circle Creek Lane, \$520,000, 4 Bdrms, 1359 SqFt, 1953 YrBlt, 3-22-11;
Previous Sale: \$306,000, 12-17-98
3520 Eagle Point Road, \$1,700,000, 5 Bdrms, 2783 SqFt, 1961 YrBlt, 3-18-11
727 Old Jonas Hill Road, \$1,149,500, 4 Bdrms, 2937 SqFt, 1976 YrBlt, 3-8-11;
Previous Sale: \$645,000, 06-10-98
1360 Reliez Valley Road, \$817,000, 2 Bdrms, 1623 SqFt, 1949 YrBlt, 3-11-11;
Previous Sale: \$1,300,000, 08-14-07
3399 Woodview Drive, \$520,000, 4 Bdrms, 2828 SqFt, 1974 YrBlt, 3-9-11;
Previous Sale: \$1,098,000, 06-29-06

MORAGA

115 Ascot Court #B, \$220,000, 2 Bdrms, 1191 SqFt, 1973 YrBlt, 3-21-11
2059 Ascot Drive #108, \$139,000, 1 Bdrms, 713 SqFt, 1971 YrBlt, 3-14-11;
Previous Sale: \$339,000, 07-14-06
581 Augusta Drive, \$770,000, 3 Bdrms, 1963 SqFt, 1984 YrBlt, 3-11-11;
Previous Sale: \$640,000, 10-27-98
98 Brookfield Drive, \$940,000, 5 Bdrms, 2273 SqFt, 1965 YrBlt, 3-9-11;
Previous Sale: \$467,500, 10-21-94
516 Butterfield Place, \$615,000, 2 Bdrms, 1703 SqFt, 1966 YrBlt, 3-8-11
2057 Donald Drive, \$750,000, 3973 SqFt, 1959 YrBlt, 3-15-11;
Previous Sale: \$225,000, 11-06-80
132 Greenbriar, \$722,000, 3 Bdrms, 2470 SqFt, 1986 YrBlt, 3-9-11;
Previous Sale: \$315,000, 05-15-87
1197 Larch Avenue, \$875,000, 4 Bdrms, 2102 SqFt, 1967 YrBlt, 3-16-11;
Previous Sale: \$875,000, 07-17-03
1230 Larch Avenue, \$800,000, 5 Bdrms, 2465 SqFt, 1967 YrBlt, 3-22-11

ORINDA

14 Camino Del Diablo, \$870,000, 2 Bdrms, 2466 SqFt, 1983 YrBlt, 3-14-11;
Previous Sale: \$600,000, 10-30-92
356 Dalewood Drive, \$1,520,000, 3 Bdrms, 3429 SqFt, 1984 YrBlt, 3-9-11;
Previous Sale: \$490,000, 06-14-85
23 Heather Lane, \$1,480,000, 4 Bdrms, 3184 SqFt, 1974 YrBlt, 3-21-11;
Previous Sale: \$615,000, 02-03-98
101 Hillcrest Drive, \$846,000, 3 Bdrms, 1872 SqFt, 1952 YrBlt, 3-16-11;
Previous Sale: \$360,000, 06-11-92
24 La Campana Road, \$1,580,000, 4 Bdrms, 3662 SqFt, 1939 YrBlt, 3-15-11;
Previous Sale: \$2,225,000, 06-21-07
29 Las Piedras, \$480,000, 2 Bdrms, 1017 SqFt, 1951 YrBlt, 3-11-11;
Previous Sale: \$725,000, 05-02-07
32 Los Dedos Road, \$795,500, 3 Bdrms, 2815 SqFt, 1974 YrBlt, 3-16-11;
Previous Sale: \$750,000, 04-26-00
3 North Lane, \$699,000, 3 Bdrms, 2496 SqFt, 1956 YrBlt, 3-22-11;
Previous Sale: \$575,000, 08-06-02
80 Orchard Road, \$1,140,000, 2 Bdrms, 1963 SqFt, 1946 YrBlt, 3-16-11
182 Ravenhill Road, \$895,000, 3 Bdrms, 2267 SqFt, 1982 YrBlt, 3-15-11;
Previous Sale: \$560,000, 08-17-00
82 Underhill Road, \$480,000, 2 Bdrms, 1276 SqFt, 1961 YrBlt, 3-10-11;
Previous Sale: \$262,500, 11-30-09

Lamorinda Foreclosures recorded

LAFAYETTE

1840 Del Rio Drive, 94549, US Bank, 03-14-11, \$502,277, 1706 sf, 4 bd



Thinking About Buying?

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

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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

