



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 !



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



60 Wandel Drive, Moraga

Custom Traditional home offers understated elegance with distinctive quality and finest appointments. Features a wonderful open feeling plus custom built-ins and vaulted ceilings. Great private cul-de-sac location walking distance to town, schools, trails, parks and more... The private yard offers picturesque gardens and attractive swimming pool with spa and water falls.

Offered at \$995,000



1350 Bollinger Canyon, Moraga

A rare opportunity to have your own oasis "Eagle Hill" an incredible 33-acre gated estate offering unparalleled views and privacy plus vineyard, cattle grazing and potential for an equestrian center with lots of flat land. Attractive Tuscan style home offers walls of glass to enjoy the 360-degree panoramic views.

Offered at \$1,595,000

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1197 CEDARWOOD DRIVE • MORAGA

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Updated Rancher enchants w/its gracious courtyard & manicured grounds. 3BR/2BA, 1,924 SF home on 0.23 AC lot. Solar-heated pool. Remodeled Kitchen & Baths. NEW: furnace, water heater, freshly painted in/out, double pane windows, interior doors, crown moulding. FOUND THRU-OUT: Plantation Shutters, Wood & Tile floors. 3 Skylights.

Great location, walk to schools. \$850,000.

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Luxurious amenities & inspired lifestyle...5 BR, 4 BA, 4,737 SF Executive home on 0.64AC lot. Truly an Entertainer's Delight, both indoors & out. Private MBR retreat overlooks vineyard. Sports-Media Room + Bonuses too numerous to list, so take the tour.

Privacy & Views. \$1,595,000.



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