

Lamorinda OUR HOMES

Lamorinda Weekly Volume 05 Issue 7 Wednesday, June 8, 2011



Lamorinda Home Sales recorded ... read on page D2

The Cutting Edge of Water Use and Reuse

One Lafayette homeowner is a leader in Contra Costa County

By Sophie Braccini



Gwenn Lennox shows the entrance to the gray-water collection tank.

Photo Sophie Braccini

When John and Gwenn Lennox decided to rebuild their home in Lafayette, they knew they wanted it

to be energy efficient, to incorporate sustainable materials and have a drought resistant landscape—but they

never imagined they would end up with home in which they used rain water to wash the laundry and gray-

water to keep their lawn green.

Architect Greg Faulkner came up with the idea; contractor Tom Alderson contacted Brent Bucknum, owner of Hyphae Design Laboratory, who conceived a \$30,000 self-sustaining system that's one of a kind in Contra Costa County.

"The system we set in place is two-fold," explains Gwenn Lennox, sipping tea at her matte red granite counter. "Downspouts collect rain water that drips along the butterfly shaped roof; that water falls in sand boxes that filter it and prevent leaves and other debris from getting into the storage. The rainwater is stored in two 1,700 gallons containers that have been buried under the patio. A pump sends the water back into the house to be used for the laundry, for sinks in the garage and the laundry room, and for our water fountain. The second part is the gray-water recycling."

Gray-water recycling is the more unusual component of a household system. Use of gray-water has become very common in dry states, especially for golf courses and large expanses of landscape. The same principles are applied here, but on a much smaller scale.

... continued on page D4

Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	10	\$687,000	\$1,600,000
MORAGA	16	\$97,500	\$1,410,000
ORINDA	15	\$675,000	\$1,745,000

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

3308 Berta Lane, \$975,000, 4 Bdrms, 2090 SqFt, 1956 YrBlt, 5-13-11; Previous Sale: \$946,000, 04-20-10
 3454 Black Hawk Road, \$1,200,000, 3 Bdrms, 1924 SqFt, 1958 YrBlt, 5-3-11
 3684 Happy Valley Road, \$1,600,000, 4 Bdrms, 3289 SqFt, 1955 YrBlt, 5-17-11
 3330 Helen Lane, \$735,000, 4 Bdrms, 2226 SqFt, 1952 YrBlt, 5-5-11; Previous Sale: \$300,000, 11-21-96
 1038 Lindsey Court, \$1,100,000, 4 Bdrms, 2469 SqFt, 1953 YrBlt, 5-3-11
 3450 Little Lane, \$1,182,000, 3 Bdrms, 2861 SqFt, 1976 YrBlt, 5-3-11; Previous Sale: \$1,215,000, 12-19-06
 3591 Powell Drive, \$1,470,000, 4 Bdrms, 2384 SqFt, 1941 YrBlt, 5-5-11
 3958 Rancho Road, \$1,286,500, 4 Bdrms, 3051 SqFt, 1953 YrBlt, 5-10-11; Previous Sale: \$630,000, 02-09-93
 968 Stow Lane, \$920,000, 4 Bdrms, 3843 SqFt, 1949 YrBlt, 5-17-11
 3354 Sweet Drive, \$687,000, 3 Bdrms, 1535 SqFt, 1952 YrBlt, 5-11-11

MORAGA

2129 Ascot Drive #19, \$97,500, 1 Bdrms, 432 SqFt, 1970 YrBlt, 5-5-11; Previous Sale: \$239,000, 05-18-05
 70 Ashbrook Place, \$720,000, 4 Bdrms, 2030 SqFt, 1967 YrBlt, 5-17-11; Previous Sale: \$225,000, 01-04-00
 565 Augusta Drive, \$790,000, 4 Bdrms, 2945 SqFt, 1984 YrBlt, 5-13-11
 609 Augusta Drive, \$738,000, 2 Bdrms, 1810 SqFt, 1976 YrBlt, 5-13-11
 166 Cypress Point Way, \$615,000, 2 Bdrms, 1444 SqFt, 1973 YrBlt, 5-17-11
 100 Devin Drive, \$1,410,000, 4 Bdrms, 4273 SqFt, 1937 YrBlt, 5-13-11; Previous Sale: \$1,100,000, 10-16-02
 475 Kingsford Drive, \$880,000, 3 Bdrms, 2240 SqFt, 1969 YrBlt, 5-13-11; Previous Sale: \$1,120,000, 11-14-06
 188 Miramonte Drive, \$415,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 5-10-11
 120 Miramonte Drive, \$472,000, 2 Bdrms, 1772 SqFt, 1965 YrBlt, 5-6-11; Previous Sale: \$235,000, 03-31-98
 151 Natalie Drive, \$810,000, 4 Bdrms, 1976 SqFt, 1968 YrBlt, 5-12-11; Previous Sale: \$127,000, 12-20-77
 228 Rheem Boulevard, \$550,000, 3 Bdrms, 1517 SqFt, 1956 YrBlt, 5-6-11
 61 Sanders Ranch Rd., \$1,335,000, 4 Bdrms, 3522 SqFt, 1989 YrBlt, 5-13-11; Previous Sale: \$790,000, 05-02-95
 1866 School Street, \$795,000, 4 Bdrms, 2055 SqFt, 1970 YrBlt, 5-5-11
 4 Sparrow Court, \$768,500, 4 Bdrms, 1776 SqFt, 1968 YrBlt, 5-10-11; Previous Sale: \$562,000, 08-22-00
 1707 St. Andrews Drive, \$640,000, 2 Bdrms, 1464 SqFt, 1974 YrBlt, 5-13-11; Previous Sale: \$534,000, 07-03-02
 2 Wingfoot Street, \$961,000, 3 Bdrms, 2957 SqFt, 1990 YrBlt, 5-3-11; Previous Sale: \$630,000, 10-02-92

ORINDA

106 Coral Drive, \$675,000, 3 Bdrms, 1512 SqFt, 1958 YrBlt, 5-4-11; Previous Sale: \$46,500, 06-22-73
 19 Donald Drive, \$1,335,000, 3 Bdrms, 3294 SqFt, 1959 YrBlt, 5-16-11; Previous Sale: \$425,000, 06-28-85
 108 La Espiral, \$975,000, 3 Bdrms, 3135 SqFt, 1979 YrBlt, 5-5-11; Previous Sale: \$863,000, 08-02-02
 19 Hilldale Court, \$1,745,000, 5 Bdrms, 3552 SqFt, 1979 YrBlt, 5-11-11; Previous Sale: \$2,100,000, 09-06-06
 5 Kenmore Court, \$940,000, 4 Bdrms, 2499 SqFt, 1951 YrBlt, 5-12-11; Previous Sale: \$641,000, 11-19-99
 18 Lavenida Drive, \$726,000, 4 Bdrms, 1754 SqFt, 1954 YrBlt, 5-11-11; Previous Sale: \$36,000, 08-07-70
 26 Longridge Road, \$715,000, 6 Bdrms, 1416 SqFt, 1956 YrBlt, 5-17-11; Previous Sale: \$810,000, 10-20-08
 121 Lombardy Lane, \$1,750,000, 4 Bdrms, 2880 SqFt, 1950 YrBlt, 5-5-11; Previous Sale: \$534,000, 12-31-97
 649 Miner Road, \$820,000, 4 Bdrms, 3114 SqFt, 1977 YrBlt, 5-6-11; Previous Sale: \$525,000, 08-08-97
 37 Oak Road, \$1,447,500, 5 Bdrms, 4672 SqFt, 1994 YrBlt, 5-3-11; Previous Sale: \$770,000, 01-22-97
 164 Ravenhill Road, \$972,500, 3 Bdrms, 2150 SqFt, 1982 YrBlt, 5-11-11; Previous Sale: \$992,000, 02-28-06
 48 Rheem Boulevard, \$950,000, 4 Bdrms, 2668 SqFt, 1953 YrBlt, 5-17-11
 515 Tahos Road, \$1,211,500, 5 Bdrms, 4120 SqFt, 1965 YrBlt, 5-2-11; Previous Sale: \$886,500, 05-24-95
 15 Van Ripper Lane, \$995,000, 8 Bdrms, 2328 SqFt, 1950 YrBlt, 5-9-11
 41 Vista Del Mar, \$1,065,000, 5 Bdrms, 3245 SqFt, 1962 YrBlt, 5-4-11

Lamorinda Foreclosures recorded

MORAGA

2133 Donald Drive #9, 94556, ING Bank, 04-26-11, \$223,906, 1224 sf, 2 bd



15 Candlelight Lane Lafayette

Built in 2005 this stunning 4 bedroom + office, 3.5 bath 3417 sq. ft. Craftsman style home has a fabulous single level floor plan & long list of impressive finishes & features. One of the most exceptional homes you will see in 2011. Great close in location in Reliez Valley...walk to Springhill Elementary and Acalanes High School...just minutes to downtown Lafayette, Walnut Creek and BART. **Virtual tour at www.kurtpiper.com.**

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\$1,575,000.**



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Recycling in Lamorinda



The numbers below are provided by the Central Costa County Solid Waste Authority (CCCSWA) and will be included in the Lamorinda Weekly on an ongoing basis when available.

The numbers published in our last issue, 5-25-11 were incorrect. Please see revised numbers below.

March 2011	Tons Recycled	% change	Tons Landfill	% change	% Recycled
Lafayette	691	+16	455	+12	60
Moraga	428	+16	295	+25	59
Orinda	579	+16	369	+15	61

April 2011	Tons Recycled	% change	Tons Landfill	% change	% Recycled
Lafayette	785	+13	456	+/-	63
Moraga	486	+13	245	-17	66
Orinda	658	+13	333	-10	66

To register with Recycle Bank:

If you've lost the letter that contained your PIN number, no problem - Go online to recyclebank.com and click on 'register'. Enter your information, including your address. Get a new pin by mail or immediately with a message sent to your cell phone; now you can complete your registration.



34 Brandt Dr, Moraga

- 5 Br, 3 Ba, 3586 sqft feet
- Beautifully remodeled
- Call for private showing

It's a Great Time to Move Up... or Down...
Interest rates are still very low. There are many wonderful homes for sale in Lamorinda. Give us a call to talk about your move!



9 Merrill Drive, Moraga

Fabulous single level Sanders Ranch home, completely updated, 3332 sqft, with 4 Br, 3 Ba & 3 car garage on a .45 acre lot. Beautiful creekside setting with pool, spa, and lawns.

\$1,475,000 www.9MerrillDr.com



6 La Quinta, Moraga CC

Desirable single level home on the golf course with great open views. 2430 sqft with 3 Br, 2.5 Ba. Updated baths, new kitchen appliances.

Quiet cul-de-sac. Call for a private showing.

\$950,000 www.6LaQuinta.com



3 Wallabi Ct., Lafayette

Wonderful traditional home, over 2600 sqft, on a large lot with pool and spa.

\$1,035,000 www.3WallabiCt.com

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LAFAYETTE



Visit www.Orinda.com
for local real estate information and photos of all Lamorinda homes for sale!

The Cutting Edge of Water Use and Reuse

... continued from page D1



Downspouts direct water to sand basin

The operating mode mimics natural wetlands that purify water by acting like a sponge, and extracting contaminants and nutrients through their extensive root mass. "The system is designed to divert, filter, store and dis-

perse the household gray-water to the drip irrigation system," explains Bucknum, "the Lennox' can divert the gray-water to sewer (when they use harsh chemicals for cleaning), or to the in-house treatment system."

Photos Sophie Braccini

Bucknum created a mini wetland expanse on the side of the house that looks like a pretty, ornamental garden. Gray-water that's water collected from the bathroom showers and sinks, as well as from the laundry room, is reused to water the lawn and many plants (but not the vegetable garden). Designing such a system required building a double plumbing system to separate the collection of recycled and non-recycled waters.

Although the process is well known internationally and has been in use all over the world, it was a first for the Lafayette Planning Department and Contra Costa Building Inspectors. "The City of Lafayette really helped us in the process," said Lennox, "they were willing to listen and facilitate."

"Water is a resource that we need to conserve and we loved the concept," said Lafayette City Planner Greg Wolf, "the Contra Costa Building Department looked at the intent of the rules and kept the big picture in mind. It was a learning process for us all." The planner hopes to see more of such systems in the future coming for approval in Lafayette, "These are becoming more common practices," said Wolf, "they just are not main-stream, yet."



Purple drip lines containing gray-water irrigate the lawn.



Access to the rainwater containers under the patio



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Opening Doors of Opportunity...



MAJESTIC, FRENCH PROVENÇAL ESTATE 25 Springhill Manor, Lafayette, CA 94549

This magnificent property is situated in one of Lafayette's most serene and enchanting settings. Built by Peter Branagh, this lovely property sits on a rare, approximately .89 of an acre lot (per public records) and has so much to offer the discerning buyer. Featured in several Pottery Barn Catalogues and a Williams-Sonoma Cookbook, this property is replete with exquisite designer touches throughout. This exceptional property offers the perfect balance of warm repose and luxury, boasting such amenities as an open floor plan, a spacious gourmet kitchen, formal living and dining rooms, large bedrooms, a gorgeous master retreat, and sparkling 38' x 18' heated pool. Lavish grounds blanket the traditional architecture in tranquility, creating an inviting setting for all to enjoy.

Conveniently located just minutes from town, yet coming home here feels like you are escaping miles away to your own private retreat. Close proximity to BART, parks, dining, award winning K-12 education, both 680 and 24 freeways, shopping, and so much more.

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CALL AN ARBORIST

The most common reason a tree owner calls an arborist is concern that something is wrong with a tree. It may be that some of the leaves are discolored, a branch has died, or perhaps the entire tree has been dropping leaves. Sometimes the cause of the concern is a minor problem that is easily explained and corrected. Other times the problem is more complex-with several underlining causes and a remedy that requires treatments extending over several years. Unfortunately, there are instances in which the problem has gone undetected for so long that the tree cannot be helped, and the only option is removal. If an arborist had been called earlier, perhaps the tree could have been saved. So don't wait until it's too late, have a complete inspection by a Certified Arborist at Advance Tree Service and Landscaping.

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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.

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ORINDA 

207 Orchard Road
Charming 3bd/2ba in approx 1700 sf on great lot w/views. Features hwdwd flrs, dual panes, great floor plan. Sparkling pool, level lawn & veggie garden. Conv to schools, shopping & public transp.
Offered at \$850,000



ORINDA 

97 Coral Drive
Fabulous 4bd + office in Ivy Dr. neighborhood. Beaut updated chef's kitchen opens to fam rm. Hwdwd flrs, skylights, dual panes, fenced lvl yd. Walk to 12 yrs. schools + MVP tennis/swim club.
Offered at \$899,000



ORINDA 


8 Irving Court
Quintessential Sleepy Hollow 3bd/2ba charmer - updated rancher on cul de sac, vaulted ceilings, hwdwd flrs, ready to go! Level out yard.
Photos: www.8IrvingCt.com
Offered at \$949,000



ORINDA 

18 La Vuelta
Custom "Old Orinda" home above Lake Cascade, updated with quality but keeping the original warmth & charm. Approx 4100 sf on .33 ac of stunning landscaping, inviting brick patios. Sep 1bd/1ba apt above garage.
Offered at \$1,650,000



ORINDA 

136 Manzanita Court
Spectacular newly bilt 4000 sf custom Santa Barbara style home seldom found in area. 4bd/3.5 ba of incredible design & custom appointments. A world of charm.
Offered at \$1,849,000



ORINDA 

69 Tara Road
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MORAGA 

4 Dolores Court
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MORAGA 

818 Augusta Drive
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Offered at \$639,000



MORAGA 

11 Buckingham Drive
Terrific 3bd/2ba home! Open floor plan with remodeled living, dining rms & kitchen. Expanded master. Great yard with new paver patio and large lawn.
Offered at \$785,000



MORAGA 

66 Shuey Drive
Fabulous beautifully remodeled 4bd + office, 2.5 bath with VIEWS, lawn & pool. Over 2900 sf w.amazing finish work. Party central!
Offered at \$1,315,000



LAFAYETTE 

3363 St. Mary's Road
Classic ranch on premium lot set back from road. Near Laf/Moraga trail. Great oppty for Lafayette schools. Nice outdoor spaces + pool. LR w/frplc & vaulted beam ceiling. Granite counters in kitchen.
Offered at \$819,000



LAFAYETTE 


3221 Apache Court
Burton Valley charmer. 4bd/3ba on beautifully landscaped .31 acre lot. Great floor plan, salt water pool, cul-de-sac location. Updated baths, close to school & park.
Offered at \$1,250,000



LAFAYETTE 


8 Hawks Hill Court
Absolutely stunning pano views of Mt. Diablo, hills & Carquinez straits. Custom bilt by owner in 2006 w/mstr suite, LR, DR, FR, kit on main lvl, 3 bds & 2nd fam rm on lower lvl. Many custom features.
Offered at \$1,798,000



LAFAYETTE 

3460 La Caminita
Stunning Tuscan-style 4200 sf custom 5bd/4ba home bilt in 1991 on 3 acres! 18' ceilings, maple floors, views, privacy, geothermal heating/cooling system.
Offered at \$1,998,000



WALNUT CREEK 

3030 Walnut Blvd.
Walnut Heights 3bd/2ba mid-century rancher on .40 acre lot w/pool! Needs updating & work but good potential w/room to add on. Hardwood floors in most rooms.
Offered at \$569,000

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