



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

Troy Feddersen
Broker Associate
J. Rockcliff, Realtors

925-550-2353
www.TroyFed.com
Troy@Rockcliff.com

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



ADVANCE TREE SERVICE & Landscaping

Lic: #611120

Family owned in Moraga since 1987



Your friendly neighborhood arborists Darren and Lew Edwards

SOCIAL BENEFITS

We like trees around us because they make life more pleasant. We feel serene, peaceful, restful, and tranquil under a tree. We are "at Home" there.

Trees provide significant benefits to our homes and cities, but when a tree falls and injures people or damages property, there are liabilities. Preventive maintenance and the care of tree hazards, makes your property safer and prolongs the life of the tree.

So don't wait until it's too late, have a complete inspection by a Certified Arborist at Advance Tree Service and Landscaping.

Advance Tree Service

Your Authority on Trees and Landscape.

925-376-6528

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18 La Vuelta, Orinda

Above Lake Cascade in Orinda

A very special home... truly "ONE OF A KIND"! This custom home above Lake Cascade was built before Orinda was even a city. Updated with quality while keeping the original warmth and charm. Approximately 4100 + square feet, situated on a stunning .33 acre parcel with mature landscaping, glorious rose gardens, inviting patios, and private deck. The main home has three spacious bedrooms, two and a half baths. The over sized public rooms include a library with hidden bar. A separate apartment above the garage offers a bonus exercise room. If you appreciate quality, gracious living, and a fabulous location... you must see this home. **\$1,650,000**



Presented by

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