

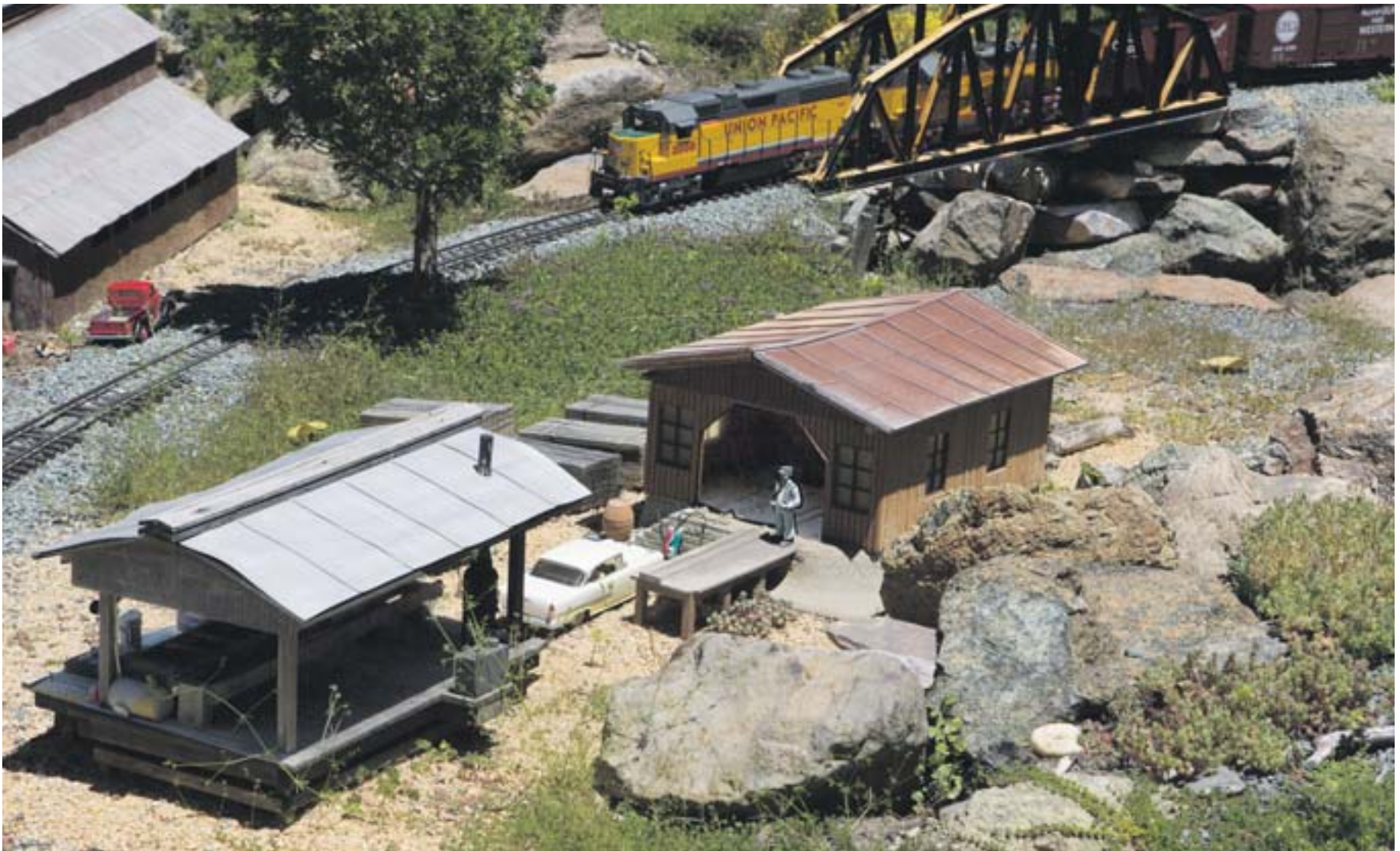
# Lamorinda OUR HOMES

Lamorinda Weekly Volume 05 Issue 10 Wednesday, July 20, 2011



## Gathering 'Round the Railroad

By Diana LaScala-Gruenewald Photos Doug Kohen



*An intricately detailed model railroad brings friends, neighbors and train enthusiasts together in Bob and Norma Evans' back yard.*

*Photos Doug Kohen*

Under a flowering and tree lined hummock, a lumberjack loads up the bed of his truck. A moose, stock still near a curtain of waterfall, regards a downstream fisherman whose knees are deep in a glassy pool. In the nearby town, a man reclines. He reads a paper and has his shoes shined as he waits for a ruby train. Only a passing

butterfly, apparently the size of a glider, belies the reality of the model railway.

Bob Evans, a long time Lafayette resident, and his wife Norma are the proud owners of this model railway. The model landscapes perhaps a third of the Evans' yard, and includes four trains which run on one thousand feet of track. ... continued on page D11

# THE BEAUBELLE GROUP

Glenn and Kellie Beaubelle *present...*

## PRESTIGIOUS SANDERS RANCH



### Moraga

This single level, 5 bdrm, 3 bath home sprawls over a third of an acre. One will enjoy new paint, landscape, refinished hardwood floors, plantation shutters, coffered ceilings, skylights, crown molding and over 2800 sf of living space.

**Offered at \$1,150,000**

## PRIME COUNTRY CLUB ~ 1.6 ACRES



### Orinda

Enjoy gardens filled with gorgeous climbing roses, grape vines, meandering paths and a quaint creekside setting. Offering 3 bdrms, hardwood floors, French doors, vaulted ceiling, some updates and an ideal wine cellar and tasting room setup.

**Offered at \$1,450,000**

## CUSTOM TRADITIONAL ~ BREATHTAKING VIEWS



### Orinda

This two-story, 5 bdrm, 3 bath home is set back from the street creating a grand level entrance. Enjoy 4,125 sf, hardwood floors, crown molding, new hardware, lg windows, gorgeous views, over half an acre.

**Offered at \$1,748,000**



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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	20	\$355,000	\$1,750,000
MORAGA	6	\$505,000	\$1,430,000
ORINDA	6	\$425,000	\$1,595,000

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

- 856 Acalanes Road, \$797,000, 4 Bdrms, 1972 SqFt, 1956 YrBlt, 6-24-11;  
Previous Sale: \$730,000, 08-11-10
- 851 Avalon Court, \$815,000, 3 Bdrms, 1602 SqFt, 1954 YrBlt, 6-16-11;  
Previous Sale: \$365,000, 07-29-97
- 890 Birdhaven Court, \$1,464,000, 4 Bdrms, 2574 SqFt, 1952 YrBlt, 6-17-11;  
Previous Sale: \$1,780,000, 08-31-07
- 3164 Cordova Way, \$699,000, 3 Bdrms, 1840 SqFt, 1953 YrBlt, 6-24-11
- 60 Knox Drive, \$915,000, 4 Bdrms, 2378 SqFt, 1975 YrBlt, 6-17-11;  
Previous Sale: \$240,000, 07-31-86
- 3100 La Playa Court, \$740,000, 4 Bdrms, 2178 SqFt, 1973 YrBlt, 6-14-11;  
Previous Sale: \$760,000, 04-22-04
- 3328 Las Huertas Road, \$1,505,000, 4 Bdrms, 2307 SqFt, 1965 YrBlt, 6-24-11
- 3177 Lucas Drive, \$670,000, 3 Bdrms, 1574 SqFt, 1961 YrBlt, 6-14-11
- 14 Moss Lane, \$500,000, 2 Bdrms, 1442 SqFt, 1987 YrBlt, 6-15-11
- 3279 Mt. Diablo Court #7, \$355,000, 2 Bdrms, 1697 SqFt, 1987 YrBlt, 6-14-11;  
Previous Sale: \$355,000, 06-08-11
- 2 Olde Creek Place, \$750,000, 4 Bdrms, 1842 SqFt, 1998 YrBlt, 6-16-11;  
Previous Sale: \$475,000, 05-14-99
- 3802 Quail Ridge Road, \$936,000, 4 Bdrms, 2363 SqFt, 1971 YrBlt, 6-24-11;  
Previous Sale: \$357,500, 12-09-92
- 1268 Redwood Lane, \$1,120,000, 3 Bdrms, 2047 SqFt, 1957 YrBlt, 6-15-11
- 1619 Reliez Valley Road, \$1,149,000, 5 Bdrms, 3017 SqFt, 1974 YrBlt, 6-14-11
- 21 Samantha Drive, \$1,750,000, 5 Bdrms, 4619 SqFt, 2005 YrBlt, 6-21-11;  
Previous Sale: \$2,650,000, 07-14-06
- 3268 South Lucille Lane, \$745,000, 3 Bdrms, 2146 SqFt, 1951 YrBlt, 6-17-11;  
Previous Sale: \$157,000, 03-14-86
- 1689 Springbrook Road, \$651,000, 3 Bdrms, 1124 SqFt, 1953 YrBlt, 6-24-11;  
Previous Sale: \$450,000, 12-20-10
- 3724 St. Francis Drive, \$1,433,000, 5 Bdrms, 3356 SqFt, 1973 YrBlt, 6-16-11
- 1515 Sunset Loop, \$720,000, 4 Bdrms, 2008 SqFt, 1950 YrBlt, 6-21-11;  
Previous Sale: \$153,000, 01-17-86
- 308 Willoughby Court, \$1,150,000, 4 Bdrms, 2394 SqFt, 1968 YrBlt, 6-17-11

### MORAGA

- 244 Corliss Drive, \$995,000, 4 Bdrms, 2294 SqFt, 1965 YrBlt, 6-24-11;  
Previous Sale: \$910,000, 11-30-09
- 795 Crossbrook Drive, \$1,020,000, 4 Bdrms, 2276 SqFt, 1973 YrBlt, 6-14-11;  
Previous Sale: \$560,000, 01-19-00
- 834 Crossbrook Court, \$1,430,000, 4 Bdrms, 3316 SqFt, 1964 YrBlt, 6-20-11;  
Previous Sale: \$535,000, 03-16-99
- 12 Josefa Place, \$505,000, 2 Bdrms, 1845 SqFt, 1984 YrBlt, 6-17-11;  
Previous Sale: \$695,000, 05-25-07
- 61 San Pablo Court, \$1,125,000, 4 Bdrms, 2792 SqFt, 1974 YrBlt, 6-14-11;  
Previous Sale: \$527,000, 05-23-97
- 14 Thune Avenue, \$660,000, 3 Bdrms, 1570 SqFt, 1962 YrBlt, 6-21-11

**... continued on page D4**

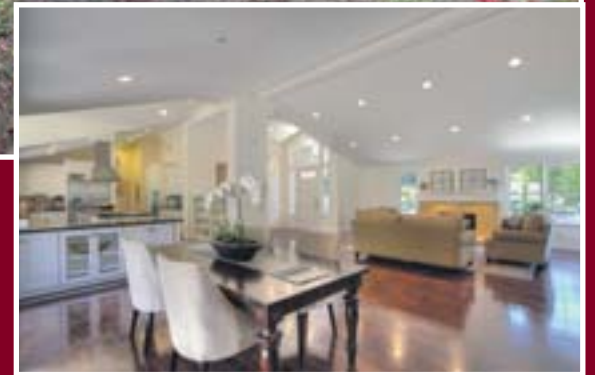
SUE LAYNG PROUDLY PRESENTS...  
*STUNNING REMODEL IN HAPPY VALLEY ...*



**3936 South Peardale Drive, Lafayette**

Situated in one of Lafayette's most sought-after neighborhoods, this fabulous single story custom home is filled with natural light. The traditional floor plan offers four bedrooms, four baths, separate family room, inviting living room and spacious formal dining area. The state of the art kitchen features a Viking range, all stain less steel professional appliances and charming over sized banquette for informal meals. Vaulted ceilings, hardwood floors, and French doors, level yard and seamless indoor/outdoor living are just a few amenities. This very special home is a must see.

**Offered at \$1,650,000**



*Presented by*

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## Art Lehman Proudly Presents the Best of Lamorinda...



### COMING SOON!

#### 614 HUNTLEIGH DRIVE LAFAYETTE

4 bedroom/ 3 bath Burton Valley charmer terrific open floor plan with remodeled kitchen w/gorgeous granite counters, vaulted ceilings, maple hardwood flrs, remodeled baths, new roof, level yard with terrific views. Very private & quiet.

### COMING SOON!

3 bd/2 ba ranch home! Walk to Burton Valley School. Located on a quiet street, views of the hills, level yard area, gorgeous hardwood flrs, updated master and guest bath, spacious family room, eat in kitchen with formal dining room.



### PRICE REDUCED!

#### 11 BUCKINGHAM DRIVE MORAGA

You'll be immediately comfortable in this charming traditional 3 bedroom and 2 bath ranch home with spacious yard with new paver patio and level lawn. Terrific open floor plan with remodeled living, dining and kitchen. All of this just minutes to convenient shopping, top-rated Moraga schools and Moraga Commons Park.



**OFFERED at \$759,000**

### PRICE REDUCED!

#### 20 MONTICELLO COURT LAFAYETTE

Tucked away in one of nature's most serene and naturally beautiful settings, this Happy Valley Glen property offers one of the most special residential retreats. Privacy and quiet with a secluded setting as it backs to Briones Regional Park, this 1.60 acre Mediterranean style estate property built in 1999 is the perfect venue for informal gatherings and grand-scale entertaining.



**OFFERED at \$2,799,000**

## Lamorinda Home Sales recorded

...continued from page D2

### ORINDA

2 Carmen Court, \$425,000, 2 Bdrms, 1320 SqFt, 1970 YrBlt, 6-21-11; Previous Sale: \$10,500, 10-16-70  
484 Dalewood Drive, \$1,595,000, 5 Bdrms, 4124 SqFt, 1972 YrBlt, 6-16-11; Previous Sale: \$16,500, 04-27-71  
644 Ironbark Circle, \$1,285,000, 5 Bdrms, 2944 SqFt, 1974 YrBlt, 6-16-11; Previous Sale: \$366,000, 07-01-83  
99 La Cuesta Road, \$1,169,000, 4 Bdrms, 2720 SqFt, 1979 YrBlt, 6-16-11; Previous Sale: \$360,000, 07-26-88  
177 Moraga Way, \$837,000, 3 Bdrms, 2514 SqFt, 1940 YrBlt, 6-23-11; Previous Sale: \$680,000, 08-01-00  
2 Rustic Way, \$875,500, 3 Bdrms, 2623 SqFt, 1946 YrBlt, 6-23-11; Previous Sale: \$64,000, 09-01-72

## Lamorinda Foreclosures recorded

### LAFAYETTE

927 Reliez Station Road, 94549, Aurora Loan Services, 06-20-11, \$896,940, 1437 sf, 2 bd

### MORAGA

1986 Ascot Drive #B, 94556, Integrity Investment Group, 06-14-11, \$230,000, 1472 sf, 3 bd

### Lamorinda Realtor Meeting Schedule

TUESDAY, JULY 26 ~ 8:30AM - 9:30AM

FEATURING

Paul Wildrick, Certified Business Coach:  
"5 Ways to Grow Your Business"

Free to attend, for full meeting details see LamorindaREGroup.com.

Location: Lafayette Lower Library,  
3491 Mt. Diablo Blvd. Lafayette

Light continental breakfast provided

### Lamorinda Weekly

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3767 Via Granada, Moraga

### Updated Campolindo Two-Story with Large, Level Yard

This traditional home with a charming covered porch in front features 5 bedrooms (with a possibility for 6), 3 baths, plus an office, and a large, level yard with lawn, patio and play area. It has been updated with attention to detail throughout and custom touches abound. The kitchen features stainless, high-end appliances, and views of the yard. The bathrooms have been remodeled with granite and marble. There is an oversized master bedroom that could be divided into two rooms if desired. The house has hardwood floors, dual-paned windows, and two-zone air conditioning. It's close to top-rated Campolindo High School, the Campolindo Cabana Club, and has an excellent commute location.

**Offered at \$1,079,000**



18 Wandel Drive, Moraga

### Cute-as-a-Button Single Story on Corner Lot

This absolutely charming 3 bedroom, 2.5 bath single-story home on a level lot is ready for you to move in and enjoy. It's been updated with dual-paned windows, granite kitchen countertops, and a newly remodeled master bath. Situated on a corner lot, there is a large, flat front yard, and level backyard with patio, lawn and play structure. The home features two wood-burning brick fireplaces, hardwood flooring, and exposed wood-beamed ceiling in one of the bedrooms. In addition, there is an office/bonus room with half bath attached. Close to top-rated schools and shopping.

**Offered at \$689,000**



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**NEW LISTING**

3204 Glenside Drive, Lafayette

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## Recent Sales of distinctive homes!



**Orindawoods Decorator Showcase**



**1609 Las Trampas, Alamo (Buyer)**



**50 York Place, Moraga**



**787 Augusta, Moraga Country Club**



**LARA**

**SUE**

**BEN**



### **900 Camino Del Rio, Lafayette**

**4 BR, 3 BA, 2440 sq. ft. \$1,195,000**

A stunning architect remodeled traditional in a great private location! Near Burton Valley Elementary school with great commute location close to Highway 24.



### **272 Tharp Drive, Moraga**

**3 BR, 2 BA, 1580 sq. ft. \$759,000**

Beautifully landscaped single level home is move in ready! Spacious formal living room, sunny formal dining room, great patio for entertaining. Tucked away in a quiet neighborhood close to Rancho Laguna Park, and Camino Pablo Elementary.

# The Olse

## Lamorinda Spec



### **80 Lynwood Place, Moraga-**

Incredible private gated estate in close-in Moraga with gorgeous views and abundant wildlife. 5 Bedrooms, 4.5 Baths, Large chef's kitchen with butler's pantry. Double living quarters, 3-Car Garage, wine cellar, amazing landscaping.

**Call for more information or a private showing!**



**What is ...**



**And what could be ...**  
(Architect's Rendering)

### **22 Charles Hill Rd, Orinda**

Eichler-inspired mid-century modern built in the same family for 57 years! Architect Scott to imagine how the property could be updated.

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Showing

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**.895 Acre, 2046 Sq. Ft.**

Built in 1954. This home has been owned by Matt Thomsen (of Ward Young) helped us build and expanded. **Priced at \$599,000**



**1042 Sunnybrook Lane, Lafayette**

**3 BR, 2 BA, 1305 sq. ft. \$589,000**

Sweet as can be! Near freeway and town but tucked away on a creek-side lot and quiet street. Beautiful living room with beamed ceiling, fireplace & hardwood.



**652 Augustine Lane, Lafayette**

**3 BR, 2 BA, 1989 sq. ft. \$925,000**

Built in 1937, this home has been updated throughout while still retaining its original charm. Chef's kitchen, French doors, hardwood floors, beautiful patio, gardens, pool and more in Burton Valley area.

[www.TheOlsenTeam.com](http://www.TheOlsenTeam.com)

## Recent Praise for The Olsen Team

The Olsen Team sells houses, but we know that this is a people business. We have a long standing tradition of treating people with empathy, respect and good humor. Here is what some of our recent clients are saying:

The Olsen Team is the most knowledgeable, hard working, competent real estate team in the Lamorinda area, or for that matter - anywhere. We cannot begin to adequately express our deep appreciation.....  
— **Don and Dotty Miller**

We have bought and sold 7 homes over the past two decades and believe The Olsen Team are the most professional and productive realtors we have ever worked with. They had a comprehensive strategic plan and executed it flawlessly in a very difficult market.  
— **Del and Janice Kolbe**

In all respects, the Olsen Team has exceeded our expectations. They are delightful to work with, and they have been consistently responsive, knowledgeable, professional, and helpful. We have worked with other realtors, but we never expected the incredible level of service we received from the Olsen Team.  
- **The Erickson-King Family**

The Olsen Team was easy to work with and their local expertise led to the successful sale of our family home. As an out of town seller, Sue and Ben were able to handle nearly everything for us. The inspections, updates, cleaning and staging of the home were seamless, and all were handled by professional resources that met our high standards.  
- **Sellers at 50 York Place**

Without all your hard work, coordination of all the various contractor jobs and inspections, we never would be where we are. I cannot tell you how much I appreciate all that you did for us. I am well aware of how much work you put into getting the condo sold. ....you were always calm and patient with me and the rest of my crew.  
- **Trustee of an Orinda Estate**

Helping *nice* people make *smart* Real Estate decisions.

# The Olsen Team



## 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.

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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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# The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS

The second quarter of 2011 showed consistent activity on the residential side of Lamorinda real estate. The biggest change came in the sales price per square foot where the averages dropped in each community versus the year ago period.

Per Contra Costa Association of Realtors statistics reported from April 1 through June 30, 2011, 89 single-family homes closed in Lafayette which was far above the 36 that closed in the first quarter of the year and about the same as the 85 in the same quarter of 2010. Sales prices ranged from \$400,000 to \$2,575,000. There was one home that closed where the sales price was not reported to the MLS. The average number of days on market was 44 days versus 37 in the same period for 2010. The average sales price was \$1,073,771 which was close to the \$1,125,428 for the same 90-day period a year ago.

In Moraga, the number of single-family closings was 40 which was up from 34 in the second quarter of 2010 and 17 in the second quarter of 2009. Prices ranged from \$550,000 to \$1,725,000. The average sale price was \$930,642 up significantly from \$911,544 a year ago. The average marketing time was similar at 27 days on market where a year ago it was 28 days.

In Orinda, the number of single-family closings was up to 44 from 43 in 2010. Sales prices ranged from \$425,000 to \$2,700,000 with an average price of \$1,073,694. In the same period of 2010 the average was \$1,140,414. It took an average of 38 days to expose a home to the market; it was 65 days a year ago and 45 days on the market for the same time frame in 2009.

In the second quarter of this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$418 per square foot a decrease of \$42 per square foot since last spring. Moraga homes sold for

\$385 per square foot, down \$11/foot versus a year ago and Orinda was at \$400, dropping from \$421 in 2Q 2010.

In the condominium/town home category, Lafayette had two closings at \$364,250 and \$480,000; Moraga had 20 ranging from \$97,200 to \$738,000 and Orinda had three—a low of \$220,000 and a high of \$972,500. Two were condos on Brookwood and the third in Orinda Woods.

As of July 13, 2011, there were 97 homes under contract per the MLS in the three communities combined with asking prices of \$199,900 to \$3,450,000. It should be pointed out that there are 15 "Potential Short Sales" that are currently pending and were subject to lender approval. Twelve of the pending sales are REOs (bank owned properties.) The number of REOs in Lamorinda has increased significantly but is still very low on a percentage and actual basis when compared to other communities.

The seasonal nature of the market is also evident as, of the 97 pending sales in the area, 56 have received acceptable offers since June 15. That is an average of about two per day.

Inventory has fallen off a lot when looking at the available homes a year ago. In Lafayette there are 102 on the market while at this similar point in 2010 there were 123. In Moraga buyers have their choice of 54 homes or condominiums down from 64 in 2010 and Orinda inventory has fallen from 98 available properties in 2010 to a current supply of 61 homes.

In total, as of July 13, 2011, there were 219 residences available in the three communities including one in Canyon. Asking prices range from \$159,000 for a short sale condominium in Moraga to \$10,750,000 for a Lafayette property.

... continued on next page



As is the case nearly every quarter, the most active price range is the more “affordable” price range. At the high end, six homes sold above \$2,000,000 in the three communities combined. Five were in Lafayette and one in Orinda. In the same period in 2010, eight homes closed above \$2,000,000 in Lamorinda and in 2009 the number was only two. There are 20 currently available above this amount—ten in Lafayette, nine in Orinda, and one in Moraga.

Interest rates continue to be attractive and many corporations continue to relocate families both in to and out of the area. We still often see families heading from other local areas for the climate and the schools and as gas prices stay high, many come for the proximity to BART and employment centers in Oakland and San Francisco. However, another piece of the real estate market—the corporate owned property segment—is appearing less often.

Corporations used to buy homes from their transferring employees if the employee could not sell the home prior to a corporate “buy out.” Now, buyouts are becoming less commonplace as the costs to make up losses and the carrying costs have hit their corporate bottom lines and many companies have trimmed back their relocation benefits.

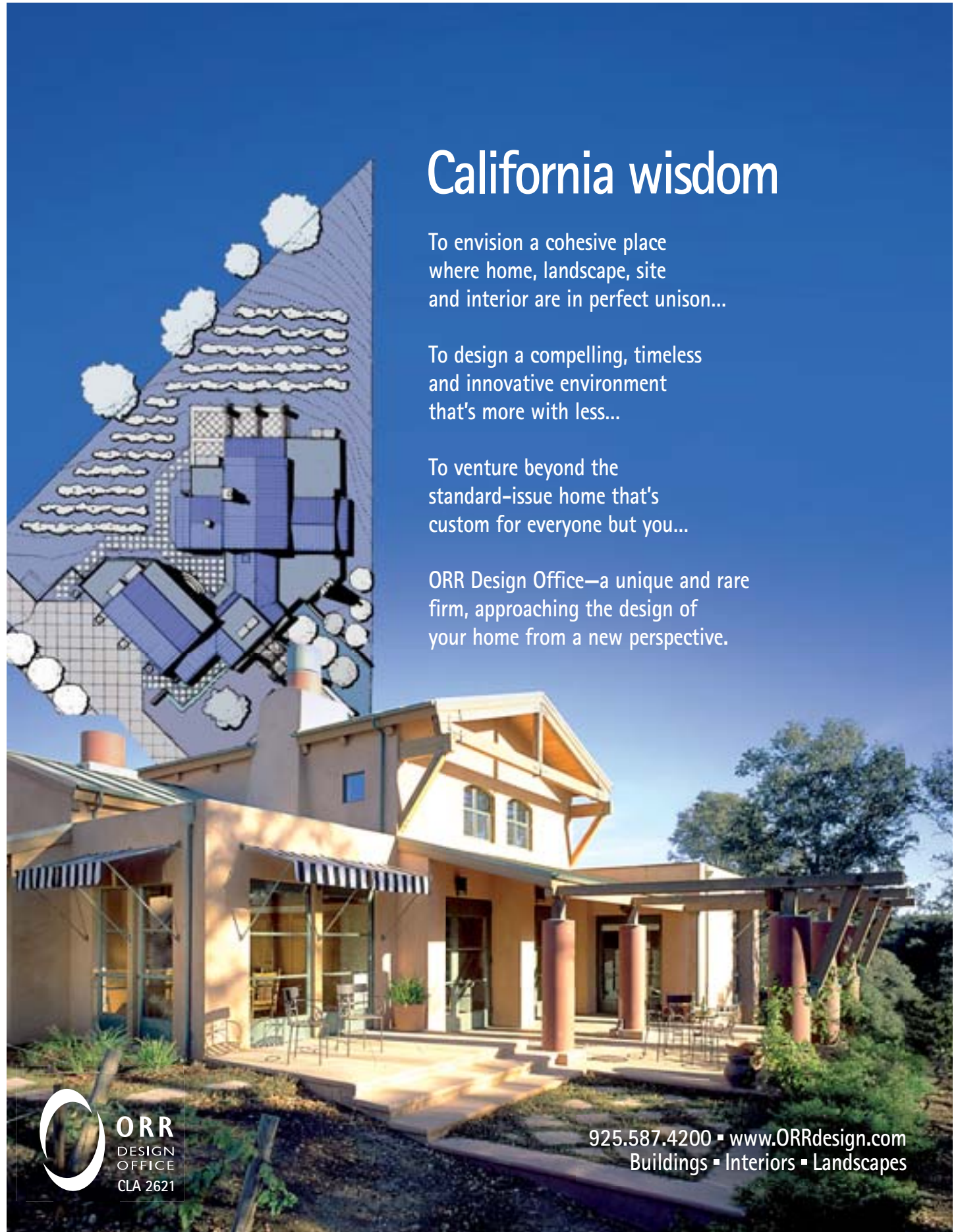
## California wisdom

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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.

May 2011	Tons Recycled	% change	Tons Landfill	% change	% Recycled
Lafayette	762	-3	449	-2	63
Moraga	472	-3	249	+1	65
Orinda	638	-3	412	+24	60

### To register with Recycle Bank:

If you've lost the letter that contained your PIN number, no problem – Go online to [recyclebank.com](http://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.



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 Family owned in Moraga since 1987

Who doesn't hear the words "summer" and "bugs" and think of a neat line of ants getting ready to trespass on plaid blanket supporting a picnic basket full of delicacies. But pests can be a serious summer problem, and can threaten more than your turkey sandwich and potato salad. Left unchecked, these summer invaders can quickly turn your tree and landscape assets into liabilities. That's why insect and disease management is such an important part of summer tree care. A keen eye is essential, and proactive monitoring goes a long way towards early detection.

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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# Gathering 'Round the Railroad

... continued from page D1



Bob Evans in his backyard

Photos Doug Kohlen



Each train stands about six inches high, and winds over bridges, through tunnels and around elaborate scenery. Evans' model includes 110 live trees, one hundred buildings, about fifty cars, over two hundred people and dozens of other carefully placed props. The scenes surrounding the train tracks "are things that I just imagine," he says. "For example, there are kids playing in the sand lot, [and] there's a couple gardening. We have a policeman eating a doughnut over there, and we have a funeral scene, with the grieving widow clutching her head and crying as her husband is lowered into his grave."

Evans, like many, nurtured a love for trains in his childhood. "I always used to have model trains when I

was younger," he says. "When my son got to be five or six, I used it as an excuse to go out and buy some for him. They became mine." The railway that currently inhabits the Evans' backyard has been evolving since 1994. When asked about the parts of railroading that he enjoys most, Evans says: "I like recreating reality on a miniature scale." The gardening, construction and fresh air are also pleasant.

Evans belongs to the Bay Area Garden Railway Society, whose members periodically hold open houses to view each other's railroads. About five years ago, after their son left for college, Norma Evans suggested that the couple do the same for their friends and neighbors.

Now the Evans family holds an annual open house to display their railway and make lasting connections within their community. While the attendees are mostly neighbors and work associates, any train enthusiast is welcome to come, share lemonade and cookies, socialize and even participate in a scavenger hunt that highlights the detail that Evans has incorporated into his model. Kids are welcome too; in fact, they seem to be the most delighted guests as they run back and forth and shriek with each passing train.

"Kids are intrigued [by the trains]," says Evans. "Sometimes they just get locked in, and sit and stare for hours."

# Lamorinda's Leading Independent Real Estate Firm.



**52 Las Cascadas**  
Swiss Family Robinson retreat in heart of Orinda Country Club! Never before on market. Hidden away in serene wooded setting at end of cul de sac. Walk to lake. Bring your imagination!  
**Offered at \$539,000**



**22 Charles Hill Road**  
Classic Mid-Century modern on large private lot in desirable North Orinda. Super potential with lots of room for expansion. Great commute location, close to HYW 24 and BART.  
**Offered at \$599,000**



**18 La Vuelta**  
Custom hm above Lake Cascade built before Orinda was even a city. Updated w/quality while keeping the original warmth & charm. A separate apt. above garage offers a bonus exercise room.  
**Offered at \$1,650,000**



**5 Woodcrest Road**  
Spectacular 3.8 ac setting up a long drive sets the tone of this estate home. Magnificent quality + renovation in all rooms w/finest craftsmanship & materials. Ideal family-living floor plan.  
**Offered at \$1,999,000**



**502 Miner Road**  
One acre w/lawns, rose garden, fruit trees, lg sports court, blt-in BBQ & gazebo. Home has been totally remodeled w/gourmet kitchen, lg formal DR & LR + great ofc. Lg fam rm off kitchen.  
**Offered at \$2,495,000**



**272 Tharp Drive**  
Clean & updated hm on lg pvt lot in great Camino Woods neighborhood. Kitchen w/brand new stainless steel appliances & gas range. Dual-paned windows, newer roof, nice landscaping.  
**Offered at \$759,000**



**11 Cortes Court**  
Fully remodeled 4bd/3ba cul-de-sac gem w/open feel, gourmet kitchen/fam rm combo w/gas frplc insert & flexible floor plan. Nice stone, granite finish work, hdwd flrs, pool, decks. Pvt backyard.  
**Offered at \$839,000**



**927 Augusta Drive**  
Prof decorated & remodeled detached hm w/grt views of trail & hills. Privately located. Gracious & spacious - 4 bd, exercise rm can be 5th bd. Lots of hdwd, vaulted ceilings, lg mstr.  
**Offered at \$895,000**



**1350 Bollinger Canyon Road**  
Fabulous Opportunity!!! 33 ac gated estate w/ vineyard & lots of usable land. Incredible views throughout this updated executive hm. 4-bd + ofc, au pair/in law downstairs w/pvt entry.  
**Offered at \$1,545,000**



**1042 Sunnybrook**  
Charming cottage close to fwy, public trans & dwtwn Lafayette - tucked away on creekside lot & quiet street. Beautiful LR w/beamed vaulted ceiling, wood-burning fireplace & hdwd floors.  
**Offered at \$589,000**



**3363 St. Mary's Road**  
Classic ranch on premium lot set back from road. Near Laf/Moraga trail. Great oppy for Laf schools. Nice outdoor spaces + pool. LR w/frplc & vaulted beam ceiling. Granite counters in kitchen.  
**Offered at \$799,000**



**652 Augustine Lane**  
Charming 3bd/2ba home in Burton Valley area. Hardwood floors, crown molding, updated kitchen and baths. Private location with level yard, pool, play area, brick patio and garden.  
**Offered at \$925,000**



**1847 Reliez Valley Road**  
Newly renovated w/high style & fully updated amenities & quality features. Lg new Chef's kitchen w/adjoining fam rm & formal LR/DR + stylish mstr suite. Lots of bedrooms, new baths.  
**Offered at \$1,225,000**



**3936 So. Peardale**  
Fab complete remodel, vaulted ceilings, hdwd flrs, "Cooks" kitchen, tons of natural light. Custom built-ins. Great indoor/outdoor living. Inviting patio, lvl lawn, garden area.  
**Offered at \$1,650,000**



**2600 Tice Creek #2**  
Level-in Yosemite located on the golf course. Beautiful remodeled kitchen w/granite counters, newer cabinets/applis. New paint, cpts, crown molding & plantation shutters, W/D, sunny patio.  
**Offered at \$239,000**



**314 Warwick Drive**  
Charming 4bd fabulous Scottsdale neighborhood. Sidewalks. Close to Northgate Hi, Heather Farms Park, trails. Many recent updates. Kit/fam rm open to grt back yd, hdwd flrs, new paint/cpts.  
**Offered at \$649,000**

## THE VILLAGE ASSOCIATES:

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