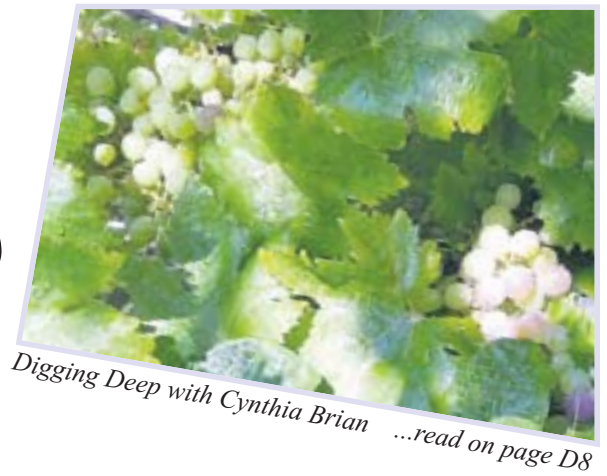


# Lamorinda OUR HOMES

Lamorinda Weekly Volume 05 Issue 15 Wednesday, September 28, 2011



*Digging Deep with Cynthia Brian ...read on page D8*

## Orinda's Rain Trackers

By Andrea A. Firth

*By the end of our Sunday morning walk, my husband and I were soaked. Well maybe not soaked, but we were wet. We had hiked the last ten minutes in the rain, not a downpour, but fat, heavy raindrops fell steadily all around us. That was September 11th. Rain already, really? My first thought was that it was time to check in with the rain trackers.*

"In California for so many years, we could count on no rain from May to October. But this year it rained measurably in June," says Lynn Trowbridge. She has lived in Orinda since the mid-1970's and started tracking the rainfall in her Sleepy Hollow neighborhood almost twenty years ago. "I was just curious," says Trowbridge, "I wondered about the intensity of the rains and the impact. We live in an area where four inches of rain in four hours can make a real difference." Trowbridge tracked the daily rainfall with a plastic gauge for years and now uses a self-emptying automated gauge. She reads the rainfall measurements each morning around 7:00 a.m. as she stands warm and dry in her kitchen. [see chart on page D4]

Susan Watson has been following rainfall for over three decades from her house half way up a ridge on the south side of Orinda. She started tracking the rain after severe droughts hit the Bay Area in the late seventies. "We had as little as 12 to 14 inches of rain and were on very strict water restrictions. I would check the water meter constantly to see how much we had to use," says Watson. The marks on her 8-inch plastic gauge have worn away from exposure over the years, but she can still record daily rainfall down to .05 inches. Watson filled several stenographer's notebooks with her rain measurements but has since switched to a computerized record.

"We're not meteorologists. We're amateur rain collectors," says Allan Prager, who keeps his meticulous daily rain measurements on the refrigerator in his kitchen under a magnet that says Save Water. His cone-shaped, plastic gauge is attached to the railing of the deck outside the kitchen on the second story. Prager also lives in Sleepy Hollow but in a forested pocket several hundred feet below his neighbor Trowbridge who resides up on the ridge.

Trowbridge, Watson, and Prager are rain trackers.

...continued on page D4



From left: Allen Prager, Lynn Trowbridge and Susan Watson

Photo Andy Scheck

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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	12	\$604,000	\$2,100,000
MORAGA	7	\$475,000	\$1,100,000
ORINDA	8	\$560,000	\$1,650,000

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

- 987 Condit Court, \$1,050,000, 4 Bdrms, 1883 SqFt, 1956 YrBlt, 8-31-11;  
Previous Sale: \$810,000, 09-19-01
- 740 Glenside Circle, \$1,220,000, 4 Bdrms, 2861 SqFt, 1949 YrBlt, 8-22-11;  
Previous Sale: \$245,000, 03-06-86
- 3394 La Caminita, \$714,500, 2 Bdrms, 1366 SqFt, 1930 YrBlt, 8-31-11
- 3487 Moraga Boulevard, \$604,000, 2 Bdrms, 1078 SqFt, 1940 YrBlt, 8-31-11;  
Previous Sale: \$709,000, 03-29-05
- 1270 Panorama Drive, \$1,900,000, 3 Bdrms, 3626 SqFt, 1963 YrBlt, 8-19-11;  
Previous Sale: \$2,250,500, 05-31-07
- 2 Park Gate, \$757,500, 4 Bdrms, 3348 SqFt, 1974 YrBlt, 8-30-11;  
Previous Sale: \$193,000, - -
- 1009 Pine Lane, \$2,100,000, 5 Bdrms, 4829 SqFt, 2003 YrBlt, 8-18-11
- 1375 Reliez Valley Road, \$675,000, 4 Bdrms, 1904 SqFt, 1959 YrBlt, 8-31-11
- 2098 Reliez Valley Road, \$949,000, 3 Bdrms, 1918 SqFt, 1960 YrBlt, 8-31-11;  
Previous Sale: \$56,000, 12-31-75
- 1042 Sunnybrook Drive, \$600,000, 3 Bdrms, 1305 SqFt, 1950 YrBlt, 8-24-11;  
Previous Sale: \$665,000, 10-31-07
- 3 Wallabi Court, \$990,000, 5 Bdrms, 2688 SqFt, 1974 YrBlt, 8-25-11;  
Previous Sale: \$135,000, 03-15-77
- 3939 Woodside Court, \$1,276,000, 3 Bdrms, 2104 SqFt, 1966 YrBlt, 8-31-11;  
Previous Sale: \$700,000, 08-20-01

### MORAGA

- 11 Cortes Court, \$865,000, 4 Bdrms, 1973 SqFt, 1964 YrBlt, 8-19-11;  
Previous Sale: \$673,000, 01-23-04
- 319 Deerfield Drive, \$1,078,000, 5 Bdrms, 2671 SqFt, 1967 YrBlt, 8-23-11;  
Previous Sale: \$1,340,000, 07-24-08
- 41 Merrill Circle #S, \$1,000,000, 4 Bdrms, 3425 SqFt, 1990 YrBlt, 8-18-11;  
Previous Sale: \$1,348,000, 01-12-11
- 1276 Rimer Drive, \$895,000, 5 Bdrms, 2184 SqFt, 1964 YrBlt, 8-26-11
- 1287 Rimer Drive, \$849,000, 4 Bdrms, 1991 SqFt, 1964 YrBlt, 8-31-11;  
Previous Sale: \$133,500, 08-29-80
- 100 Walford Drive, \$1,100,000, 5 Bdrms, 2340 SqFt, 1963 YrBlt, 8-19-11;  
Previous Sale: \$1,100,000, 12-17-09
- 562 Woodminster Drive, \$475,000, 3 Bdrms, 1572 SqFt, 1974 YrBlt, 8-23-11

### ORINDA

- 22 Charles Hill Road, \$560,000, 3 Bdrms, 2046 SqFt, 1954 YrBlt, 8-23-11
- 138 La Espiral, \$1,360,000, 4 Bdrms, 3191 SqFt, 1963 YrBlt, 8-23-11
- 68 Loma Vista Drive, \$880,000, 4 Bdrms, 2520 SqFt, 1951 YrBlt, 8-31-11;  
Previous Sale: \$880,000, 04-29-09
- 559 Miner Road, \$1,255,500, 2 Bdrms, 2612 SqFt, 1948 YrBlt, 8-23-11
- 18 Oak Court, \$1,650,000, 4 Bdrms, 3665 SqFt, 2006 YrBlt, 8-22-11
- 85 Oak Road, \$840,000, 3 Bdrms, 2131 SqFt, 1996 YrBlt, 8-19-11;  
Previous Sale: \$925,000, 04-22-04
- 1 Parklane Drive, \$1,150,000, 4 Bdrms, 2722 SqFt, 1950 YrBlt, 8-26-11;  
Previous Sale: \$775,000, 07-20-99
- 25 Parkway Court, \$855,000, 3 Bdrms, 1980 SqFt, 1952 YrBlt, 8-30-11;  
Previous Sale: \$585,000, 08-18-99

## Lamorinda Foreclosures recorded

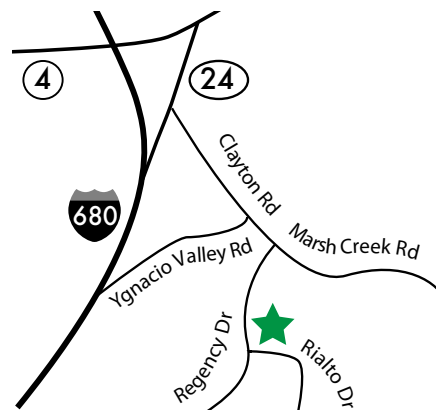
### ORINDA


Dos Posos, Bank of New York, 08-24-11, \$1,750,000, 3920 sf, 4 bd

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# Orinda's Rain Trackers

...continued from page D1

While they are quick to point out that their rain data are not official and may lack some precision, the three precipitation watchers have a pretty good handle on the local rainfall picture. Prager compiled his twenty years of data with the data from Trowbridge and Watson and compared it to rainfall records from East Bay Municipal Utility District, which has a gauge at the Orinda filter plant. [see chart] The data track closely, but there are some differences. And the rain trackers acknowledge that their rain experiences vary by location, Watson finds that the rain patterns by her home in south Orinda are more affected by the weather in Moraga. And although Prager and Trow-

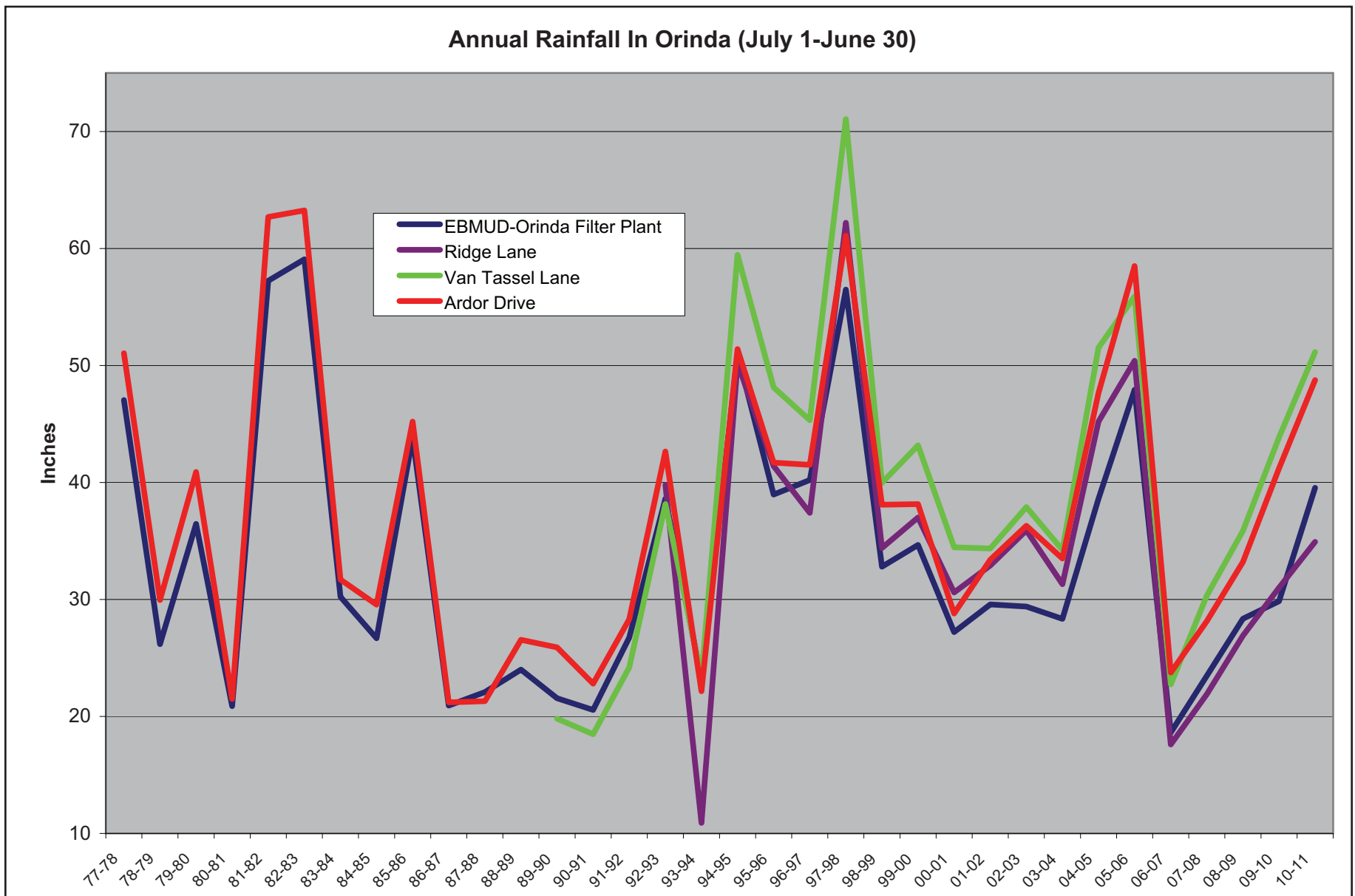
bridge live in the same neighborhood, they have observed variations in both rain and temperature. "Oh yes," says Trowbridge, "It's much colder down where Allan lives."

*Why do they do it?* "We are interested observers," says Trowbridge, "What I really look at is the average rainfall figure. When it's cloudy out a lot, it can be misleading," she says. "And there's so much variability," adds Prager, "I like to follow what month it rains and how much." And all three agree that when a lot of rain falls in Orinda in a short period of time, problems arise. "I want to know if there is going to be a slide in the neighborhood," says Watson. "Rainfall impacts how you manage properties in

Orinda. The houses sit on hills, in valleys, and many are heavily populated with trees."

*How do they do it?* A rain tracker must be observant, curious by nature, interested in her surroundings, and compulsive—or at the minimum quite diligent. S/he must keep the rain gauge level and in an open area without any overhang from the building, trees, or other foliage and remember to take measurements daily. And it helps to know the rainfall lingo: meniscus (measure from the bottom), trace precipitation, fog drip, storm cells, etc., and that the standard rainfall calendar runs from July 1st to June 30th. ... continued on next page

Annual Rainfall In Orinda (July 1-June 30)



When the neighbors call... Rain trackers routinely gets calls asking about weather and outdoor plans. They ask me, "Is October safe?" says Trowbridge. When her daughter planned her wedding in late May three years ago, Trowbridge thought it was a pretty safe bet. "Turned out it rained in the morning, but fortunately it stopped," she says. When Prager's daughter chose an early September wedding date with an outdoor reception, he checked

the rain records and felt pretty confident that they would stay dry. His prediction held. But who knows, as the rain trackers say, there is so much variability.

So will it be a rainy year? "There is no way you can know in December if it's going to be a dry or wet year," says Prager. He has analyzed how much rain falls in the area by late December, based on his data over the last twenty year. Early rainfall ranges from as little as three

inches by December to as much as 20 inches and can represent anywhere from 15% to 52% of the year's total rainfall. [See a summary table of his rainfall data] So whether it will be a wet winter will require you to wait and see.

**Calling all rain trackers:** If you have been tracking the local rainfall patterns, we want to hear from you. Tell us about it at [storydesk@lamorindaweekly.com](mailto:storydesk@lamorindaweekly.com).

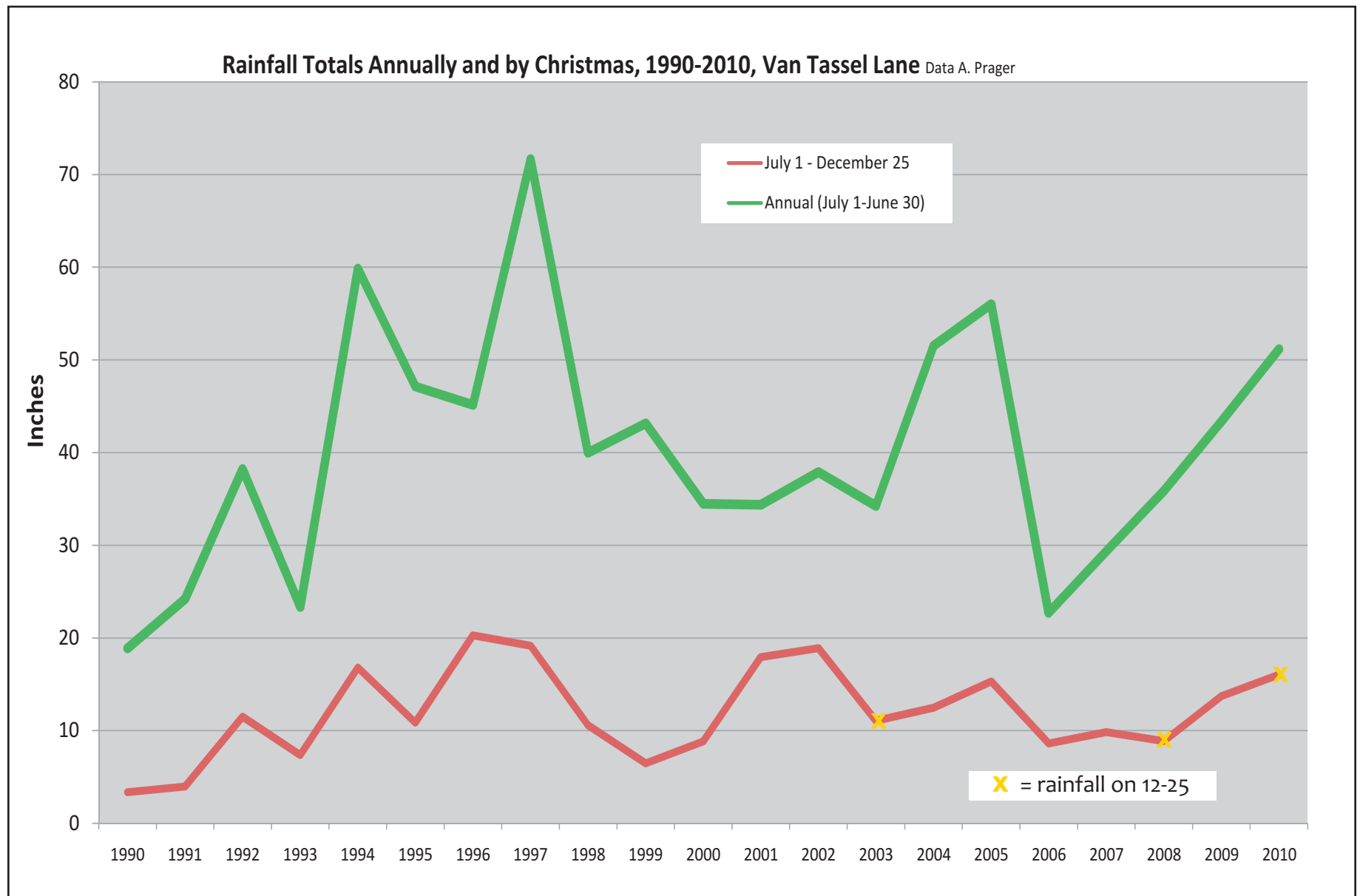
**Related**

Contra Costa County's Rain Gauge with daily rainfall measurements from Orinda (fire station 43) and Moraga (SMC) and cumulative annual data <http://www.co.contra-costa.ca.us/index.aspx?NID=1455>

EBMUD's Daily Water Supply Report with daily, monthly, and seasonal data: <http://www.ebmud.com/daily-water-supply-report>

The Cutting Edge Use of Water Use and Reuse (in Lamorinda): <https://www.lamorindaweekly.com/archive/issue0507/The-Cutting-Edge-of-Water-Use-and-Reuse.html>

Orinda Can See the Forest for the Trees—another story with Allan Prager: <http://www.lamorindaweekly.com/archive/issue0324/Orinda-Can-See-the-Forest-for-the-Trees.html>



## The Ebb and the Flow

by Andi Peterson Brown

While most people are aware that our real estate market is part of the broader economic cycle, many people do not realize that there is also a seasonal influence affecting market activity throughout the year. And when it comes to this annual cycle, all months are not created equal. Sleepy August cannot hold a candle to lively May and bubbly June. And poor January. It tends to get lost in the shuffle.

Why is there an annual real estate cycle? The answer is actually quite logical. The spring and early summer weather is the perfect backdrop for selling a home. Gardens are blooming, the sun is shining, and it's easy for buyers to get out and see what's available. Many of those buyers want to be in their new home before the start of the next school year. Thus, market activity is almost always at its highest during April, May, and June. We tend to see activity drop off around the beginning of August as both buyers and sellers take their vacations and enjoy their summer days. Here in Lamorinda, once the school year kicks in and routines are established, there tends to be a second surge in market activity. This "mini-spring" lasts through the beginning of November, but once Thanksgiving hits, market activity usually drops off. Most people are in holiday mode, and buying or selling real estate slides onto the backburner if it is not a necessity.

By keeping this annual cycle in mind, both buyers and sellers can make the seasonal market work in their favor.



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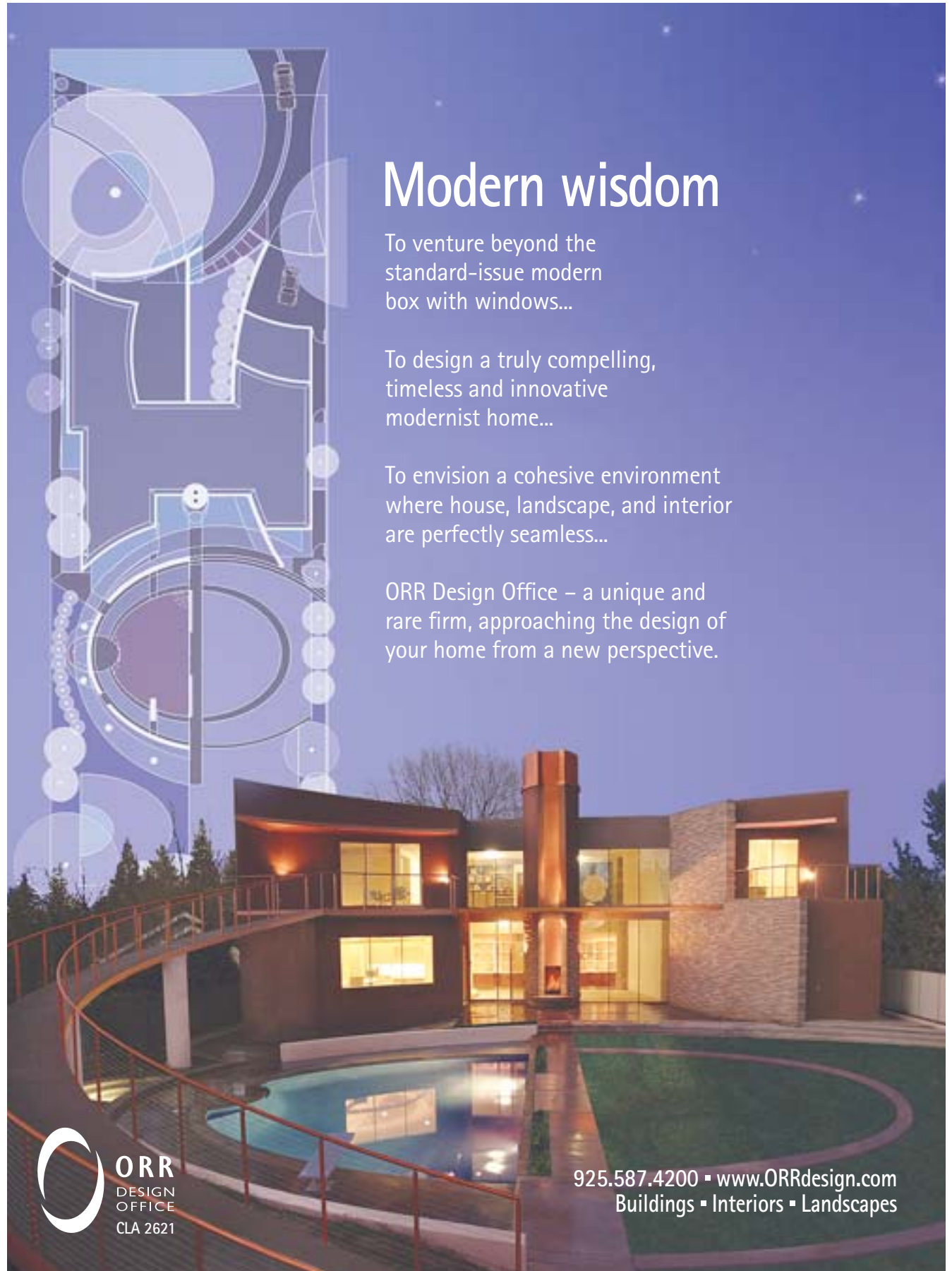
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- 2) Buy a home in Lafayette, Moraga, or Orinda, in a rare buyer's market.
- 3) Sell in the under \$1,000,000 range in Lamorinda, where sales are now improving, and move up to your dream house in a higher price range where the best negotiating opportunities 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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### Single-Story Charmer

Just Sold



18 Wandel Drive, Moraga

This 3 bedroom, 2.5 bath home on a level lot has 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. There are two wood-burning brick fireplaces, hardwood, & exposed wood-beamed ceiling, plus an office/bonus room with half bath attached.

**Sold for \$640,000**



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# Digging Deep-Gardening with Cynthia Brian

## *Grape Expectations & Fall la la la la*

By Cynthia Brian

*“Let us go early to the vineyards to see if the vines flourish, whether the tender grape appear, and the pomegranates bud forth. There I will give thee my love.” - Song of Solomon 7:12*

Growing up in the vineyards of Napa County, all our grapes had been hand picked and hauled to the winery crushers by this time of year. Our hands and feet were stained purple and on the warmest days, our special treat was a swim in the water filled grape tanks reeking of fermentation. October was the beginning of walnut season when my dad shook the trees with a self-fabricated arm attached to the Ford tractor while we children kneeled in the dirt clods tossing the falling nuts into five gallon buckets for sorting at the dehydrator barn. By the end of the month, we celebrated with a harvest hoot-enanny. Our hands were now stained green, our knees were brown, and undaunted, our feet tapped the two-step.

It's late September and my backyard grapes are just beginning to color. The Pinot Noir exhibit a blush of purple tint, but no sweetness. The berries are full, the leaves bright, yet despite recent hot days, even my table grapes, Thompson seedless, Muscat, and Rieber are not ready for consumption. The only sweet, juicy grapes dangling from my arbor are aptly named, Sweetwaters. (I'm munching on them as I write.) The vineyards where I grew up have only recently delivered Chardonnay, Sauvignon Blanc, and Chenin Blanc to the Napa Valley wineries. The Merlot, Zinfandel, and Cabernet Sauvignon await picking, with their sugar levels near perfect. Because of the odd weather conditions of the year, the yield is small.

Lamorinda boasts a rich grape growing precedent with a 125 year-old history. The Lamorinda Wine Growers Association (LWGA; [www.LamorindaWineGrowers.com](http://www.LamorindaWineGrowers.com)), dedicated to sustainable farming and community building, is re-establishing the area's love of the vine and wine along with our pleasant pear past. *... continued on next page*



*Clusters of the 2011 crop of Pinot Noir grapes await hand picking at Captain Vineyards in Moraga*



*Fall colors over Monet's lily ponds at Giverny, France*



Although local grape growers are experiencing late ripening crops, Sal Captain of Captain Vineyards in Moraga who farms 3500 vines, the largest amount in Lamorinda, told me that production this year is better than when the season started. His wife, Susan Captain, is the President of LWGA. One of the missions of the organization is to increase resident membership as well as have Lamorinda designated as an American Viticultural Area (AVA). Prominent appellations add value and eminence in wine circles.

The varietals grown throughout Lafayette, Orinda, and Moraga span the French Bordeaux area with Cabernet Sauvignon, Cabernet Franc, Petit Verdot, and Merlot to the Rhone regions' Syrah, Petite Sirah, Grenache, Mourvèdre, and Viognier. Burgundy is represented by the Pinot Noir grape and Lamorindans also grow small amounts of Sangiovese and Chardonnay. The smallest LWGA member grower tends 20 vines. Numerous amateur gardeners dabble in viticulture and could benefit from becoming a member of a lively grass roots wine region development. Despite the small quantity of bunches, growers talk about the great expectation of a high quality wine production. Will 2011 become known as collectible vintage year?

Last year at this time, I was privileged to visit the gardens of Giverny and the vineyards of the Loire. The wisdom I have savored since growing up in a wine area and living in France as a student at the University of Bordeaux is that gardening and grapes meld cultures, break barriers, and entertain conversation and connection.

Fall is upon us as the harvest days begin. Naturally there is more to do in the autumn garden besides tend to our vineyards, even if you never met a glass of wine you didn't enjoy!

...continued on page D11



Loire Valley grapes hang on a trellis.

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## Cynthia Brian's Gardening Guide for October

*"Autumn is a time of harvest, of gathering together, a time of sowing." Edwin Way Teale*

**O**ctober is not only about ghosts, ghouls, goblins, and gremlins. We harvest our dreams with fall clean-up and spring preparation. Birds pecking at your lawn are not eating it. They are dining on insects that could be harmful to your lawn. The birds, even the crows featured Hitchcock classic, *The Birds*, are your friends indicating that your lawn has an invader. Clover is a positive plant in the garden and lawn because it grabs oxygen from the air and stores it in the soil. Vegetables to plant now for winter harvest include turnips, spinach, lettuces, arugula, cress, mustard, leeks, radishes, kale, Swiss chard, beets, cauliflower, and broccoli.

**DIG** and divide iris rhizomes in October. Make sure to keep a few inches of the leaves on the stems and bury the roots two inches deep, eighteen to twenty inches apart.

**PULL** weeds before they go to seed. Do not put weeds with seedpods on the compost pile unless you want a yard filled with unwanted visitors next spring.

**EXPERIMENT** by planting a variety of lettuces to keep your salads fresh all season. You can even plant in a pot on a sunny windowsill and snip often.

Clip the micro greens as they sprout for delicate, delicious delights.

**CONTROL** black spot and powdery mildew on roses with non-toxic Serenade with the active ingredient, *Bacillus subtilis*, a soil bacterium that discourages plant fungi.

**TUNE** up your garden by pruning back overgrown shrubs, adding a new pathway, or enlarging a cutting area.

**ENROLL** in a course on edible gardening, native plants, or composting.

**AMEND** your hard clay soil with large amounts of compost.

**INSTALL** a hedge to add structure, privacy, and definition to your landscape. Decide whether you want deciduous specimens such as lilac, forsythia, or cranberry bush, or evergreens like privet, boxwood, or holly.

**PRUNE** your berry bushes, including summer raspberries, blackberries, and blueberries by removing dead canes, thinning new canes, weeding around the plant, then mulching with wood chips to keep the weeds out, nutrients in.

**PROPOGATE** perennials for free by taking root cuttings now through December as the plants go dormant. Dig up a clump, cut several firm, healthy roots.

Trim into two or three inch sections making sure to remember which end is up. Plant either in pots or directly in the ground. Good choices include asters, Oriental poppies, acanthus, primulas, phlox, and rudbeckias.

**REPAIR** birdhouses so that overwintering birds such as bluebirds, chickadees, and nuthatches will have a warm, safe, cozy place to rest during the upcoming cold nights.

**INCREASE** bird feeders in your yard as birds consume more food in fall and winter.

**SUPPORT** local viticulture by joining the Lamorinda Wine Growers Association. The monthly meetings include libations.

For information visit <http://www.lamorindawinegrowers.com/>

**WALK** in nature when you feel stressed to kick up your cognitive performance. A stroll through a park, a jog around the Lafayette Reservoir, or a simple skip through your back yard will do wonders for your mental fatigue.

**SAVE** seeds from your favorite annuals, herbs, and vegetables by gathering, drying, labeling, and storing. I love to pick the seed pods from fennel stalks, dry them on a cookie sheet, place in an airtight jar and use for seasoning fish, fruit, salads, soups, and savorys all winter.

**IMPROVE** your health by adding apples and squash to your diet this month.

**RESCUE** honeybees from water sources when they have fallen in. These workers have pollination duties to complete before the winter storms.

**EXPLORE** the nursery aisles to plan your purchases of your spring flowering bulbs including tulips, daffodils, muscari, narcissi, hyacinths, frittilaria, Dutch iris, alliums, and lilies. Tulip bulbs need to be refrigerated (not frozen) for at least six weeks before planting.

**ROAST** seeds from squash and pumpkins by first cleaning, drying, soaking in salted water, then baking at 375 degrees until golden brown.

**ENSURE** adequate root growth before frost by planting your favorite garlic varieties. Mulch but don't allow cloves to be soggy wet or they will rot.

**TIE** dried corn stalks together to add to your front door fall décor.

**HARVEST** the remainder of ripe produce before the end of the month-apples, Asian Pears, peppers, Swiss chard. Eat the last of your fresh-from-the-vine tomatoes then freeze or can the rest.

Stop watering your summer crops to force last minute produce to ripen.

**TOAST** the full moon with a glass of Lamorinda produced wine! Wishing you grape adventures.

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Whether Mother Nature surprises us with warm or cold weather, this is an optimal time to fertilize and augment the soil. Because temperatures will be getting cooler as days get shorter, the nutrients in fertilizers can do their job to balance growth in roots and shoots.

Tomatoes took a long time to ripen this the summer, and now gardeners are reaping bushels of ripe, juicy produce. Be vigilant in harvesting your zucchini, cucumbers, melons, eggplants, carrots, kale, and beans before a cold spell hits. If you are ready to prepare your potager or vegetable garden for the following year, stop watering which will encourage your plants to push for that final crop before withering. Cut back your tomato bushes, toss them in the compost bin, and fry those green tomatoes which will not continue ripening once frost hits.

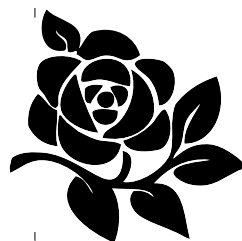
Leaves are starting to turn colors and flutter to the ground. Rake them and put them in the compost pile to amend your soil in a few months. With the dazzling, captivating, changing colors of the foliage, take photos of a tree or bush in your garden from the same angle every day to chronicle the evolution of nature.

If you are installing or repairing a lawn, October is a prime month to get the job done. Are you seeking the perfect pristine lawn seed? Many of you emailed me if such a discovery existed after last month's Lawn Ranger column. Since Halloween is this month, I saved this announcement as it may be so scary that you'll be calling your mummy! The USDA approved a new genetically modified Kentucky Bluegrass from Monsanto this past July that is engineered to resist weed sprays like Roundup. Targeted for golf courses, opponents argue that this new GMO weed-free lawn may cause birth defects. Since perfection is not my plight and I am neither a golfer nor pregnant, I'll let you decide if this development is a dream come true or a hellish nightmare!

Enjoy the rustling of the autumn leaves, the wine from the vine, the changing of the color guard, and the final bounty from your garden efforts. Howl at the harvest moon as Halloween is around the corner. Start gathering willow twigs for your magic wands and bewitching herbs to brew dervish drinks. The holidays will be upon us soon, but for now, we can chant merrily, "fall la la la la."



Orange and yellow spider dahlias burst with autumn hues.



# MORAGA GARDEN CENTER

## Annual Fall Sale Ends Oct. 31<sup>st</sup>

5 Gallon  
**Roses**  
reg. \$30<sup>00</sup>  
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**20% Off**  
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 Orindawoods desirable end unit 2+bd/2.5ba townhome w/many custom features. Wonderful light, hwd flrs, vaulted ceilings, lovely decks. 2500+ sf w/sep ofc, formal DR, LR w/game alcove.  
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 Wonderful 1700 sf 3bd/2ba home on .25 acre in Orinda Country Club. Kitchen and master have been updated, 2 storage rooms. Patio.  
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 Gorgeous 4bd/2.5ba custom trad in coveted OCC neighborhood. Vaulted ceilings, spectacular windows w/view of Lake Cascade! Pvt end of cul de sac. Gourmet granite kitchen. Fab fam rm w/frplc, deck, access to lvl lawn/yard.  
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 Paradise in Orinda! Idyllic 3.10 acre 2bd/2ba secluded magical retreat seldom found in area. 3 separate structures includes guest house set amongst oaks, redwoods & madrones. Must see to believe!  
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**361 Tahos Road**  
 Tons of style + tons of space combined for a dramatic 6bd/4ba home of space & light. Incredible pool/patios. Vineyard, privacy, views & convenience all together. Super style, gorgeous outside, front courtyard.  
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**5 Sunrise Hill Court**  
 Wine country inspired traditional! Newer 5bd/3.5ba home, remodeled - fabulous floor plan. Cul de sac location. Sprawling lawns plus VINEYARD!  
[www.5SunriseHillCt.com](http://www.5SunriseHillCt.com)  
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**5 Woodcrest Road**  
 Your own pvt retreat conveniently located nr schls & commute. Spectacular 3900 sf thoughtfully renovated 4bd/2+ba hm w/open floor plan with all romms opening to outdoors. Total privacy, lvl yd & pool.  
**Offered at \$1,865,000**



**MORAGA**   
**101 Brookline Street**  
 Detached spacious 2bd/2bath + ofc in MCC. Wimbledon model, large bedrooms, vaulted ceilings. Great views from top of the hill. Flat yd in back, potential patio, dog run, etc. Brand new redwood decks.  
**Offered at \$710,000**




**MORAGA**   
**41 Greenfield Drive**  
 Spacious Harold Smith 3bd/3ba rancher, lg kitchen/fam rm combo. Gorgeous backyard w/lvl lawn & patio. Convenient location close to schools, shopping, trails, park & transportation.  
**Offered at \$899,000**



**LAFAYETTE**   
**960 Hawthorne Drive**  
 Trad 3bd/2ba hm in trail neighborhood. Hdwd flrs, Fr doors, wood windows, lovely deck for entertaining. Flat yard w/lawn & views. Nr K-8 schls, trail, shopping, restaurants and library. Sgl lvl, 1377 sf, .25 ac lot.  
**Offered at \$749,000**



**LAFAYETTE**   
**1017 Dyer Drive**  
 Delightful totally renovated 4bd/2ba trad rancher. Granite & stainless kitchen, updated baths, wood flrs thruout. Dual panes, walk to Starbucks, shops, restaurants, library. Quiet cul de sac, lovely lvl yd/lawn.  
**Offered at \$768,000**




**LAFAYETTE**   
**2950 Windtree Court**  
 Sprawling remodeled one story 4bd/2.5ba rancher on flat lot! Close in location! Lafayette schools! Flat. .65 ac lot on cul de sac!  
[www.2950WindtreeCt.com](http://www.2950WindtreeCt.com)  
**Offered at \$1,095,000**



**LAFAYETTE**   
**1847 Reliez Valley Road**  
 Newly renovated w/high style & fully updated amenities & quality features. Lg new Chef's kitchen with adjoining family rm & formal living/dining rms plus stylish master suite. Lots of bedrooms, new baths.  
**Offered at \$1,095,000**



**LAFAYETTE**   
**1089 Rahara Drive**  
 Happy Valley treasure! Timeless style. A classic 4bd/3ba beauty totally updated w/ stunning architectural detail. Light & spacious, high ceilings, Fr drs, spectacular .55 ac, great neighborhood.  
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