

Lamorinda OUR HOMES

Lamorinda Weekly Volume 06 Issue 2 Wednesday, March 28, 2012



Digging Deep with Cynthia Brian

...read on page D7

Seismic Retrofitting Lamorinda Homes

By Cathy Dausman



Retrofit bracing



Retrofit anchor bolt with plate washer (on left) shown next to original anchor bolt and small washer.

Earthquakes, large and small, are an ever-present Lamorinda possibility, since the area lies between the Hayward and Calaveras faults. While earthquake preparedness may focus on sheltering in place, many of us give little thought to ensuring that our “shelter” is habitable after a large earthquake. Lafayette resident Mason Walters believes “the best way to live in the state is to make the home safe.”

Walters is a registered structural engineer with 30 years’ experience. A principal at Forell/Elsesser in San Francisco, Walters’ local projects include retrofit work on Oakland City Hall after the 1989 Loma Prieta earthquake, and seismic isolation design work for San Francisco’s BART and U. C. Berkeley’s California Memorial Stadium. He also spent the past 23 years taking his own advice and seismically retrofitted two homes

he owned in Lamorinda.

Older homes (those built before 1970) are less earthquake resistant than newer ones, explains Walters, because legislators didn’t update the state’s uniform building code until after the 1971 San Fernando (Sylmar) earthquake. Even today, no one is legally required to retrofit their home or to even purchase earthquake insurance. ... continued on page D4

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Moraga - This 3-bedroom, 2-bath home is located on a quiet court with quality amenities throughout. Charming curb appeal, high ceilings, hardwood floors, crown molding, new paint inside & out, lots of natural light, custom cabinets and upgraded appliances in the kitchen. The backyard is private while still providing views of the nearby hillsides, and offering a spa, decorative arbors, and brick patio.

Offered at \$799,000

WALK TO DOWNTOWN AND SCHOOLS



Lafayette - Sophisticated and stylish, limestone accents, hardwood floors, large picture windows, skylights, high ceilings, large decks, amazing views, and a neighborhood tennis court and pool. The perfect entertaining home! Tranquil front courtyard, quiet location, private road.

4 Bdrms., 2 bath, bonus room w/entry, 2,996sf., .39 acre. Views!

Offered at \$1,159,000

ONE OF A KIND ESTATE



Lafayette - This magical estate nestled on approximately 2.4 acres with gated entrance and enchanting oak forest features exceptional details throughout. Enjoy 5 bedrooms, 5 1/2 bath, approximately 5620 sf floor plan, broad windows & glass doors, rich Millwork, gourmet kitchen, magnificent living room, and remarkable grounds that include a shared tennis court and 2 pool sites. Close proximity to schools, shopping and highway

Offered at \$3,100,000

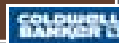


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Lamorinda Home Sales recorded

| City | Last reported: | LOWEST AMOUNT: | HIGHEST AMOUNT: |
|-----------|----------------|----------------|-----------------|
| LAFAYETTE | 4 | \$184,000 | \$1,950,000 |
| MORAGA | 6 | \$425,000 | \$1,155,000 |
| ORINDA | 4 | \$695,000 | \$1,100,000 |

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

501 Bavarian Court, \$900,000, 3 Bdrms, 1968 SqFt, 1972 YrBl, 3-1-12;
Previous Sale: \$440,000, 06-30-99

874 Las Trampas Road, \$184,000, 3 Bdrms, 1566 SqFt, 1948 YrBl, 2-22-12

1590 Rancho Del Hambro, \$1,950,000, 4 Bdrms, 5228 SqFt, 1993 YrBl, 2-27-12;

Previous Sale: \$1,060,000, 01-20-95

3320 Sweet Drive, \$780,000, 3 Bdrms, 1431 SqFt, 1953 YrBl, 2-24-12;

Previous Sale: \$765,000, 09-04-09

MORAGA

1935 Ascot Drive, \$425,000, 2 Bdrms, 1613 SqFt, 1973 YrBl, 2-22-12;

Previous Sale: \$275,000, 11-16-98

188 Calle La Montana, \$839,000, 4 Bdrms, 2415 SqFt, 1973 YrBl, 3-2-12;

Previous Sale: \$58,500, 09-25-73

3727 Campolindo Drive, \$605,000, 4 Bdrms, 1785 SqFt, 1967 YrBl, 3-2-12

41 Greenfield Drive, \$860,000, 3 Bdrms, 2325 SqFt, 1968 YrBl, 3-1-12;

Previous Sale: \$840,000, 08-11-03

206 Paseo Bernal, \$530,000, 3 Bdrms, 2117 SqFt, 1979 YrBl, 2-27-12;

Previous Sale: \$690,000, 07-15-05

160 Valley Hill Drive, \$1,155,000, 3007 SqFt, 1956 YrBl, 2-22-12;

Previous Sale: \$1,175,000, 02-28-11

ORINDA

76 Acacia Drive, \$785,000, 4 Bdrms, 2220 SqFt, 2007 YrBl, 3-2-12;

Previous Sale: \$464,000, 01-03-07

188 Alice Lane, \$1,100,000, 4 Bdrms, 3831 SqFt, 1990 YrBl, 3-1-12;

Previous Sale: \$1,020,000, 01-24-02

30 Tara Road, \$695,000, 4 Bdrms, 1704 SqFt, 1952 YrBl, 3-1-12

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91 Acacia Drive, Orinda \$1,150,000
3 BR + office/ 3.5 BA 3041 SQ FT

Sunny OCC Mid-century modern. Courtyard surrounded by walls of windows.



PENDING!



21 Hardie Drive, Moraga
4 BR / .9 AC \$995,000

PENDING!



5 Netherton Court, Moraga
5 BR / 2.5 BA \$1,210,000

SOLD!



775 Augusta, Moraga CC
\$1,285,000

SOLD!



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Seismic Retrofitting Lamorinda Homes

... continued from page D1



Foundation plate brace, connects concrete foundation to mud sill

Since most Lamorinda homes are of post WW II platform frame construction style, retrofitting is fairly easy. Walters chose to retrofit his home from bottom to top rather than to buy earthquake insurance, and was willing to invest money he would have spent on premiums over several years' time to do so.

Walters suggests homeowners focus on retrofitting four things, in order of importance: gas water heaters, the foundation bolting and the "cripple wall," the walls above the floor, and the roof. The aim is to support everything from the ground up.

First, access the home's crawl space and inspect the building framework to evaluate how well it is secured to the foundation. The framework should be bolted into the mudsill (the horizontal wood laid over the concrete foundation). Strong earthquakes have dislocated houses from their foundations and caused them to collapse if bolting is nonexistent or inadequate. The current building code for new buildings requires 5/8 inch diameter bolts with plate washers, and this is the normally-used size for additional anchor bolts in a retrofit.

The cripple wall is a short transitional stud wall between the house's foundation and first floor framing. It bears the brunt of seismic action. Often the cripple wall has only a veneer of stucco or horizontal wood siding, neither of which has structural bracing value. One approach to retrofitting a cripple wall is to sheath the inside face with plywood or other structural wood sheathing. (Free retrofit plans can be found online at <http://quake.abag.ca.gov/residents/planset/>.)

A similar approach can be used to strengthen the main walls above the first floor. Retrofitting these walls is significantly more costly and would require the help of an engineer, but it provides better seismic performance than simply retrofitting the cripple walls.

Walters has never heard of a "fully sheathed" home sustaining serious damage in an earthquake. Walters' father actually built such a home in the San Fernando Valley in the early 1950s, using plans that were advertised in a Popular Science mag-

azine. That house weathered two large, nearby earthquakes and numerous aftershocks without any apparent damage.

Most houses sided with grooved plywood, or "T1-11," have some measure of seismic bracing already. Houses with only horizontal siding (without plywood beneath) are the weakest of wood homes. Those homes can be strengthened by adding plywood sheathing. Older homes may also have "cut-in" or "let-in" bracing (where studs have been cut to make way for braces). These types of bracing are of little help in a large earthquake.

Large windows and garage doors are also seismic weak spots in a house, says Walters, as is any finished space over a garage. In these cases, consult an engineer before proceeding.

A gas water heater should be strapped down and braced to prevent an earthquake-caused gas line rupture. A plumber is required to strap and brace new water heaters, but if you install the item yourself, secure it carefully with materials from a lumber or hardware store.

Lastly, look up to your roof.

A wood shingle or wood shake roof may have only tar paper and "skip sheathing" (spaced boards) between the shingles and rafters. This type of sheathing offers little seismic bracing value. In contrast, asphalt shingled roofs are usually built over a base layer of 1/2 inch plywood or structural sheathing, which provides an effective "seismic diaphragm." The use of clay, ceramic or concrete roof tiles adds significant seismic inertia and may require additional seismic bracing, or the house can become top heavy and do serious damage.

While it may seem expensive to earthquake retrofit your home, Walters points out that today's economy makes it "a good time to get a fair price" on any work.



An example of cut-in braces on a cripple wall that does not offer seismic bracing

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Lafayette. Check out this central location. Chef's dream kitchen in this beautiful 4 bed, 4 bath, 4 level 4800 SQFT family home! Pebble Tec pool and spa, level 1/2 acre lot. Terrific value! **\$1,050,000.**

Jay Puckett
925.639.0301
jaypuckett@gmail.com



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Gateway to Alhambra Valley - This well-priced parcel tucked at the end of a quiet cul-de-sac awaits a new owner to build their dream home. At the entrance to Alhambra Valley, it is located convenient to commute and schools. **\$199,500**



Lafayette Beauty - Pride of ownership abounds in this single level 3bd/2ba home with a level entrance and panoramic views. Updated kitchen and baths, a new redwood deck, open wooden ceilings, hardwood floors, and peaceful cul-de-sac location are just a few of the wonderful amenities this home possesses. **\$825,000**



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Local Resident Gets National Recognition for His Household Tip

By Sophie Braccini



The ice-catcher

Photo provided

New Listing - Orinda Country Club Pristine Property!

www.18LasCascadas.com



18 Las Cascadas Road, Orinda

The home offers five bedrooms, four and a half baths, and four thousand plus square feet of living space. Some amenities include: dramatic nine foot ceilings, oversized windows in all rooms to capture natural light and provide wonderful views. The fifth bedroom has an outside entrance and is perfect as an office, gym, or au-pair. Located in Orinda's most desirable area with award winning schools, just minutes to shopping, the freeway, and BART. **Offered at \$1,500,000.**

Elegant property and lovely custom home nestled on a beautifully landscaped hillside lot – elevated for views and privacy – this home provides a traditional floor plan with a contemporary flare. Designed by Architect Christopher Volkamer.



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Isn't it unpleasant to have ice jump all over the floor when using the refrigerator ice dispenser? Unpleasant and even dangerous, as William W. (Bill) McCandlish experienced when his wife almost slipped on one of those loose and hard-to-see ice cubes. But McCandlish is not one to be intimidated by a fridge.

The retired mining engineer has a practical mind and likes to use household things to solve problems. "I was repairing a vent deflector that someone had stepped on when, looking at it upside-down, I thought it would make a great ice catcher," said the Moraga resident. The deflectors have magnets at each end to attach to heating vents, so it did not require any work to be converted into an ice-catcher. If the magnets won't stick, McCandlish recommends using hot glue.

McCandlish has been a reader of The

Handyman Magazine for years. Every month the publication highlights a particularly ingenious element designed by one of their readers. "I decided to send them an email describing the system with a few jpeg pictures to illustrate it," McCandlish said. "I was happily surprised when they called me about it."

"McCandlish's entry, 'Ice Cube Catcher,' was chosen from more than 1,500 DIY tips submitted [this] year to appear in The Family Handyman's most popular section, 'Handy Hints,'" said Doug Ruchefsky from The Rosen Group. "'Handy Hints' celebrates the true spirit of ingenuity where homeowners offer inventive ways to tackle tricky home repair issues, as well as recycle and 'upcycle' DIY materials." McCandlish's tip will be featured in the April issue of The Family Handyman, a national publication that reaches 4.6 million people each month.

Field of Greens

Digging Deep with Cynthia Brian

"Sitting quietly, doing nothing, Spring comes, and the grass grows by itself." Zen Saying

By Cynthia Brian



Tender, spicy shoots of wild arugula....Cynthia's favorite forage. Photos Cynthia Brian

All winter long the Lamorinda hillsides struggled to shed their golden grasses as they thirsted for showers of life giving rain. Finally the precipitation carpeted the landscape in lush emeralds where grass seeds sprouted producing weeds that feed.

My husband believes that I was born to be a bunny. Not the curvy sirens published in the pages of men's magazines, but the hungry hares hopping over hillsides breakfasting in our backyards.

Yes, I confess. I eat weeds. I am a forager. Everyday I scour my property for edible flowers and leaves. I've never met a field of greens that I haven't snipped, sampled, and savored.

Both wild and propagated, I assure you that you, too, can fill your pantry with nutritious, delicious fresh herbs, lettuces, shoots, leaves, and vegetative discoveries if you take the time to get to know the genuine food of nature.

In my obsession to get you up, out, and gardening this year, I aim to introduce you to the scrumptious salad bowl of edible weeds awaiting your dressing.

First, a cautionary warning: Before eating an unknown plant, make sure to definitely identify it to be certain that it doesn't contain poisonous or irritant properties. Poison hemlock and wild carrot truly look alike, especially to the untrained eye. Hemlock killed Socrates and it can kill you. ... continued on page D8

Two Great Orinda Country Club Homes!



46 El Gavilan

Mid Century Modern impeccably REMODELED with clean lines, geometric simplicity & neutral colors. Enjoy PANORAMIC views from many rooms with walls of glass. UPDATED showcase kitchen, 2 modern baths, 4 large bedrooms, bonus play room/office, big family room. Great Patio/level play area off of kitchen!!

Exceptional. \$1,175,000.



25 La Campana

Cute, cozy Carmel charm inside & out with a fabulous yard. Updated yet original charm is maintained. 3 bedrooms and 2 baths, beautiful light-filled rooms, hardwood floors, many newer dual pane windows, a country kitchen, views, and 2 studio/cottages in the garden for work or play. Enjoy level lawns, a private deck with a spa and sunset views.

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It's April in Lamorinda For Real Estate



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Field of Greens

Digging Deep with Cynthia Brian

... continued from page D7

With that proclamation, let's eat our lawns. As long as you haven't applied insecticides, pesticides, or non-organic fertilizers, your organic turf may be your ticket to a free feeding frenzy. Dandelions, chicory, chickweed, purslane, cresses, violets, and prickly lettuce are common specimens growing in Lamorinda backyards. Whether we want to admit it or not, a weed is merely a plant growing where we don't want it to grow. All of these "weeds" are actually cherished cultivars in other cultures. In Greece, on the island of Crete, the residents rank amongst the healthiest people in the world with zero heart disease, almost no dementia, cancers, or other diseases. Their diet consists of colossal amounts of foraged greens, which supply a maximum amount of vitamins and nutrients. The Mediterranean diet is healthy and effective because of the plentiful consumption of wild vegetation.

My current personal favorite is wild arugula. Both the leaves and the flowers provide a tasty, peppery flavor to my salads, sandwiches, and soups. I'm also a huge fan of wild garlic mustard with its sharp, pungent essence. Raw, steamed, sautéed, or stir-fried, these are great sources of calcium and iron. Whether it is sorrel, chives, thistle, calendula, or Miner's lettuce, the dietary content of wild greens is generally more nutritious than anything you can purchase at the supermarket. Depending on the specific greens, you'll ingest high concentrations of vitamin A, C, beta-carotene, zinc, manganese, fiber, and omega 3s.

Besides consuming my "rabbit chow," my garden supplies me with carrots, Swiss chard, cabbage, kale, leeks, lettuces, dill, fennel, parsley, spinach, onions, peas, beans, beets, and radishes. I'm sowing new varieties from Renee's Garden Seeds this season including tricolor pole beans, Oregon giant snow peas, wasabi arugula, jewel toned beets, specialty eggplants in an Asian trio, and, of course, butterfly and hummingbird garden favorites.

Discover these yummy edibles in your garden and instead of eradicating them, embrace them into your culinary creations. Whether you forage or cultivate, venture where the wild things are. (Don't harvest from roadsides, city streets, dumps, or places that could be contaminated, and always wash all gatherings.)

Chickweed
Chicory
Dandelion
Fennel
Henbit
Lamb's Quarter
Milk Thistle
Plantain
Prickly Lettuce
Purslane
Sorrel
Shepherd's Purse



Deep green, nutrient rich leaves of Swiss chard.



The word "dandelion" comes from the French "dent de lion" meaning lion's tooth because of its serrated leaves.



Lacy fennel with yellow fennel blossoms with forget-me-nots interspersed.



Blue periwinkle, also known as vinca minor, is not edible. It's a great ground cover.

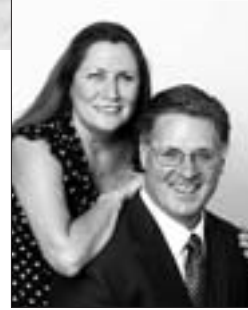
Spring has sprung. Let the grass grow while you bunny hop to your own personal field of greens.



Pick up any fallen camellias to avoid blight.



Cynthia's lop eared rabbit, Monet, wishes you a Happy Easter Bunny!



*Paul Ratto &
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Utility Right-of Way

Pruning for utility line clearance does not always follow desirable pruning techniques in regards to appearance and health of the tree. In this situation, the needs of the utility right-of-way take priority over the tree.

When you have a tree under a power line that requires frequent reduction by the utility co. it's important to have proper pruning before, or have the tree removed, and plant a tree with the criteria (i.e. size and placement) that should be determined by an arborist, so that a tree's health and appearance will never be compromised by the need for utility pruning. So don't wait until it's too late, call your local ISA Arborist at Advance Tree Service and Landscaping to help you determine your choice for the perfect tree.

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Cynthia Brian's Gardening Guide for April

"Spring is the season for entering the fertile fields of life with seed, knowledge, commitment, and a determined effort." Jim Rohn

Over the mild winter, my vegetable garden was fabulously overtaken by feral foliage, many of which I've enjoyed as edible delicacies. Now that it is time to prepare the soil for my new seeds, I must edit judiciously. The poison hemlock and the pretty periwinkle will go, but the wild dandelions, arugula, mustard, calendulas, and miner's lettuce will remain until their life expires. As I listen to the croaking of the frogs mating in my pond during the night, I dream of my garden. With these first days of spring, my spirits soar as I dig my paws into the awakening earth. Aw, the renaissance of nature is within my grasp. Breathe in the energy and enthusiasm of new growth.

- CREATE a spring garden room to make your property more intimate and gorgeous by building or buying a pergola or arbor.
- ADD a mirror flanked by evergreens to a porch to enhance the space.
- IMPROVE your soil by digging in organic matter and humus.
- REMOVE deep-rooted weeds such as dandelions from your garden by hand. Eat them!
- DECREASE the spread of crabgrass by applying a pre-emergent that keeps seeds from germinating.
- PROTECT tender shoots from rascally rabbits and destructive deer with light-weight cloth covers until your plants are off to a strong start.
Old bed sheets work well.
- AERATE your lawn to improve the absorption of moisture and fertilizer before reseeding.
- PRUNE a few boughs of brilliant blue blooming rosemary for your kitchen vase. Enjoy the beauty, fragrance, and sprigs of gastronomic flavor.
- HARVEST the tender leaves of wild mustard, arugula, purslane, and dandelion. Add to salads and sandwiches for a surprising snap.
- REFRAIN from cutting back daffodils until they are as crisp as a cracker. They need to replenish the nutrients to the bulb for next year's floral explosion.
- SPRUCE up your home entry with spring in a basket! Buy four-inch pots of plants that accent your home colors to fill a rustic basket.
Add a top dressing of moss and don't forget to include tulips for that Easter ecstasy.
- KEEP picking up those dropped camellia blooms to deter petal blight.
- PLACE a vase of fresh flowers on your nightstand. Research indicates that individuals with the brightest outlooks and happiest attitudes keep blooms bed side.
- CONCEAL ugly chain link fences by planting fragrant sweet peas, scarlet runner beans, or morning glory climbers.
- MOVE plants on a cloudy day to new locations this month. Water thoroughly two hours before digging the entire root ball, plant in the new hole, water, and watch.
- FORAGE for wild greens for an adventurous fresh, nutrient rich salad.
- IDENTIFY mushrooms before using for culinary purposes. Never guess if you are not completely certain.
- CELEBRATE spring with floral, fresh, crisp wines from local agriculture. Visit <http://www.lamorindawinegrowers.com/>
- BUY homegrown heirloom plants including peppers, artichokes, eggplants, tomatoes, herbs and more at the Legacy Garden Farm in Moraga, 1370 Moraga Way, Moraga (between School Street where my office is and the Fire Department) on the weekends in April ending on Sunday, April 22.
- LIVE on the wild side at the Spring Wildflower Festival on April 14 in Sunol. www.ebparks.org or board the Wildflower Train April 14 and 28 in Jamestown. www.railtown1897.org
- GET out, get going, get gardening. It's springtime in our backyards!

Celebrate Passover and Easter in a field of greens!

Happy Gardening to You!

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Cynthia Brian
The Goddess Gardener
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My virtual door is always open. I am available as a speaker and consultant. Feel free to contact me.



Cynthia Brian with columbine, foxglove, and other garden beauties.

ASK CYNTHIA: Reader Requests



Mustard flower closeup Photo Robert Johnson

After perusing garden centers and the internet with no luck, Kelsey, a reader of The Lamorinda Weekly who enjoys Digging Deep, emailed me asking where she could find wild mustard seeds in bulk to plant on her hillside. Although they truly grow wild in our vineyards and on my personal property, I contacted my winery relatives in Napa Valley for a reliable resource on her behalf. Here you go Kelsey:

“For mustard seeds of several different varieties go to www.wilburellis.com. Click on the Agriculture link and put in your zip code for a location near you. Or contact Molly at the St. Helena, 975 Vintage Ave., St. Helena, CA 94574-0404 at 707-963-3495.”

Another avid garden reader, Susan, contacted me about vetch as an over wintering cover crop she planted. Now that it is flowering, she wants to know if she can eat it.

“Although geese and goats gloat with adoration, if you have vetch as a nitrogen cover crop, don't be tempted to dine on it despite the fact that it resembles sweet peas. It is poisonous to single stomach creatures.”



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Free Consultations

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25 La Campana
Carmel charm in & out of this 3bd/2ba OCC home. Beaut maintained, country kitchen overlooks very pvt yd. Two det studio cottages, lvl lawn areas, patio, gardens.

Offered at \$828,000



74 La Encinal
Very well maint hm down pvt lane just mins to town. Incredible views across Orinda to San Pablo Reservoir. Lovely lg rms w/ big windows & high ceilings. Tons of appeal w/ez living convenience.

Offered at \$999,000



17 Lombardy Lane
Upscale trad w/a Sante Fe flair on beautiful 1.18 ac lot in Sleepy Hollow. Updated kit adj to fam rm w/frplc; hdwd; ofc; high ceilings; dual pane; park-like backyard..

Offered at \$1,100,000



5 Risa Court
Spectacular mid-century modern, completely remodeled 4bd + ofc/2.5ba, level .25 acre on cul de sac near top-rated schools.

Offered at \$1,150,000



659 Cross Ridge Court
Lovingly maint 3bd/2ba 2356 sf trad in Orindawoods. Rarely avail 1-story; frml LR & DR; master w/lux bath; fam rm w/frplc; wall of windows & slider to pvt deck/garden.

Offered at \$1,150,000



91 Acacia Drive
Spacious living in 3bd + office, 3.5 bath home with walls of glass, set amongst mature garden & fruit trees and sparkling pool. Many custom features, top Orinda schools.

Offered at \$1,150,000



46 El Gavilan
Updated mid-century modern. 4 spacious bedrooms, 2 baths, beautiful hdwd floors, expansive views through walls of glass. Spectacular remodel!

Offered at \$1,175,000



45 Oak Road
Rare newer construction! Custom 3bd/2.5ba Craftsman circa 2008. Gourmet kitchen opens to light-filled din area/fam rm, fab mstr suite w/ pvt patio, hm ofc, huge flat grassy are, unobstructed views.

Offered at \$1,289,000



8 Lost Valley Drive
Beaut updated sgl lvl 4bd/3b + 2 half-baths in 3265 sf on serene 1.1 ac. Vaulted ceilings, gourmet kit, hdwd flrs, Andersen windows. Custom pool & spa, wonderful gardens.

Offered at \$1,295,000



18 Las Cascadas
Beaut custom blt 5bd/4.5ba 4000+ sf trad w/contemp flair, lovely views, cmplt privacy, OCC area. Hdwd flrs, hi ceilings, 3 frplcs, mstr retreat w/deck. Prof landscaped, inviting gazebo.

Offered at \$1,500,000



2 Altarinda Circle
Totally renovated & expanded sgl lvl 4bd/4ba trad on exceptional .63 ac lvl lot. Exquisite workmanship, showplace kitchen, fam rm, ofc, hdwd flrs, dual pane windows, close to Bart.

Offered at \$1,775,000



284 Rheem Blvd.
Tranquil setting - fabulous landscape & beautiful gardens. Charming 4bd/2ba trad hm offering vaulted wood ceilings, remod kitchen & baths, great home & value!

Offered at \$829,000



45 Merrill Circle
Fabulous estate setting, beaut remod 4+bd/3+ba w/quality detailing. Fr drs, crown moldings, porch & more! Picturesque garden w/grass areas, waterfalls - a pvt oasis!

Offered at \$1,750,000



895 Las Trampas
Delightful 3bd/2ba 1275 sq ft cottage style with exquisite handcrafted finishes. Fully renovated with unparalleled appeal in convenient & sought-after area. Mostly level .40 acre parcel with great curb appeal.

Offered at \$719,000



3155 Indian Way
Beaut remod 2700 sf ranch style hm steps to schl/trail. Gourmet kit, hdwd flrs, beam ceilings, huge fam/play rm. 4 bd/2.5 ba + ofc. Charming curb appeal, flat yard.

Offered at \$1,349,000



8 Hawks Hill
Absolutely stunning pano views of Mt. Diablo, hills & Carquinez straits. Custom blt in 2006 w/master suite, LR, DR, FR, kitchen on main lvl, 3 more bdrms & 2nd fam rm downstairs.

Offered at \$1,458,000

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