

# Lamorinda's Leading Independent Real Estate Firm.



**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**

## THE VILLAGE ASSOCIATES:

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