

Art Lehman Proudly Presents the Best of Lamorinda...



## New Listing!

### 1225 MONTICELLO ROAD LAFAYETTE

In the desirable Happy Valley Glen neighborhood and just up a short and winding driveway you arrive in maybe one of the most perfect settings in all of Lafayette. This contemporary single level 5 bedroom and 3.5 baths home built in 1987 on 1.31 acres offers privacy and a peaceful natural setting with panoramic views of Briones Regional Park, Las Trampas Hills and Majestic Oaks. An entertainers delight whether setting outside on one of 3 redwood view decks, by the gorgeous pool, or around the Tuscan style kitchen and adjacent family room. This home has been tastefully remodeled throughout. It has ample 7 car garage parking and a large office with a separate entrance. **Offered at \$1,795,000**



## Burton Valley Charmer

### 614 HUNTLEIGH DRIVE, LAFAYETTE

This fabulous 4 bedroom and 3 bath home is ready to move right in! It truly has the best of all worlds with incredible privacy and terrific views and still right in the heart of highly sought after Burton Valley and top rated Lafayette schools. This light and bright home has been remodeled throughout. The fabulous setting and gorgeous lawn and gardens are perfect for outdoor entertaining. You'll love the wonderful remodeled kitchen with large open floor plan with great room and vaulted ceilings and the newly remodeled bath with all the great touches that make this a very special place to live. **Offered at \$1,179,000**



Art Lehman

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## Finally! In Lamorinda Home Values and Sales are Rising

	March 2011	March 2012	% Increase
Lamorinda:			
Properties Sold*	53	67	26%
Average Sale Price	\$807,117	\$863,514	7%

\*includes town houses and condos.

For more market details, get the latest edition of the  
**2012 Lamorinda Real Estate Guidebook**

**FREE.** Go to [www.Lamorinda.net](http://www.Lamorinda.net), or call 925-550-2353

- A close look at our real estate market.
- Seven-year quarterly trend graphs by city.
- Maps and lists of foreclosure activity.
- Detail on homes for sale, pending, and sold.
- Outlook and predictions.



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Troy Feddersen  
Broker Associate  
DRE# 1835783

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*Client satisfaction: a family tradition*

18 Wandel Drive, Moraga



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 \$679,950**



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