

Now my client, in her lovely Lafayette cottage with views to the creek, has a glamorous space to entertain rain or shine, or to simply relax in with a good book.

Given that we're bathed in good weather more days than not this time of year, I'm surprised more people aren't living large outside. The biggest reasons most homeowners don't take advantage of their existing outside living space are that they're either poorly designed, don't offer protection from the sun or don't incorporate any of the standard creature comforts abundant inside. I'm here to tell you that a well-planned sunroom, enclosed porch or patio cover will change how you live in your home. When choosing what type of enclosure or addition would work best for you, here are a few things to keep in mind:

Maintenance. Do you want low, or no maintenance? There are many types of building supplies out there – reclaimed wood, synthetic and recycled materials, as well as embossed aluminum styles

that offer long-lasting durability. Some products even come with a limited lifetime warranty. Additionally, find out which options are best at lowering your energy costs and if any qualify for home energy efficiency improvement tax credits.

Climate Control. Whether you're looking for an open-air or an enclosed space think about ambient room air and how you'll control the temperature. A simple ceiling fan will afford you, and your guests, a cool breeze even on those hottest of days. Additionally, if you're looking to create an environment for entertaining large groups within an enclosed solarium, perhaps consider adding functional skylights that serve to add both natural light, and venting.

Hardware & Software. Never before have there been more choices in easy-to-care-for furniture, fabrics and upholstery designed specifically for outdoor use. Furniture made from sustainably harvested teak or all-weather wicker offer maximum style with minimal care. Also, look for exciting fabrics this

summer from dozens of manufacturers offering sun resistant, mildew hampering and stain repellent choices in more colors and patterns than you can imagine. Innovations in decking materials make it easier than ever to extend your living space. Vinyl, recycled, composite, pressure treated and Ipe are leading the way in providing lower cost, higher performing products for homeowners across the county. Never heard of Ipe? I suggest you check it out. Ipe is a hardwood harvested in South America that offers long-wearing beauty with minimal maintenance – a simple power washing can restore its natural good looks, and it has been awarded a Class A product rating.

Hit The Deck. Gone are the days of having to re-seal and re-stain your deck. Today, we have synthetic materials made to look like wood that offer the homeowner year-round function with minimal headache. These products are great for the environment and great for the pocketbook. With everything you need to create a custom look from rail-

ings, balusters, stairs and posts, modern decking can be a great do-it-yourself project.

Truly, living well outside is one of the great pleasures of life in California, so customizing your outdoor room is key to making the most of it. Now, where's that cocktail?



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Lamorinda Home Sales recorded ...continued from page D2

MORAGA

301 Lakefield Place, \$1,615,000, 5 Bdrms, 3962 SqFt, 1967 YrBlt, 4-10-12; Previous Sale: \$730,000, 07-12-95
 471 Millfield Place, \$1,300,000, 5 Bdrms, 3644 SqFt, 1966 YrBlt, 3-29-12; Previous Sale: \$1,335,000, 07-14-06
 7 Moraga Valley Lane, \$1,160,500, 4 Bdrms, 2802 SqFt, 2001 YrBlt, 4-11-12; Previous Sale: \$1,591,000, 09-16-05
 230 Sheila Court, \$760,000, 5 Bdrms, 2290 SqFt, 1968 YrBlt, 4-5-12; Previous Sale: \$68,400, 01-03-74
 1753 Spyglass Lane, \$850,000, 3 Bdrms, 2828 SqFt, 1985 YrBlt, 3-29-12

ORINDA

40 Camino Don Miguel, \$625,000, 3 Bdrms, 1620 SqFt, 1955 YrBlt, 3-29-12
 12 Del Mar Court, \$1,170,000, 3 Bdrms, 2656 SqFt, 1956 YrBlt, 4-9-12; Previous Sale: \$1,300,000, 07-13-05
 8 Los Arboles, \$530,000, 2 Bdrms, 1108 SqFt, 1951 YrBlt, 4-4-12
 11 Orchard Road, \$1,232,000, 4 Bdrms, 2788 SqFt, 1940 YrBlt, 4-10-12; Previous Sale: \$975,000, 09-08-08
 52 Rheem Boulevard, \$1,071,000, 3 Bdrms, 2502 SqFt, 1949 YrBlt, 3-29-12
 49 Robert Road, \$1,400,000, 5 Bdrms, 3840 SqFt, 1978 YrBlt, 3-30-12; Previous Sale: \$502,000, 07-25-97
 78 Sleepy Hollow Lane, \$925,000, 5 Bdrms, 1818 SqFt, 1950 YrBlt, 4-5-12
 136 Spring Road, \$472,500, 2 Bdrms, 1667 SqFt, 1950 YrBlt, 4-10-12; Previous Sale: \$720,000, 01-03-05
 100 Underhill Road, \$562,000, 3 Bdrms, 1887 SqFt, 1964 YrBlt, 3-30-12
 50 Valley Drive, \$1,015,000, 4 Bdrms, 2195 SqFt, 1952 YrBlt, 4-10-12; Previous Sale: \$183,000, 07-19-79

Lamorinda Foreclosures recorded

LAFAYETTE

Moraga Boulevard, 94549, BWI Limited, 04-02-12, \$561,000, 1504 sf, 3 bd
 Willow Drive, 94549, RWW Properties, 04-09-12, \$595,197, 2234 sf, 3 bd

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