

Lamorinda OUR HOMES

Lamorinda Weekly Volume 06 Issue 7 Wednesday, June 6, 2012

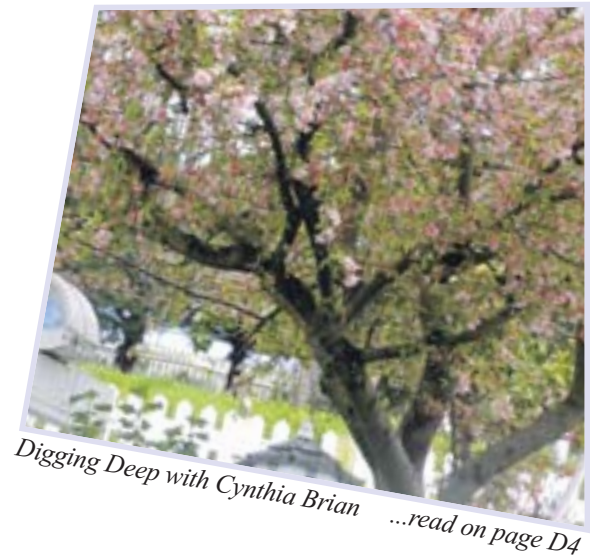
Tuscan Modern Design Receives Excellence Award

By Sophie Braccini



Studio with emblazed wood on wall behind

Photos Kevin Nguyen



Digging Deep with Cynthia Brian ...read on page D4

On a trip to Tuscany with his wife, Hazel, Lafayette resident John Clendening was inspired by the local ancient homes renovated with modernized interiors. So when the couple wanted to create a living space above their new garage, they looked for someone who could understand and materialize their vision.

“Interior designer Kelly Hetherwick Woods turned our ideas into an inspiring creation,” Clendening says. “If you didn’t know it, you’d think you’re in Italy.” Hetherwick Woods enjoyed the project and its outcome so much that she submitted it to the American Society of Interior Designers (ASID). Last month ASID awarded her the 2012 Excellence Award for the North California Chapter.

The new studio is designed to be an independent living unit. It can serve as a guest house, with a full kitchen and bathroom, or a perfect hangout for the Clendenings’ teenage children when they have sleepovers. “It could also become useful in the future as a ‘boomerang’ unit,” adds Hazel Clendening with a smile.

The space mixes distressed wood exposed beams, some rough stone in place of tiling in the kitchen, farm style sink and faucet, zinc center isle, with modern white clean shelving and minimalist dark wood cabinetry. The rustic materials soften the straight modern lines, while the modern look adds elegance to the distressed appearance of the stone and wood. The harmony of subdued colors, from the beige wash of the floor to the stone color of the counter and dark wood of the beams and cabinets, create a subtle and calming harmony.

The large room incorporates a beautiful open view of the hills and includes a Murphy bed, a sofa bed and relatively light armchairs to easily modify the configuration of the room. Fabrics were selected that can be easily cleaned.

The small but well-designed bathroom is covered in stone aged with a deep brown patina that combines ancient charm with modern amenities.

The Clendenings have also been collecting wines from all over the world for years and they wanted to find a way to use the tens of emblazed wood crates they’ve collected. Contractor Creg Muyskens found the perfect use for them: the staircase leading to the new unit has been entirely tiled with wood squares of different sizes cut from the crates – an interesting puzzle to fit together.

The other “wine feature” that is not part of the studio, but was part of the project that Hetherwick Woods submitted to ASID, is an 1,800-bottle wine cellar where the Clendenings store their wines.

... continued on page D5

Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	11	\$331,000	\$1,400,000
MORAGA	10	\$382,000	\$1,245,000
ORINDA	11	\$640,000	\$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

- 1037 Cavallero Lane, \$500,000, 4 Bdrms, 2144 SqFt, 1949 YrBlt, 5-8-12
20 Grove Creek Court, \$1,164,000, 4 Bdrms, 2902 SqFt, 1989 YrBlt, 5-3-12;
Previous Sale: \$1,210,000, 04-07-06
3252 Marlene Drive, \$360,000, 3 Bdrms, 1160 SqFt, 1972 YrBlt, 5-7-12
3282 Marlene Drive, \$331,000, 3 Bdrms, 1160 SqFt, 1981 YrBlt, 5-8-12;
Previous Sale: \$514,000, 11-23-05
3134 Maryola Court, \$839,000, 3 Bdrms, 1692 SqFt, 1957 YrBlt, 5-1-12;
Previous Sale: \$665,000, 07-25-08
3766 Mosswood Drive, \$695,000, 4 Bdrms, 2039 SqFt, 1947 YrBlt, 5-1-12;
Previous Sale: \$135,000, 01-25-79
3333 Springhill Road, \$775,000, 3 Bdrms, 2598 SqFt, 1948 YrBlt, 4-27-12
3329 Stage Coach Drive, \$1,400,000, 5 Bdrms, 3346 SqFt, 1982 YrBlt, 5-1-12;
Previous Sale: \$716,000, 06-27-96
1258 Panorama Drive, \$1,089,000, 2 Bdrms, 1583 SqFt, 1953 YrBlt, 5-8-12;
Previous Sale: \$685,000, 10-08-99
3277 Theresa Lane, \$736,000, 4 Bdrms, 2102 SqFt, 1960 YrBlt, 5-7-12
1042 Via Media, \$865,000, 3 Bdrms, 2893 SqFt, 1978 YrBlt, 5-4-12;
Previous Sale: \$1,111,000, 06-10-05

MORAGA

- 87 Ashbrook Place, \$817,000, 4 Bdrms, 2273 SqFt, 1962 YrBlt, 5-7-12;
Previous Sale: \$63,000, 08-20-71
1487 Camino Peral, \$382,000, 2 Bdrms, 1265 SqFt, 1973 YrBlt, 5-4-12;
Previous Sale: \$413,000, 04-11-08
767 Camino Ricardo, \$888,500, 5 Bdrms, 2199 SqFt, 1964 YrBlt, 5-1-12
5 Carey Court, \$802,500, 3 Bdrms, 1922 SqFt, 1987 YrBlt, 4-27-12;
Previous Sale: \$699,000, 12-08-00
440 Deerfield Drive, \$1,245,000, 5 Bdrms, 2969 SqFt, 1965 YrBlt, 4-30-12;
Previous Sale: \$1,445,000, 01-10-06
10 Dickenson Drive, \$1,069,000, 4 Bdrms, 2583 SqFt, 1960 YrBlt, 5-1-12;
Previous Sale: \$275,000, 05-13-88
21 Hardie Drive, \$1,100,000, 4 Bdrms, 2121 SqFt, 1961 YrBlt, 5-4-12;
Previous Sale: \$975,500, 11-24-04
2 Peralta Court, \$868,000, 4 Bdrms, 2825 SqFt, 1987 YrBlt, 5-3-12;
Previous Sale: \$835,000, 10-11-02
216 Tharp Drive, \$775,000, 3 Bdrms, 1749 SqFt, 1966 YrBlt, 5-8-12
8 Via Barcelona, \$629,000, 3 Bdrms, 2417 SqFt, 1985 YrBlt, 4-27-12;
Previous Sale: \$601,000, 05-30-03

ORINDA

- 37 Calvin Drive, \$850,000, 3 Bdrms, 1812 SqFt, 1970 YrBlt, 5-1-12
17 El Camino Moraga, \$640,000, 2 Bdrms, 1404 SqFt, 1948 YrBlt, 5-1-12
46 El Gavilan Road, \$1,100,000, 5 Bdrms, 2859 SqFt, 1954 YrBlt, 5-1-12;
Previous Sale: \$945,000, 08-13-09
99 El Toyonal, \$825,000, 4 Bdrms, 2654 SqFt, 1933 YrBlt, 4-27-12;
Previous Sale: \$68,000, 07-01-76
7 El Verano, \$875,000, 3 Bdrms, 1616 SqFt, 1954 YrBlt, 4-27-12
25 La Campana Road, \$828,000, 2 Bdrms, 1418 SqFt, 1951 YrBlt, 5-1-12;
Previous Sale: \$400,000, 11-08-96
18 Las Cascadas Road, \$1,560,000, 5 Bdrms, 4072 SqFt, 1926 YrBlt, 5-4-12;
Previous Sale: \$845,000, 08-18-89
1 Lost Valley Court, \$1,210,000, 3 Bdrms, 3109 SqFt, 1988 YrBlt, 5-2-12
22 Meadow Park Court, \$1,650,000, 5 Bdrms, 2943 SqFt, 1948 YrBlt, 5-1-12;
Previous Sale: \$1,900,000, 06-20-06
19 Northwood Drive, \$685,000, 3 Bdrms, 1672 SqFt, 1950 YrBlt, 4-27-12;
Previous Sale: \$820,000, 08-10-05
19 Tarabrook Drive, \$784,000, 4 Bdrms, 1693 SqFt, 1961 YrBlt, 5-1-12;
Previous Sale: \$212,500, 07-08-85

Lamorinda Foreclosures recorded

LAFAYETTE

Woodview Drive, 94549, Wells Fargo Bank, 05-09-12, \$959,592, 2477 sf, 4 bd



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Orinda, Representing Seller**



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Orinda, Representing Buyer**



**SALE PENDING, Ewart Dr,
Lafayette, Representing Buyer**



**SALE PENDING, 1002 Santa Monica Ct,
Pleasant Hill, Representing Buyer**



**SOLD, 255 La Espiral Dr, Orinda
Represented Buyer**



**SOLD, 94 Devin Dr, Moraga
Represented Buyer**



**SOLD, 20 Birch Ct, Orinda
Represented Seller**



**SOLD, 17 El Camino Moraga, Orinda
Represented Buyer**



**SOLD, 136 Spring Rd, Orinda
Represented Seller and Buyer**



**SOLD, 9 Wanfleete Ct,
Orinda, Represented Buyer**



**SOLD, 122 Lombardy Ln,
Orinda, Represented Buyer**



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- Built in 1998 with fabulous detail, stylish appointments
- Shingled exterior, white crisp trim and arbors
- Beautiful outlooks or sensational views from every room
- Deep baseboards, crown moldings, high ceilings
- Gourmet kitchen with state-of-the-art appliances,
- Butler pantry, limestone counters, hardwood floors
- Adjoining eating area and family room with 2 sets of Fr. doors
- Level yard, flagstone courtyard & patios, level lawn, panoramic deck, exquisite gardens, citrus trees

Offered at \$1,725,000

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3 Bedrooms 2.5 Baths

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- A modern expression of San Francisco Bay architectural tradition
- Fabulous detail & appointments – High end Bonelli windows, Marvin French doors & more
- Panoramic views of surrounding hills
- Fabulous kitchen & appliances, Italian lights, French doors to Italian paver terrace
- Approx. 3 minute walk to Regional Park trails
- Barn style garage, sunny gardens, charming chicken coop
- Great location – minutes to commute access, Happy Valley School, Downtown Lafayette

Offered at \$1,395,000



*per Public Records **per Appraiser

Nothing Short About It

by Andi Peterson Brown

Short sales: don't let the term fool you—there's nothing short about them. And despite the term's prevalence in the lexicon of modern America, many homeowners are embarrassed to admit that they don't quite understand what it really means.

So what is a short sale? It's when a property sells for less than the balance owed on the mortgage. To do so requires the written consent from the seller's lender. The term underwater refers to existing homeowners who owe more on their mortgage than their property's value but who aren't necessarily selling their home.

Just because a homeowner is underwater does not mean that their lender must agree to a short sale. Homeowners are almost always required to show financial and/or personal hardship in order for a lender to agree to take the loss. Because lenders are not conventional sellers, when a buyer is procured it can take weeks, possibly months, for the lender to make all the necessary decisions. And after all that time, the lender might still come back and say no.

Short sales are not that common in Lamorinda, although they are trending slightly up. They made up less than ten percent of all closings in 2011, but the numbers are on pace to potentially double this year.

Short sales can have legal and tax implications. This column is intended as informational only and is not a substitute for legal or tax advice.



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Tree Love Digging Deep with Cynthia Brian

"Trees are poems the earth writes upon the sky." Kahlil Gibran

By Cynthia Brian

With summer upon us, is there anything better than reading, dreaming, and swinging in a hammock under the canopy of a beautiful tree? We all have trees we adore—those that remind us of forts, childhood climbing adventures, romances in far away paradises, cooling shade on a blistering hot afternoon, or days of picking juicy, mouth-watering fruit.

Before you write a poem in your garden, you need to know before you grow. It's important to plant the right tree in the right place. Total height, root depth, spread, lifespan, disease control, power line and neighborhood compatibility, water and food needs, rapid or slow growth, maintenance needs are just a few of the considerations in planning the perfect tree for your environment.

Redwoods, pines, eucalyptus, oaks, elms, and large conifers are magnificent in the wild, on hillsides, in forests, along roadways, shopping centers, parks, creeks, and open spaces yet should be avoided or limited in developments. A single specimen may be appropriate, but before planting, study the growing habits of any tree and question the impact of your choices on your neighbor's happiness.

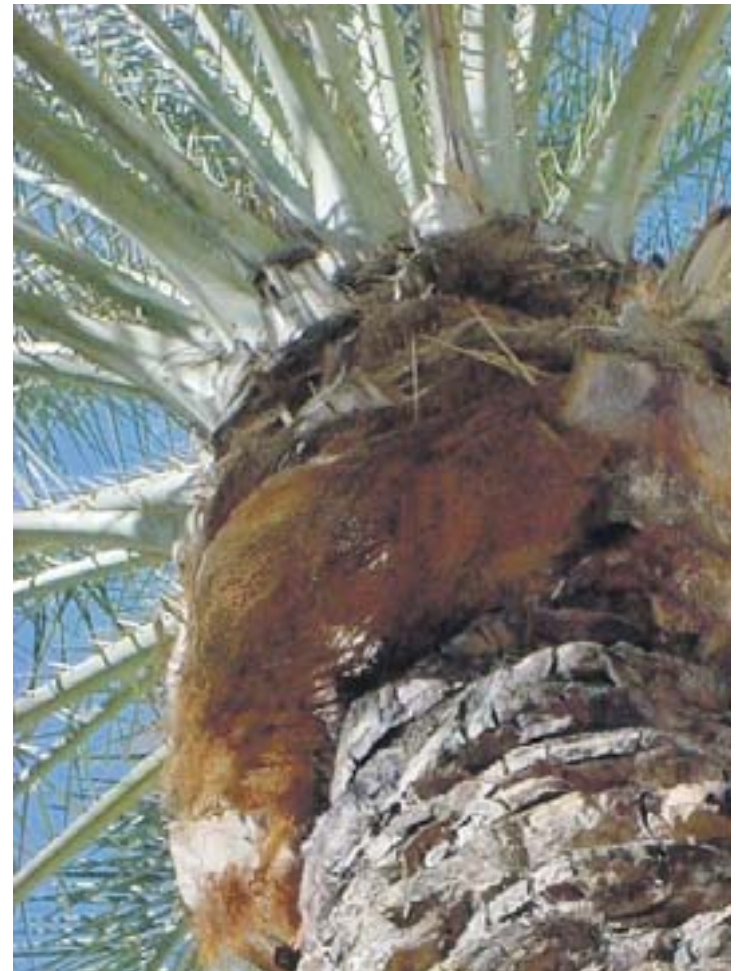
Evergreens and deciduous trees that boast beauty in every season with flowers, fruit, interesting bark, and colorful autumn foliage top my list of favorites. These trees don't block vistas. They rustle in the wind, allow sunshine through their fronds, and are complemented by a variety of undergrowth plantings. If you are looking to plant a tree you'll enjoy in every season, check out these choices:

Birch	Flowering Peach	Palm
Crab Apple	Japanese Maple	Pistache
Crepe Myrtle	Lilac	Redbud
Chestnut	Liquid Amber	Silk Tree
Dogwood	Magnolia	Tulip Tree
Flowering Cherry	Olive	Weeping Willow

A home is not complete without fruit trees. Lamorinda flourishes include pomegranate, persimmon, apple, peach, Asian pear, pear, Santa Rosa and wild plum, tangerine, Meyer and Eureka lemon, Washington orange, loquat, cherry, walnut, chestnut, fig, tangelo, mulberry, apricot, and guava.

Branch out. Be an arborist poet. Plan your planting then embrace the summer of tree love!

CYNTHIA BRIAN'S GARDENING GUIDE
FOR JUNE on page D6



Trees

*I think that I shall never see
A poem lovely as a tree.
A tree whose hungry mouth is prest
Against the sweet earth's flowing breast;
A tree that looks at God all day,
And lifts her leafy arms to pray;
A tree that may in summer wear
A nest of robins in her hair;
Upon whose bosom snow has lain;
Who intimately lives with rain.
Poems are made by fools like me,
But only God can make a tree.
Joyce Kilmer (1888-1918)*

Palm trees have fascinating bark, don't block vistas, and recall paradise vacations.

Photos Cynthia Brian

Tuscan Modern Design Receives Excellence Award

... continued from page D1



According to Hetherwick Woods, the project was not an easy process. "They live in a part of Lafayette that has a lot of restrictions," she says. "From start to finish, it took close to two years." She adds that carving into a hill is never an easy task. It took a full local team to make it happen, Hetherwick Woods' husband Phillip Woods was the architect for the project, the structural engineer was Dave Murphy from Orinda, and Howard Martin from Schell Martin/Lafayette did the geotechnical work.

Hetherwick Woods has been an interior designer for approximately 20 years. She started as a partner for a San Francisco interior design company and, specializing in hotels interior design, she traveled all over the world. When her twins were born, the Orinda resident decided to change her lifestyle and started her own company, Hetherwick-Hutcheson Design, eight years ago, focusing on private residences. She partners with Carolyn Hutcheson Bried.

For more information about Hetherwick-Hutcheson Design, visit the company's website: h-hdesign.com.



1,800-bottle wine cellar



Bathroom with deep brown patina cabinet

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Lovely custom home with exquisite natural setting situated high on a hillside with majestic oak trees, inviting views and level play areas. This four bedroom three and a half bath home is approximately 3537 square feet on a stunning .75 acre parcel. Vaulted ceilings add volume; endless French and sliding glass doors leading to spacious decks provide seamless indoor outdoor living. Some amenities include: dramatic master suite with lovely views and fireplace, kitchen with adjacent family room and informal breakfast room accessing the inviting rear deck, and a separate dining room is the perfect venue for entertaining. The three secondary bedrooms share a common work/play/or computer area. One of Lafayette's sought after areas within walking distance to town and excellent schools. For more information call Sue Layng at 925-963-7189 or Gary Bernie at 925-200-2222.

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Cynthia Brian's Gardening Guide for June

"I value my garden more for being full of blackbirds than of cherries, and very frankly give them fruit for their songs."
Joseph Addison, essayist and poet (1672-1719)

When I arrived home to find my garden gate open and my cherry tree stripped of the bountiful almost-ripe Queen Anne's, I wasn't singing a tune. It wasn't the birds that had eaten the fruit, but a family of deer who had welcomed themselves into my back yard to dine on all my roses, fruit, and lilies. When I whined to my favorite city dwelling book editor, she emailed, "I always thought that if I ever had a garden, it would be dedicated to the dining delights of butterflies, birds, snails, rabbits, gophers, etc. Maybe a few favorite flowers guarded in glass enclosures for my visual diet." The butterflies, birds, and bunnies are welcome in my secret gardens, while the snails, gophers, etc. are invited to invade another planet. Even though I appreciate the manure the deer left behind, outside my backyard they are invited to feast. This year local intruders are in abundance so make sure to tighten the locks and be vigilant about protecting your summer harvest. The bird song is more melodious in a well-protected garden.

- FENCE areas visited by marauding deer. Although fuzzy and poisonous plants tend to be deer resistant, nothing is deer proof except a fence! (Yes, they bit off the floral spikes of my foxglove!)
- INSERT three to four, eight-foot bamboo poles straight into the ground then pull together and tie at the top to make a teepee for cucumbers, beans, melons, and other climbers.
- REPOT your crowded cymbidium orchids. Divide and share with friends and family.
- ADD a snake plant, broad sword fern, Peace lily, or rubber plant to your indoor living space for the maximum amount of natural air purifying.
- CELEBRATE the summer solstice on June 21 by including neighbors in a midweek cook out.
- REFRESH your wooden patio furniture with a splash of colorful paint or if it's teak, give it a good cleaning.
- SWING in a hammock while reading a good book.
- FREEZE cherries or blueberries to add to your iced tea.
- SURPRISE dad with a new garden tool. (Keep the receipt in case he wants to exchange it!) Happy Father's Day to all great dads!
- RESEARCH the growing habits of trees you like.
- STAKE your gladiolas before they topple.
- APPLY a final dose of high nitrogen fertilizer to everything: lawns, perennials, trees, and annuals before the heat begins.
- POUR your coffee grinds and tea leaves on acid loving plants like azaleas, rhododendrons, camellias, and fuchsias.
- CUT out dead wood from privets, boxwoods, holly, and other hedges.
- PUT on your overalls to work in your vegetable garden. Take it from the farmer in me—the more seeds you sow, the more food you'll grow.
- THIN fruits when they are the size of a penny on your overly populated trees.
- THROW your graduates a garden party and serve homemade Meyer Lemonade.

Congratulations to all the Lamorinda teens who are graduating this June and kudos to the parents and teachers who have done such an amazing job of cultivating blossoming individuals. It has been an honor and a pleasure to work with many of our community's youth through *Be the Star You Are!* charity, *Express Yourself!* radio show, *Starstyle Coaching*, and the *Teen Scene* column here in the Lamorinda Weekly. May the gardens of your life continue to fertilize and grow YOU.

Happy Gardening to You!

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Cynthia Brian repots cymbidiums and stands under a redwood with climbing ivy.

I am available as a speaker, designer, and consultant.

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KEEPING TREES HEALTHY

Generally speaking, trees don't need us to grow. But they need our help to stay healthy and safe. Having your trees checked by an ISA arborist on a regular basis is a wise choice. As a professional we may be able to see the dangers that lurk ahead and can solve them before they can become a bigger problem or even dangerous.

So don't wait until it's too late, have a complete inspection by your local ISA Certified Arborist at Advance Tree Service and Landscaping for all your tree care needs.

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ASK CYNTHIA: Reader Requests

Dear Cynthia:

Your column gives me great ideas and new ways to think about gardening. Thanks! I have a problem and hope you will shed some light. I read the story on the front page of the April 25th Lamorinda Weekly edition about "Moraga's Johnny Redwood Seed" with trepidation. When we moved to our Orinda house we had beautiful sunset views until a neighbor below us planted redwoods. Our view is now gone, we have little sunshine, and our landscaping has died in the shade. We are very unhappy but they refuse to cut them down. What can we do? AJ

Hello Orinda AJ:

While I admire Kevin Bernie's love of trees in the April 25th article, I don't blame you for being discouraged. I agree with you that those trees must be topped or removed. Most CC & R's, design review boards, and city ordinances provide provisions for maintaining views. Check with your city offices about the local tree regulations. If they can't help you, unfortunately, you'll probably need a lawyer and not a gardening guide.

With that said, here's a tree lesson for locals.

At the time Moraga was known as Rancho Laguna de Los Palos Colorados (Ranch of the Lake of Redwoods), Lamorinda was not a developed area. As ancient and majestic as redwoods are, and despite the fact that they are sold in most garden centers, they are not viable choices to plant in neighborhoods, unless one doesn't care about being neighborly.

Redwoods are rapid growers, adding five to seven feet per year until they eventually reach a height of 300-375 feet with a girth of twenty to thirty feet. They will outlive us, our children, grandchildren, great grandchildren, and beyond.

Redwoods block vistas and sunshine. As evergreens, they provide year round shade, limiting what will grow underneath. About a third of their limbs drop yearly and the foliage will block drains and clog drain-pipes. With shallow roots, they tend to suck nutrients out of the soil and if too near homes can destroy foundations, pathways, patios, and drive-ways. Being expensive to move, remove, or prune, redwoods were not intended for suburban yards.

Unless you live at the top of the hill with no one around and you plan on being in that location forever, think thrice before planting a redwood. In advance of digging that hole for that precious small tree that will quickly sprout to its reputation of being the tallest tree on earth, get the permission of those who live in front, behind, and next to you. They may have purchased their home for the amount of sunshine or pictorial views and paid a hefty price for that bonus. Your beloved redwoods will surely destroy everything, including the friendship, within a few short years. Landscapers tend to plant in multiples of three to five meaning that your trees have the potential to create a thirty story hedge over 150 feet wide. That is one giant fence.

With the abundance of beautiful trees available, visit redwoods where they thrive... in a redwood grove. A drive through the beautiful, yet dark dense redwood forests of Canyon provides plenty of warning of what will transpire when we plant the tallest living specimen on this planet in our lots.

I wish you and your redwood neighbors peace and good fortune.

Cynthia Brian
The Goddess Gardener

Cynthia will answer one or two questions per issue as space allows. Email your comments or questions to Cynthia@GoddessGardener.com

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Offered at \$799,000



One Claremont Avenue
Classic No. Orinda hm w/contemp twist on flat lot close to town. Unbelievable remod kitchen; 2300 sf of comfortable, light-filled living space!

Offered at \$850,000



8 Beaconsfield Court
Updated 3bd/2ba 1700 sf mid-century modern feel, hdwd flrs, granite counters, dual panes, fresh paint. Lots of light, court location, nr 12 years of top-rated schools.

Offered at \$879,000



31 Tarabrook Drive
Nature lovers paradise nr town & Bart. Wood panelling, raised beam ceilings, skylights & walls of glass. Lg fam rm. 5bd, updated kitchen, shaded patio & decks, lovely gardens.

Offered at \$899,000



35 Charles Hill Court
Breathtaking pano views from updated 2493 sf 3bd/2ba custom contemp on .82 ac. Great rm w/updated chef's kitchen, stylish baths, A/C, spacious fam/media rm. Move in ready!

Offered at \$1,079,000



50 Donna Maria Way
Super remodel of all rms incl dlx new kitchen w/adj fam rm + butler's pantry. Lg master suite. All high end finishes & fixtures. 1-lvl EZ access to flat lot/lawns. Walk to 12 yrs. schools.

Offered at \$1,259,000



38 Mira Loma
Ideal 5bd/4ba 4200 sf lg fam hm w/newly remod baths & kitchen w/adj fam rm. Fun game rm, kids floor & tons of space! EZ access outdoors to new decks & lush gardens, views & privacy.

Offered at \$1,395,000



83 El Gavilan Road
Eastern charm in spectacular setting. Lvl yd & magnificent vus. Blt in 1998, superb materials, grt natural light, hdwd flrs, gourmet kitchen, butler's pantry. Flagstone patios.

Offered at \$1,725,000



6 Rich Acres Road
NEW, NEW, New construction on almost 1 acre amidst towering oaks, lvl lawn & lg stone patio. 5bd/5ba. Pvt gated road close to town, chefs kitchen w/adj fam rm. In-law w/LR, bd/ba.

Offered at \$1,999,000



65 La Espiral
Villa Romantica! One of OCC's finest homes. 4349 sf, 4bd/4ba on .69 acre knoll setting w/lvl lawn, saltwater pool, patios/terraces. Incredible attn to detail, numerous upper-end amenities.

Offered at \$2,350,000



312 Corte Gabriel
Prime location w/pvt patio backing to open space. Dramatic 3bd/2.5ba updated home + light & bright interior. Walk to town, trails, park...great location!

Offered at \$599,500



1741 Spyglass
Spacious 4bd/2.5ba at the 4th fairway w/open rooms & vaulted ceilings. 3424 sq ft of light & airy spaces on 3 levels, lg master suite & rumpus room.

Offered at \$929,000



3500 Moraga Blvd.
Amazing location nr town, trails, schools, Bart & more. 4bd/3ba hm impressively blt w/high quality materials & the finest craftsman finishes. Lg mstr w/spa-like bath, open kitchen.

Offered at \$1,150,000



3645 Boyer Circle
Uniquely pvt 4bd/3.5ba 3600 sf custom hm on .76 ac natural setting close to town. Lovely views, lvl play area, fab decks, 3-car garage. Vaulted ceilings, hdwd flrs, French & sliding doors.

Offered at \$1,349,000



2 Wellesley Drive
Spectacular setting, unbelievable views. 5+ acres nr Briones. 3bd/2.5ba, fab kitchen & applis, Italian lights, Marvin Fr drs to paver terrace. Sunny gardens, charming chicken coop.

Offered at \$1,395,000



1225 Monticello Road
Desirable Happy Vly Glen contemp 5bd/3.5ba on pvt 1.31 ac. Entertainer's delight, Tuscan style kitchen/fam rm, 3 view decks, gorgeous pool. Tastefully remodeled thruout. Ofc w/sep ent.

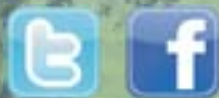
Offered at \$1,795,000

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