

Double-dowel joints. Double-doweled joints provide extra strength and durability. All corners should be reinforced using corner blocks secured by both glue and screws. Additionally, look for mortise and tenon joinery as an option to double-dowels. These supply superior strength to the frame.

Sinuuous springs. These are heavy-gauge steel springs that have been heat-formed into continuous "S" shapes. They are cut into lengths and affixed to the frame. Look for these primarily for support to the back. Conversely, drop-in springs are mass-manufactured, welded units that are more cheaply manufactured and considered to be of lower quality than sinuous springs.

I always encourage my clients to buy the very best they can. Building a furniture collection can take time, and you want to do it purposefully and with an eye toward quality. Remember, your home is your sanctuary – furnish it wisely.

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89 El Gavilan, Orinda Open Sunday, June 24th, 2-5



Imagine yourself sitting quietly on the patio, enjoying your morning coffee or evening cocktail, viewing the trees and distant hills, hearing the birds and relaxing. Wouldn't you love to do that every day?

This absolute gem of a home affords you that opportunity and more.

Lovingly updated and maintained by the owners for 18 years, this home is enhanced with quality handcrafted features that convey ambience of a bygone era when custom craftsmanship was a noticeable amenity. The setting is tranquil, serene & private with outstanding views of the surrounding hills and Mount Diablo.

89 El Gavilan offers extensive use of vertical grain fir in wainscoting, trim and some doors. There are walls of glass, beautiful hardwood floors, vaulted ceilings, storage cabinets artfully built into the walls, easy access to the outdoors, and the home is open, airy and filled with light.

All of these wonderful natural and artistic features are within minutes of town, BART, Highway 24 and Orinda's outstanding public schools.

Wouldn't you love to enjoy all this home offers? Call me for more information or to schedule your showing.

Offered at \$685,000

It's April in Lamorinda For Real Estate



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