

# Lamorinda's Leading Independent Real Estate Firm.



**241 Village Gate**  
Wonderful Orindawoods 3bd/2.5ba townhome. Two bonus rooms (could be 4th bedroom) plus attached office above garage. Soaring vaulted ceilings, atrium, open floor plan. Pvt location.  
**Offered at \$749,000**



**39 Oak Drive**  
Great family hm w/flex floor plan, updated 5bd/3ba, 2534 sf on .61 ac lot. Eat-in kit/family combo, new decks, A/C, peaceful country ambiance. Nr Bart, top schools.  
**Offered at \$939,000**



**14 Ardor Drive**  
Classic Orinda 5bd/3ba hm on pvt 1.02 ac. & 3314 sf. Spectacular fam rm w/wooded views. Updated kitchen, lavish mstr suite, addl fam rm. 3-car garage. Terrific outdoor living.  
**Offered at \$1,250,000**



**710 Miner Road**  
Gorgeous updated 5bd/3ba contemp on 1.15 ac prem lot. Hdwd flrs, updated kitchen, stylish baths, lg fam/rec room, A/C, dual panes, outdoor entertaining areas, abundant storage.  
**Offered at \$1,250,000**



**43 Canyon View Drive**  
4bd/4ba, 3569 sf on 1.25 acres. 700 sf guest house and artist's studio. Views of hills and Mt. Diablo. Orchard of fruit trees.  
**Call Agent for Price**



**38 Los Altos Road**  
OCC 4bd/4ba dramatic custom contemporary on 1+ ac nr end of country lane. Pvt, picturesque setting, views of hills. Lg living areas, hi ceilings, wall of glass. Sep in-law apt.  
**Offered at \$1,495,000**



**428 Dalewood Drive**  
What a great home...super for family & entertaining. Meticulously maintained 4bd/4ba in Orinda Downs. Great mstr suite w/spa bath, guest suite on 1st flr, 2 fam rms, updated kitchen, pool.  
**Offered at \$1,750,000**



**103 Merion Terrace**  
Expanded Inverness model updated inside & out. Extras incl granite countertops, French doors, relaxing master retreat, recessed lighting, spacious fam rm, pvt back deck, lots of storage.  
**Offered at \$789,000**



**3 Wingfoot Drive**  
Inverness 3bd/2ba model with updates throughout. Sunny eat-in kitchen, dramatic windows, cul-de-sac location. Lg master with vaulted ceiling, great closets, spacious bath & more.  
**Offered at \$779,000**



**1725 Spyglass**  
Very well maint 3bd/2ba nr all amenities in MCC. Spacious rooms w/vaulted ceiling liv rm, formal din rm, lg mstr w/patio drs to deck/patio. Lovely grounds w/fab garden.  
**Offered at \$749,000**



**1844 Camino Pablo**  
Traditional 4bd/2ba ranch style home on pretty, flat corner lot w/fabulous floor plan for today's lifestyle. Kitchen/family room combo opening out to backyard.  
**Offered at \$820,000**



**95 Warfield Drive**  
A real gem! Lovingly maintained 5bd/2.5ba 2670sf fam hm w/ideal floorplan w/big LR/DR & modern kit/dj fam rm, all EZ access outdoors. Lvl yds, vus, privacy in fab cul-de-sac.  
**Offered at \$989,000**



**3309 Moraga Blvd.**  
Trail neighborhood 3bd/2ba charming renovated home. Hdwd flrs, crown moldings, open kitchen to great room + sep dining rm. Inviting lvl lawn area, patios & decks. Top schools.  
**Offered at \$749,000**



**1063 Via Roble**  
Dramatic updated 4bd/3ba contemp on .49 ac landscaped by award-winning Henr Matsutani. Hdwd flrs, 2 masters, fam rm, den. Gardener's paradise near Bart & top schools.  
**Offered at \$1,295,000**



**3898 Happy Valley Road**  
Fab orig owner property in Happy Valley's "Golden Mile". Prime 1.5 ac w/lvl lawn, secluded patio, towering redwoods. Gorgeous vus. Restore 1948 farmhouse or build new dream hm.  
**Offered at \$1,495,000**



**1225 Monticello Road**  
Happy Vly Glen contemp 5bd/3.5ba blt in 1987 on pvt 1.31 ac. offers privacy & peace in a perfect setting. Gorgeous kitchen/fam rm. Tastefully remodeled thruout. 7-car gar parking.  
**Offered at \$1,699,000**

## THE VILLAGE ASSOCIATES:

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