

## Lamorinda Home Sales recorded

... continued from page D2

### MORAGA ... continued

- 10 Harrington Road, \$1,100,000, 3 Bdrms, 2717 SqFt, 1985 YrBlt, 6-26-12;  
Previous Sale: \$1,350,000, 10-12-05
- 407 Kingsford Drive, \$1,380,000, 4 Bdrms, 2907 SqFt, 1969 YrBlt, 6-25-12;  
Previous Sale: \$550,000, 02-29-00
- 1223 Larch Avenue, \$965,500, 4 Bdrms, 2214 SqFt, 1968 YrBlt, 7-2-12;  
Previous Sale: \$454,000, 10-17-97
- 101 Merion Terrace, \$755,000, 3 Bdrms, 1849 SqFt, 1988 YrBlt, 6-22-12;  
Previous Sale: \$515,000, 03-09-00
- 176 Miramonte Drive, \$400,000, 2 Bdrms, 1525 SqFt, 1965 YrBlt, 7-6-12;  
Previous Sale: \$485,000, 04-21-04
- 47 Sanders Ranch Road, \$1,396,000, 4 Bdrms, 3384 SqFt, 1984 YrBlt, 6-22-12;  
Previous Sale: \$374,540, 08-09-84
- 247 Scofield Drive, \$755,500, 4 Bdrms, 1710 SqFt, 1956 YrBlt, 6-29-12;  
Previous Sale: \$640,000, 07-05-02
- 1725 St. Andrews Drive, \$550,000, 2 Bdrms, 1262 SqFt, 1974 YrBlt, 7-3-12;  
Previous Sale: \$639,000, 09-24-07
- 124 Via Joaquin, \$500,000, 2 Bdrms, 1354 SqFt, 1980 YrBlt, 6-26-12;  
Previous Sale: \$625,000, 04-26-07
- 132 Via Joaquin #9, \$513,500, 2 Bdrms, 1354 SqFt, 1980 YrBlt, 7-2-12;  
Previous Sale: \$643,000, 04-08-05
- 164 Via Joaquin, \$525,000, 3 Bdrms, 2018 SqFt, 1980 YrBlt, 6-29-12;  
Previous Sale: \$290,000, 05-02-97

### ORINDA

- 71 Ardilla Road, \$750,000, 3 Bdrms, 1852 SqFt, 1923 YrBlt, 6-29-12;  
Previous Sale: \$440,000, 12-29-98
- 1 Claremont Avenue, \$842,000, 3 Bdrms, 2279 SqFt, 1952 YrBlt, 6-29-12;  
Previous Sale: \$799,000, 10-25-07
- 149 El Toyonal, \$512,500, 2 Bdrms, 1361 SqFt, 1938 YrBlt, 6-22-12
- 429 El Toyonal, \$1,300,000, 5 Bdrms, 4159 SqFt, 2008 YrBlt, 6-21-12;  
Previous Sale: \$395,000, 09-12-05
- 277 Glorietta Boulevard, \$767,500, 3 Bdrms, 1726 SqFt, 1950 YrBlt, 6-22-12;  
Previous Sale: \$230,000, 08-04-87
- 221 Hall Drive, \$938,000, 3 Bdrms, 3095 SqFt, 1978 YrBlt, 6-25-12
- 1 Heather Lane, \$1,870,000, 4 Bdrms, 3486 SqFt, 1945 YrBlt, 6-27-12;  
Previous Sale: \$1,650,000, 06-05-03
- 74 La Encinal, \$963,500, 4 Bdrms, 3064 SqFt, 1991 YrBlt, 6-27-12
- 9 La Plaza Drive, \$1,285,000, 3 Bdrms, 3203 SqFt, 1939 YrBlt, 6-29-12;  
Previous Sale: \$730,000, 08-16-94
- 24 Lavenida Drive, \$899,000, 4 Bdrms, 2277 SqFt, 1955 YrBlt, 6-22-12;  
Previous Sale: \$87,000, 03-22-77
- 600 Miner Road, \$1,828,500, 5 Bdrms, 3977 SqFt, 1941 YrBlt, 6-22-12
- 5 Overhill Court, \$910,000, 3 Bdrms, 1978 SqFt, 1948 YrBlt, 7-2-12
- 3 South Trail, \$320,000, 3 Bdrms, 825 SqFt, 1925 YrBlt, 6-26-12;  
Previous Sale: \$730,000, 06-07-07
- 31 Tarabrook Drive, \$872,500, 5 Bdrms, 2132 SqFt, 1962 YrBlt, 7-6-12

## Lamorinda Foreclosures recorded

### ORINDA

Via Floreado, 94563, Bank of New York, 07-02-12, \$798,750, 1964 sf, 3 bd

## It's Not Easy Being Green

by Andi Peterson Brown

Along with family road trips and daily outings to Loard's (wait, is that just me?), summer is synonymous with home improvement time. If you want to do some value-add projects to your home this summer but tearing up your dated bathrooms sounds way too intense, you might want to consider doing a little bit of "greening" instead. Compared to other house-related projects, greening your home can be much easier, can immediately lead to utility savings, and can still create some long term value. Below are a few ways to easily go green.

- Switch to low flow showerheads and dual-flush toilets.
- Replace lights with CFLs or LEDs. The spiral look not your thing? Don't worry—many brands now offer the traditional bulb style too.
- Seal gaps and cracks around windows and doors and install weather stripping where necessary.
- Install solar landscaping lights and motion sensor porch lights.
- If possible, replace some grass square footage with native landscaping/low water plants.
- Install a programmable thermostat.
- Plant your own vegetable and herb garden.
- Lower the temperature setting on your water heater to 120 degrees.
- Replace an outdated HVAC system with a newer, more energy efficient model.



DRE# 01738605

andi  
PETERSON  
brown

Real Estate Broker  
AndiBrownHomes.com  
925.818.4588



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