

Lamorinda OUR HOMES

Lamorinda Weekly Volume 06 Issue 12 Wednesday, August 15, 2012



The Home Designer

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Home Theater: Sound and Pictures All Around You

By Cathy Dausman

Seventy years ago, a voice from the Technicolor screen proclaimed “there’s no place like home!” If Dorothy was discussing home theater today, then the technical innovations would be the Wizard of “aahs!” Home theater has travelled light years since mid-century families first gathered around a flickering, black and white cathode ray tube image pulled in by rabbit ear antennas.

Today’s home theater experience is a full-immersion of sight, sound and sub-woofers. But home theater is a broad term, and its installation is often as much art as it is science, says Sound Works owner Andrew Norleen of Moraga. He says a home theater system can be as simple as five speakers, an amplifier and a TV screen. He also says that receiver/amplifiers have undergone such an evolution recently that he considers them the heart of the system.

Just what defines home theater? Paradigm Integration Vice President Kerry Blessing says the current customer trend “is toward large flat panel TV 60 inches or more, with surround sound. The larger image gives you a more compelling and immersive ‘head turning’ experience, meaning your whole body tracks the action, not just your eyes.”

Digital sound comes encoded in Dolby, THX or EFX. Your sound system must be set to decode one of those systems. Blessing says “you can get amazing sound” from a 5.1 speaker sound system. In the 5.1 system, three speakers are placed left, center and right on a plane even with the viewing screen. The fourth and fifth speakers reside behind the viewing area. A subwoofer addition (the “.1” in the system) reinforces bass sounds. Additional side speakers along the length of the room would create a 7.1 or 9.1 system, and put everyone in the middle of the sound action.

There are two options for the visual portion of the home theater experience. While most families build a “family room” theater with a giant flat panel screen in a multi-use room,



One click on the remote switches the TV to a projector and rolls down a large screen.

Photos Andy Scheck

a truly cinematic experience – and one Blessing cautions comes with a much higher price tag – involves creating a dedicated theater room with full light control and two-piece viewing system of ceiling projector and wall screen.

Those very different technologies really come down to a lifestyle choice, she says. Is a home theater high on the “need or want” list for home buyers? Not really, says Alain Pinel realtor Diane Reilly, even in the higher price range homes. It is more important, she says, that the great room, family room or living room have a wall large enough to accommodate a big screen TV (50 inches or more) positioned for good viewing.

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NANCY STRYKER

GETS RESULTS

SUCCESS ... SUCCESS ... SUCCESS

1030 Lizann Dr. Lafayette



Represented seller Offered at \$1,595,000

1165 Larch Dr.- Moraga



Represented buyer Not on the MLS

354 Donald Dr. -Moraga



Represented buyer Offered at \$795,000

5 Carey Ct. - Moraga



Represented buyer Offered at \$799,000

3283 Theresa Lane- Lafayette



Represented buyer Not on the MLS

91 Rheem Blvd- Orinda



Represented buyer Offered at \$779,000

1350 Bollinger Canyon- Moraga



Represented seller Offered at \$1,399,000

3826 Palo Alto Dr. Lafayette



Represented buyer Not on the MLS



Nancy Stryker
925.890.6911

nancystryker@gmail.com

DRE # 01290021

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	13	\$495,000	\$1,490,000
MORAGA	8	\$244,500	\$1,265,000
ORINDA	21	\$712,000	\$1,485,000

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

1071 Brown Avenue, \$575,000, 3 Bdrms, 2142 SqFt, 1977 YrBl, 7-19-12;

Previous Sale: \$780,000, 07-25-05

406 Castello Road, \$578,000, 3 Bdrms, 1388 SqFt, 1954 YrBl, 7-12-12;

Previous Sale: \$759,000, 01-03-07

1103 Hillcrest Drive, \$826,000, 3 Bdrms, 1873 SqFt, 1952 YrBl, 7-10-12

1534 Huston Road, \$700,000, 4 Bdrms, 2223 SqFt, 1989 YrBl, 7-17-12;

Previous Sale: \$790,000, 11-03-04

3245 Judith Lane, \$495,000, 3 Bdrms, 1204 SqFt, 1955 YrBl, 7-13-12

857 Las Trampas Road, \$1,150,000, 3 Bdrms, 3067 SqFt, 1987 YrBl, 7-16-12;

Previous Sale: \$1,125,000, 06-18-04

1681 Pleasant Hill Road, \$726,000, 5 Bdrms, 2852 SqFt, 1961 YrBl, 7-13-12

3949 Rancho Road, \$1,111,000, 3 Bdrms, 2015 SqFt, 1954 YrBl, 7-12-12

3389 Rossi Street, \$1,490,000, 3 Bdrms, 2605 SqFt, 1947 YrBl, 7-9-12;

Previous Sale: \$1,328,500, 04-22-11

3441 Solana Court, \$1,049,000, 4 Bdrms, 3292 SqFt, 1956 YrBl, 7-16-12;

Previous Sale: \$825,000, 06-12-02

3353 South Lucille Lane, \$670,000, 3 Bdrms, 1465 SqFt, 1955 YrBl, 7-19-12;

Previous Sale: \$569,000, 01-13-03

3286 Sweet Drive, \$800,000, 4 Bdrms, 3150 SqFt, 1950 YrBl, 7-10-12;

Previous Sale: \$280,000, 09-12-97

3142 Windsor Court, \$750,000, 3 Bdrms, 1693 SqFt, 1963 YrBl, 7-10-12;

Previous Sale: \$945,000, 01-13-06

MORAGA

2051 Ascot Drive #205, \$244,500, 2 Bdrms, 1186 SqFt, 1971 YrBl, 7-12-12;

Previous Sale: \$64,000, 04-27-78

Augusta Drive, \$1,050,000, 3 Bdrms, 1760 SqFt, 1975 YrBl, 7-17-12;

Previous Sale: \$723,000, 11-04-03

70342 Greenfield Drive, \$839,000, 4 Bdrms, 2261 SqFt, 1969 YrBl, 7-10-12

404 Kingsford Drive, \$1,265,000, 5 Bdrms, 2723 SqFt, 1969 YrBl, 7-19-12;

Previous Sale: \$1,400,000, 08-08-08

162 Shuey Drive, \$890,000, 4 Bdrms, 2076 SqFt, 1965 YrBl, 7-10-12;

Previous Sale: \$865,000, 09-09-09

1741 Spyglass Lane, \$865,000, 3 Bdrms, 3424 SqFt, 1985 YrBl, 7-19-12;

Previous Sale: \$583,000, 07-31-97

389 Tharp Drive, \$855,000, 4 Bdrms, 2281 SqFt, 1965 YrBl, 7-10-12

544 Woodminster Drive, \$480,000, 2 Bdrms, 1620 SqFt, 1974 YrBl, 7-18-12;

Previous Sale: \$495,000, 05-13-04

ORINDA

1 Acacia Drive, \$790,000, 3 Bdrms, 1833 SqFt, 1948 YrBl, 7-13-12;

Previous Sale: \$540,000, 03-24-00

11 Aspinwall Court, \$816,500, 4 Bdrms, 1905 SqFt, 1958 YrBl, 7-13-12;

Previous Sale: \$875,000, 12-30-10

8 Beaconsfield Court, \$910,000, 3 Bdrms, 1707 SqFt, 1960 YrBl, 7-18-12;

Previous Sale: \$898,000, 03-10-04

9 Chapparral Place, \$715,000, 3 Bdrms, 2016 SqFt, 1956 YrBl, 7-17-12;

Previous Sale: \$136,000, - -

35 Charles Hill Circle, \$1,125,000, 3 Bdrms, 2493 SqFt, 1978 YrBl, 7-20-12

23 Donald Drive, \$903,500, 3 Bdrms, 2034 SqFt, 1972 YrBl, 7-12-12;

Previous Sale: \$74,500, 05-14-73

... continued on page D7

72 Via Floreado, Orinda

Stunning Contemporary Home in Orinda Hills

This beautiful 5 bedroom, 3 bath home is located on the Country Club side of Orinda Hills. It has been tastefully updated with designer touches throughout including a designer kitchen from Premier Kitchens. The well designed interior of this spacious 3588 sq. ft. home boasts an open floor plan including formal living room & dining room with a wall of windows, an eat-in kitchen & family room that overlooks the hillside views. The lower level includes a large laundry room & a 600 sq. ft. bonus room-currently used as a gym. The multiple outdoor areas include an upper & lower deck (with spa) offering views of the trees beyond. The upper level has a bedroom & full bath that can be an ideal in-law suite.



www.72ViaFloreado.com

Offered at \$1,369,000



Patrice Petersen Sandstrom
(925) 639-8646

DRE# 01732310



Home Values and Sales are Rising

	July 2011	July 2012	% Increase
Lamorinda:			
Properties Sold*	70	85	21.4%
Median Sales Price	\$827,639	\$839,000	1.4%

*includes town houses and condos.

For details, get the 3rd quarter update of the 2012 Lamorinda Real Estate Guidebook

FREE. Go to www.Lamorinda.net, or call 925-550-2353

- Seven-year quarterly trend graphs by city.
- New foreclosure maps and lists of activity.
- Detail on homes for sale, pending, and sold.
- Outlook and predictions for our area.
- Troy's secrets to selling for top dollar.



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Upper Happy Valley Gem With Level Yard
3966 North Peardale Drive, Lafayette

Set on a storybook street in Upper Happy Valley, this pristine gem offers spaciousness, vintage touches, & opportunity galore. 4 bedrooms plus an office & enormous bonus room in more than 3600 sq. ft. Gracious living room, retro kitchen open to dining area, & cozy family room. The backyard has a patio & bbq area, & a large, level area waiting for your imagination. Other features include a semi-enclosed area that could be a workshop or artist's studio, laundry room, shop with workbench, multiple storage areas, new paint & carpet, a 2-car garage, dual-paned windows, & tile roof. The home has an amazing location & access to top-rated schools. More information at:

www.3966NorthPeardale.com

Offered at \$1,225,000



Single-Story Campolindo Charmer
3980 Paseo Grande, Moraga

Beautiful single-story home in sought-after Campolindo. With 4 bedrooms, 2.5 baths, and a private level yard, this updated home has much to offer. Formal dining and living rooms, kitchen with granite countertops, gas range and breakfast nook open to family room with fireplace and entertainment unit. Master bedroom with bonus space and redone bath. Granite, hardwood flooring, dual-paned windows, tile roof, new paint and carpet. Close to top-rated schools and Campolindo Cabana Club, with an excellent commute location. More information at:

www.3980PaseoGrande.com

Offered at \$979,900



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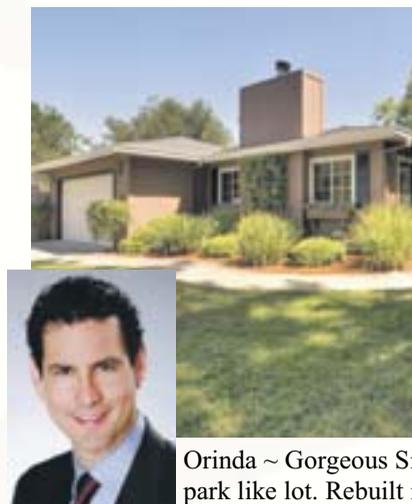
The Pereira Team

ThePereiraTeam@aol.com



Land in Alhambra Valley & Briones ~ Land parcels from .81 acre to 100 acres, from **\$149,000 to \$1,999,000** for you to build your country estate, approx. 35 min. to SF. Views, near trails & open space, variety of potential building sites, possible subdivision on some parcels. Approx. 20 min. to Orinda/Lafayette. Some not on MLS.

925.297.0321



Orinda ~ Gorgeous S park like lot. Rebuilt tures 4Bedrms, 3Bath ings, gourmet kit, lush landscaping fireplace, French doors, window nook and incredible indoor and c for entertaining. **\$1,325,000**

Mark Shaw



Lafayette ~ This beautiful property w/ amazing canopied oaks on a lg. corner lot w/separate guest house. The yard is endless...including decks, garden/play area, patio & side yard—Approx. total lot sq. ft. =13,780! Single story. 3 bdrm, 2 bath w/hrdwd flrs. **\$699,000**

Tim Shields

925.457.2222

tim@soldbyt看.com



Lafayette ~ Hidden Valley Dream ~ Stunning remodel with ultimate creek side privacy on pancake flat, nearly 1/2 acre lot. Features hardwood, granite, slate and stainless finishes. Top ranked Lafayette Schools. Only **\$749,000**

Mark Shaw

925.250.5591



Lafayette ~ This home featured Mag. Private, secluded hilltop panoramic views & unmatched stone rimmed, stunning “vanishing efficient w/solar panels, poolside area w/full bath. A Must See **\$2,475,000**

Bruce Maxon





Single Story on level lot. In 1992, this home features soaring vaulted ceiling, custom sandstone accents, cozy breakfast room, outdoor spaces, perfect



WHITE GATE ~ REDUCED! Gorgeous Custom remodeled single story on cul-de-sac backing to open space. 4 bdrm, 4 ba, over 3500 sq ft. + 3 car garage. Lg gourmet kit w/huge center island + separate eating area, Hrdwd Flrs, Master w/his & her walk-in closets lg pool & spa recently re-finished.
\$1,349,000.00

925.250.5591

Gretchen Bryce 925.683.2477
Gretchenbryce.com



Westside Danville ~ Filtered Mt. Diablo Views. Walk to downtown and Iron Horse Trail. Secluded among giant oaks on 33,000 sf lot. 3 bedrooms, 2 full baths. Large work room/artist studio. 2 car detached garage. Formal living room with fireplace. Great value for this Danville home! \$725,000



Stephanie Stadler
800.997.8985

Todd Carter
925.914.5844



Home in Sunset area. Property w/360 degree views of mountains & sunsets. Flagstone pool. Energy efficient covered bar-b-cue area. Custom Home!



Lafayette ~ Luxurious custom designed home with 3,517 sf is set among 27 Oak Trees with unparalleled views of Lafayette & Walnut Creek. Amenities include, 3 gas fireplaces, granite countertops in gourmet kitchen, Au Pair or office, security system, inset ceiling & crown moulding, Luxurious Master Suite and much more!

925.200.0179

Tim Shields 925.457.2222
tim@soldbyt看.com



Walnut Creek ~ One of a kind magnificent home conveniently located to downtown W.C. 5300+ sq.ft., 5bedrooms, 5baths, w/separate office or 6th bedroom. VIEWS from almost every room. Chef's kitchen w/walk in pantry. Hrdwd flrs, 3 car garage & more! **\$2,350,000**

Gretchen Bryce 925.683.2477
Gretchenbryce.com

The Home Designer

Be a Rock Star – Your Guide to Stone and Tile

By Brandon Neff



Photos Brandon Neff Design

So, you've decided it's time to redo the kitchen, or bathroom for that matter, but after hand picking the appliances, the extra deep sink, that built-in espresso machine you've been eyeing and the German faucet that resembles a high-performance stick shift, the decision of what to put on the counters and back splash has you impossibly stumped.

If you're like many of my clients, your consternation has you ready to throw in the proverbial dish towel. Tiny beads of flop sweat begin to appear at your brow after just the first 10 minutes in the tile and stone showroom. Glass, metal, natural, ceramic - the list goes on and on. Then, there's the myriad surface materials begging attention - soapstone, quartz, granite, marble, concrete to name a few - enough to send you running back home to re-evaluate that 'ol Formica you've been resenting and is now looking better by the minute.

Time to breathe and reboot.

As we've discussed before, performance over appearance should be your primary objective - a good lesson in life and in design. Therefore, the key to choosing the best material for your next project is understanding how you plan to use it, and being very clear about

your expectations of the product. All hard surfacing, regardless of its application, is both an expensive and permanent element. Done right, it can be the show-stopper in your space, but chosen poorly may close on opening night. Read on.

Great Expectations. When it comes to countertops all surfaces are not created equal. Natural stones like granite, marble, onyx, etc., while beautiful to look at can be temperamental. And, like all natural materials they're prone to staining (red wine and berry jams are the most common culprits). Additionally, acids such as citrus juices and even some vinegars can etch the surface of natural stone rendering permanent damage. And, needless to say, if you're planning to top that kitchen island you've designed in white Arabesco marble and expect it to hold up to the kids' permanent markers, think again.

What to do? Well, one way to minimize the worry of potential scarring and marking is to install a honed finish of your favorite stone. Honing leaves the material without the polished, shiny finish, revealing a beautiful matte look, and in my opinion uniquely enhances the appearance of most marbles. Second, make sure your installer seals the stone properly. Counters are an area where you never want to scrimp - get the very best you can afford and hire reputable fabricators and installers to ensure optimum results.

Low Maintenance. For those of you wanting little, or no upkeep I recommend products like CaesarStone - a manufactured quartz-based material sold as slabs for counters and workstations that is impervious to most common damage, in addition to being antimicrobial - great for the home chef who prepares poultry and meats without worry of cross-contamination.

In fact, CaesarStone's surface is so durable that used as a cutting surface may dull your knives sooner than later. Silestone, another man-made quartz product common in the industry, features the same hard working benefits. You will pay more for these hard wearing surfaces, but the benefits and low up-

keep can outweigh their inflated cost. If, however, your style is more Carrie Bradshaw, and your kitchen is more decorative than functional then I would encourage you to go exotic.

From saturated reds, gleaming golds, wtery blues and gemstone greens, natural stones come in colors to impress. Keep your cabinetry neutral to showcase your main attraction. In my work, I come across many a client afraid to indulge in a stone they're really drawn to - mainly due to nay-saying friends and neighbors discouraging them from installing anything that's not "resale ready." With all due respect, tell your detractors to take a hike and go with your gut - if your kitchen is truly the heart of your home fill it with the things you love. Enough said.

Style Guide. Knowing the look you're trying to achieve (and the architecture of your space), is integral when choosing hard surfacing. Does your taste lean toward traditional or bohemian? Are you a modernist or looking to achieve a casual cottage chic? For example, heavily veined stones mixed with paneled cabinetry and crown moldings look stunning in pre-war buildings. Tip: mix in an ogee-over-bullnose profile (the fabricated leading edge of the stone) to achieve an old world glamour. Conversely, if your look is more mid-century mod, or even industrial loft, consider a seamless counter and sink detail molded from polished concrete and a mitre edge detail. Never considered concrete? It's a hard working staple that is less expensive to manufacture and can be tinted limitless colors to meet your discriminating eye. Tip: add open shelving in lieu of closed cabinetry to compliment a more dressed down style.

Cost Conscious. So, you've found the stone you love, and decided on how you want to use it. However, you're not done yet. The next step - possibly the most important step - is having your product produced and installed. Now, you may think the material you've just purchased is the most expensive investment you'll make in the process, but unfortunately it's the fabrication.

On average, fabrication (the cutting, de-

tailing and installing) of hard surfacing, can run two to two and a half times the cost of the product per square foot. This is something most homeowners and DIY'ers never factor into their budgets when planning kitchen and bath remodels. Many a client has brought me on board only after a poorly executed installation - leaving me the unenviable job of telling them they have to start all over again.

Remember the golden rule: measure twice, cut once. Do your research before you hire a fabricator. This is no place to cut corners - pun intended.

Lastly, if cost is an overriding constraint in your project, or if you're just looking for a cosmetic change without breaking the bank, consider tiles. Today, almost every variety of natural stone, ceramics and glass is available in a tile format. Most are stocked in a 12" x 12" size, and installed creatively, can look beautiful and perform remarkably well.

When installing tiles, on both counters and flooring, I always encourage my clients to have them placed as close as possible keeping the grout lines to a minimum. Tip: I recommend spacing tiles no more than 1/16" apart, when possible - this will give the effect of a more seamless look while minimizing the inevitable concern of the grout becoming discolored over time compared to wider grout lines. Just a little gift from me to you.



Brandon Neff is a Bay Area based Interior Designer. He can be reached at BrandonNeffDesign.com or at brandonneffdesign@yahoo.com.

Home Theater: Sound and Pictures All Around You

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So why hire an audio/video consultant when you can simply buy the items from a big box store? Norleen says some folks simply "don't want the hassle" of assembling the system.

Blessing suggests those who hire a contractor verify that the company is both a licensed contractor and an authorized dealer of the audio/video products they sell. "If you buy on the internet," Blessing says, "you'll get speakers but no warranty."

Scott Curtis, owner of Eclipse Audio & Video in Walnut Creek says LED and Plasma flat screen TVs are now competitively priced. Plasma screens are generally 10 to 15 percent less expensive than a similar sized LED. A lower-end 50-inch Plasma TV can be purchased for \$650 to \$700 while a similar sized LED would sell for around \$1200 retail.

And additional home theater equipment costs quickly add up. For example, you can expect to pay \$500 and up for a mid-range quality receiver, Curtis says, and free-standing 5.1 surround sound speakers are priced from \$125 to \$2,500 apiece for the front trio alone (left, center and right channels).

Curtis suggests getting a TV "as big as the room can bear," giving the viewer full immersion for wide screen action with movies or video games, and it's a good idea to balance timbre in all five speakers. Whatever your component selection, be sure to include labor charges in your budget as well.

As today's home entertainment concept becomes an immersive experience – a sort of "smart phone" extension inside the home – with movies and games, home theater has a place for young and old alike.

Of course, even in Lamorinda, there are holdouts. Wendy Jacobs reports that she creates her own surround sound during football season: "I simply turn my stereo on with the broadcast and crank up the volume," she says, providing her family with "big screen TV with big time sound, for a lot less than a home theater."



A family room after adding a home theater system by Paradigm Integration. Photo provided

Contact information:

- Sound Works, Andrew Norleen (925) 209-7001 or email soundworksandrew@hotmail.com.
- Eclipse Audio-Video Inc (925) 934-4844

Lamorinda Home Sales recorded

... continued from page D2

ORINDA ... continued

89 El Gavilan Road, \$712,000, 3 Bdrms, 1428 SqFt, 1952 YrBl, 7-12-12;

Previous Sale: \$285,000, 09-16-94

261 Ivy Place, \$1,150,000, 4 Bdrms, 2130 SqFt, 1967 YrBl, 7-11-12;

Previous Sale: \$865,000, 06-30-04

18 La Cresta Road, \$875,000, 4 Bdrms, 2025 SqFt, 1950 YrBl, 7-11-12;

Previous Sale: \$912,000, 04-05-05

712 Ironbark Court, \$989,000, 3 Bdrms, 2287 SqFt, 1976 YrBl, 7-13-12;

Previous Sale: \$1,149,500, 10-27-04

214 La Espiral, \$1,292,500, 4 Bdrms, 2473 SqFt, 1954 YrBl, 7-20-12;

Previous Sale: \$1,265,000, 08-07-03

16 Mariposa Lane, \$765,000, 3 Bdrms, 1560 SqFt, 1954 YrBl, 7-9-12

569 Miner Road, \$1,250,000, 3 Bdrms, 2647 SqFt, 1972 YrBl, 7-19-12

120 Moraga Way, \$1,100,000, 3 Bdrms, 2784 SqFt, 1995 YrBl, 7-13-12;

Previous Sale: \$598,000, 12-01-98

22 Rabble Road, \$1,225,000, 3 Bdrms, 2427 SqFt, 2010 YrBl, 7-16-12

91 Rheem Boulevard, \$808,000, 3 Bdrms, 1492 SqFt, 1956 YrBl, 7-20-12;

Previous Sale: \$581,000, 03-01-02

14 Scenic Court, \$825,000, 3 Bdrms, 2006 SqFt, 1954 YrBl, 7-17-12;

Previous Sale: \$300,000, 07-24-92

84 Tara Road, \$839,000, 4 Bdrms, 2061 SqFt, 1963 YrBl, 7-20-12

95 Tara Road, \$759,000, 3 Bdrms, 1691 SqFt, 1953 YrBl, 7-10-12

38 Valley Drive, \$1,485,000, 4 Bdrms, 3114 SqFt, 2000 YrBl, 7-17-12

1 Via Moraga, \$829,000, 5 Bdrms, 2043 SqFt, 1949 YrBl, 7-9-12;

Previous Sale: \$650,000, 05-10-00

Lamorinda Foreclosures recorded

LAFAYETTE

Moraga Road, 94549, Bank of America, 07-25-12, \$1,625,830, 5702 sf, 4 bd



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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



129 Meadow Lane
Beautiful 4bd/2ba on 1/3 acre corner lot in the heart of popular Glorietta neighborhood. Hdwd flrs, lg living space, walk to elementary school. Fantastic location.

Offered at \$969,000



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



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



159 Lombardy Lane
Paradise found! Fabulous home w/5bd/4ba, updated kitchen w/Wolf range & granite, paver patio, plus 1bd/1ba detached guest hse, huge media/game rm, gorgeous grounds, bocce ball court.

Offered at \$1,695,000



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



251 Monte Vista Ridge Road
Stunning custom 4500 sf gated estate hm on 1.65 ac knoll sit. Enjoy dazzling views of Mt. Diablo, Briones Reservoir, & OCC golf course. Over \$1 million spent in custom renovation.

Offered at \$1,995,000



89 Brookfield Drive
Located in popular cul de sac neighborhood. Super-sized 5+bd/3.5ba home w/versatile floor plan on .40 ac. Sm office, lg updated kitchen overlooks yard w/pool. Hdwd flrs, 2 fam rms.

Offered at \$1,319,000



3216 Judith Lane
Lovely classic 3bd/2ba ranch home. Beaut fam rm w/hardwood flrs, vaulted ceiling, French sliders to lg level lawn. Expansive side yard. Gorgeous sunset views! Jog to trail.

Offered at \$799,000



1790 Ivanhoe
Charming 4bd/2ba hm w/hdwd flrs, large fam rm/adj eat-in kitchen, 1700 sf. Huge patio, lots of room to garden, play, entertain on level 1/2 acre. Laf schools, good commute close-by.

Offered at \$799,000



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 \$1,099,000



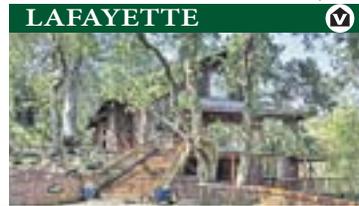
1063 Via Roble
Dramatic updated 4bd/3ba contemp on .49 ac landscaped by award-winning Henry Matsutani. Hdwd flrs, 2 masters, fam rm, den. Gardener's paradise near Bart & top schools.

Offered at \$1,295,000



3388 Rossi Street
Charming 4bd/3ba + 1bd/1ba in-law/guest. Updated kitchen & baths. Beautiful pool & lots of lvl lawns/gardens/entertaining areas. Small court, close-in, excellent schools.

Offered at \$1,299,000



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 \$1,299,000



3898 Happy Valley Road
Fab orig owner property in Happy Valley's Golden Mile. Prime 1.5 acre w/lv lawn, secluded patio, towering redwoods. Gorgeous views. Restore 1948 farmhouse or build new dream home.

Offered at \$1,495,000



4145 Canyon Road
Remodeled Happy Valley gated estate w/views, utter privacy & serenity, & custom craftsmanship throughout. Beautiful lawns & grounds. One-of-a-kind kitchen!! Lots of light.

Offered at \$2,950,000

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