

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.



Troy Feddersen
Broker Associate
DRE# 1835783



Ranked #1 East Bay
Real Estate Company

Troy Feddersen and J. Rockeliff, Realtors
Two names you can trust for real estate in Lamorinda

WWW.HOLCENBERG.COM

Client satisfaction: a family tradition

The Holcenberg Team Presents Two Beautiful New Listings



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



Wendy Holcenberg
wendy@holcenberg.com
925.253.4630
DRE#00637795

Michelle Holcenberg
michelle@holcenberg.com
925.253.4663
DRE#01373412



©2012 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark, licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office Is Owned And Operated by NRT LLC. DRE License # 01908304