

Lamorinda's Leading Independent Real Estate Firm.



73 La Espiral
Well maint. 4bd/3ba hm for easy living. Vaulted ceilings & abundance of windows. Updated baths & mod. kit. This 2825 sf hm offers "Great Room" concept, stylish decor, & quality features.

Offered at \$1,175,000



43 Canyon View Drive
One of a kind, secluded, Tahoe-like 4bd/3.5+ba hm on 1.25 ac w/views of hills & Mt. Diablo. Sep 1bd cottage, & artist studio/ofc. Fruit trees abound. Stone fireplace. Updated kit/baths.

Offered at \$1,439,000



31 Parklane Drive
Glorietta Sngl Lvl Charming updated w/exceptional finishes & design. 4bd/3ba, vaulted ceilings, hwdwd flrs, Fr. doors, priv. mstr retreat. Outdr kit/patio/firple & lrg lvl lawn. Quiet street & ez commute.

Offered at \$1,545,000



159 Lombardy Lane
Paradise found in this desirable Sleepy Hollow nbrhd. 4+bd/4ba updated hm. 1bd/1ba det au pair. Huge media/game rm, kit. w/Wolf cooktop, gorg. 1.1 ac grounds w/patio, bocce ball ct.

Offered at \$1,595,000



251 Monte Vista Ridge Road
Stunning gated custom estate hm w/pano views of Briones. Outdoor living at its best w/expansive terrace featuring fabulous kitchen. Romantic mstr retreat w/spa bath.

Offered at \$1,995,000



65 La Espiral
Updated w/beautiful custom features & amenities. Very well maintained. Majestic setting, lovely gardens, new pool + views/privacy, fully fenced. Tuscany ambiance, European flair.

Offered at \$2,350,000



60 Coachwood Terrace
1st time EVER on mrkt. An Estate in prime location. 5bd/5.5ba, pool/spa, apx. 6000 sq ft on apx. 6.45 ac. Fab. stone walled gardens, many fruit trees. Reflects Orinda living at its best.

Offered at \$2,495,000



15 Inverleith Terrace
Charming 3bd/2ba single level home w/hwdwd flrs, eat-in kitchen, views, lg lot set on a wonderful cul-de-sac. Close to schools, shopping. Pvt backyard w/stone patio.

Offered at \$830,000



3349 Carlyle Terrace
Cute fixer with curb appeal and potential. 3bd/ 2ba with approx. 1230 sf. Foundation and chimney repairs needed.

Offered at \$599,000



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 \$1,295,000



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, hwdwd flrs, French & sliding doors.

Offered at \$1,299,000



3767 Happy Valley Road
Fabulous updated H.V. Trad. Dream kit., spacious mstr ste. Hwdwd flrs, custom detail Fr. doors open to priv. deck. Lush setting w/lvl lawn. Top neighborhood, walk to town.

Offered at \$1,349,000



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



1420 Arbor Lane
Truly special orig custom spacious trad 3bd/3.5ba hm. Enjoy grand sz entertaining allure inside & out. European touches. Fab setting at end of flat cul-de-sac Westside quiet street. Level lot.

Offered at \$1,195,000



34 Winding Glen
Classic ranch style 4bd/3ba home combines sophisticated elegance w/ charming ease. Huge park like yard features, 42 acre yard with grass play areas, covered patio, pool & spa.

Offered at \$1,425,000



312 Kathleen Drive
Adorable updated 3bd/2ba in approx. 1574 sq. ft. on 7100 sq. ft. lot in heart of Gregory Gardens. Great house and location.

Offered at \$450,000

THE VILLAGE ASSOCIATES:

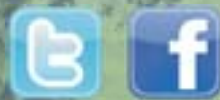
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93 Moraga Way, Suite 103 Orinda, CA 94563
(925) 254-0505 or 1-866-856-VARE

