

The Summer Sale Mark-Up

By Andi Peterson Brown

It's no secret that the housing market is on the rebound this year, and Lamorinda has been no exception. Compared to 2012, Lamorinda prices jumped about 20% during the first half of this year, with a 22% average price increase in Lafayette leading the pack. Moraga and Orinda averages increased 19% and 17% respectively—not too shabby either.

Ask any local realtor and they will all tell you the same thing: the 2013 spring market was intense. Competition was fierce for homes, and listing agents put offer deadlines in place to add order and fairness to what could have become utter chaos. Almost every single listing received 5, 10, or even 15+ offers and sold for well over the asking price. Most buyers geared up to write at least three to five offers before landing a home.

Since mid-July, the intensity seems to have eased somewhat. Many homes are still receiving multiple offers, but not to the same degree as in the spring. Some homes are not receiving multiple offers at all, and not every listing has an offer deadline anymore. With prices up and interest rates now around 4.5 -5% (still historically low), some balance seems to be returning to the market.



andi
PETERSON
brown

Real Estate Broker
AndiBrownHomes.com
925.818.4588



DRE# 01738605

real local • real knowledge • real value

©2013 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 by a subsidiary of NRT LLC. DRE License # 01908304

Historical Home

...continued from page D4



Main lounge with custom chandeliers.

It's unclear how many amenities are original to the home and which were added in later years but the secluded home on over an acre lot features a green house, koi pond, forge, swimming pool, shady secret garden with babbling brook and two ponds covered in lily pads that are screened from the golf course with mature oak and pine trees. On the lowest level is a spacious cantina party room with generous fireplace and full kitchen.

One of the highlights of Casa del Sueño, or "house of dreams," is the massive main salon that typifies Mediterranean style with a stunning stone floor, dramatic windows, and immense fireplace featuring a dragon-inspired firewood holder and fireplace screen that compliment the extraordinarily large chandeliers mimicking the dragon motif.

All the iron work was hand-forged on the property, including the Juliette balconies that open onto the stately two-story lounge. The original stone floors are in excellent condition, along with the unique mosaic tiled staircase.

Hand-painted designs on the beams in the main living room include tiny carved monks that support the rafters. An original organ sits in the mezzanine balcony to entertain guests.



One of the hand crafted monk figurines at the base of the rafters.

In the dramatic turret, accessed just off the main entryway via a narrow winding flight of stairs is command central, where the current owner had a number of computers spread out on an enormous desk. With windows on three sides, the room deftly shows off a view of the manicured front garden and fountain.

While most of the main spaces of the property, grand salon, central kitchen, and bedrooms have been lovingly restored to their original glory, some parts of the property are in need of updating – specifically the apartments.

Casa del Sueño, which is scheduled to be on the market soon, is truly spectacular, but definitely has some quirky elements that could provide a new owner with a blank slate to personalize.



Juliette balcony overlooking main lounge with dragon motif railing that was forged on the site.