

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 07 Issue 16 Wednesday, October 9, 2013



## Let's Eat!

*Lamorinda gardeners get the most from their gardens*

By Chris Lavin



Ellen Bier grows dozens of edibles in her Sleepy Hollow neighborhood in Orinda.

Photo Chris Lavin

Walk through any gate into an edible garden here, but don't tap the gardener on the shoulder unless you're prepared for a quick tour and a baffling list of names and varieties. That's not a bean, but a roma, and that's not a tomato but an "Esther's Mortgage Lifter." Not a pumpkin but a kabocha.

You get the picture.

Throughout Lamorinda edible gardens produce way more, at times, than the family can handle, which turns out to be a boon for the neighbors, even the postman. More than churn out food for the family, the gardens connect their owners to the land, immersing them in the outdoors, revealing microclimates, and attracting so many birds some gardens look like aviaries.

"The towhees are going absolutely crazy right now," said Ellen Bier, an Orinda gardener who tore out the backyard pool a few years ago to get more garden space. A nut-brown towhee almost flew between her legs, where she stood next to a zucchini. "We still call this area 'the deep end.'"

According to the National Gardening Association, 13 percent of the U.S. population picks up a trowel to plant something each year. But a brief survey of nurseries puts the local figure at closer to half.

"A lot of people garden here," said Kenny Murakami, who runs Moraga Garden Center. "It's a broad spectrum. There are people with huge gardens, and people with backyard gardens that are very productive. And there a lot of people who are extremely knowledgeable."

Murakami's customers speak of him like a rock star, a fountain of information. While he has reached hero status among his clientele, "I'm just a guy who likes plants," he said. And he's not the only one who likes to give tips. Most gardeners can't contain themselves, and will spout a tip about gardening (or eating) every third step or so.

**TIP: To de-stem a strawberry, insert a stiff straw into the top a half inch, and twist. Stem can then be shot through said straw at a neighboring gardener. (Bobbie Preston, Moraga)**

While Murakami's advice might help, gardeners themselves must get to know their yards and space the hard way, by living with it through the years to become familiar with their particular microclimates. The front yard, even, can be different than the back.

...continued on page D4

# Nancy Stryker presents...



## TWO GREAT PROPERTIES!!

705 Ironbark Ct., Orinda



This stately Orindawoods home with approx. 3858 sq. ft. on approx. .68 acre offers detailed finishes, lovely outdoor spaces and views of the surrounding hills and Lake Cascade. Dramatic Italian marble foyer with 2-story vaulted ceiling, and natural light

from 3 skylights. This home features large formal living and dining rooms, 3 bedrooms, 3.5 baths, media/office room, and a grand-size eat-in kitchen/family room. The outdoor spaces include a large deck for entertaining with a built-in BBQ, spa and pool!

**Offered at \$1,728,000**

171 Corliss Dr., Moraga



Welcome to this fabulous upscale Moraga home beautifully situated on approximately .41 acre in the sought-after Corliss neighborhood. Conveniently located to town, with approximately 3176 square feet of unique elegance, this residence has been meticulously renovated in during the last 5 years with high-end windows, hardwood floors throughout, lovely millwork, coffered ceilings and well-appointed finishes. This home boasts 5 bedrooms, 3 baths, formal living and dining room, fabulous chef's kitchen opening to a wonderful family room, a gorgeous pool, lawn and lush gardens. This residence offers the perfect setting for indoor/outdoor living at its finest!

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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	9	\$725,000	\$1,950,000
MORAGA	12	\$260,000	\$1,290,000
ORINDA	12	\$800,000	\$3,500,000

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

1138 Camino Vallecito, \$1,587,500, 3 Bdrms, 2808 SqFt, 1952 YrBlt, 9-4-13

1028 Carol Lane, \$725,000, 3 Bdrms, 1187 SqFt, 1951 YrBlt, 9-10-13;

Previous Sale: \$735,000, 06-27-08

5 Greenvalley Drive, \$1,950,000, 4 Bdrms, 4048 SqFt, 1922 YrBlt, 8-30-13;

Previous Sale: \$825,000, 06-15-98

963 Hawthorne Drive, \$1,200,000, 4 Bdrms, 1908 SqFt, 1941 YrBlt, 8-30-13;

Previous Sale: \$660,000, 04-04-03

3373 Las Huertas Road, \$1,925,000, 4 Bdrms, 2871 SqFt, 1947 YrBlt, 9-10-13

702 Las Trampas Road, \$1,200,000, 3 Bdrms, 1728 SqFt, 1956 YrBlt, 8-30-13;

Previous Sale: \$387,500, 05-18-95

1070 Leland Drive, \$780,000, 4 Bdrms, 1760 SqFt, 1964 YrBlt, 9-6-13;

Previous Sale: \$277,000, 12-11-96

3368 Mildred Lane, \$819,000, 4 Bdrms, 1534 SqFt, 1954 YrBlt, 8-30-13;

Previous Sale: \$675,000, 11-30-11

559 Silverado Drive, \$1,200,000, 4 Bdrms, 2101 SqFt, 1959 YrBlt, 9-10-13;

Previous Sale: \$750,000, 07-25-01

... continued on page D14

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# Let's Eat!

...continued from page D1

“We put our garden in the front yard, at first, because that’s where the sun was,” said Bobbie Preston, who moved to her lower Larch home in Moraga in 1984. “Now we keep it there. I can give a child who’s walking by with his mother a little pumpkin, or a warm tomato fresh off the vine.”

That’s not to say she doesn’t keep, oh, a few things around back. Even though the Prestons live on a typical quarter-acre lot, they have constructed beds down to Moraga Creek and planted 18 dwarf fruit trees and more than 50 varieties of edible plants. Not to mention the bird houses, nesting boxes, bat house, and a menagerie of animal sculptures.

**TIP: There is sex outside marriage. Squash plants have both male and female flowers. To ensure fertilization, use a Q-Tip. (Ellen Bier, Orinda)**

Yet even with multiple seasons under her belt, Preston is still finding out what grows best where.

...continued on page D8



*Bobbie Preston with a daily harvest.*



*Preston picks a Golden Wonder in her front yard in Moraga.*



*Susan Anderson-Berger harvests dinosaur kale in her Orinda garden.*

*Photos Chris Lavin*



*Laura Abrams*

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**Cozy Orinda Cottage**  
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## Lamorinda Home Values are Up!

	September 2012	September 2013	% Change
Lamorinda: Properties Sold*	202	211	4.5%
Average Sale Price	\$1,059,540	\$1,197,826	13.1%
Price per Square Foot	\$408.3	\$484.6	18.7%

\* Single-family homes on MLS, excluding any with no sale price.

To see details on individual recent Lamorinda home sales, go to:  
**[www.Lamorinda.net](http://www.Lamorinda.net)**

*J. Rockcliff*  


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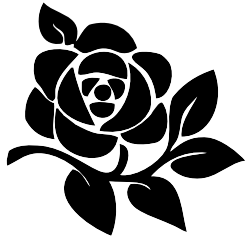
Nine sets of French doors, skylights, high vaulted ceilings, and sparkling hardwood floors add to the charm. The floor plan is well thought out with all living areas on the main level with the exception of a large room downstairs with French doors opening to patios.

The shingled gray exterior has crisp white trim and railing. An inviting entry has covered front porch with a vaulted ceiling, wood plank floor, and glass front door with side lights. The professionally landscaped grounds with lush green lawn, beautiful plantings received first place in a Bay Area competition.

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\*Per Tax Records





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7 days a week

## Let's Eat!

...continued from page D4

"I move plants around like they were furniture," she said, pointing to a 5-year-old apple tree she moved last year. "I'm a big believer that you can move anything in October, when it stops growing for the season."

Susan Andersen-Berger of Orinda has at least three microclimates in her yard, she said, standing on a large circle of pristine lawn grass bedecked with chairs overlooking Mount Diablo. "This used to be the garden, for instance," she said – but the wind whipped the plants mercilessly in the fall and it got too cold. Now her ornamentals are on one side, and her edibles are protected by a hill down-slope from the lawn. She strolled through from one side to the other, naming each of dozens of plants.

"As I got more and more into it, I had to make more spaces," Andersen-Berger said.



Ellen Bier will decorate her house with her own pumpkins this Halloween. Photos Chris Lavin

"This is my sanity," she said, touching the plants as she went. "Honestly, I love it out here. I spent as much time in the garden as I can."

**TIP: While a pumpkin in your patch is growing, carve a child's name into the flesh. By Halloween, the name will have grown scarred and scary. (Preston)**

Andersen-Berger's thoughts are a common theme among gardeners, who balance the stress of life with the turning of the soil to plant new things. And the harvest is only part of the cycle. It is difficult to find a gardener who doesn't like to cook. They seem to talk about cooking just as much as varieties of tomato.

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Susan Anderson-Berger with her seedlings for a winter garden.

“Isn’t this beautiful?” asked Preston, who had just put a batch of figs through the Cuisinart – her neighbor, she said, luckily doesn’t enjoy figs. Preston also had a plate of cut figs drizzled with balsamic vinegar and gorgonzola on her granite kitchen counter. “Taste it!”

Using her neighbor’s figs is a good example of the small communities within the community who share their abundance.

“We don’t plant the same things anymore,” Preston said of her neighbors, meaning that “Candy has melons and beans – so, so many beans – and Antoinette always has more eggplants than she knows what to do with.” So they plan ahead and end up swapping amongst themselves. “I’m never going to buy parsley again,” Preston said.



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\*1591 Hillgrade is listed by Karen Ivankovich, Realtor®, Dudum Real Estate Group

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# The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS

The third quarter of 2013 again showed significant activity on the residential side of Lamorinda real estate.

Per Contra Costa Association of Realtors statistics reported from July 1 through Sept. 30, 88 single-family homes closed in Lafayette which was higher than the 80 that closed in the third quarter of 2012. Sales prices ranged from \$407,900 to \$3.4 million. There was one additional home listed above \$2 million that closed during the quarter but the price was withheld from the Multiple Listing Service. The average number of days on market was 31 versus 37 days for the same period in 2012 and 46 days in the third quarter of 2011. The average sales price was \$1,204,739 which was significantly higher than the same quarter in 2012 when the average was \$1,001,291.

In Moraga, the number of single-family closings was 44, up 10 from the same quarter in 2012. In 2011, 34 also sold in the third quarter. Prices ranged from \$540,000 to \$2.25 million. The average sale price was \$1,183,906 – again a large increase from the year ago quarter where it was \$1,049,408. In the same quarter in 2011 it was

\$874,909. Moraga had one sale above \$2 million and also one sale with no reported sales price. The average marketing time was 19 days ... down from 34 days on market in 3Q 2012 and 35 days in 3Q 2011.

In Orinda, the number of single-family closings was 76; similar to the 81 in the third quarter of 2012 and still way above the third quarter of 2011 when there were 47 closed sales. Sales prices ranged from \$475,000 to \$3.5 million with an average price of \$1,197,879, an increase over 3Q 2012 when the average was \$1,109,094. In the same quarter two years ago, the average sales price was \$1,055,629. Again, there was one sale where the sale price was not reported to the MLS. It took an average of only 26 days to expose a home to the market this last quarter where it was 38 days a year ago and it was 55 days in 3Q 2011.

In the third quarter of this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$484.64 per square foot, a huge increase over the same quarter in 2012 when it was \$419.49 per square foot. Moraga homes sold for \$450.18 per square

foot. Again, this was a large increase from 12 months ago when the average was \$396.29. In Orinda it was \$492.82 versus the \$417.70 per square foot in the year ago quarter.

In Lafayette, the average sales price was 103.3 percent of the final asking price. In Moraga it was 103.9 percent and in Orinda it was 99.1 percent. In many cases, there were multiple offers on homes and the result was a closing price above the asking price.

In Lafayette, 59 of the 88 closings sold at the list price or above. In Moraga, 34 of the 45 sold at or above asking and in Orinda it was 45 of 76.

In the condominium/town home category, Lafayette had five closings between \$375,000 and \$675,000; Moraga had 21 ranging from \$237,000 to \$789,000. The two highest sales were in Moraga Country Club. Orinda had one – \$925,000 in Orinda Woods.

As of Oct. 3, there were 76 pending sales per the MLS in the three communities combined. A year ago it was 107 which points to the continued low supply of available homes. ...continued on page D14



## Did you hear about Rochelle and Erin?

Yeah those Realtors at Alain Pinel...

“I can recommend to you without reservation and with **GREAT RESPECT** and **APPRECIATION**, Erin McCoin and Rochelle Williams. I confidently expect that if you choose them **YOU WILL RECOMMEND THEM** to your friends as well.”

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- Scott

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## Put a Ring on It

By Andi Peterson Brown

The early taste of winter weather that we had a few weeks ago got me to thinking. And not about cozy nights in front of the fireplace or steaming mugs of hot chocolate. As a Realtor, it's hard for me to get anything house-related off of my mind, and so as I sat at my desk and watched the rain come down, the first thing I thought of was...deferred maintenance. Yes, I see a little rain and I immediately think about clogged gutters, missing flashing, leaking pipes—you name it.

And it got me to thinking about a good friend of mine who shared with me a recent experience. A few years ago he discovered that one of the toilets in his home had been installed incorrectly and was missing a wax ring to prevent water from leaking between the toilet and the floor drain pipe. He had every intention of fixing it, but then life got in the way, the bathroom was seldom used, and it became out of sight and out of mind. "All of a sudden" he noticed one day that the floor was uneven and the grout was a rusty red. He called in a contractor who discovered that the entire subfloor beneath the tile was water-damaged, complete with a watermelon-sized rotting hole. And the culprit? That darn missing wax ring.

Needless to say, he is now replacing his entire bathroom. While he is excited about the prospect of updating the 1982 décor, the remodel is going to cost a wee bit more than that five dollar wax ring. The lesson? While it might be time-consuming and somewhat costly to take care of home maintenance issues as they occur, deferring that maintenance will only end up costing you more.



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## The Real Estate Quarter in Review

...continued from page D13

The asking prices for single family detached homes ranged from \$549,000 to \$3.795 million. It should be pointed out that there are only five "Potential Short Sales" that are currently pending and were subject to lender approval. At this time a year ago there were 20. As values increase, some homeowners who had lost their equity or were "underwater" no longer find themselves in that place. Only one of the pending sales is an REO (bank owned property.)

It is interesting to point out that of the 76 pending sales in the area, 63 have received acceptable offers since Sept. 1. That is an average of just over two per day. Usually many of the sales are completed prior to the start of school. Depending upon how many of the homes are being purchased by families with children who are new to Lamorinda, it may impact certain grades at the elementary level.

Inventory, however, continues to remain low when looking at the available homes. In Lafayette there are 39 on the market as of Oct. 3 versus 42 at this time in 2012 and 84 in early October of 2011. At this same point in 2010 there were 114 on

the market.

In Moraga buyers have their choice of only 13 properties, versus 15 a year ago, down from 41 homes 12 months ago, and 64 in 2010.

Orinda inventory had fallen from 80 available properties in October, 2010 to 64 homes in 2011, to 39 at the beginning of this month last year, but it is up to 51 as of this week. It is the only area with an increase of available homes.

In total, as of Oct. 7, 2011 there were 189 residences available in the three communities including two in Canyon. Today there are only 103. A year ago there were 96. Asking prices range from \$259,000 for a condominium in Moraga to \$7.75 million for a Lafayette property.

As is the case nearly every quarter, the most active price range is in the more "affordable" price ranges. At the high end, 12 homes sold above \$2 million in the three communities combined versus 10 in the same period in 2012. There are 27 currently available above this amount: 10 in Lafayette, 14 in Orinda, and 3 in Moraga.

## Lamorinda Home Sales recorded

...continued from Page D2

### MORAGA

744 Augusta Drive, \$789,000, 2 Bdrms, 2079 SqFt, 1974 YrBlt, 9-10-13; Previous Sale: \$805,000, 05-18-07  
114 Alta Mesa Court, \$962,000, 4 Bdrms, 2785 SqFt, 1974 YrBlt, 8-30-13; Previous Sale: \$777,500, 03-14-03  
2091 Ascot Drive #129, \$260,000, 2 Bdrms, 1180 SqFt, 1971 YrBlt, 8-30-13; Previous Sale: \$240,000, 07-24-12  
2083 Ascot Drive #133, \$405,000, 3 Bdrms, 1439 SqFt, 1971 YrBlt, 8-30-13; Previous Sale: \$400,000, 06-03-08  
18 Corte Fortuna, \$950,000, 4 Bdrms, 1864 SqFt, 1975 YrBlt, 9-9-13  
137 Derby Lane, \$1,018,000, 3 Bdrms, 2066 SqFt, 1972 YrBlt, 9-6-13  
5 Duarte Court, \$1,290,000, 4 Bdrms, 2856 SqFt, 1999 YrBlt, 8-30-13; Previous Sale: \$890,000, 06-27-00  
20 Kazar Court, \$858,000, 4 Bdrms, 2206 SqFt, 1963 YrBlt, 9-6-13  
651 Moraga Road #11, \$349,000, 3 Bdrms, 1418 SqFt, 1962 YrBlt, 9-4-13; Previous Sale: \$295,000, 09-09-11  
10 Ross Drive, \$1,006,000, 4 Bdrms, 2215 SqFt, 1959 YrBlt, 8-30-13; Previous Sale: \$305,000, 12-29-93  
86 Sullivan Drive, \$1,185,000, 3 Bdrms, 2577 SqFt, 1961 YrBlt, 8-30-13  
34 Thorndale Place, \$1,250,000, 4 Bdrms, 2030 SqFt, 1964 YrBlt, 9-5-13; Previous Sale: \$46,000, 02-20-70

### ORINDA

70 Barbara Road, \$850,000, 3 Bdrms, 1408 SqFt, 1969 YrBlt, 9-9-13; Previous Sale: \$600,000, 12-29-03  
6 Carisbrook Drive, \$800,000, 3 Bdrms, 1740 SqFt, 1958 YrBlt, 8-30-13  
33 Dias Dorados, \$3,500,000, 6 Bdrms, 6244 SqFt, 1937 YrBlt, 8-30-13; Previous Sale: \$2,800,000, 07-09-03  
50 Don Gabriel Way, \$962,500, 3 Bdrms, 1811 SqFt, 1950 YrBlt, 9-9-13; Previous Sale: \$169,500, 11-14-83  
7 Donald Drive, \$1,475,000, 4 Bdrms, 3210 SqFt, 1960 YrBlt, 9-10-13  
136 Hall Drive, \$2,100,000, 4 Bdrms, 3503 SqFt, 1981 YrBlt, 8-30-13; Previous Sale: \$837,000, 07-25-07  
265 Ivy Place, \$1,064,000, 4 Bdrms, 2330 SqFt, 1967 YrBlt, 8-30-13  
31 Meadow View Road, \$870,000, 3 Bdrms, 1421 SqFt, 1955 YrBlt, 8-30-13  
3 Overhill Road, \$1,188,000, 4 Bdrms, 2559 SqFt, 1939 YrBlt, 8-30-13; Previous Sale: \$725,000, 04-04-03  
10 Ranch Road, \$2,700,000, 4 Bdrms, 5882 SqFt, 1956 YrBlt, 9-5-13  
684 Tahos Road, \$1,077,000, 3 Bdrms, 1862 SqFt, 1964 YrBlt, 9-5-13  
83 Zander Drive, \$1,300,000, 4 Bdrms, 2500 SqFt, 1962 YrBlt, 8-30-13

## Ask Cynthia Brian-Mint Reader's Request

Hello Goddess Gardener:

We need your help in solving an argument. I bought a four-inch pot of mint, which I planted in our herb garden. It's very pretty, healthy, and becoming bushy. Although we both love the mint, my husband wants me to dig it up and put it in a pot because he says it will take over our small garden. It's a fight. What is the best thing to do?

Elsie in Lafayette

Hello Elsie in Lafayette:

Sorry to be the bearer of bad news for you, but your husband is correct. As pretty as the mint is now, it will over run your entire garden and will even make its way to other locations if you don't control it now. Mint is a wonderful addition to herb gardens but it must be contained. Dig it up and put it in a decorative pot away from your beds. In this way it can grow and you will be able to manage and enjoy it. Not only is mint terrific in salads, beverages, teas, and cooking, but it is also a natural pesticide in gardens, keeping away many of the unwanted insects that destroy landscapes. However, it is also invasive with deep runners that will pop up everywhere.



Mint

Photo Cynthia Brian

Years ago when I first planted my garden, I made the huge mistake of thinking that if I planted one small spring of mint in a fenced area far from the rest of my garden, that I would be able to keep it corralled. I was very wrong. That one sprig sent runners to places 300 feet away. I now have mint in my lawn, flowerbeds, orchard, and more and no matter what I do to pull it, chop it, or dig it, the results are always more mint. The deer won't eat it and as much as I love to utilize it, I won't possibly be able to use enough or give enough away in a thousand lifetimes.

Don't bother arguing over mint. It will always win. Fair warning to all mint lovers: contain it or you'll be experiencing mint madness, too.

Happy Gardening and happy growing!

Cynthia

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Cynthia Brian

The Goddess Gardener

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I am available as a speaker, designer, and consultant.

Cynthia will answer one or more questions every other issue as space allows. Email your comments or questions to Cynthia@GoddessGardener.com

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## ORINDA



New Listing

**17 Lost Valley Drive** Situated in the coveted Lost Valley neighborhood, this traditional, 3bd/2ba ranch style charmer ideally accommodates California's indoor/outdoor lifestyle. Creek-side setting, priv. & fenced bckyd, patio areas, pool & spa. **\$849,000**

## ORINDA



New Listing

**63 Davis Road** True traditional charm w/quality craftsmanship. Family room off modern kitchen opens to level grassy yard. Hdwd flrs, great floor plan & flow. Spectacular lot, privacy, lawns & gardens. Walk to town yet quiet/peaceful. **\$935,000**

## ORINDA



New Listing

**138 Lombardy Lane** Charming 3bd/2ba 1735 sf single-story in S.H. on .22 level ac. Features are low maintenance gardens, patio, artificial turf lawns, putting green, large family/sun room, AC, storage, garage w/custom cabinetry & workbench. **\$975,000**

## ORINDA



**9 Las Piedras** Picturesque private 6bd/3ba home in park like setting w/panoramic views, level lawn & recreational pool. 3745sf classic custom w/vaulted ceils, walls of windows, hdwd flrs, den, workout rm, FR & well-appointed kitchen. **\$1,349,000**

## ORINDA



**1 Camino del Cielo** Set in the picturesque area of El Toyonal, this spacious 4900 sq. ft. newer construction 4+ bedroom, 3.5 bath brown shingle style home offers spectacular views & privacy yet is located just mins from downtown Orinda. **\$1,699,000**

## ORINDA



New Listing

**11 Fairway Drive** Rare find. Mid-century modern 4bd/ 3ba+ 2 half bath home on 4th fairway. Private, large rooms, high ceilings, office, boudoir, great guest setup, updated kitchen. Grand, comfortable, very special property. **\$1,825,000**

## ORINDA



**10 El Castillo** Spacious 5 bed, 3.5 bath. Built in 1998, home includes: marble entry, private office, huge kitchen/family rm, media rm, lg level lot on cul-de-sac, citrus garden, resort-like living. **\$2,150,000**

## ORINDA



**17 Tappan Lane** Vistas across Orinda come alive from all rooms of this spacious 4,155 sf with 6 bd/4 ba & 2 half ba. High ceilings & light & bright. Perfect for fun in the sun with yards, decks, pool, & vineyard on 1.15 acres. **\$2,389,000**

## MORAGA



New Listing

**146 Miramonte Drive** Pristine Miramonte Gardens home. Many upgrades: updated baths, new hardwood floors, lighting, new carpet, fresh paint. Three bedrooms + office + great storage. Move-in Ready! **\$540,000**

## MORAGA



**1743 Spyglass Lane** Moraga Country Club Forest Hills model, updates throughout include new kitchen appliances, granite counters, updated bath, hardwood floors, new carpet, paint & lighting. **\$950,000**

## LAFAYETTE



New Listing

**60 Camelia Lane** Happy Valley charming trad. Beautiful natural setting/landscaping near end of lane. Bright & sunny-high ceilings, 9 French drs, skylights. Sep office, lux mstr, great in/outdoor living. Prime close in loc. Top schools. **\$1,299,000**

## LAFAYETTE



New Listing

**9 Mountain View Place** Fabulous updated 4bd/2.5ba, 3481 sf custom contemporary on .78 ac in tranquil setting. Spacious LR & DR, new hwd flrs throughout, new eat-in kitchen/DR open to FR, voltaic solar panels, new redwood deck & more. **\$1,350,000**

## LAFAYETTE



New Listing

**3518 S. Silver Springs Rd** Silver Springs inner circle charmer. Traditional Marchant ranch w/ vaulted ceilings, hardwood floors, easy in/outdoor living. Newly landscaped backyard & new pool. Quick walk to town, schools & Lafayette bike trail. **\$1,795,000**

## DANVILLE



**1540/1550 Finley Road** Terrific horse property on two level separate parcels total 2.98 acres(pr). Rancher w/country kitchen, pool & hot tub! The Ranch has 12 stall barn, indoor/outdoor riding arenas, covered & stall paddocks, fenced pastures & more. **\$1,299,000**

## WALNUT CREEK



New Listing

**631 North Villa Way** Rare Find! Charming, remodeled penthouse end unit condo w/ vaulted ceilings, loads of storage. Privacy & serene setting w/views of creek. Walk to town, easy access to transportation & excellent W.C. schools. **\$385,000**

## WALNUT CREEK



**3737 Waterford Lane** Don't miss this fabulous .70 acre flat yard with orchard, vineyard and room for a pool. House is beautiful too! Hardwood floors, open kitchen/family room. Over 3600 square feet, 4+bedrooms. **\$1,468,000**



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