

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 07 Issue 18 Wednesday, November 6, 2013



*Digging Deep with Cynthia Brian  
...read on page D8*

## Shelve It!

### *Garage tour to offer 'man-cave' insights*

By Chris Lavin



*Gary Fulcher in his "man-cave" in Lafayette – his retreat will be on the first Garage Tour sponsored by the Lafayette Community Foundation.*

*Photo Chris Lavin*

There was a time when the idea of a “man’s garage” meant having perks like a black-and-white TV with rabbit ears and a Styrofoam cooler full of beer set up in time for the Sunday football game. Plastic lawn chairs come to mind.

Well ... we’ve come a long way. To show just how far our neighbor-

hoods have come in the way of haute garage design and use, the Lafayette Community Foundation has organized a tour of four of the best they could find, including one that would be worth the tour all on its own.

“This is my man-cave, I guess you could call it,” said Gary Fulcher, who did not appear to like the term “man-

cave.” He lives in Orinda but his three-door garage is in Lafayette.

He does have it all: a kitchen (no Styrofoam cooler here, but a built-in fridge that looks like tool storage, which is next to a *dishwasher*, also disguised as a tool area), a workspace, a loft for sleeping or watching a flat-screen TV, exercising, and most im-

portantly, a fully equipped workshop for him to build his custom wooden boats. “When I was building this (the garage), my kids said, ‘Are you leaving Mom?’ It has everything anyone would need, so they were wondering.”

The garage is that extreme. (And no, he certainly is not leaving his wife.) One could live in it, quite comfortably. It’s the perfect “man-cave” if you’re into building your own boat. Or cabinets. Or twirling salad bowls on a lathe. Or just having great parties.

The Garage Tour begins at 1 p.m. Sunday, Nov. 10, at Blodgett’s Flooring, 3291 Mt. Diablo Court, in Lafayette. Tickets are \$35 online at [www.lafayetteCF.org](http://www.lafayetteCF.org), and at Blodgett’s, Lafayette Car Wash, and the Lafayette Chamber of Commerce. Food trucks and music will be everywhere, starting at the beginning of the tour, where tour-goers will receive their maps, wristbands and parking instructions.

“The tour is self-guided, but there will be lots of refreshments and time to talk with the garage owners,” said Teresa Gerringer, an organizer with the Lafayette Community Foundation. “Two garages on one cul-de-sac will have classic cars.”

...continued on page D4



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## HEART OF LAFAYETTE'S UPPER HAPPY VALLEY



Stunning views and surrounded by mature oak trees, this custom, two-story, hillside property on roughly 1.22 acres of land in the heart of Lafayette's Upper Happy Valley offers multiple outdoor entertaining spaces and striking interior details. Functional and comforting the 4 bedroom, 3 bathroom home's approximate 3,546 square feet features soaring vaulted ceilings, upgraded bathrooms, gleaming random plank, quarter sawn oak hardwood floors, plantation shutters, and lots of natural light. An elegant grand master suite on the main floor features a vaulted ceiling, romantic fireplace, large walk-in closet and a stunning remodeled master bathroom. Perfect location in a quiet and tranquil surroundings yet with easy access to downtown Lafayette shopping and dining, Highway 24 and schools.

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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	14	\$490,000	\$5,400,000
MORAGA	11	\$325,000	\$1,400,000
ORINDA	7	\$575,000	\$1,230,000

Home sales are compiled by CalRESource, 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

- 2459 Cherry Hills Drive, \$753,000, 3 Bdrms, 1740 SqFt, 1963 YrBl, 9-23-13;  
Previous Sale: \$610,000, 09-26-03
- 1269 Del Arroyo Court, \$900,000, 3 Bdrms, 1718 SqFt, 1954 YrBl, 10-3-13
- 3131 Diablo View Road, \$855,000, 3 Bdrms, 2317 SqFt, 1947 YrBl, 9-24-13
- 3490 Hamlin Road, \$811,000, 3 Bdrms, 1927 SqFt, 1947 YrBl, 10-7-13
- 16 Happy Valley Road, \$1,750,000, 3 Bdrms, 3885 SqFt, 1987 YrBl, 10-8-13;  
Previous Sale: \$230,000, 06-13-84
- 3802 Happy Valley Road, \$5,400,000, 4 Bdrms, 4123 SqFt, 1940 YrBl, 10-1-13
- 917 Hough Avenue, \$490,000, 2 Bdrms, 1038 SqFt, 1969 YrBl, 10-4-13;  
Previous Sale: \$485,000, 11-13-08
- 1571 Hunsaker Canyon Road, \$630,000, 3 Bdrms, 1468 SqFt, 1980 YrBl, 9-26-13;  
Previous Sale: \$350,000, 06-01-04
- 1551 Huston Road, \$525,000, 3 Bdrms, 1436 SqFt, 1954 YrBl, 10-4-13;  
Previous Sale: \$479,000, 08-16-02
- 3138 Mars Court, \$850,000, 3 Bdrms, 1990 SqFt, 1957 YrBl, 10-4-13;  
Previous Sale: \$620,000, 07-21-03
- 3500 Moraga Boulevard, \$1,075,000, 4 Bdrms, 2178 SqFt, 1950 YrBl, 9-25-13
- 860 Paradise Court, \$1,200,500, 3 Bdrms, 1855 SqFt, 1973 YrBl, 10-7-13;  
Previous Sale: \$195,000, 04-02-85
- 657 Sky Ranch Court, \$1,415,000, 3 Bdrms, 3262 SqFt, 1978 YrBl, 10-3-13;  
Previous Sale: \$1,030,000, 10-20-10
- 3337 Sweet Drive, \$860,000, 3 Bdrms, 1209 SqFt, 1952 YrBl, 10-7-13;  
Previous Sale: \$53,200, 09-23-75

### MORAGA

- 2055 Ascot Drive #107, \$325,000, 2 Bdrms, 1068 SqFt, 1971 YrBl, 10-4-13
- 2079 Ascot Drive #239, \$370,000, 2 Bdrms, 1193 SqFt, 1971 YrBl, 10-2-13;  
Previous Sale: \$247,000, 01-08-02
- 1965 Ascot Drive #4, \$340,000, 2 Bdrms, 1130 SqFt, 1966 YrBl, 9-30-13;  
Previous Sale: \$175,000, 11-12-04
- 169 Cypress Point Way, \$706,000, 2 Bdrms, 1626 SqFt, 1973 YrBl, 9-25-13
- 180 Derby Lane, \$1,000,000, 4 Bdrms, 2435 SqFt, 1974 YrBl, 10-3-13;  
Previous Sale: \$440,000, 07-12-89
- 462 Fernwood Drive, \$1,360,000, 3 Bdrms, 2729 SqFt, 1973 YrBl, 9-30-13
- 25 Harrington Road, \$1,400,000, 4 Bdrms, 2858 SqFt, 1986 YrBl, 10-7-13
- 293 Lakefield Place, \$1,024,500, 5 Bdrms, 2358 SqFt, 1966 YrBl, 9-26-13;  
Previous Sale: \$1,025,000, 07-03-13
- 103 Miramonte Drive, \$500,000, 2 Bdrms, 1302 SqFt, 1965 YrBl, 9-24-13;  
Previous Sale: \$387,000, 09-23-03
- 112 Walford Drive, \$1,081,500, 4 Bdrms, 2410 SqFt, 1964 YrBl, 9-25-13;  
Previous Sale: \$245,000, 02-14-86
- 3 Wandel Drive, \$752,000, 4 Bdrms, 1604 SqFt, 1959 YrBl, 10-1-13

### ORINDA

- 173 Camino Pablo, \$575,000, 3 Bdrms, 1837 SqFt, 1950 YrBl, 9-25-13
- 29 Charles Hill Circle, \$1,150,000, 3 Bdrms, 2505 SqFt, 1950 YrBl, 10-1-13;  
Previous Sale: \$569,000, 08-26-94
- 230 Hall Drive, \$800,000, 3 Bdrms, 1531 SqFt, 1954 YrBl, 10-4-13
- 102 Orchard Road, \$925,000, 3 Bdrms, 2345 SqFt, 1948 YrBl, 9-27-13
- 128 Scenic Drive, \$975,000, 4 Bdrms, 2284 SqFt, 1955 YrBl, 9-30-13;  
Previous Sale: \$751,000, 08-15-03
- 89 Van Ripper Lane, \$1,230,000, 2 Bdrms, 2513 SqFt, 1948 YrBl, 10-4-13;  
Previous Sale: \$66,000, 05-09-75
- 5 Westover Court, \$990,000, 3 Bdrms, 1875 SqFt, 1964 YrBl, 10-4-13;  
Previous Sale: \$746,000, 01-30-04



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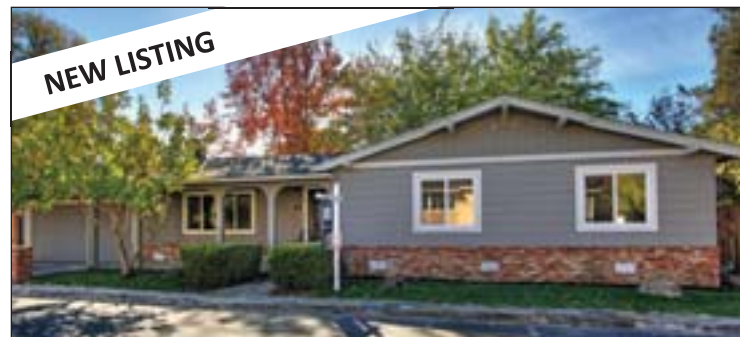
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## The Most Wonderful Time of the Year

By Andi Peterson Brown

It's beginning to look a lot like the most wonderful time of the year. And if your home is still on the market, you might be contemplating pulling it for the winter. Hold that thought. Even though real estate activity tends to decline during November and December, the season can in fact be a great opportunity to showcase your home in its holiday best.

Buyers who are out looking during the holidays are usually more serious about their search. To capture their hearts and secure a sale, here are some quick and easy tips for holiday staging.

**Tip #1:** Keep it natural, keep it simple. While it might be tempting to display your cardboard cut-out Buddy The Elf or put your Clark Griswold skills to the test, it's best to keep things simple and natural at your front door. Beautiful wreaths, poinsettias, and tasteful, classic twinkle lights will put buyers in the spirit and make a lasting first impression.

**Tip #2:** Keep it natural, keep it neutral. It's important for buyers to see themselves living in your home, and universals such as winter greenery, decorative candles, pine cones, and glass jars of candy canes and marshmallows all invoke the warmth of the holidays and spread good cheer to the widest pool of buyers.

These tips, coupled with the fact that Lamorinda currently has a low housing supply, might just make the difference for that one buyer. And remember: it only takes one.



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## Shelve It!

...continued from page D1

Yes, some garages are actually used for cars, she said.

The classic car show will be held all afternoon, ending when the tour does at 5 p.m. All proceeds go to the foundation to support neighborhood projects.

Yet the heart of the tour will be behind the garage doors. (Or in Fulcher's case, works of art by Real Carriage Doors he went and fetched himself from Washington state.) Geringer said the foundation modeled the garage tour after the Lafayette Juniors' kitchen tours, but instead targeted those who have "boring, cluttered" garages and want inspiration for fresh ideas for storage, storing tools, or a place to hang out.

"We have a good cross-section," she said.

Fulcher started the actual work on his garage about five years ago, but he dreamed of it for decades while working in the GIS (geographic information systems) field. He would call it the Green Barn Canoe and Kayak Company, he mused to himself for many hours while writing code. Finally, when he retired, he got to work to make his dream come true.

And so it has, although now he's hardly retired, having built some 14 or 15 canoes and rehabbing a fishing trawler.

He designed the spacious workshop himself, then worked with a company in Canada that cut the timber and framing, ordered up the SIPs (those are "structurally insulated panels," which is the kind of thing you learn on garage tours), then he and friends from Lamorinda Sunrise Rotary Club did the rest.

To say the least, Fulcher has taken the "tool bench out in the garage" to another level altogether. He will list his power tools for you, "drill press, band saw, table saw, edging sander, joiner, planer, lathe..." until you tell him to please stop. Then he won't be able to help himself and show you the rotund dust-collection system he installed. He will even proudly open his cabinets to reveal pull-out shelves and tools precisely placed so there is never a "where's the Phillips head?" kind of discussion.

"In the whole place, though, people like the ladder best," Fulcher said, which reminds visitors that one would indeed need a way to access the loft. Fulcher reached up and gently spun a horizontal ladder on a fulcrum that he built himself using a big lazy Susan, and popped it into place. Voila.

"People are going to like this," he said, and lifted the ladder back up, just as effortlessly.



Fulcher with Teresa Geringer of the Lafayette Community Foundation in front of his garage, which he lovingly calls the Green Barn Canoe and Kayak Co., in Lafayette.  
Photo Chris Lavin

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## Digging Deep with Cynthia Brian

# The Wild Bunch

By Cynthia Brian

*“Life is the flower for which love is the honey.” – Victor Hugo*

Have you ever looked upon a glorious floral arrangement or loosely arranged bouquet and wished that you could enjoy similar beauty without the hefty price tag? In this era of celebrating the “Do It Yourself” creativity that resides within us all, I want to encourage you to step outside with a pair of shears and tap into your inner florist. If you don’t have a garden, buy bunches of greens and flowers at the flower market to create your personalized design. Don’t be tempted to buy a bouquet and plopping it in a vase. Be original, add flair, go wild. The plethora of fall leaves, berries, seedpods, feathery plumes, vines, and wild grasses lend themselves to designing dazzling garlands, holiday themed topiaries, romantic wreaths, and exquisite floral centerpieces. All that is required is a bit of imagination and plenty of chutzpah.

To be successful, use innovative combinations of foliage, flowers, and wispy elements. Fruit, vegetables, herbs, succulents, and even weeds add appeal to displays. Urns, bottles, flutes, boots, pitchers, or any vessel that holds water can become an attractive base vase.



*Big leafed plants such as philodendron add drama to an urn when combined with roses, palm fronds, feathery plumes, and splashes of color.*

*Photos Cynthia Brian*



*A beautiful bridesmaid bouquet of loosely arranged and hand-tied magenta lilies, stargazer lilies, fuchsia colored roses, Russian sage, narcissus, freesia, and bear grass are adorned with a grape cluster.*

Choose a color scheme. Do you want a boisterous mix or monochromatic spray? Depending on the occasion and the final location placement, the arrangement can be tall, low, rambling, cascading, lush, simple, or fancy. For best results, allow flower stems to soak for 24 hours in 8 to 10 inches of water after cutting before creating your masterpiece.

### Trade Tricks and Tips

- Pick flowers early in the morning as water content is highest while the temperatures are cooler.
- Choose buds that are tight to ensure longer post harvest life.
- If you bought your flowers and greens, wash the stems under running water before cutting. Do not trim under water as tap water sources may contain fluoride, which is injurious to a variety of cut flowers such as gerbera and freesia.
- Cut stems on the diagonal to provide the bloom with the greatest amount of surface area exposed to water. Relatively little water is absorbed through the walls of the stems.
- Add a drop of bleach to cold water to deter bacteria.
- Remove all thorns from roses with a knife



*A lovely loose mixture of the best of fall flowers including dahlia, zinnia, hydrangea, allium, eucalyptus leaves, and agastache.*

- Remove all leaves below water level to prevent rot.
- For soft-stemmed flowers like calla lilies or Star of Bethlehem, submerge stems only in a small amount of water.
- For woody stems such as Protea, fill the vase to 8 inches or more.
- Pull or cut the stamen out of lilies. The bloom will last longer and you won’t have to worry about the yellow stamen staining clothing or furnishings.
- All flowers release ethylene gas. Ripening fruit and damaged flowers result in a significant increase of the concentration of the gas, causing arrangements to deteriorate more quickly. Remove dead or aging petals, keep flowers away from fruit, and ventilate the room. Don’t store bouquets in a refrigerator with apples or other fruit.



- The waxier the leaf, the longer the plant will live in or out of water. Magnolia leaves are a great choice for long lasting shiny green foliage.
- Line clear vases with grasses or big leaves to mask murky water and messy stems. Razor, lemon, or bear grass don't decompose rapidly and look exotic. For big leaf lining, use magnolia, birds of paradise, tea, or banana.
- Opaque containers compliment without competing.
- Mimic nature with an asymmetrical composition. Vary the height, depth, and length of your elements.
- Think seasonal and use texture, fragrance, and shapes to keep it interesting. Mix and match delicate purple sweet pea tendrils with celery hued sculptural reeds, or carrot colored Japanese lantern pods with large sunset dahlias.

...continued on page D10



A country feel using well worn cowboy boots filled with pistache berries, roses, baby pomegranates, and amber crepe myrtles.

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# Digging Deep with Cynthia Brian

...continued from page D9



*Don't be afraid of color. Orange protea complements the neon pink dahlias, peach roses, and pink stock with wisps of asparagus ferns.*

- Build a foundation with foliage, add flowers, wisps and welcome whimsy. Mint, feathery fountain grass, ferns, and climbing vines can spill while organic treasures like acorns, shells, pinecones, feathers, or sliced limes will thrill. Keep turning your vase to view the arrangement on all sides.
- For wide mouth containers, use florist foam as a base, make a grid with clear tape or use curly willow to anchor your flowers.
- Design a dramatic low centerpiece by cutting large flowers very short and arranging in unexpected ways. Combine the heads of roses with succulents or place just the sunny face of big sunflower in a small vase.
- Change water daily or refill water as needed.
- When making bridal bouquets or posies, hold the flowers in one hand and start with the greenery. Thread in new specimens creating a spiral. Keep twisting until the desired look is achieved. Use tape or a rubber band to hold in place and cover with ribbon or fabric.

## **Mechanics of Keeping Bouquets and Posies Fresh**

- As soon as bouquet or posie is complete, put the ends of the bouquet stems in water without allowing any ribbon or trim to get wet.
- Spray the blooms with a light spritz of water.
- Keep bouquet upright in a cool place and if overnight storage is necessary, refrigerate. Make sure to remove fruit from the fridge before placing bouquet inside and warn your friends and family, "Do Not Disturb!"

Start with simple projects to boost confidence. In a clean, empty wine or olive oil bottle, combine three stems of purple sage, razor grass, and native birdseed plumes with a single rose. For certain creations, a container isn't necessary. Mingle dried flowers with living ones, such as purple artichokes with red pyracantha berries and golden liquid amber branches, no water necessary! Pile gourds and pumpkins on a bale of hay for an entryway greeting, or twigs of autumn painted pistache with the aqua and pink fruit attached for a fanciful arch design.

Whether you favor designs that are edgy, opulent, minimalistic, country, urban, or traditional, marry Mother Nature's bounty with your human ability to craft original elegance utilizing her organic elements. Show your love by walking on the wild side to save money, highlight your home with floral focal points, and reserve the bragging rights to "I did this myself!"





# Cynthia Brian's Gardening Guide for November

*"I don't feel like spring. I feel like a warm red autumn." – Marilyn Monroe*

Are you falling for fall? For a few weeks the leaves on the trees are ablaze with their fiery finery in crimson, gold, burnt umber, and copper. The air is crisp and clean. The squirrels are busy storing acorns and nuts, the turkeys parading across our landscapes are plump, and, as we wrap a cozy scarf around our necks, we harvest the last of our year's produce. Narcissi have begun to pop their fragrant heads allowing us to perfume our interior spaces. The holiday season is on the horizon where we'll gather around the hearth with dear friends and family. But before the festivities begin, we have much to do to prepare our gardens for a long winter's sleep.

- **STORE** potatoes for winter consumption by culling any damaged tubers, then nestling the good spuds in ventilated bins, bushel baskets, or root storage boxes. Cover with newspaper to eliminate all light and keep the temperature at 35-45 degrees. Toss out green potatoes as they are inedible.
- **WASH** and cover or store patio furniture, especially pads and hammocks.
- **RAKE** fallen leaves and clean areas that could be hiding places for snails and slugs.
- **ADD** ornamental grasses as late season plantings with pretty spikes that add interest through winter. Suggestions are fountain grass, maiden grass, and switch grass.
- **MULCH** hillsides to prevent erosion and runoff as well as protect plants from frost.
- **RECYCLE** plastic pots by bringing them back to your local nursery or donating the containers to schools, Master Gardener groups, or horticultural societies to be used for plant sales.
- **GATHER** guavas that drop. It's best to put a tarp on the ground to collect the fallen fruit. Ripen indoors until skin is yellow, then refrigerate. Eat. Dehydrate to make fruit leather.
- **NATURALIZE** narcissi as soon as the ground temperature chills to around 60 degrees. Plant early, mid, and late bulbs for months of spring blooms in a variety of colors.
- **PLANT** other bulbs November through January including ranuncula, Dutch iris, anemone, crocus, and scilla. By staggering the planting dates, you'll enjoy a longer display of blooms.
- **REMOVE** and destroy any garden debris that could bring overwintering insects and diseases that cause rot.
- **SOW** seeds for early spring bloomers such as larkspur, sweet peas, lupines, and California poppies.
- **CUT** back stalks of iris to six inches from the ground which tidies the garden and reduces the surface space where the fungus leaf spot may develop with the rains.
- **PROTECT** container frost tender plants such as Birds of Paradise by moving close to house or covering with blankets or plastic.
- **CREATE** a wildlife habitat sheltered from the elements with plants that provide nourishment for birds, butterflies, and bees.
- **FILL** birdfeeders and sanitize birdhouses.
- **SET** out transplants of Iceland poppies, pansies, sweet alyssum, and kale while soil is still warm.
- **HARVEST** gourds and pumpkins to decorate your Thanksgiving table. The flesh from fresh pumpkins makes delicious pies, soups, sauces, and cookies.
- **SEED** your winter vegetable garden with radishes, cabbage, arugula, lettuces, bok choy, beets, garlic, onions, and mache.
- **ADD** structure, seasonal interest, and fragrance to your property with shrubs such as spicy viburnum, miniature lilac, long-blooming hydrangea, and the fruiting holly, winterberry.
- **SHOW** your four-legged friends some love with a shallow water garden or a ground-level fountain that bubbles fresh, running water.
- **BRING** color into your flowerbeds with edible multi-hued kale and lacy Italian parsley.
- **MARVEL** at the wild turkeys running at up to 25 miles per hour and reaching speeds of 55 miles per hour in flight. No wonder these garden visitors are not the main course on our Thanksgiving tables!

Wishing you a month of grace and gratitude. Enjoy a glorious Thanksgiving.  
Happy Gardening and happy growing to you!

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Cynthia is available as a speaker and consultant.



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## PRUNING NOW PAYS LATER

The type of pruning your tree gets is critical to the health, longevity, safety and appearance. Proper care for your tree is important and pruning a healthy strong tree now will help with the prevention of storm damage.

So don't wait until it's too late, have a complete inspection by your local ISA Certified Arborist at Advance Tree Service and Landscaping for all your tree care needs.

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## ORINDA



New Listing

**18 Woodland Road** Charming traditional, great street, neighborhood. Large level .34 acre lot, lawn, brick patios, Carrera marble kitchen, stainless appliances, light, bright, good size living areas, hardwood floors, stylish updates. **\$865,000**

## ORINDA



**54 La Campana** Brilliant 1938 south facing lathe & plaster construction in heart of Country Club. 4bd/3ba with approximately 2608 sf. One of largest pools in Orinda, Trader Vics built BBQ poolside, gardens. A bit of TLC needed. **\$1,000,000**

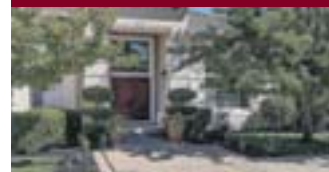
## ORINDA



New Price

**1 Camino del Cielo** Price reduced \$100K! Only \$326/sf for immaculate 4900 square foot newer construction home close to town with 4 bedrooms + office, two family rooms, chef's kitchen, + top of the world views. **\$1,599,000**

## 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, large 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**

## ORINDA



**11 Scenic Drive** Elegant updated 4bd/3.5ba, 4695 sf single-story estate property on .64 ac. Custom millwork, hand carved biblical stone flpls, lrg bdms, ofc, Chef's eat-in kit/fam.rm; guest house, pool, lrg patio, gorgeous landscaping. **\$3,350,000**

## MORAGA



**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



**60 Camelia Lane** Happy Valley charming traditional. Beautiful natural setting/ landscaping near end of lane. Bright & sunny-high ceilings, 9 French doors, skylights. Separate ofc, luxurious master, great in/outdoor living. Prime close in location. **\$1,299,000**

## LAFAYETTE



**9 Mountain View Place** Fabulous updated 4bd/2.5ba, 3481 sf custom contemporary on .78 ac in tranquil setting. Spacious LR & DR, new hardwood flrs throughout, new eat-in kitchen/DR open to FR, voltaic solar panels, new redwood deck & more. **\$1,299,000**

## LAFAYETTE



New Listing

**1 Springhill Lane** Charming one story located on small court in Reliez Valley. 2516 sf, ranch style 4bd/3ba completely re-done from top to bottom in 2006. Level 1/2 ac lot beautifully landscaped for entertaining, gardening, lounging or play. **\$1,588,000**

## CONCORD



New Listing

**2780 Prospect Street** Cute two bedroom, one bathroom, 809 square feet, one car garage. Fantastic location, walk to BART & downtown. Room to expand. Big yard. Cheaper than rent! **\$249,000**

## CONCORD



New Listing

**926 Ridge Drive** Opportunity knocks... three bedroom and two bath, 1921 sf on 1.22 acre lot. 270 degree views, 3-car garage. Rural feel yet mins to shopping, BART & downtown. Needs some TLC but well worth the effort. **\$525,000**

## 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**

## ROSSMOOR



New Listing

**1112 Rockledge Lane # 5** Beautifully Remodeled w/Designer Details throughout! 2 bedrooms and 1 bath single level with serene views, smooth ceilings, slab granite, interior laundry, 2 blocks to Gateway Clubhouse. **\$234,000**

## WALNUT CREEK



New Price

**3737 Waterford Lane** Don't miss this fabulous Northgate area 4bd/3.5ba home with close to 3700 sf. Huge kitchen/family room area overlooking spectacular .70 ac bkwd w/orchard, vineyard & room for pool. Hdwd flrs, ofc, formal dining & living rms. **\$1,398,000**



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