

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 07 Issue 21 Wednesday, December 18, 2013



The Home Designer: Wrap It Up

...read on page D8

## Hire a Pro

*But don't shy away from doing some home repairs yourself*

By Chris Lavin



Mark Shaw works on a sticking interior door at his home in Orinda.

Photos Chris Lavin

Now that winter weather has struck, homeowners are looking around their houses for those repairs that just didn't get done over the summer, but need attention.

"Hire a pro," says Mark Shaw, who calls himself a realtor and a violinist in the same breath, "but there are some things you can handle yourself."

Shaw says that if a homeowner has done nothing to their home for 10 years, and made no repairs, then it's likely the owner is looking at \$5,000 in repairs – and that's the low end.

Shaw gives free home maintenance seminars at the Lafayette Library twice a year, one focusing on the exterior, the other on the inside. His most recent crowd was there for advice mainly for particular problems: A persistent shower leak that hasn't been fixed by three consecutive repairmen ("water damage is the worst, you can't let that go"), furnace problems ("make sure you're not heating your attic"), and a handful of widows who were looking for guidance now that their husbands aren't around to oversee repairs.

"It's interesting," Shaw said, "that when you've lived in a house for a long time, and especially if you live alone, things start to need attention, and you might think everything looks just fine. But it doesn't to someone coming in for the first time. I see it all the time."

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Two perpendicular layers of stone wool insulation batts were easy to install in this Moraga home.

Photo Andy Scheck

## VLATKA BATHGATE



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*Happy Holidays!*

**COMING SOON in January 2014**

588 Dalewood Dr, Orinda

**\$1,798,000**



Orinda Downs luxury awaits you in this enchanting residence with tranquil setting on over-sized lot with playful flat areas. A sleek contemporary, 4bed/3.5 baths, updated gourmet kitchen. Master bedroom with fireplace, remodeled bathroom with jetted tub. All the bedrooms with their own remodeled bathrooms and private decks. Outdoor spa.

**COMING SOON in January 2014**

216 Encounter Bay, Alameda

**\$799,000**

Distinguished lagoon oasis. This masterpiece 3bed/2.5 baths home is nestled in a tranquil, private cul-de-sac amid one of Alameda's most prestigious and sought after communities. The updated gourmet kitchen and remodeled luxurious bathrooms and views from almost every room complement the landscaped backyard with spa. Classic sophistication and contemporary flair are brilliantly executed.



**EXCELLENT TIME to take advantage of strong demand to get the highest possible price on your home and buy something else while interest rates are still low. They started to go up. If I had a Buyer for your home would you sell it?**

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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	13	\$531,500	\$2,525,000
MORAGA	8	\$310,000	\$1,275,000
ORINDA	9	\$400,000	\$1,700,000

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

3567 Boyer Circle, \$915,000, 4 Bdrms, 2570 SqFt, 1938 YrBl, 11-14-13;

Previous Sale: \$650,000, 09-27-11

3536 Brook Street, \$531,500, 2 Bdrms, 1121 SqFt, 1990 YrBl, 11-13-13

3538 Brook Street, \$531,500, 2 Bdrms, 1113 SqFt, 1990 YrBl, 11-13-13

3542 Brook Street, \$531,500, 2 Bdrms, 1121 SqFt, 1990 YrBl, 11-13-13;

Previous Sale: \$156,000, 09-16-85

109 Camelia Lane, \$550,000, 11-18-13;

Previous Sale: \$1,500,000, 08-11-06

32 Crest Road, \$1,950,000, 3 Bdrms, 3718 SqFt, 1941 YrBl, 11-8-13;

Previous Sale: \$2,225,000, 10-24-07

3158 Gloria Terrace, \$925,000, 3 Bdrms, 1908 SqFt, 1953 YrBl, 11-12-13

3848 Happy Valley Road, \$2,525,000, 2 Bdrms, 1084 SqFt, 1903 YrBl, 11-19-13

3222 Los Palos Circle, \$1,718,000, 3 Bdrms, 3142 SqFt, 1963 YrBl, 11-20-13;

Previous Sale: \$1,420,000, 12-03-04

733 Los Palos Drive, \$2,185,000, 4 Bdrms, 4110 SqFt, 2003 YrBl, 11-18-13;

Previous Sale: \$640,000, 08-07-02

3407 Shangri La Road, \$1,660,000, 4 Bdrms, 3972 SqFt, 2004 YrBl, 11-8-13;

Previous Sale: \$1,925,000, 11-10-05

10 Silverhill Way, \$985,000, 5 Bdrms, 3684 SqFt, 1988 YrBl, 11-21-13;

Previous Sale: \$878,000, 11-26-03

3178 Teigland Road, \$1,200,000, 4 Bdrms, 3284 SqFt, 1951 YrBl, 11-14-13;

Previous Sale: \$1,200,000, 04-12-13

### MORAGA

904 Augusta Drive, \$799,000, 3 Bdrms, 2710 SqFt, 1988 YrBl, 11-8-13;

Previous Sale: \$779,000, 07-03-01

37 Lynwood Place, \$1,275,000, 5 Bdrms, 3430 SqFt, 1963 YrBl, 11-13-13;

Previous Sale: \$150,000, 05-22-79

651 Moraga Road #24, \$310,000, 2 Bdrms, 1144 SqFt, 1962 YrBl, 11-21-13;

Previous Sale: \$280,000, 04-18-02

3995 Paseo Grande, \$1,225,000, 5 Bdrms, 2623 SqFt, 1970 YrBl, 11-19-13

1837 St. Andrews Drive, \$980,000, 3 Bdrms, 2828 SqFt, 1981 YrBl, 11-19-13;

Previous Sale: \$1,010,000, 05-03-05

1903 St. Andrews Drive, \$1,150,000, 3 Bdrms, 3424 SqFt, 1983 YrBl, 11-20-13;

Previous Sale: \$440,000, 09-01-88

479 Woodminster Drive, \$576,000, 3 Bdrms, 1572 SqFt, 1974 YrBl, 11-13-13;

Previous Sale: \$510,000, 08-02-10

550 Woodminster Drive, \$517,000, 3 Bdrms, 1572 SqFt, 1974 YrBl, 11-19-13

... continued on page D7

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Lana Fitzpatrick wishes you a

**JOY-FILLED HOLIDAY SEASON**



**2013 In Review:** THANK YOU Lamorinda for all of your Business, Referrals and Reviews!

### Listings 2013

57 Parson Brown, Moraga	\$1,650,000	Sold prior to market
4 Whiting Court, Moraga	\$1,350,000	Sold prior to market
62 Moraga Via, Orinda	\$1,130,000	Sold in 11 days
15 Hetfield Place, Moraga	\$950,000	Sold prior to market

### Buyers 2013

7 Haven Court, Moraga	\$1,695,000	(pending)
470 Fernwood, Moraga	\$1,110,000	(sold)
108 Warfield, Moraga	\$790,000	(sold)
1903 St. Andrews, Moraga	\$1,150,000	(sold)
1253 Larch, Moraga	\$1,100,000	(sold)
113 Cypress Point, Moraga	\$750,000	(sold)
171 Kingsdale, Walnut Creek	\$950,000	(sold)
704 Las Trampas, Lafayette	\$1,875,000	(sold)
801 Willow Pond, Danville	\$660,000	(sold)
755 Camino Ricardo, Moraga	\$1,117,000	(sold)

"We can't thank Lana enough for finding us a wonderful home in a really difficult market. We had been looking in the Lamorinda area for over 6mo with an agent from San Francisco. She helped us every step of the way as we negotiated and closed on the house. She definitely went above and beyond, acting as more than our agent. Each day we've been in our new house, we thank our lucky stars that we connected with Lana. We definitely wouldn't be here without her!"  
Chris and Hilleary

"Lana did a great job sprucing up our house for sale and kept us posted every step along the way. Truly a pleasure to work with."  
Brandon

"We have had the good fortune of partnering with Lana to sell our previous home. She is an ABSOLUTE professional, an amazing resource of local Lamorinda information and a tremendously hard-working agent. Lana is very creative and understands how to showcase a home's best features to make it attractive to a prospective buyer. This has been a tough market and we know that Lana always had our best interests in mind throughout the process. Lana is thoughtful and insightful but at the same time, she treated our buyers and their agent with respect. We highly recommend Lana as an excellent realtor for buying and selling in the Lamorinda area."  
Shirley

"When we decided to check out the real estate market after returning to CA, we met Lana at an open house. She was pleasant and personable, but I'm the ultimate skeptic when it comes to people I think are only there to sell. We talked about the type of house we were interested in, took her card and left. A couple of weeks later the phone rang and it was Lana telling me she had a couple of places she thought would be interesting. Again I was skeptical, but we arranged to meet. She showed us two houses that were in the range of what we were looking for, including look, size, location and price. They didn't quite fit, but she suggested one more stop. We visited and ultimately bought it. Lana listened, followed up and found us something that met our needs. She made the entire process easy. And she is one of the nicest people I've had the pleasure to do business with. I'd want her to represent me should I ever sell or buy property in the future."  
Douglas



## Lana Fitzpatrick

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# Hire a Pro

... continued from page D1



*Kai Rochette washes off the furnace filter for his family's home in Canyon.*

To illustrate his point, Shaw brought along a slide show with a lot of nasty pictures of things living in our carpets, horrible close-ups of parasites that ride in on our pets, and messy insulation that has fallen away from ducts.

While this list is by no means comprehensive, Shaw hit some high points:

- Have your furnace inspected and hire a chimney sweep to vacuum out your heating ducts. At the same time, replace your furnace filters every two to three months, or get a permanent filter that you can hose

down every few months.

- Get a carbon monoxide detector, pronto. "If you do not have one of these then go straight from here to the hardware store and buy one today." That warning was accompanied by a huge skull and crossbones, to the tune of an ominous Dvorak violin concerto. And use the fan over your propane oven range, even if it sounds like a jet engine. The carbon monoxide detectors aren't expensive, and one will do, installed down low in a hallway, for example.

... continued on page D6



*These permanent furnace filters can be rinsed down with a hose – no need to buy new filters.*



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Making the right choice.

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Photo Courtesy of:  
Michael Clemens - SeesTheDay.com

[KurtPiperGroup.com](http://KurtPiperGroup.com)

Pictured Above:  
Jake Berry, Acalanes High School



# HAPPY HOLIDAYS

*Dear Friends and Neighbors,  
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family, the gift of friends,  
and the best of everything  
in 2014!*

*- The Manzone's*



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## Hire a Pro

... continued from page D4

- And clean range vents, filters and ducts while you're at it.
- Make sure your clothes dryer is venting properly. Clogged dryer vents are the leading cause of house fires, he said. (And yes, Shaw displays a truly terrifying image of a house engulfed in flames.)
- Check your smoke detectors, even the hard-wired ones.
- Clean your garage. "America has the only culture in the world where people will spend tens of thousands of dollars on a car, and then park it outside," he said.
- Consider buying a home warranty. Warranties cost about \$400 a year, he said, and will cover the repair of any major appliance on your property. And if it can't be repaired, the insurer will replace it. A woman asked if the insurer will come to the house to inspect, first, to see how old her appliances are. "Nope," was Shaw's answer.
- Buy a really powerful vacuum - "one that will try to suck the carpet right off the floor."
- If your attic isn't insulated, consider getting it done. "That's the biggest bang for your buck."

His audience came away exhausted, but relieved.

"This was so helpful," said Eve Guinan-Blaney, who feels slightly overwhelmed by keeping up her Lafayette house. "Especially for the elderly like me."

Shaw will happily send his exterior and interior home repair list to anyone who emails him. He can be reached at [mark@markshawrealtor.com](mailto:mark@markshawrealtor.com).



## Lamorinda Home Sales recorded

...continued from Page D2

### ORINDA

- 23 Alta Vista Drive, \$400,000, 2 Bdrms, 1012 SqFt, 1949 YrBlt, 11-18-13;  
Previous Sale: \$27,000, 02-16-71
- 38 Brookwood Road, \$720,000, 4 Bdrms, 1517 SqFt, 1979 YrBlt, 11-13-13;  
Previous Sale: \$380,000, 07-28-00
- 460 Camino Sobrante, \$1,250,000, 3 Bdrms, 2905 SqFt, 1956 YrBlt, 11-13-13
- 5 Chelton Court, \$1,069,000, 4 Bdrms, 1969 SqFt, 1960 YrBlt, 11-7-13;  
Previous Sale: \$865,000, 06-19-12
- 44 Claremont Avenue, \$636,000, 3 Bdrms, 1378 SqFt, 1963 YrBlt, 11-8-13;  
Previous Sale: \$67,500, 09-28-76
- 4 Corte Del Rey, \$875,000, 3 Bdrms, 1676 SqFt, 1957 YrBlt, 11-7-13
- 3617 Lost Valley Drive, \$855,000, 3 Bdrms, 1367 SqFt, 1958 YrBlt, 11-13-13
- Los Dedos Road, \$1,035,000, 2 Bdrms, 2278 SqFt, 1941 YrBlt, 11-20-13
- 109 Van Ripper Lane, \$1,700,000, 3 Bdrms, 2952 SqFt, 1951 YrBlt, 11-19-13;  
Previous Sale: \$510,000, 06-08-89

# Happy Holidays!



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J. Rockcliff, Realtors.  
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Cal BRE# 1835783

Thank you to my clients, and Happy Holidays to all!

Troy Feddersen, CRS, ABR  
Broker Associate

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## Nancy Stryker

Thanks to my clients for a successful collaboration in 2013.

*Merry Christmas, Happy Holidays and  
Best Wishes for a Happy, Healthy New Year*

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### Recent Solds



3805 Palo Alto Drive, Lafayette



171 Corliss Drive, Moraga



671 Ironbark Circle, Orinda



705 Ironbark Court, Orinda

## The Home Designer Wrap It Up

By Brandon Neff



*A chevron patterned rug adds happy energy to this 'tween' basement hangout.*

*Photos courtesy Brandon Neff Design*

As we come to the end of yet another year, I thought it would be fun to reflect on the past 12 months and highlight some of the best of what's happened in the design world – so many trends, so many near misses, and a few noteworthy standouts that I think will endure.

Like many designers, I'm always fascinated by innovations in new materials, new silhouettes that seem to show up in every shelter magazine simultaneously and breakout products that shape how we live in our homes. As I'm not influenced much by the "latest" looks, I often look at my own portfolio of work to see if what I imagined for my clients happened to reflect any of the "hot list" ideas that seem to flood the design scene like fashion "must haves" clamoring for attention every season.

I always try to present fresh ideas for my clientele that are grounded in a classic foundation – good design should last a while. Spend a day with me and you'd see the limitless fabrics, furniture and decorative choices available to the trade burgeoning from my vendors from here to Los Angeles. My job is to help filter the ever expanding merchandise and steer clients toward achieving the look they want while building rooms that are both livable and unique.

True to the ever changing tastes of consumers, 2013 marked the official transition from Tangerine Tango to Spring Green as the color of the moment, and soon we'll be ushering in a new hue to grace everything from fabrics to accessories to cars and even toilet paper. Get ready!

... continued on next page



While there are always classics in interior design that will forever look chic and work seamlessly in any space – European and Asian antiques, American mid-century furniture, crisp white linen lampshades, Calacutta marble for kitchens and baths, sisal area rugs and a touch of black in every room – there have been a few new additions to the list of “go to” items I’m constantly gleaming inspiration from these days.

Drawing from history and the *au courant*, I keep a few ideas in my back pocket that always look great and work as solid foundations in any room. Here are a few of my favorite things:

**Chevron patterns.** For rugs, draperies, accent pillows and even wood flooring, chevrons evoke a classic, yet updated motif that works in any style of home. Try a grey and white chevron fabric for dining chairs – a new traditional look that goes with nearly everything you pair it with. Or hang a pair of cream and white chevron drapes to flank windows in a child’s bedroom for a chic jolt to wake up those tired baby blues and pinks.

**Animal prints.** Once a choice for only the bold hearted – think Tony Duquette and his theatrical interiors – prints in snow leopard, zebra, cheetah and tiger patterns are a new neutral. (I see you shaking your head at me – trust, people, trust.) The popularity of hide rugs layered over wall-to-wall carpeting adds both interest and whimsy to any room. (IKEA sells a fantastic faux hide.) Try a caramel leopard patterned wool runner to soften your stairs or as a hall runner as a way to create something special in a much used “connector” space. Classic black and white zebra linen looks fantastic as a neutral headboard trimmed with chrome nail heads – mix with plaid bed linens or an Ikat print for a totally boho combination. Or go over the top and use a python printed cotton for an eye-catching valance in an all white kitchen. Now, you’re talking crazy, Brandon!

**Chinoiserie.** The historic design craze during England’s Regency era of the 19th century, and used throughout the courts of Louis XV and Louis XVI of France, oriental motifs are back for good, and looking fresher than ever. As global styles mesh, and cultures are becoming increasingly more blended, the confluence of the Far East and Western interiors are finding a permanent partnership. From pagoda shapes and exotic fretwork on everything from etageres and lighting to lacquered finishes and japanning, Orientalism adds a well traveled and rich texture to your space.

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# Wrap It Up

... continued from page D8



A white lacquered Parson's table adds a modern touch to this traditional entry. Photo courtesy Brandon Neff Design

Try adding a pair of lidded ginger jars painted with a rural landscape to dress up your fireplace mantel, or choose from the myriad chinoiserie wall coverings to add drama to a powder bath – mix with a Chinese Chippendale style mirror and lacquered vanity for the ultimate in glamorous hand washing.

Colorful ceilings. What? No way, Brandon! Impossible! Yes, Virginia, you can paint your ceilings in something other than white. In fact, I haven't called out a white ceiling in a client's home for years. With all of the dynamic colors and finishes available today, why would anyone settle for white? It's just unnecessary. I advise the uninitiated to start with a pale grey, or soft mushroom hue – two colors that work beautifully with any wall accent. For a bedroom, add a touch of blue to the white tinting base for a dreamy (and complementary) shade reminiscent of a clear sky above – it's subtle, but very restful. And, for those

wishing to cast a flattering glow in a dining room, try painting your ceiling in a metallic – bronze and silver leaf are two of my favorites. Ralph Lauren makes wonderful Regent Metallic paints. The refracted light from your chandelier kissing the warm metal tint will throw a warm and magical light over you and your guests – like a room filled with candlelight – it'll take your dining to a whole new level.

Brass. I am continually being inspired by brass – in kitchen cabinet hardware, in fittings for showers and baths and in sconces and chandeliers. Its warm patina and depth of color add a luxe dimension. As a child of the '70s, I had thought of brass as a "second class" metal – it seemed to always pop up in hippie fern bars and was ubiquitous in all those pharmacy lamps used in pool halls and used to clad foot rests in bars. But today, I have a new appreciation for brass. For me, it evokes the glamour of Studio 54 decadence and Top

Of The Mark cocktails – burnished, shaken not stirred. Look for brass to make a comeback in everything from furniture to mirrors and from faucets to cutlery. La Cornue offers a range and hood in brass that reminds me of a French bistro – mix with limestone floors and marble counters for the height in gastronomic chic.

A Parsons Table. Named for New York's New School of Design and created by design luminary Jean-Michel Frank, this table should be a staple in your home. Versatile, simple, elegant, it was a standard issue in almost every Billy Baldwin Park Avenue project for good reason – it works with everything. One of my favorites is at West Elm – use it as a desk, or for a small dining area. Place it against the wall next to your bed as a nightstand or use it for a vanity. Their squared shape and clean lines are being enhanced with colorful finishes, mirror cladding and even wrapped in raffia. Mix it up with a Louis Ghost chair, or a Wegner teak armchair. You'll keep it around for years.

To all my design enthusiasts, here's wishing you the happiest of holidays and happy decorating!

## I want to hear from you!

Write me and tell me what trends you're following. What looks are inspiring your design decisions? I'm putting together my column calendar for 2014, and I'd love to know what topics and stories interest you. Don't be shy, drop me an email and say hello!

Brandon Neff is a Bay Area based Interior Designer. He can be reached at [BrandonNeffDesign.com](http://BrandonNeffDesign.com) or at [brandonneffdesign@yahoo.com](mailto:brandonneffdesign@yahoo.com).



# Ask Cynthia Brian-Pruning After Freeze

## Reader's Request

Dear Cynthia:

After the recent few days of 20-degree temperatures, some of my plants look dead. Should I prune them back now so that they'll recover? My garden looks really ugly.

Carol in Moraga

Hello Carol:

Brrr... I commiserate with you. My geraniums and pink bower vine suffered in this recent freeze and are now brown. They are unsightly and appear to be rotting. My designer instinct is to cut them back to improve the curb appeal. However, allowing vanity to rule my desire for beauty may destroy the entire plant.

Contrary to popular thought, after a freeze do NOT prune or cut back the frost bitten plant matter. Allow the dead leaves and branches to remain in place as an extra layer of protection from the cold. Wait until danger of frost or freeze is past in late winter or early spring to remove the dead material. Trees may drop their leaves while lemon and other citrus may drop fruit. Don't panic. This is a sign that nature is at work keeping the plant alive.

A few things you can do to protect your garden:

- Cover frost sensitive plants with sheets, tarps, plastic, or, as I do, unused dog pillow covers. Christmas lights that are turned on are a good way to provide warmth. Remove plastic when temperatures are above 55 degrees to avoid sunburn.
- Give your plants a good drink mid morning before a freeze. The water will insulate the plant, protecting it from freezing. Don't water later in the day as temperatures get cool and any moisture remaining on foliage may freeze causing more injury.
- Turn your sprinkler systems off as you don't want them watering during a freeze. The resulting damage will be severe.
- Leave the blanket of fallen leaves in your garden. If you must rake, make sure to add this leaf mulch to areas in need of protection. Don't haul leaves away or put them in your green bin. Run a lawn mover over a pile of leaves. Use this instant free gold to mulch your landscape to keep the heat in the ground.
- Wait until March to fertilize as fertilizer stimulates new growth. Tender new foliage will be quickly damaged in the cold weather.
- Move containers to a warmer location, perhaps near the perimeter of the house or under the overhang of a balcony or roof.

Don't worry. Most everything will come back in the spring and the beauty of your garden will return. In the meantime, enjoy your down time.

Stay warm and Happy Gardening to you!

Cynthia Brian

©2013

Cynthia Brian

The Goddess Gardener

Cynthia@GoddessGardener.com

www.GoddessGardener.com

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



Freeze damaged pink bower vine on a lattice fence. It's tempting to prune back the dead leaves, but don't.

Photo Cynthia Brian

# Lamorinda's Leading Independent Real Estate Firm

## ORINDA



### 55 Oak Road

Build your dream home on this gorgeous oak studded lot with views of the hills. Terrific neighborhood of impressive homes close to town. Utilities/sewer at street.

**\$219,000**

## ORINDA



### 40 Dos Osos

Incredible Orinda, San Pablo Dam, Mt. Diablo views + abundance of nature surrounds this supersized parcel bordering EBMUD land. Once in a lifetime opportunity raw land sale.

**\$545,000**

## ORINDA



### 34 La Vuelta

Located on coveted street in OCC, this appx .37 ac parcel is surrounded by expensive homes & incredible opportunity to build on special location. Approved site plan w/stylish designed home comes w/purchase.

**\$569,000**

## ORINDA



*New Listing*

### 20 Muth Drive

Beautifully updated contemporary ranch style, 4bd/2.5ba on spacious 3/4 ac lot. Hdwd flrs, slab counter kit. w/ breakfast area & formal dining rm together w/ big lawn & huge back patio w/spa are just a few of what this home has to offer.

**\$899,000**

## 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



### 9 Las Piedras

Picturesque private 6bd/3ba in park like setting w/panoramic views, level lawn & recreational pool. 3745 sf classic custom w/vaulted ceilings, walls of windows, hdwd flrs, den, workout rm, FR & well-appointed kitchen.

**\$1,349,000**

## ORINDA



### 1 Camino del Cielo

Sophisticated and stylish 4900+ square foot newer construction with four bedrooms plus office, three and one half baths, decks and views.

**\$1,599,000**

## ORINDA



### 92 Sandhill Road

Absolutely One-of-a-Kind Bay Area Home with captivating, sweeping views from every rm. Perched on foremost knoll of the coveted Sandhill enclave. Ideal for active family as well as large scale entertaining.

**\$5,200,000**

## MORAGA



### 137 Via Joaquin

Updated Moraga Townhome with Oversized loft, chef's kitchen, open floor plan, lots of windows, private setting. Inviting patio backs to open space. 75 Walk Score.

**\$645,000**

## MORAGA



*New Listing*

### 127 Cypress Point Way

Rarely available MCC Plan 4 w/ living rm, dining rm, kit./fam. rm combo & half bath on 1st flr w/ new pean hardwd flrs & carpet. Upstairs are 3 bdrms & 2 baths. Very desirable loc. on cul-de-sac: walk to clubhouse, swim, tennis, golf & town.

**\$749,000**

## MORAGA



*Pending*

### 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



### 9 Mountain View Place

Fabulous updated 4bd/2.5ba, 3481 sf custom contemporary on .78 ac in tranquil setting. Spacious LR & DR, new hardwd flrs throughout, new eat-in kitchen/DR open to FR, voltaic solar panels, new redwood deck & more.

**\$1,299,000**



## THE VILLAGE ASSOCIATES:

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