

Lamorinda OUR HOMES

Lamorinda Weekly Volume 08 Issue 1 Wednesday, March 12, 2014



The Home Designer

...read on page E8

Where Good Fences Make Good Neighbors

A peek inside Lamorinda's gated communities

By Cathy Dausman



Although Baywood lies in unincorporated Contra Costa County land, its houses bear a Lafayette address and its children attend Lafayette schools.

Photo Cathy Dausman

Lamorinda residents often and easily cross civic boundaries for errands, schools, meals and shopping but there are still a few residential areas where access is limited. These are Lamorinda's gated communities. For those on the outside looking in, here's a neighborhood primer:

Baywood lies just north and outside Lafayette city limits off Reliez Valley

Road, abutting Briones Regional Park land. Resident Ron Rothenberg describes the homes as "traditional East Coast style." Rothenberg and his wife, Susan, both realtors, moved to Baywood 20 years ago to raise their two sons. The couple was drawn there because they sensed "a real closeness" among its residents. Both generations have since developed best friends inside Baywood gates. ...continued on page E4



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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	8	\$500,000	\$1,845,000
MORAGA	5	\$375,000	\$679,000
ORINDA	5	\$720,000	\$2,110,000

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

959 4th Street, \$910,000, 3 Bdrms, 1079 SqFt, 1938 YrBlt, 2-11-14;

Previous Sale: \$776,000, 05-28-10

112 Haslemere Court, \$690,000, 3 Bdrms, 1638 SqFt, 1988 YrBlt, 1-28-14;

Previous Sale: \$248,500, 05-03-88

917 Hough Avenue #2, \$500,000, 2 Bdrms, 1038 SqFt, 1969 YrBlt, 1-30-14;

Previous Sale: \$515,000, 05-11-05

3279 Mt. Diablo Court #5, \$605,000, 3 Bdrms, 1684 SqFt, 1987 YrBlt, 2-7-14;

Previous Sale: \$219,500, 06-14-94

3279 Mt. Diablo Court #7, \$510,000, 2 Bdrms, 1697 SqFt, 1987 YrBlt, 2-7-14;

Previous Sale: \$355,000, 06-14-11

3550 Springhill Road, \$1,845,000, 5 Bdrms, 3028 SqFt, 1945 YrBlt, 1-30-14;

Previous Sale: \$1,250,000, 04-10-06

3290 Sweet Drive, \$1,450,000, 4 Bdrms, 2873 SqFt, 1951 YrBlt, 2-13-14;

Previous Sale: \$500,000, 06-25-07

3642 Walnut Street, \$681,000, 2 Bdrms, 986 SqFt, 1941 YrBlt, 2-7-14;

Previous Sale: \$260,000, 12-03-92

MORAGA

119 Ascot Court #2, \$375,000, 2 Bdrms, 1140 SqFt, 1970 YrBlt, 2-10-14;

Previous Sale: \$170,000, 11-20-98

1040 Bollinger Canyon, \$450,000, 1515 SqFt, 1953 YrBlt, 1-28-14

1515 Camino Peral #C, \$460,000, 2 Bdrms, 1428 SqFt, 1970 YrBlt, 1-27-14;

Previous Sale: \$140,000, 08-04-88

732 Moraga Road, \$679,000, 3 Bdrms, 1589 SqFt, 1960 YrBlt, 2-6-14;

Previous Sale: \$134,000, 08-27-98

137 Via Joaquin #34, \$645,000, 2 Bdrms, 1921 SqFt, 1980 YrBlt, 2-12-14;

Previous Sale: \$570,000, 09-29-10

ORINDA

75 Barbara Road, \$720,000, 2 Bdrms, 1796 SqFt, 1976 YrBlt, 2-7-14;

Previous Sale: \$275,000, 10-07-99

68 La Cuesta Road, \$1,171,000, 4 Bdrms, 3610 SqFt, 1984 YrBlt, 2-11-14;

Previous Sale: \$435,000, 09-19-85

38 Los Altos Road, \$2,110,000, 3 Bdrms, 3799 SqFt, 1970 YrBlt, 1-24-14;

Previous Sale: \$1,330,000, 09-14-12

111 Van Ripper Lane, \$843,000, 4 Bdrms, 1996 SqFt, 1950 YrBlt, 2-3-14;

Previous Sale: \$750,000, 05-05-04

51 Van Ripper Lane, \$1,150,000, 3 Bdrms, 1671 SqFt, 1953 YrBlt, 1-29-14;

Previous Sale: \$1,139,500, 11-30-07

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Where Good Fences Make Good Neighbors

... continued from page E1



Sky Hy Ranch, as seen from Moraga Road.



Sky Hy residents straddle the hillside between Lafayette and Moraga. Its high school students attend Campolindo.



Olympic Oaks in Lafayette

Unincorporated though it is, Rothenberg said Baywood remains “Lafayette centric” through its shared police and fire service providers (Contra Costa County Sheriff and Contra Costa County Fire Protection District, or ConFire) and Lafayette school district affiliation. Baywood residents are just minutes by car from Walnut Creek, Pleasant Hill and Martinez, and the community maintains a “very active” yet “fair and benign” homeowners’ association, said Rothenberg.

That HOA administers common areas, provides upkeep on Baywood’s private streets and mailboxes, and maintains liability insurance. While Baywood “has always been gated,” Rothenberg said the gate simply “wasn’t a factor” in making the decision to move there. “The real appeal was aesthetic,” he said.

Olympic Oaks homes line the south side of Lafayette’s Olympic Boulevard at the foot of Pleasant Hill Road. Although these well-built homes back to a busy intersection, they offer easy access to Highway 24 and Walnut Creek, great curb appeal and floor plans with three or four bedrooms and multiple bathrooms. Home sizes range from 2,300 to 2,700 square feet. The predominantly shake-sided homes give Olympic Oaks community a “Northeast feel,” realtor Diane Reilly said. Many homes also feature a detached “cottage” room for in-laws or an au pair, she added.

Lafayette’s **Sky Hy Ranch** is a gated community of 28 custom-built homes sitting just below the crest of Moraga Road. “Many drivers pass by every day not knowing of its existence,” said Reilly. Lafayette Historical Society’s website explains that Sky Hy’s original ranch was a Spanish-style home custom built in 1941 and owned by Judge O.D. Hamlin.

Hamlin originally had a cabin on what was then a 200-acre parcel of land his family owned since 1871. A developer purchased 45 acres of land from Hamlin and sold lots to others to build custom spec homes between 1974 and 1980. Sky Hy children attend Lafayette Elementary School, Stanley Middle School and Campolindo High School.

Greg Wolff, Lafayette’s senior planner, said the city does not have a policy on gated communities in its municipal code and that the city “is largely built-out,” explaining most subdivisions at this stage would be smaller infill. “The Planning Commission would evaluate homes on those new lots for compatibility with the existing neighborhood,” he said.

Northridge, with just 13 homes, is the smallest of the gated communities Lamorinda Weekly explored. Its north hillside location overlooks Highway 24 and the Lafayette Reservoir can be seen in the distance from the entry gates. Northridge was rezoned and approved for subdivision in 1980, said Wolff. Calls to the Northridge homeowners’ association representative were unanswered.

... continued on page E6

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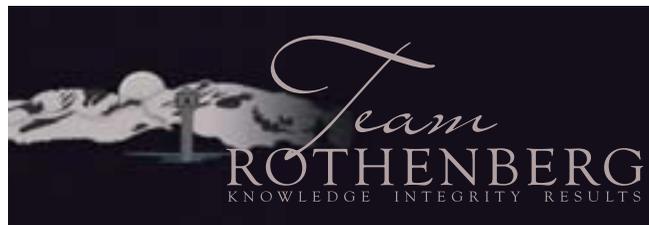


1720 Toyon Road, Lafayette

Tuscan elegance meets California living in a tranquil creek-side setting within the Reliez Valley. Echoing the meandering creek below, the trickling water feature leads you towards the stately front door of this 4BR/3.5BA home nestled on .94± acres. Abundant windows cascade light throughout and fill it with views of heritage oaks, while fine attention to architectural detail offers timeless appeal.

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The Glorious Rent-Back

By Andi Peterson Brown

Without a doubt, the Lamorinda real estate market is currently a seller's paradise (given of course that said seller prices and markets their home appropriately). Scores of qualified buyers continue to flock to open houses, inventory remains tight, and multiple offers are still the norm for most price points in our community.

But many would-be sellers looking to make their next move feel stumped by the catch-22 of the current market: they want to move, but where will they go? They need the equity from their current home for their next down payment, but they are watching buyers write two, three, sometimes upwards of six offers before finally securing a home. If they put their home on the market, how are they supposed to find and purchase their next home in the typical escrow period of a mere 30 days?

Thus enters the saving grace for this Hot Market Catch-22: the glorious rent-back. A rent-back is a contractual term that allows a seller to remain in the home as tenant after the closing. And just why is this rent-back so glorious? Because it buys the seller time. Essential, priceless time. Knowing there's an option available that provides some breathing room means that more sellers are bringing their homes to market, boosting our much-needed inventory. Many sellers today are getting 30, 60, even 90 day rent-backs. While eager buyers have to wait longer to move into their new home, the well structured rent-back is usually crucial in writing a winning offer and thus a vital component to keeping our current market moving.



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Where Good Fences Make Good Neighbors

... continued from page E4



Moraga's Sanders Ranch is the only gated community to employ a gate guard

Sanders Ranch was originally a working ranch, and is the only gated community within the Town of Moraga. It is also the only community to have a security guard at its entrance. Many of its first residents were Moraga families who sold their older home to "move up" to a newer home, said Reilly. She estimates the development occupies about three square miles.

A total of 275 units were approved for Sanders Ranch in three phases, with the initial approval for the subdivision in 1981, said Kelly Clancy of the Moraga Planning Department. About 231 acres of the development are protected as open space. Lot sizes range from 10,000 to 40,000 square feet, and homes have three to five bedrooms. The units are a combination of single family and "patio homes" on smaller lots, Clancy added.

"Harold Smith was the original developer and built most of the semi-custom homes beginning in 1983," Reilly said. Sanders Ranch attracts many relocation transferees because of the style and size of the homes and generous lots, she added. While potential buyers may feel the drive from Sanders Ranch to BART is too far, others love backing up to undeveloped rolling hillsides.

When it comes to having built gated communities, Orinda is a holdout. Planning Director Emmanuel Ursu said his city has no gated communities, although there are

a few private drives serving more than one house. In fact, during development talks for the Gateway area (now known as Wilder) Ursu said "the city specifically requested that it not be gated." And last year, the Orinda City Council even decided to remove an existing Emergency Vehicle Access gate between Knickerbocker Lane and Stein Way. "We are not a city of gates," said Councilmember Dean Orr.

Although each community shares a gated access, each is different. And the Lamorinda population residing within represents just a tiny fraction – slightly over half of 1 percent.

While gated communities don't loom large within Lamorinda, they do beckon with amenities.





Patricia Battersby

925-330-6663

pb@patriciabattersby.com

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The Home Designer

Dining Room S.O.S.

By Brandon Neff



Photos courtesy Brandon Neff Design

Once the center stage for family, friends and lovers alike, these days the dining room has taken a back seat to more entertainment centric real estate in the home.

As a child, I remember our dining room with its oversized oval table and compliment of wacky neoclassical caned chairs as the epicenter of life for my family. Setting the table, arranging the silverware and the stemware just so, and clearing the china and placemats was a daily ritual that seems like a lost opportunity in households today. The dining room was, for us, not just a place to replenish, but also a chamber for political debates, current events and even a competitive post dessert game of poker.

Do people still use placemats? I hope so.

Maybe it's just my nostalgic memories of gathering all who matter for a hot meal and lively conversation that has me wondering and wistful. In this era of "great rooms" – giant all-encompassing spaces where one cooks, serves, texts and stares at the television – I am reminded of how much is lost at the dinner hour if everyone involved is forever distracted. Retiring to a gracious spot for the purpose of connection is what I'm talking about.

For me, the dining room is sanctuary – it allows you to escape, however briefly, the visual noise and static of the day and really engage with your tribe. It's a place to be heard over the din of cell phones, tweets, apps and tablets and really connect to those around you while sharing in a sensual and galvanizing experience.

... continued on page E10

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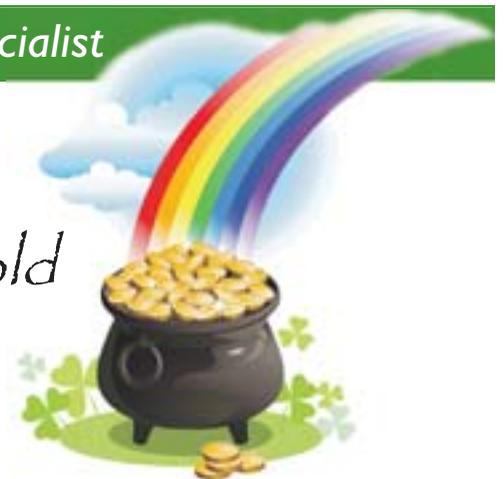
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wendy@holcenberg.com

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The Home Designer

Dining Room S.O.S.

... continued from page E8



Trust me, the world with all its likes and comments will still be there long after you've finished clearing the table.

I often ask, "How did we ever survive as a society without all this technology and distraction?" Just fine, thank you.

Here's my challenge: reconnect. Begin by creating a dining room that both soothes your senses and offers a sacred place to catch your breath. I like to say, "If

you build it, they will come." Whether casual or formal, make it your own. Dining is an art, not a race to finish before hurrying on to something else, so make it count.

If you're like most of my clients, the dining room has typically been annexed as the home office/recycling center/children's art supply repository. No. It's time to take it back. Think of this as a chance to feed your soul and provide your crew with lasting memories.

Historically, the dining room was always a bit more embellished and ornate than the rest of the home. This was where theatre met food – a place to impress your guests and display your finery. Today, it's all about gracious living. Time to pull out that set of dishes you've been waiting to use for only "special" occasions. What are you waiting for? Live a little. What could be more special than family dinner?

Here are a few of my favorite tips to get you started and on your way toward rediscovering the art of dining: Typically, soft lighting, comfortable seating, inspiring decor and a generous communal table are the order of the day. Regardless of your own style – classic or industrial, vintage or mod – when designing a dining room look for elements that are slightly more magical and theatrical. Remember, it's not a room you'll be spending all day in, so have some fun with it. Going a little over the top can yield great results.

Color, pattern, scale and drama are key elements to creating a successful dining room. This is the place for that statement chandelier, or those lengths of silk draperies. Exotic wallpaper, or a grand mirror can make your dining room an oasis. With minimal furnishings – table, chairs and a server – the opportunity for expressing your unique personality can be limited, so make every element interesting. Look for ways to add interest from ceiling to floors. Chunky crown moulding, a tinted ceiling color, wainscoting or an interesting pair of sconces are all ways you can add style even in a small space.

Consider a round table - more congenial for conversation with larger groups. I like tables with center, pedestal bases - keeps the area around the table clear for legs to stretch.

If you're limited on square footage, go for a banquette. Built into a cozy corner space, a banquette offers all the charm and intimacy of a chic urban bistro, and encourages community.

Break up that set – try mixing a pair of "host" chairs (typically armchairs in a grander scale), with side chairs of a different style. And, for interest, mix the upholstery or finish.

I love the look of a casual farm table flanked by painted French Louis chairs, or a set of Thonet bentwood chairs – two classic silhouettes that mix well in a variety of settings.

Install a dimmer – this is essential. Light control is mandatory in a dining room. No one wants to feel like they're eating in a hospital cafeteria, so harness the overhead light. For extra credit add a few votive candles – you can thank me later.

Rituals build closeness. What could be better than enjoying great food with the ones you love in a space made for building memories?



For more great ideas and inspiration sign up for my design newsletter. Simply drop me an email at brandonneffdesign@yahoo.com.

Brandon Neff is a Bay Area based Interior Designer. He can be reached at BrandonNeffDesign.com or at brandonneffdesign@yahoo.com.



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171 CAMINO PABLO - *open Sunday*

18 CHARLES HILL - *pending*

17 TAPPAN LANE - *tour it*

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Digging Deep-Gardening with Cynthia Brian Singing in the Rain!

“Spring is nature's way of saying, ‘Let's party!’” – Robin Williams



This cycad at the Ruth Bancroft Garden thrives in dry conditions. (Encephalartos horridus) Photos Cynthia Brian

With the imminent drought high on the radar, garden writers from around the Bay Area were invited for a private tour of the Ruth Bancroft Garden (<http://www.ruthbancroftgarden.org/>) in Walnut Creek to be reacquainted with the beauty of drought tolerant plantings. As Mother Nature would have it, on the day of this special excursion, the skies exploded and the rain came tumbling down. Only six writers, including myself, braved the wind, cold, and drenching downpour.

Clad in my hot pink fluorescent rain coat and boots, I slipped, slogged, and slid amidst the mud and the puddles admiring the vision and design of the vibrant 106-year-old Ruth. Echeverias, yuccas, agaves, aloes, cacti, gasterias, sedums, pines, palms, and eucalyptus glistened in their watery beds adding vibrant strokes of color, texture, and pattern to an otherwise dreary day.

As I danced in the much welcomed rain, the thought of returning to the days of water rationing when the mantra was “if it’s yellow let it mellow and if it’s brown flush it down” haunted me. With the winter hibernation over, our gardens awake from their winter slumber. For a gardener, this time of year normally proclaims the perpetual party of planning, preparing, and planting. But with irrigation availability as a major concern, we need to look at ways that we can save our landscape while conserving water.

Seventy percent of our planet Earth is covered in water, although less than 4 percent is fresh and only 1 percent is potable. Water is a precious commodity and a drought is a gardener’s worst nightmare. But exactly what defines a drought? According to the United States Geological Survey, a drought is defined as “a period of drier-than-normal conditions that results in water-related problems, ... the flow of streams and rivers declines, water levels in lakes and reservoirs fall, and the depth to water in wells increases. If dry weather persists and water-supply problems develop, the dry period can become a drought.”

... continued on next page



Snake plants add height, visual interest, and texture with little water requirements.

We could decide to turn off the spigot but allowing our gardens to go dry will have negative ramifications including loss of property values, increased heat around our homes, physical and psychological health benefit reductions, loss of recreational activities, decreased air quality, and a larger carbon footprint as we stop growing edibles in our backyards. Since we can't change the weather, we need to change how we respond to it. In my two-part series, I offer my suggestions to help your garden survive the impending dry season without a water bill that breaks the bank.



Succulents are attractive. A ruffled echeveria gibbiflora resembles a fleshy red lettuce.



A low maintenance beauty that requires little water is sedum shown here in bloom.

Part 1-Drought Gardening Series

Preparing for the Drought:

CHECK FOR LEAKS

Make sure that your outside pipes are insulated against freezing. When water freezes it expands and pipes often burst. Even a tiny 1/8 crack could spew 250 gallons of water per day. If you witness wet spots, water running along driveways, or puddles, investigate for a leak. Check hose bibs for drips, replace washers, and routinely inspect automatic sprinklers and connections.

AMEND THE SOIL

The foundation of every garden is the soil. The ideal soil drains quickly while storing water. For drought toleration, add several inches of rich, organic compost to encourage deep root formation while trapping moisture. Make your own compost by adding kitchen scraps, egg shells, coffee grinds, tea leaves, shredded newspaper, leaves, lawn clippings, fish bones, aged manure, non-diseased weeds, and other organic matter to a bin or pile. Do not use human, dog, or cat feces. Don't disturb the lower levels of the ground to allow worms and micro-bacteria to do their jobs of aerating and feeding the earth. In a drought, double and triple digging techniques are not recommended.

WATER WELL

To stay healthy, most plants need at least one inch of moisture per week. The best way to save your plants as well as conserve water is to water deeply and infrequently. The penetration of the water encourages deeper roots that are more resistant to drought conditions. A good rule of thumb is to water until the dirt has a hint of shine. Lawns and bedding plants require a drink to a depth of 6 inches while perennials, trees, and shrubs need closer to 12. Plan to irrigate either early in the morning or evening when absorption will be maximized and evaporation minimized. Just as humans rejuvenate from a good night's rest, plants do most of their growing at night. Traditional overhead sprinklers can lose half of their effectiveness to evaporation, run-off, and over spray. Drip and soaker hoses are the best bets for deep soaking to the root zone. Soaker hoses may be covered with mulch making them invisible. When water is restricted prioritize rationing by watering:

1. Newly planted trees, shrubs, and perennials.
2. Newly seeded or repaired lawns.
3. Plants exposed on windy sites or in sandy soils.
4. Vegetables that are flowering.

MULCH

Three inches of mulch will insulate your plants from the heat, cold, and elements. Mulch keeps the ground cooler, maximizes water retention, reduces evaporation, and improves the appearance of your landscape. Mulch includes pine needles, straw, leaves, wood chips, bark, and even gravel. As it decomposes it becomes compost and enriches the soil. When that happens, it is time for a new top layer of the mulch of your choice.

WEED

Weeds steal moisture and nutrition from neighboring plants. Pull or cut down unwanted weeds.

STOP FERTILIZING

If you plan to fertilize this season do it now while the weather is still cooler and dew is apparent. Feeding while it is raining is the best prescription for plant wellness. If you fertilize without sufficient water, the roots will burn and the plants will die. Fertilizing encourages new growth and new growth will stress your already stressed specimens. As the weather warms, refrain from fertilizing again until rain is forthcoming.

These tips will get you started. Next month, I'll provide additional information on surviving and thriving during a drought. And if Mother Nature decides to extend the party, perhaps we'll still be singing in the rain.

To receive a complimentary list of drought resistant plants by email, contact Cynthia@GoddessGrdener.com.



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IT'S TIME TO PRUNE YOUR PINE TREES

With current winter drought conditions home owners need to make sure to water their trees too. Lack of water brings bugs and diseases. Proper pruning is also essential this time of year for your Pine trees. Bark Beetles can infest your tree when it is weak from lack of water or due to sap that comes from pruning in the spring and summer; these beetles are dormant during the fall and winter months. Beetles also can carry diseases from tree to tree, and the only way to stop them is to prevent them by having a healthy tree in the first place. So don't wait until it's too late have a complete inspection by a Certified Arborist at Advance Tree Service

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Cynthia Brian's Mid-Month Reminders

- **DEFINE** property boundaries and create curb appeal with flowering shrubs. Numerous new varieties of hydrangea are a good choice, including compact sizes like Strawberry Sundae.
- **POUR** chamomile tea around the base of newly planted seedlings to eliminate fungus growth.
- **DISPLAY** fallen camellias on a hedge, ledge, or pathway for outside interest that are not pretty enough to float in a vase, but not rotten enough to toss in the compost bin. As the camellias wilt, dispose of them.
- **EXPLORE** the San Francisco Home and Garden Show March 19-23 and experience the exhibits, edibles, flowers, market, and kids' gardens (www.sfgardenshow.com).
- **FERTILIZE** hungry lawns to strengthen roots, resist cold, heat, and high traffic when weather is wet. This feeding will help combat stress of drought.
- **PRUNE** fig trees and grapevines. Dry the branches and cuttings to use in your smoker or barbecue this summer to add interesting flavors to your grilled specialties.
- **VISIT** The Secret Garden at Macy's Union Square Sunday, March 23-April 6 for a floral wonderland with flowering fashion shows and children's activities.

Think green. Happy St. Patrick's Day! Happy Gardening, Happy Growing.



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Cynthia Brian
The Goddess Gardener
Cynthia@GoddessGardener.com
<http://www.GoddessGardener.com>
925-377-7827
Cynthia is available as a speaker and consultant.

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Pending

8 La Campana Super clean & ready one level living w/ 3bd/2ba, floor to ceiling windows and lots of light. Easy access outside. New Kitchen. Special setting, great high-end street, set for occupancy. **\$865,000**

ORINDA



New Listing

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

ORINDA



New Listing

60 Davis Road Elegant, traditional, yet very comfortable 4+bd/3.5ba, 3346sf home set in a .75 ac private setting. Formal living & dining rms, large kitchen w/breakfast area & fantastic courtyard for indr/outdr livability. **\$1,350,000**

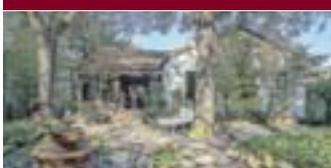
ORINDA



New Listing

89 Tarry Lane Wonderful Sleepy Hollow location on .78 acre with 3bd/2ba, 1711 sq. ft., hardwood floors, large living room, family off kitchen, knoll setting. Views of the surrounding 'Hollow' hills. **\$1,395,000**

ORINDA



New Listing

18 Mira Loma 'Classic Orinda' Spanish home circa 1930 offering formal living, dining & family rooms, w/ approx. 2546 sf on two levels. Located across the street from the Club's 18th fairway, pools and lower tennis courts. **\$1,450,000**

ORINDA



New Listing

30 Dias Dorados Stunning 5bd/3.5ba, 3333sf contemporary on .57ac; updated eat-in kitchen w/stainless & granite; LR & DR; fam rm; hot tub sauna, dual panes; stone patio & wonderful indr/outdr living spaces. **\$1,495,000**

ORINDA



New Listing

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. **\$1,588,000**

ORINDA



New Listing

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 w/ yards, decks, pool, & vineyard on 1.15 ac. **\$2,389,000**

ORINDA



Pending

18 Charles Hill Road Extensively remodeled Spanish home w/apx. 4000 sf, 4bd/3.5ba, on .67 ac. Chef's kit, deluxe master, media rm, wine cellar. Indr/outdr living areas w/ patios, balconies & grassy lawns. Top-rated schools. **\$2,425,000**

ORINDA



New Listing

11 Scenic Drive Gorgeous 4bd/3.5ba, 4695sf single-story Orinda estate on .64ac lot w/exceptional style & quality; LR & DR; office; showplace kitchen/dining/fam rm; 1bd/1ba guest home; solar heated pool & large patio. **\$2,998,000**

MORAGA



New Listing

24 Carr Drive Updated Inside & Out 4bd/3ba home. Designer kitchen & baths, new siding, roof, gutters. Dual pane windows & hardwood on the main floor. New carpet in master. **\$1,195,000**

MORAGA



New Listing

1320 Bollinger Canyon Rarely available Bollinger Canyon two acre property; 5 bedroom/ 5 bathrooms; 4489 square feet with 5 car garage; 2 master suites + aupair/ inlaw; beautifully landscaped light & bright lot! **\$1,345,000**

LAFAYETTE



New Listing

3290 Springhill Road Cute Marchant 1576 sf rancher on level .6 acre. Dual panes, hardwood floors, updated kitchen, close to everything. **\$899,950**

LAFAYETTE



New Listing

971 Pleasant Hill Road Light & airy contemporary home on private .50 ac Mt. Diablo view lot. 4 spacious bd & 3.5 ba incl. 2 mstr stes. Updated kit. w/brkfst bar. Large LR&DR. Huge mstr ste w/priv. deck, ofc area, 2 car attached gar. **\$995,000**

LAFAYETTE



New Listing

1322 Martino Road Sophisticated rancher totally remodeled from top to bottom a few yrs ago. Tucked away on desirable priv. street in Springhill Valley. Set on .48ac w/lawns, fruit trees, patios. Exq. remodeled kit. Walk to schls. **\$1,195,000**



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