

Lamorinda OUR HOMES

Lamorinda Weekly Volume 09 Issue 6 Wednesday, May 20, 2015



Digging Deep with Cynthia Brian ...read on page D14

“Greening” is Bad for Oranges

By Cathy Dausman



Moraga resident Tom Delfino with his oranges

Photos Cathy Dausman

California Citrus Nursery Society executive director Tom Delfino is proud of his healthy citrus stock and wants it to remain that way. But keeping his trees healthy, or even alive, may not be possible, due to the arrival of a tiny flying insect known as Asian citrus psyllid.

Delfino knows firsthand how well suited Lamorinda's climate is to growing citrus. In 22 years, he has lovingly coaxed more than 30 mouth-watering varieties – everything from a cocktail grapefruit hybrid

to lemons, limes, oranges, mandarins and mandarinquats from the soil in his Moraga yard. He is so devoted to his citrus quality that he uses a refractometer to determine a fruit's sugar content before offering his guest a sample. He is so protective of his stock that when he once discovered three plants infected with Citrus tristeza virus, he “burned them in the fireplace that night.” But ACP, a bug smaller than a flea, is a killer when it carries citrus greening disease (also known as Huanglongbing, or HLB).

Since the Gold Rush, citrus has been an integral part of the California agricultural scene. According to Agricultural Resource Marketing Center data, Florida produced 63 percent of the total U.S. citrus crop in 2012, and California 34 percent (two other states, Texas and Arizona accounted for the remaining 3 percent). But Florida numbers have fallen since the discovery of HLB there in 2005.

Today over half of California's citrus stock is grown in home gardens, so Delfino said it is up to the backyard farmer to slow citrus psyllid spread.

The arrival of ACP in the East Bay is not so much a question of if, but when. ACP insects are already established throughout the world, in Latin America, Arabia, Southeast Asia and China, as well as in parts of Texas, Louisiana, Alabama, Georgia and Florida, Delfino said. In California, ACP presence has been confirmed in 13 counties ranging from Southern California to Santa Clara County.

The psyllid arrived in California in 2008; four years later, the presence of a single, HLB-infected plant was detected. Finding ACP on a plant is challenging. Eggs are tiny and often found inside the tender, still-curved new leaves of citrus plants. It sometimes takes a magnifier to spot the feeding nymphs, so citrus growers must look for a telltale trail of waxy tubule the ACP excretes.

“None of the citrus trees planted in anyone's garden is resistant or tolerant to Huanglongbing,” Delfino warned. “If Asian citrus psyllids are here and Huanglongbing arrives, we will lose our trees. Diligent control of Asian citrus psyllids in our gardens should delay infection, but our trees will eventually succumb,” he added. ... continued on page D4

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This beautiful Cape Cod inspired home offers detailed mill work, hardwood floors, open floor plan, office, media room, guest setup, craft room, 5 bedrooms, 5 1/2 baths, a sprawling backyard and private court location. \$2,395,000



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Paseo De Moraga MORAGA

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	11	\$674,000	\$1,527,000
MORAGA	8	\$677,000	\$1,300,000
ORINDA	11	\$950,000	\$2,600,000

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

3205 Andreasen Drive, \$1,437,000, 3 Bdrms, 2069 SqFt, 1952 YrBlt, 3-26-15
9 Del Rey Court, \$910,000, 3 Bdrms, 1914 SqFt, 1961 YrBlt, 3-27-15;

Previous Sale: \$202,000, 12-10-85

963 Hawthorne Drive, \$1,435,000, 4 Bdrms, 1908 SqFt, 1941 YrBlt, 3-30-15;
Previous Sale: \$1,200,000, 08-30-13

3746 Highland Road, \$900,000, 3 Bdrms, 3936 SqFt, 1949 YrBlt, 3-26-15
1090 Leland Drive, \$1,527,000, 3 Bdrms, 3025 SqFt, 1997 YrBlt, 3-27-15;

Previous Sale: \$1,355,000, 05-09-14

3279 Mt. Diablo Court #18, \$674,000, 2 Bdrms, 1386 SqFt, 1987 YrBlt, 3-26-15;
Previous Sale: \$520,000, 03-17-04

3607 Powell Drive, \$1,525,000, 3 Bdrms, 2647 SqFt, 1938 YrBlt, 3-31-15;
Previous Sale: \$825,000, 08-07-98

1407 Reliez Valley Road, \$1,500,000, 4 Bdrms, 2691 SqFt, 1962 YrBlt, 3-31-15
581 Silverado Drive, \$1,275,000, 3 Bdrms, 2075 SqFt, 1959 YrBlt, 3-30-15

621 St. Marys Road, \$918,000, 3 Bdrms, 1484 SqFt, 1960 YrBlt, 3-31-15;
Previous Sale: \$650,000, 08-08-03

2950 Windtree Court, \$1,350,000, 4 Bdrms, 2742 SqFt, 1982 YrBlt, 3-31-15;
Previous Sale: \$260,000, 04-09-82

MORAGA

116 Alta Mesa Court, \$696,500, 2 Bdrms, 1698 SqFt, 1974 YrBlt, 3-25-15;
Previous Sale: \$250,000, 08-26-88

220 Calle La Montana, \$975,000, 3 Bdrms, 1775 SqFt, 1973 YrBlt, 3-27-15;
Previous Sale: \$975,000, 12-16-14

7 Carey Court, \$1,130,000, 4 Bdrms, 2543 SqFt, 1987 YrBlt, 3-27-15;
Previous Sale: \$407,000, 11-13-87

8 Juniper Way, \$1,092,000, 4 Bdrms, 2220 SqFt, 1966 YrBlt, 3-26-15

1712 St. Andrews Drive, \$818,000, 3 Bdrms, 2079 SqFt, 1974 YrBlt, 3-25-15
1729 St. Andrews Drive, \$677,000, 2 Bdrms, 2079 SqFt, 1974 YrBlt, 3-31-15;

Previous Sale: \$150,000, 01-30-79

133 Westchester Street, \$800,000, 3 Bdrms, 2264 SqFt, 1979 YrBlt, 3-31-15;
Previous Sale: \$870,000, 05-02-14

29 Winslow Place, \$1,300,000, 4 Bdrms, 2287 SqFt, 1964 YrBlt, 3-27-15;
Previous Sale: \$459,500, 07-11-95

ORINDA

6 Abbott Court, \$2,300,000, 4 Bdrms, 2436 SqFt, 1953 YrBlt, 3-27-15;
Previous Sale: \$767,000, 09-24-04

341 Camino Sobrante, \$1,500,000, 3 Bdrms, 2755 SqFt, 1960 YrBlt, 3-31-15;
Previous Sale: \$935,000, 06-30-11

12 Descanso Drive, \$1,865,000, 4 Bdrms, 2724 SqFt, 1990 YrBlt, 3-31-15;
Previous Sale: \$1,235,000, 12-11-03

32 Fallen Leaf Terrace, \$2,600,000, 5 Bdrms, 4185 SqFt, 1979 YrBlt, 3-31-15;
Previous Sale: \$1,028,000, 03-13-98

130 Fiesta Circle, \$1,488,000, 4 Bdrms, 2837 SqFt, 1957 YrBlt, 3-31-15;
Previous Sale: \$421,000, 10-19-94

11 Hilldale Court, \$2,128,000, 3 Bdrms, 2501 SqFt, 2008 YrBlt, 3-25-15;
Previous Sale: \$1,005,000, 01-31-07

23 Las Piedras, \$1,225,000, 3 Bdrms, 2386 SqFt, 1973 YrBlt, 3-26-15

24 Los Amigos, \$1,100,000, 5 Bdrms, 2006 SqFt, 1941 YrBlt, 3-27-15;
Previous Sale: \$485,000, 09-01-98

128 Meadow View Road, \$950,000, 3 Bdrms, 1749 SqFt, 1959 YrBlt, 3-25-15
705 Moraga Way, \$950,000, 3 Bdrms, 1628 SqFt, 1959 YrBlt, 3-27-15;

Previous Sale: \$379,000, 05-19-99

51 Van Ripper Lane, \$1,270,000, 3 Bdrms, 1671 SqFt, 1953 YrBlt, 3-25-15;
Previous Sale: \$1,150,000, 01-29-14

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1438 Sunnybrook Road,
Alamo



- 2401± sq. ft., .28± acre lot
- Offered at \$1,275,000

2435 Burlington Street,
Oakland



- Spanish style 2BR/1.5BA cottage
- Offered at \$749,000

1186 Pleasant Hill Circle,
Lafayette



- 4BR/3.5BA, 2700± sq. ft.
- Offered at \$1,695,000 | 5 Offers

761 Tofflemire Drive,
Lafayette



- Ranch style home on 1.55± acre
- Offered at \$1,549,000 | 2 Offers

631 Murray Lane,
Lafayette



- 4BR/3.5BA, 3100± sq. ft.
- Offered at \$1,695,000 | 2 Offers

10 Burnt Oak Circle,
Lafayette



- 4BR/2.5BA, 2500± sq. ft.
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839 Ava Court,
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- 4BR/3.5BA, 2600± sq. ft.
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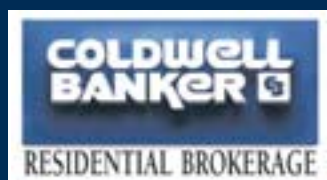
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“Greening” is Bad for Oranges

... continued from page D1

Delfino said Lamorindan farmers can fight HLB spread three ways: “Watch out for psyllid (inspect your citrus plants regularly, ideally, every month), use only registered budwood when grafting, and don’t move trees outside the quarantine area.”

It is illegal in California to import citrus fruit or plant material from other states or countries. To inquire about HLB call the California Department of Food and Agriculture exotic pest hotline at 1-800-491-1899, or go online to http://civr.ucr.edu/asian_citrus_psyllid.html.

To obtain state approved citrus budwood for graft, go to <http://ccpp.ucr.edu/> or http://www.agmrc.org/commodities__products/fruits/citrus/citrus-profile/.



Nymphs and white waxy tubules of Asian citrus psyllid, Diaphorina citri Kuwayama, infesting citrus and being tended by ants.

Photo Michael E. Rogers, University of Florida



Asymmetrical yellow mottling of leaves and odd shape and greening of fruit, symptoms of Huanglongbing (citrus greening).

Photo Dr. Susan E. Halbert

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*per Public Records



The Play Storage Dining Room?

By Andi Peterson Brown

Home staging refers to the act of preparing and showcasing a property for sale in the real estate marketplace. Many people associate the term only with carting in a houseful of rented furniture and painting the walls an unassuming white. And for certain homes, that might be the case. But in reality there is a spectrum to home staging, and for some sellers it may simply mean dressing up and rearranging what's already there, de-cluttering rooms, or merely removing some personal items during home showings. While it is common for sellers to initially feel some resistance towards staging their home, the truth is that staging is a tremendous asset. And here's why:

- **It makes for a great first impression.** Staging a home creates a neutral palate so that buyers can see themselves living in the home and making it their own.
- **It enhances the emotional experience.** A lighter, brighter, cleaner, warmer, more organized and more cheerful home will win a buyer over every time.
- **It eliminates distractions.** Many buyers can't see past the play room that ate the dining room. Personal effects should be minimized and rooms should be used for their intended purposes.

It is important to remember that staging a home can be accomplished on any budget. It is a sound investment toward the ultimate goal of obtaining the highest price possible in the shortest amount of time. And really, isn't that what it's all about?



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Late Spring's Focus on Wealth and Abundance

By Michele Duffy



Place purple silk or real flowers in the wealth area of your home office. *Photos provided*

Late spring in the *I Ching*, which also influences the Feng Shui Bagua map area of wealth and abundance or prosperity, is governed by wind and sun. It makes sense, since windy and sunny days are the hallmarks of the season.

In feng shui, the wealth and abundance or prosperity area is found in the far or back left portion of your home from the front entrance (see map on page D12). The wealth area of your master bedroom is also in the far left area from the bedroom door. This area is ruled by the wood element and by the number four. Wealth and abundance is all about identifying what in your life helps to make you feel prosperous. It is not just about "big money" – although this is the area associated with having money to go on a dream holiday – but it's also about connecting with what helps to make us feel prosperous. It can be the source of all our good, and can relate to our work, marriage, spiritual practice, friends or family. This area governs finding inner peace and true happiness with what you have in life and learning to be philanthropic. It is often associated with the generosity and gratitude area as well.

Since this area is ruled by wood, placing feng shui plants that are associated with great wealth like bamboo, money trees or lucky jade are all sound symbolic choices. If you are considering painting your master bedroom, and it happens to be in the far left area of your home, a soft pale agave or jade green hue is perfect to activate the wood element that rules prosperity.

The wealth area also rules desired life events like stable and increased income, receiving unexpected money or a raise, and making more money from your business.

Water features in the far left area of your garden or yard are ideal, and planting things that protect wealth, like orange trees, is auspicious.

Recently, a client in Lafayette had an issue with the wealth area in their master bedroom that had views of a neighbor's home (what surrounds us influences our energy, too). The view was causing negative feelings in the client, so we planted a wall of privacy trees to block the unsightly home and activate the wood element for the yard area. We then turned our attention to the master bedroom wealth area. We painted the entire room in a soft green hue and placed a purple orchid in the far left area on one of the nightstands. My client began to experience a notable increase in the quality and number of work-related opportunities in his life.

Remember to minimize the metal element in the wealth area, unless you want to chop your ability to prosper. Avoid the colors white, grey and silver, metal picture frames (use wood ones instead), metal sculptures or furniture.

The wealth and abundance area is a fantastic spot for a dream board, placing the images of what specific type of abundance you would like to manifest in your life. Remember to use a wooden frame. Fill the area with an abundance of fresh new round (coin shaped) leafy plants like jade. As you tend to your plants, try to set your intention to inviting new growth into this area of your life.

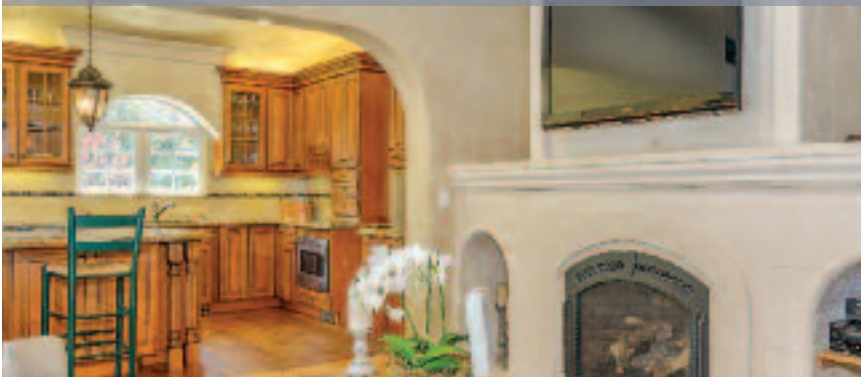
... continued on page D12



YOUR REMODELLED *country club* HOME AWAITS



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Nan Walz, Nan Walz Interiors

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RSVP to Christine Thatcher at 925.260.9999
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Late Spring's Focus on Wealth and Abundance ... continued from page D10



A money tree symbolically activates the Wood area of this Lafayette home.

Make sure to go to this far left area of your home and analyze what is there: a cluttered storage room or closet, a bathroom, or some other representation of lacking can drain energy. One of my local clients has a leaking roof and unfinished bathroom in this area and says they have constant "financial leakages" as well. Sometimes, the feng shui is quite literal. Needless to say, fixing this problem is at the top of this homeowner's list. Remember, nothing should be "broken" in this area or you are energetically and quite literally broke.

Endless supply is the first rule of abundance and aligning

yourself with this important distinction of true prosperity is essential for success. Clear the clutter and hide the bathroom with a mirrored outer door. Try balancing this area by placing a purple amethyst to activate wealth and abundance since purple is symbolic of nobility and the nobles were always wealthy.

Remember, prosperity is a state of mind and feeling equally abundant about all areas of your life puts you in harmony with the universe and aligned to receive what you dream for yourself. Dream big!



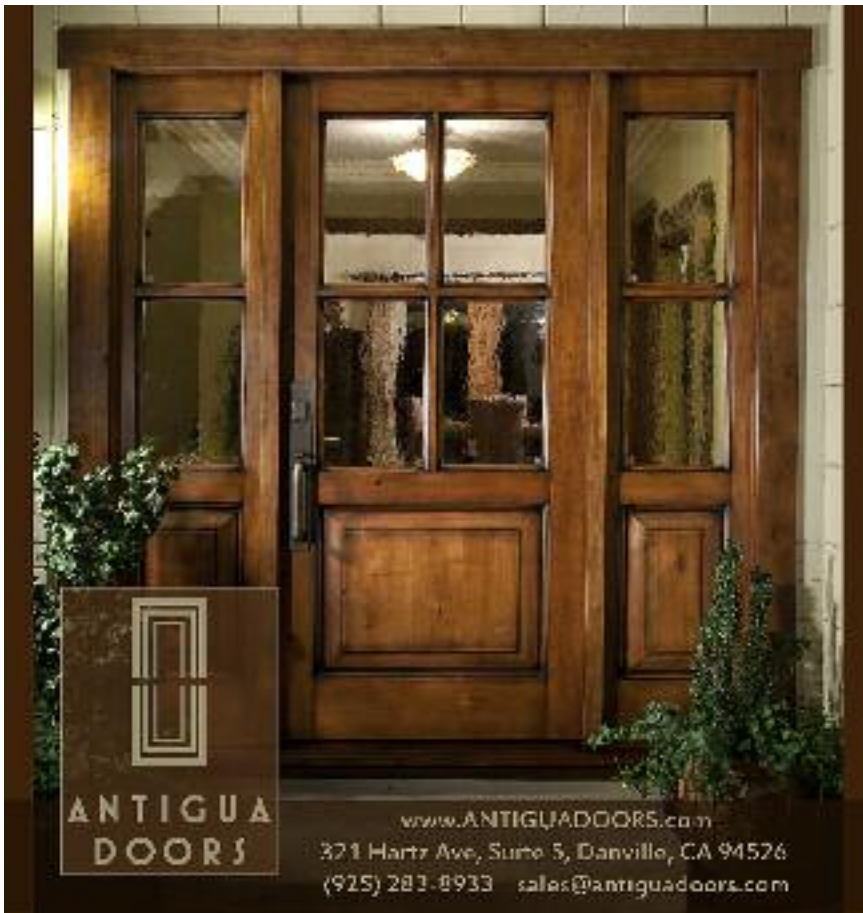
Michele Duffy, BTB M.F.S. is an Orinda resident who, since 1999, enjoys creating "Space as Medicine" Feng Shui one space at a time, as well as hiking in nature, cooking, and spending time with her family; Canyon Ranch Feng Shui Master, International Feng Shui Guild (IFSG) Red Ribbon Professional. To schedule a professional 2015 Feng Shui Consultation, contact Michele at (520) 647-4887 or send an email to spaceharmony@gmail.com.

What is Feng Shui?

Feng shui (or Wind and Water) is the practice of arranging your environment so that energy or "Qi" flows gently and smoothly through your home or business. The principles of feng shui are founded on traditional Chinese medicine, which is based on the dynamic opposites of yin and yang, together with the five elements (water, wood, fire, earth and metal) as well as form, landscape, space orientation and time. Feng shui is about creating a natural equilibrium that promotes health, harmony, stability and prosperity. Feng shui is based on the concept that everything is connected and you and your environment has a life force or energy called "Qi." Just as Qi flows through your body, Qi also flows your through living environment. When the energy flow is stagnant, stuck, obstructed or moves too quickly unbalanced Qi may lead to ill health, domestic strife or financial concerns. Professional feng shui advice, adjustments and blessings help create nurturing energy in the spaces and places we spend the most time in, our homes and offices. The goal is sustainable good luck, good health, harmonious relationships and prosperity.

WEALTH & PROSPERITY "Gratitude" REAR LEFT Wood Blues, purple & reds	FAME & REPUTATION "Integrity" REAR MIDDLE Fire Reds	LOVE & MARRIAGE "Receptivity" REAR RIGHT Earth Reds, pinks, & whites
HEALTH & FAMILY "Strength" MIDDLE LEFT Wood Blues & Greens	CENTER "Earth" Yellow & earth tones	CREATIVITY & CHILDREN "Joy" MIDDLE RIGHT Metal White & Pastels
KNOWLEDGE & SELF CULTIVATION "Stillness" FRONT LEFT Earth Black, blues & greens	CAREER "Depth" FRONT MIDDLE Water Black & dark tones	HELPFUL PEOPLE & TRAVEL "Synchronicity" FRONT RIGHT Metal White, grey & black

Door Wall



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Digging Deep for May

By Cynthia Brian

BFFs (Best Friends Forever)

“Be careful the environment you choose for it will shape you; be careful the friends you choose for you will become like them.” – W. Clement Stone



Nasturtium is a supportive flower to many other flowers and vegetables. Photos Cynthia Brian

People have acquaintances, friends, and best friends. We may like or dislike our acquaintances, get along with our friends, and really love our best friends. In fact, when it comes to our best friends, we sometimes feel that we couldn't live without them. Most of the time, we discover that we are different than our BFFs, yet complementary. In the world of nature, plants have favorite companions as well as ones that they wish they'd never encounter. By planting our gardens in potagers that include herbs, fruits and flowers instead of in rows, we gain destructive insect-repellent properties, beneficial insect attractors with benefits of higher yields and healthier plants.

As we start digging in our enriched earth this spring to plant our veggies, it is useful to know what specimens are compatible and which ones repel one another. Like humans, plants encounter other plants that they don't like, and when planted near one another, neither thrives. The idea behind companion planting is to mix flowers and herbs in a patch together. Herbs have high concentrations of aromatic oils that protect vulnerable plants from insect attacks, and many gardeners find that growing certain plants together actually increases flavor in fruits or vegetables and fragrance in blossoms.

Some of the helpful herbs are rue, tansy, lavender, chamomile, Artemisia, savory, dill, rosemary, catnip, sage, thyme and pennyroyal. Supportive flowers are marigold, nasturtium and nicotiana. Garlic and chives are happy bedfellows with roses and several other plants, giving off an odor that deters aphids and blackspot. A brew of garlic tea sprayed on plants keeps pests at bay. Chamomile has often been called “the plant's physician” because it has a reputation for improving the health of surrounding flowers and herbs. Pennyroyal keeps ants away, and marigolds deter beetles, white flies, and maybe even rabbits. Nicotiana works on a trap principle where it will attract a predator, which are then caught in the sticky stems and leaves. Nasturtium is repulsive to many bugs, beetles, and moths and improves flavors while providing a cascade of edible flowers with long blooming times.

It is fascinating that while one plant may be beneficial to many plants, it could be harmful to some. Experiment companion planting with some of these popular home-grown vegetables and see if you experience a difference in quality, quantity, flavor and pest resistance.

BEANS: Friends of beans include eggplant, beets, potatoes, peas, radish, chard, cucumber, everything in the cabbage family, and marigolds. Enemies of beans are garlic, onions and chives as they stunt growth.

... continued on next page



Plant beans and kale or other cabbage family plants together.



Calendula, AKA “poor man's saffron” and fennel are great together to fend off plant enemies.



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Darren lives his life with passion, and trees have been his passion since he was a kid, working with his father in the tree care company, he is a firm believer in the power of planning, and in the importance of giving back to those aspects of life that sustain you.

California has a rich horticultural history and many extraordinary specimens of trees can be seen in nearly every community here. Each of the many tree species provides unique form, texture, color and often aroma. These are the trees that provide shade, help to conserve energy, improves property value, reduces storm-water runoff, sequester CO2, mitigate air pollution, and make urban living healthier and more peaceful. “We all have a role to play in planning for the future of our trees”. So invest in the future and plant the correct type of tree in the proper location.

So don't wait until it's too late, have a complete inspection by a Certified Arborist at Advance Tree Service and Landscaping

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KALE: Kale is currently the most hailed of the cabbage family. Its BFFs include beets, celery, spinach, lettuce and chard. Plant garlic nearby for improved growth and flavor.

CARROTS: Tomatoes, peppers, peas, radishes and beans all are happy around carrots. Chives will increase flavor, rosemary and sage will keep the carrot flies from destroying the crop – but keep the dill in a galaxy far, far away or you'll have stunted growth.

CORN: Don't plant corn next to tomatoes as the same worm munches on both. Instead, corn enjoys companionship from parsley, melon, pumpkin and beans. Plant marigolds to fend off Japanese beetles.

EGGPLANT: One of my most favorite vegetables to plant, it thrives with peppers and beans. Again, marigolds are friends with eggplant.

LETTUCE: So easy to grow in a home garden, throw some seeds near strawberries, radishes and beets. Boost flavor and aphid control with garlic and chives.

POTATOES: Allies are eggplant, corn, cabbages and beans. Keep tomatoes and potatoes away from one another or you'll attract blight. For protection from beetles, plant marigolds.

PUMPKINS: Every kid wants to grow his or her own Halloween Jack O'Lantern. Squash and melons are good buddies with pumpkins. Nasturtium and oregano provide the pest protection.

STRAWBERRIES: Thyme serves as border patrol. Lettuce, bean, onion and spinach all like to party with strawberries, but don't invite cabbage.

TOMATOES: We already know that potatoes and corn are not to be planted with tomatoes, but you need to know that dill and kohlrabi will stunt growth. Friends include basil, chives, mint, celery, cucumber, onion, parsley and pepper – all the delicious ingredients of a summer salad!



Grow tomatoes in a container with BFFs, basil and peppers.



Cynthia Brian is friends with all flowers.

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

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The Goddess Gardener
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Cynthia@GoddessGardener.com
www.GoddessGardener.com
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A basket of vegetables and herbs that have helped one another thrive.

Cynthia Brian's Mid-Month Reminders

CLEAR debris from your home and garden perimeter. Dried limbs, leaves, and weeds need to be removed. Fire season is upon us.

WATER deeply once or twice a week rather in short spurts. You'll encourage stronger roots and save on your water bill, too.

DOWNLOAD a new free App: "GrowIt!" The app combines user-uploaded photos and GPS utilization with the ability to rate plants to help people find specific plants and inspiration for your locale available at both the Apple App and Google Play stores.

CUT twining stems of clematis for arrangements that will be colorful and full for three weeks, or longer.

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87 Tara Road Private 1.69ac knoll setting w/in area of ideal conv. of Orinda's popular Glorietta neighborhood. Large living/dining rm. Ideal separation of space in a traditional floor plan.

\$1,195,000

ORINDA



New Listing

1 El Verano Old World charm exquisitely remodeled 3bd/3ba Orinda C.C. home. State of the Art kit. opens to Fam Rm. Hdw flrs, Venetian plastered walls. Landscaped w/rock walls, fruit trees & patio.

\$1,325,000

ORINDA



New Listing

10 Tarry Lane Charming & well appointed 4bd/3ba home w/functional flr pln ideal for comfort & entertaining. Dual paned windows, hdwd flrs, granite counters & custom tiles. Beautiful gardens!

\$1,625,000

ORINDA



New Listing

68 Singingwood Lane Spectacular custom home on cul-de-sac w/hill views. Over 5,000sf 6bd/5.5ba home on 1.7 acres. Chef's kit adjoins fam rm, hwd flrs, vaulted ceils. Level lawns, drought tolerant plantings.

\$2,450,000

ORINDA



New Listing

1 Hartford Road North Orinda beauty, built in 2007, this custom 5031 square foot, 6 bedroom, 4.5 bath home with 3 car garage is situated on a secluded level 1.06 acre lot.

\$2,850,000

MORAGA



New Listing

811 Crossbrook Drive Updated & light-filled home in desirable Corliss Neighborhood. 4 Bed + Office, 3.5 baths, hardwood floors. Plenty of indoor/outdoor living space.

\$1,595,000

LAFAYETTE



New Listing

3830 Palo Alto Drive Rare find in Happy Valley. Custom Mid Century on .78 acres. 4 bedrooms, 2.5 baths, pool, big views. Walk to school and town.

\$1,785,000

LAFAYETTE



New Price

4038 Happy Valley Road Happy Valley 2 acre estate, exquisite priv. setting, views, level yard, stylish beaut. updates, walls of glass, high ceilings, dramatic 2 story living. Lrg fam rm, 2 offices, great schools.

\$2,495,000

LAFAYETTE



New Listing

1253 Rose Lane Happy Valley .5ac fabulous 2 story traditional. Beautifully appointed, high ceilings on both levels, hdwd flrs, French drs, 2 staircases, study, kit/fam rm opens to gorgeous yard.

\$2,895,000

LAFAYETTE



New Listing

1141 Vallecito Court Treasured Happy Valley estate custom built in 2006 w/finest craftsmanship. Chef's kitchen, gorgeous master, ofc, fam rm, home gym. Pool, spa, frplc & level lawn w/views. Detached guest house.

\$3,900,000

LAFAYETTE



New Listing

1155 Camino Vallecito Happy Valley masterpiece by architect Joseph Esherick. Exquisite sophisticated style, high ceilings, French drs, walls of glass. Priv. 2 ac w/views, guest quarters, beautiful grounds, pool.

\$4,650,000

PLEASANT HILL



New Listing

203 Hazel Drive Walk to town, movies, walking trails & schools from this cute home. Lovely level backyard w/mature trees. Living rm w/frplc, dining area w/French doors to patio, backyard.

\$429,000

PLEASANT HILL



New Listing

1906 Marguerite Avenue Nicely updated home on large corner lot! Remodeled kitchen with birch faced cabinets, granite counters & gas cooktop. Wonderful pool with great entertaining backyard!

\$610,000

WALNUT CREEK



New Listing

1861 Parkside Drive Great location close to Town/Bart/Shops/Schools/more! Light & bright 3bd/2.5ba newer construction home w/vaulted ceilings, dual pane wndws, newer carpet, attached 2 car garage.

\$699,000



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