

Lamorinda OUR HOMES

Lamorinda Weekly Volume 9 Issue 15 Wednesday, September 23, 2015

Pooling Water

Lamorinda cistern called a Nor Cal first

By Cathy Dausman



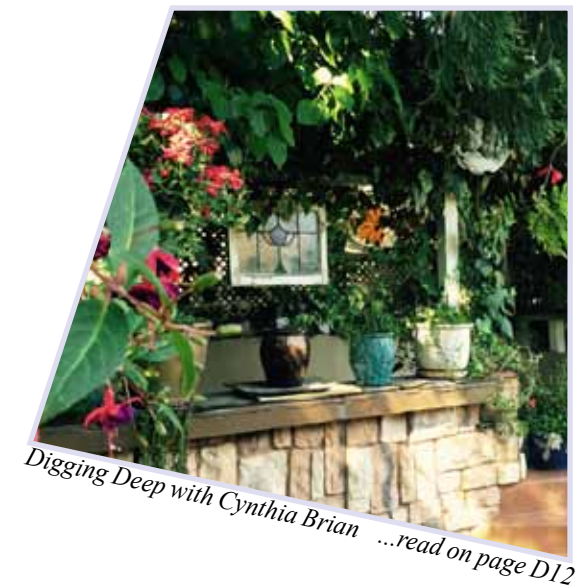
Contra Costa County Water District water conservation coordinator Chris Dundon, left, learns about the cistern project from landscape contractor Roxy Wolosenko. Photo Cathy Dausman

Jeff and Kathleen Johnson seem to like holes in the ground filled with water. When they bought their house 15 years ago, the backyard featured a 30,000-gallon swimming pool, which served their family of four well for a number of years. Jeff Johnson said both daughters, now grown, “loved it.”

“It had a slide, and a diving board,” he said. But the home was built in 1974, and the pool became

cracked, discolored and “in dire need of work.” In fact the pool took up so much space, the backyard was under-landscaped – leaves are a pool owner’s nemesis – and underused. Johnson said even the custom pool cover was ugly.

Keeping the pool filled, heated with solar panels and chemically balanced was expensive. Johnson estimates he spent \$100 to 200 per month on



Digging Deep with Cynthia Brian ...read on page D12

maintenance, including water replacement (evaporation accounts for tens of thousands of gallons per year). Eventually the Moraga family stopped swimming and considered pool removal, at a cost of \$6,000 to \$15,000.

Then landscape contractor Roxy Wolosenko of Roxy Designs suggested converting their unused pool into a cistern.

“It’s really a very simple system,” she said. A cistern, dating back more than 4,000 years to ancient Greece, is an artificial reservoir or underground tank for storing liquids, especially rainwater. Unlike wells, cisterns have waterproof linings. Wolosenko pitched this project to three other clients, but the Johnsons were the first to take the plunge. Jeff Johnson was already familiar with the concept; his parents had a cistern in Texas, where he grew up.

The project is a first in Northern California, said Julie Lienert, special projects manager for Roxy Designs.

Mike Garcia, owner of EnviroScape LA, completed a similar project in Los Angeles about three years ago. “It’s a pretty simple process but it’s getting to be a big deal,” he said. Closer to home, Walnut Creek’s Ruth Bancroft Garden recently held an education program for its members, one of whom has built a 10,000-gallon rainwater collection system used to refill a large pond and irrigate garden and orchard flowers and edibles.

Work on the Johnson project began in mid-August, with a completion date set for early October. A portion of the existing hole was back-filled with pool debris so only the rebar had to be taken off site.

... continued on page D4





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Lamorinda Home Sales recorded

City	Last reported:	Lowest Amount:	Highest Amount:
Lafayette	15	\$905,000	\$3,190,000
Moraga	8	\$420,000	\$1,290,000
Orinda	12	\$1,032,000	\$2,845,000

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

- 3318 Beechwood Drive, \$1,244,000, 4 Bdrms, 1499 SqFt, 1946 YrBlt, 7-31-15;
Previous Sale: \$1,200,000, 10-17-14
- 3341 Betty Lane, \$1,010,000, 3 Bdrms, 1671 SqFt, 1952 YrBlt, 8-4-15;
Previous Sale: \$699,500, 05-26-04
- 3716 Crestmont Place, \$2,755,000, 4 Bdrms, 4291 SqFt, 2000 YrBlt, 7-31-15;
Previous Sale: \$375,000, 03-12-99
- 1850 Del Rio Drive, \$905,000, 4 Bdrms, 1757 SqFt, 1962 YrBlt, 8-4-15;
Previous Sale: \$247,500, 01-12-89
- 1182 Glen Road, \$1,235,000, 3 Bdrms, 2008 SqFt, 1950 YrBlt, 7-31-15
- 1812 Hunsaker Canyon Road, \$1,200,000, 2387 SqFt, 1985 YrBlt, 8-7-15;
Previous Sale: \$660,000, 06-17-09
- 3911 Leroy Way, \$1,795,000, 4 Bdrms, 2656 SqFt, 1952 YrBlt, 7-31-15;
Previous Sale: \$1,058,000, 05-19-14
- 9 Mountain View Place, \$1,378,000, 4 Bdrms, 3481 SqFt, 1980 YrBlt, 8-4-15;
Previous Sale: \$900,000, 03-12-04
- 4033 Natasha Drive, \$1,755,000, 5 Bdrms, 2857 SqFt, 1956 YrBlt, 8-6-15;
Previous Sale: \$1,050,000, 06-19-00
- 1601 Reliez Valley Road, \$1,250,000, 3 Bdrms, 2263 SqFt, 1956 YrBlt, 8-7-15
- 1231 Rose Lane, \$3,190,000, 4 Bdrms, 4710 SqFt, 1982 YrBlt, 8-11-15;
Previous Sale: \$1,100,000, 07-16-93
- 3445 Solana Court, \$1,541,000, 4 Bdrms, 3359 SqFt, 1956 YrBlt, 7-31-15;
Previous Sale: \$875,000, 06-13-00
- 741 Solana Drive, \$1,100,000, 3 Bdrms, 1206 SqFt, 1951 YrBlt, 8-5-15;
Previous Sale: \$94,000, 07-08-77
- 3161 Teigland Road, \$1,100,000, 5 Bdrms, 2923 SqFt, 1963 YrBlt, 8-7-15;
Previous Sale: \$158,000, 04-01-77
- 3320 Woodview Court, \$1,430,000, 3 Bdrms, 2784 SqFt, 1987 YrBlt, 8-7-15;
Previous Sale: \$550,000, 02-12-98

MORAGA

- 63 Amberwood Court, \$1,004,000, 4 Bdrms, 2102 SqFt, 1967 YrBlt, 7-31-15;
Previous Sale: \$829,000, 06-15-04
- 1349 Camino Pablo, \$1,150,000, 4 Bdrms, 2443 SqFt, 1978 YrBlt, 8-11-15;
Previous Sale: \$1,050,000, 07-21-14
- 1405 Camino Peral, \$725,000, 3 Bdrms, 1444 SqFt, 1972 YrBlt, 7-31-15;
Previous Sale: \$655,000, 10-11-07
- 932 Camino Ricardo, \$1,282,500, 5 Bdrms, 2496 SqFt, 1965 YrBlt, 7-31-15;
Previous Sale: \$39,500, 12-02-70
- 2121 Donald Drive #15, \$420,000, 2 Bdrms, 1224 SqFt, 1963 YrBlt, 8-10-15;
Previous Sale: \$230,000, 09-27-10

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Pooling Water

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A stack of Eco Rain Cubes prior to assembly

Photo Cathy Dausman

Cistern construction began with the assembly of Eco Rain Cubes. These plastic cubes were shipped flat and assembled into something resembling oversized milk crates measuring roughly 18 by 16 by 27 inches. The cubes were stacked horizontally, five layers high in the pool cavity. The cube collection was double wrapped, first with a felt filter fabric, and then with an impermeable plastic liner. When the project is complete, the cistern will be all but invisible beneath new water-wise landscaping and a bocce court.

Five downspouts with 4-inch PVC drainpipes will divert rainwater from the roof into the cistern. Each square foot of roof runoff yields about a half gallon of water. The water will feed a drip system and irrigate new backyard water-wise plantings.

Twelve hundred square feet of the Johnson's roof is being used to collect rainwater runoff. In a non-drought year the Johnsons could recycle as much as 28,000 to 32,000 gallons of water. This would provide at least three months of landscape irrigation water for their backyard. And rainwater, unlike graywater, does not have to be used within 24 hours. City water feeds the system when it does not rain.

Wolosenko said cistern installation costs are dependent upon size, but average \$2 to \$3 per gallon of water stored. Wolosenko has personal experience with pool upkeep, having lived in several houses with backyard pools. "I hated those pools," she said, emphasizing the expensive monthly upkeep she incurred with each one.



Fully assembled Eco Rain Cube

Photo Cathy Dausman

... continued on page D6

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Pooling Water

... continued from page D4



Swimming pool to rain tank conversion

Photo provided

Water conservation representatives from both East Bay Municipal Utility District and Contra Costa Water District have viewed the Johnson project with interest. CCWD's water conservation coordinator Chris Dundon called the cistern project a unique opportunity. "Rainwater catchment is an intriguing concept," Dundon said, "one which people don't always do purely for the financial savings."

By installing the cistern, Dundon said the Johnsons took advantage of an opportunity which may allow them to save "pretty much 100 percent" of their rainfall. And Dundon is also interested in the long-term effectiveness of this project; he wants to know how it works out and what, if any, problems develop. Rep. Jared Huffman, D-San Rafael, recently introduced legislation to establish a new Environmental Protection Agency grant program. The program, called the Drought Relief and Resilience Act supports water recycling projects, and includes a range of long- and short-term solutions.

But EBMUD's water conservation representative Scott Sommerfeld says his water district wants to encourage water reharvesting whether it is cost effective or not. "Great job," he told the Johnsons, after viewing their project.

For more information online:

<http://www.ebmud.com/water-and-drought/drought/>

<http://www.ccwater.com/148/Conservation>

<http://huffman.house.gov/media-center/press-releases/after-unprecedented-public-input-rep-jared-huffman-introduces-final>

https://www.youtube.com/watch?v=xYIKG4IHT_o

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Stylish Solutions

Holiday Decorating to Take You from Now to New Year's

By Ann McDonald

Every year it's the same thing. The suburban holiday season starts in Lamorinda grocery stores with the first corn stalk display out front, and lasts over four months through the New Year's Day football party at your home.

The number one question we get as a design firm from about September on is "Can you help us decorate for the Holidays?" The short answer is yes. The long answer? My teams and I love to decorate holiday homes, but we schedule and sell out somewhere in August for 1:1 appointments up through Dec. 5.

Here's the good news: To help stylish suburbanites from going 'off the grid' and giving up on the whole thing altogether, we put together cut-out tip sheets and video workshops that you can enjoy from the sanctity of your own home. Equipping you to take dominion over your holiday home is one of my favorite things. A few tips can make a difference in both your checkbook balance and how luxurious it looks.

First, choose your main color for the holiday part. Do you celebrate Christmas? Hanukkah? I always advise you choose your seasonal color palate from your main celebration. We have seen some fresh holiday color combinations at market this past summer, including bright oranges and Tiffany blues, but for time and space constraints, I am limiting this to the four most popular color combinations.

This foundational color will become your "Fall Frame Color," and your "New Year Accent Color," as well as being your "Holiday Main Color." Let me explain.

What typically happens when fall rolls around is you pick up a few pieces here and there and scatter them around your home. If you remember where you stored last year's fall decorations you may pull out that bin and work those items in, but many people either can't find the bin or didn't label it properly. It's OK – we've all done it.

The same thing happens once we are into the season, somewhere between Halloween and Thanksgiving. At some point we look up and all those scattered decorations look less than ideal. The photos from Trad Home don't match our mismatched menagerie. The solution? Get back to the basics with a color thread and edit-add-decorate from there.

Second, we plan. Even if you only plan one thing – your main holiday color – you will be ahead of the game. This is how we do it and create stunning displays from estate properties to small homes and boutique offices that work with the setting and don't break the bank.

Once you have chosen your color, you won't be re-inventing the wheel for every holiday that comes over these four months.

With my thread color for the season now through Jan. 1, I can wisely purchase and weed out old decorations.

We recommend you purchase ribbons, basic non-seasonal specific wreaths and neutral garlands in this color.

... continued on page D10



Be sure to look for ways to add texture with your color palate, like with these deep red feathers.
Photos courtesy Couture Chateau llc



These berries and maple leaves complement any holiday décor.



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Stylish Solutions

Holiday Decorating to Take You from Now to New Year's

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You can even purchase floral sprigs or accessory items if you don't decorate with themed items. Many of our clients use this time of year to add to collections of Ginger Jars or Blue and White because they don't put up a tree.

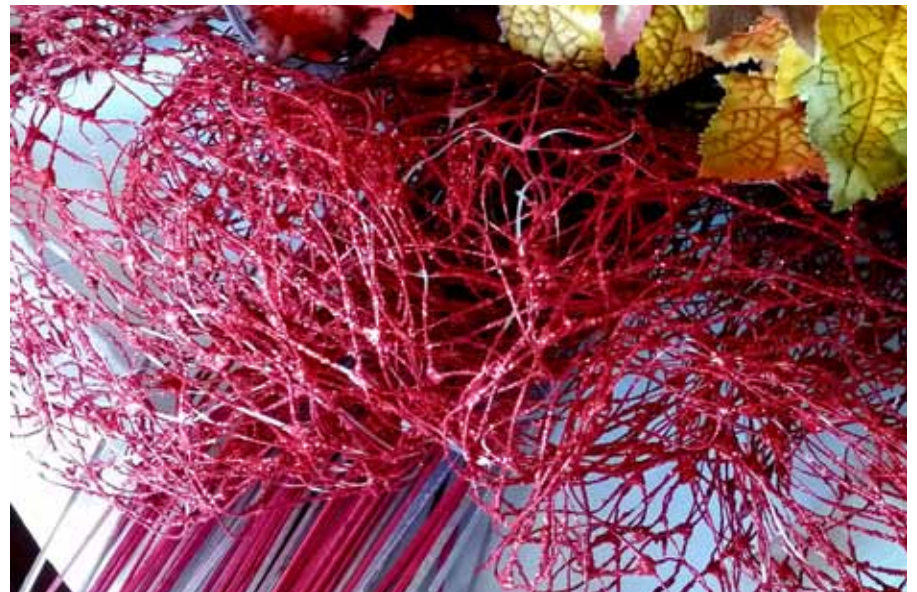
That backbone color thread is what stays in your home throughout the season. The other parts change. You can see from our first color chart, the "pumpkin – deep red – brighter red color" combination at the top. Even though most people don't think about pumpkin orange looking good in their homes, this is our most popular color combination year after year.

We purchase ribbon in the deep red (looking always at undertones with our year-round color scheme), wreaths that might be feathers, leaves, berries or shells, and garlands of the same non-specific type.

By using those as foundations, we can accent with the pumpkins for fall, the

maple leaves for Thanksgiving and bright red for the New Year's Day party, which goes well with requisite gazpacho.

I hope this has been helpful! Make sure to head over to the website and sign up for our Holiday Home Video Series, www.couturechateau.com/holiday. Let us know what your colors are for this season. Mine? Deep red. Unless Cal goes to the Rose Bowl, in which case we might celebrate Hanukkah with blue all around.



This pumpkin color red pops against the festive silver for a fun New Year's flare.



Ann McDonald, IIDA, NAPO, is the Founder/CEO of Couture Chateau, a luxury interior design firm in Orinda. For a complete blog post including other design ideas, visit www.couturechateau.com/blog

Find and Use Color Combinations That Work

Fall	Holiday	New Year
	Deep Red	
	Blue	
	Gold	
	Green	

Step 2: Use your "HOLIDAY Main Color" as a "FALL Frame Color" with ribbon, basic wreaths or non-seasonal specific garlands

Ann McDonald
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Lamorinda Home Sales recorded

... continued from page D2

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140 Via Joaquin, \$772,000, 3 Bdrms, 2117 SqFt, 1980 YrBlt, 8-6-15;

Previous Sale: \$680,000, 10-15-08

137 Westchester Street, \$880,000, 4 Bdrms, 2291 SqFt, 1979 YrBlt, 8-3-15;

Previous Sale: \$770,000, 12-03-04

6 Wingfoot Street, \$1,290,000, 3 Bdrms, 3424 SqFt, 1987 YrBlt, 8-7-15;

Previous Sale: \$484,000, 12-31-87

ORINDA

3 Beaconsfield Court, \$1,225,000, 4 Bdrms, 2100 SqFt, 1959 YrBlt, 8-4-15;

Previous Sale: \$272,500, 12-15-87

216 Crestview Drive, \$1,238,000, 3 Bdrms, 2825 SqFt, 1953 YrBlt, 8-3-15

59 Cedar Lane, \$2,000,000, 4 Bdrms, 3931 SqFt, 1992 YrBlt, 8-7-15;

Previous Sale: \$1,420,000, 04-13-04

134 El Toyonal, \$1,032,000, 3 Bdrms, 1547 SqFt, 1951 YrBlt, 8-11-15;

Previous Sale: \$570,000, 02-04-02

11 Estates Drive, \$1,500,000, 4 Bdrms, 3252 SqFt, 1940 YrBlt, 8-11-15;

Previous Sale: \$1,125,000, 08-06-10

115 Fiesta Circle, \$1,579,000, 4 Bdrms, 2017 SqFt, 1959 YrBlt, 7-31-15;

Previous Sale: \$970,000, 07-28-06

345 Miller Court, \$2,498,500, 5 Bdrms, 4106 SqFt, 2014 YrBlt, 8-5-15

531 Miner Road, \$2,150,000, 4 Bdrms, 5397 SqFt, 1977 YrBlt, 8-5-15

97 Oak Road, \$1,515,000, 4 Bdrms, 2846 SqFt, 1998 YrBlt, 8-7-15;

Previous Sale: \$1,059,000, 06-05-08

73 Scenic Drive, \$2,125,000, 4 Bdrms, 5572 SqFt, 1987 YrBlt, 8-3-15

74 Van Tassel Lane, \$2,845,000, 4 Bdrms, 3847 SqFt, 2006 YrBlt, 8-5-15;

Previous Sale: \$1,375,000, 04-07-06

28 Via Callados, \$1,425,000, 4 Bdrms, 3288 SqFt, 1976 YrBlt, 7-31-15;

Previous Sale: \$1,180,000, 11-23-04



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 and Leslie Kalish, LMK Interiors

October 17th: Stephen Elbert, Elbert Associates
 and Nan Walz, Nan Walz Interiors

Appointments available at 8:30, 9:30 and 10:30 a.m.
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Cynthia Brian's Gardening Guide for October

By Cynthia Brian

"Go forth under the open sky, and listen to Nature's teachings." ~ William Cullen Bryant



Lilies, Rudbeckia (Black-Eyed Susan) and Gladioli are low-maintenance, multi-blooming and drought tolerant. Photos Cynthia Brian

Autumn is with us. The sun is still scorching our soils with heat during the days while the nights offer chilly dew. October is the best month of the fall season to take care of garden chores before winter arrives. With the drought a forever threat, we are all seeking ideas for a low-maintenance garden that will thrive with little care and less water. It is clear that we need to stand under the open sky to listen and look at what Mother Nature is telling us about our future in the outdoors.

Visit your favorite nursery or garden center and talk to the professionals. Choose plants appropriate for your soil and sun requirements. Determine whether you have a shade or sun garden, how much moisture your area needs, then pick the plants that will flourish in those conditions. For example, sun-loving specimens such as canna, lamb's ears, sweet alyssum, geraniums, salvias, fountain grass and boxwood planted densely will out-compete weeds while providing you with an elegant, low maintenance area. Plant the clump forming fountain grass and the

evergreen shrub, boxwood, toward the back, with the fragrant sweet alyssum as a border in colors of pink, cream, purple and white in the front. The wooly silver evergreen lambs-ear with its spikes of purple looks great with the salvia and tall spikes of the robust perennial canna in red, yellow or orange. Geraniums are available in color clusters of red, pink, white and purple, offering continuous blooms above bright green leaves spring through mid-winter, when it's time to prune them to the ground.

Other low-maintenance plants for full sun include Russian sage, rosa rugosa, daylily and rudbeckia. For a shade garden, consider hosta, Lenten Rose and ferns. If your soil is extremely dry, succulents including hen-and-chicks, lavender, sedum and St. John's Wort are easy choices while astilbe and Japanese iris will prosper in wet soil. A recirculating water feature, waterfall or pond will keep the pollinators around while adding a calming resonance in your environment.

Halloween will be upon us soon. Allow your sunflowers, cornstalks and pumpkins to continue in the garden until it's time to decorate.

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Create a beautiful nook with a pot of bright red geraniums.





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Cynthia Brian's Gardening Guide for October

... continued from page D12

- **MOVE** baskets and pots to a shady area when Indian summer is hottest.
- **PRUNE** your berry vines hard after you have harvested the fruit for easier picking next season.
- **ORDER** spring bulbs from catalogs now for planting in November.
- **PICK** sorrel to add to salad, sauces and soups.
- **DEADHEAD** spent annuals.
- **PROPAGATE** geranium and pelargonium by cutting back no-blooming stems and planting in damp soil.
- **DESTROY** invasive star thistle that may have taken root in your garden. Animals and birds will not eat it and it must not be added to the compost pile.
- **BUY** trees boasting autumn colors now.
- **VISIT** nurseries to check out the fall selection of plants and bulbs. Suggestions in the tulip category include Greigii, single or double early blooming, triumph, Giant Darwin hybrid, lily flowering, parrot, peony, heirloom, viridiflora, fringed, crispa, single or double late blooming. Amazing how many varieties there are. Make sure to cool them in the refrigerator for six to 10 weeks before planting. Other bulbs to buy include narcissi (and there is an equal amount of varieties, sizes, shapes and colors), amaryllis, paperwhites, crocus, galanthus, scilla, iris, freesia, hyacinths, muscari, anemone, fritillaria, Dutch iris, allium, peonies and Asiatic lilies, for starters.
- **CHECK** around your house for fire hazards and flammable materials. October is the height of fire season.
- **FERTILIZE** begonias and roses for more blooms.
- **GATHER** seeds from bachelor buttons, cosmos and four-o'clocks to dry and save for spring planting.
- **FEED** your citrus.
- **TRANSPLANT** calendulas, Iceland poppies, dianthus, forget-me-nots, primroses, Shasta daisies, agapanthus and daylilies.
- **FREEZE** or can your extra harvest of fruit and vegetables for winter health.
- **EAT** the flowers of chives, garlic, basil, mint, dill and other flowering herbs, which are delicious and pretty in salads, sandwiches and soups.
- **HARVEST** the last of your grapes. Add the colorful leaves and twine the vines to form a spectacular autumnal arrangement.
- **RAKE** your leaves into a compost pile. Add lawn clippings, eggshells, food scraps (no meat) and coffee grounds. Stupendous soil will be ready to use before the holidays.
- **RESEED** tired lawns using low-water loving clover for less maintenance and fast, healthy growth.



For bursts of color and easy care, save seeds of cosmos, bachelor button, and four-o'clocks for sowing next spring.



More seeds to gather for spring planting: Queen Anne's lace and purple bachelor buttons.



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Think of the tree you just purchased as a lifetime investment. How well your tree, and investment, grows depends on the type of tree and location you select for planting, the care you provide when the tree is planted, and follow-up care the tree receives after planting. The ideal time to plant trees and shrubs is during the dormant season—in the fall after their leaves drop or early spring before bud breaks. Weather conditions are cool and allow plants to establish roots in the new location. The proper handling during planting is essential to ensure a healthy future for new trees and shrubs.

So don't wait until it's too late, call your local Arborist at Advance Tree Service and Landscaping to help you find your perfect tree.

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- **DECORATE** your front porch with sunflowers and cornstalks from your garden at the end of the month.
- **SAVE** sunflower seeds to feed the birds as well as to sow for next season.
- **PICK** your pumpkins at the end of the month and make a family day of carving jack o' lanterns.
- **SEE** you at the Pear and Wine Festival on Sept. 26 at Moraga Commons. Visit the Be the Star You Are booth to receive a free brand new book as part of the literacy outreach project, "Read, Lead, Succeed!" Thanks to our sponsors, Children's Success Unlimited, Michael Verbrugge Constructions, and The Lamorinda Weekly for making this giveaway possible. Pick up free seeds, bookmarks and potpourri for all of our garden readers. Info http://starstyleradio.net/Events/Entries/2015/9/26_Pear_%26_Wine_Festival_2015.html

Happy Gardening and Happy Growing.



Cynthia Brian with dahlias and pelargoniums.

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Cynthia Brian

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ORINDA



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12 Tara Road Unique architectural 3bd/2ba Orinda home designed by modernist architect Walter Thomas Brooks in 1980. Private .7ac lot w/lots of room to expand home. Very close in to Theater Square.

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New Price

50 Don Gabriel Way South Orinda home features open floor plan w/custom cabinetry, hardwood floors, updated kitchen. Patio & outdoor dining area, large terraced upslope backyard perfect for relaxation.

\$1,150,000

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New Listing

65 Evergreen Drive Serene setting on quiet cul-de-sac, park-like yard, spacious living rm & family rm w/vaulted ceilings, hardwood floors, fresh paint inside & outside, new roof. Convenient commute.

\$1,150,000

ORINDA



New Listing

476 Dalewood Drive Corner lot at Candle Terrace w/exceptional beauty, privacy & allure. Deluxe kitchen & gorgeous adj. family rm. Vaulted ceilings & mstr ste w/ofc. Easy access outside to flat yard, pool.

\$1,795,000

ORINDA



New Listing

8 Camino Del Diablo Stunning Contemporary rebuilt in 2002 by MGHG Designs. Impeccable design & architectural finishes. Chef's kitchen w/top of the line appliances, Carrera marble counters, radiant flrs.

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MORAGA



New Listing

9 Lucia Lane Two story traditional on .60ac w/pano. views on prime cul-de-sac just around corner from Campolindo High & nghbrhd swim club. Minutes to shopping, dining, entertainment & commute.

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MORAGA



New Listing

923 Augusta Drive Ideally located on quiet cul de sac in desirable MCC. Vaulted ceilings, open family room & spacious master on main level. Updated granite kitchen. New carpet & fresh paint. Views!

\$1,100,000

MORAGA



5 Paseo Linares Stunning new construction. Private cul-de-sac setting, views & level yard. Apx. 4142sf, 5bd/4.5ba Med. Villa w/spacious rms, formal dining & great rm. Walk to shops, park & bike trail.

\$2,525,000

LAFAYETTE



New Listing

3 Gilmore Court Charming custom single level home rebuilt in 2008 w/quality finishes. 3bd/2ba, hwd flrs, Chef's kitchen, great rm, formal dining rm & seamless in/outdoor living. Award winning schools.

\$1,080,000

LAFAYETTE



New Listing

145 Camelia Lane Masterful expression of contemporary design. Apx. 4486sf on 2.2ac w/stunning views. 4bd/4 full baths + 2 half baths, separate ofc, 2 fam rms, formal dining, great rm & Chef's kitchen.

\$3,295,000

LAFAYETTE



23 Sessions Road Gated English Manor 12.18 acre 5bd/6ba Estate. Grand foyer, living, family rms + "Club" rm, deluxe kitchen, dramatic solarium + executive office. Gorgeous grounds w/lap pool/lawns, views.

\$3,550,000

LAFAYETTE



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

BERKELEY



New Listing

791 Contra Costa Avenue Coveted upper Thousand Oaks neighborhood 1925 built home. Bay views, remodeled bath, private yard, master/sitting room, eat-in kitchen, charming in-law studio w/separate entrance.

\$899,000

PLEASANT HILL



New Price

2180 Geary Road #1 Lovely single level end unit. Rare 3 bedroom & 2 bath condo that lives like a single family home! Fabulous location! A must see!

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3311 Rossmoor Pkwy #4 A rarity! Fantastic, level in (no steps) Cascade model on golf course w/views of hills & course from most living spaces. Granite kitchen w/breakfast nook, plantation shutters, view deck.

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