

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 09 Issue 19 Wednesday, November 18, 2015



Cynthia Brian's November Gardening Guide ...read on page D9

## Walking to School

*Age-old tradition alive and well*

By Chris Lavin



Crossing guards help guarantee a safe crossing for Lamorinda students.

Photo Chris Lavin

We all heard the stories growing up: “Don’t complain about it! I had to walk 10 miles uphill both ways to get to school when I was your age, through 10 feet of snow!” For many Lamorinda parents, carpooling and hauling kids in the early morning hours is part of the routine, but for

some lucky parents, giving the kids a kiss on the forehead and shoving them out the door is a luxury they can’t beat.

“It’s why we moved here,” said Josh Charlton, dad to Cassie and Sophia, who walk to school together each morning in Moraga. “It’s a great neighborhood, and we can do that here.”

For almost all new families moving to Lamorinda, the proximity to good schools is not just one reason, but the main reason, they pick up roots they have planted elsewhere. And getting to walk to school is simply icing on the cake.

“Some real estate agents say get-

ting close to a school is the main reason that 98 percent of the people want to move here. Others say it’s 99 percent,” said Jason Evans, a Coldwell Banker agent. “They feel that their kids can go to public schools rather than private schools, which allows them to pay higher prices.”

While schools don’t keep statistics on how many students hoof it home, early morning and afternoon commuters see streams of students toting backpacks to and from school. And the commuters are something that one Moraga crossing guard is constantly concerned about.

“Some people just don’t pay any attention to me,” said a guard on Camino Pablo in Moraga who didn’t want his name in the paper. “Sometimes the kids are the same. It’s why they need us out here.” Another perk.

“The first thing people ask me is whether their kids can walk to school, or where the bus stops are,” Evans said. “That’s why it’s almost always the first thing described in the listing.” And while school buses don’t service the high schools, County Connection runs a multitude of special service buses in the mornings and afternoons to cover the gap.

... continued on page D4



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## SOLD THIS YEAR



97 Oak Rd, Orinda  
Rep. Seller and Buyer



503 Woodminster Dr,  
Moraga, Rep. Seller & Buyer



18 Bobolink Rd, Orinda  
Representing Seller



67 Buckingham Dr,  
Moraga, Rep. Seller



3523 Wild Flower Way,  
Concord, Rep. Seller



35 Canyon View Dr,  
Orinda, Rep. Seller



1002 Santa Monica Ct,  
Pleasant Hill, Rep. Seller



11 Muth Dr, Orinda  
Represented Seller



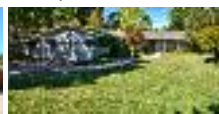
97 Bunce Meadows Dr,  
Alamo, Rep. Seller



4056 Fiora Pl, Lafayette  
Represented Seller



3980 Clark Rd,  
El Sobrante, Rep. Seller



5408 Heatherland Dr,  
San Ramon, Rep. Buyer



774 Crossbrook Dr, Moraga,  
Represented Buyer



1635 Siskiyou Dr, Walnut Creek,  
Represented Buyer



La Fond Ln, Orinda  
Represented Buyer



114 Lucille Way, Orinda  
Represented Landlord



1 Culver Ct, Orinda  
Represented Landlord and Tenant



117 Coral Dr, Orinda  
Represented Landlord and Tenant

## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	23	\$318,000	\$3,150,000
MORAGA	25	\$305,000	\$1,750,000
ORINDA	11	\$850,000	\$3,300,000

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 CalREsource nor this publication are liable for errors or omissions.

## LAFAYETTE

- 22 Almaden Court, \$952,000, 3 Bdrms, 2335 SqFt, 1965 YrBlt, 10-2-15  
6 Amanda Lane, \$1,300,000, 3 Bdrms, 1688 SqFt, 2006 YrBlt, 9-25-15;  
Previous Sale: \$825,000, 07-13-07  
1155 Camino Vallecito, \$3,825,000, 3 Bdrms, 3741 SqFt, 1951 YrBlt, 9-28-15;  
Previous Sale: \$670,000, 04-02-87  
371 Castello Road, \$1,370,000, 5 Bdrms, 2064 SqFt, 1960 YrBlt, 10-2-15;  
Previous Sale: \$1,225,500, 05-10-13  
10 Dianne Court, \$1,575,000, 4 Bdrms, 2497 SqFt, 1977 YrBlt, 9-30-15;  
Previous Sale: \$467,000, 04-26-90  
405 Donegal Way, \$889,000, 4 Bdrms, 2505 SqFt, 1967 YrBlt, 9-22-15;  
Previous Sale: \$450,000, 02-08-13  
1138 Garden Lane, \$970,000, 3 Bdrms, 1201 SqFt, 1957 YrBlt, 9-22-15;  
Previous Sale: \$680,000, 09-05-03  
3629 Happy Valley Lane, \$1,325,000, 3 Bdrms, 1645 SqFt, 1947 YrBlt, 9-23-15;  
Previous Sale: \$499,500, 10-22-99  
1000 Hawthorne Drive, \$937,500, 4 Bdrms, 1655 SqFt, 1941 YrBlt, 9-29-15  
918 Hough Avenue, \$1,300,000, 3 Bdrms, 1596 SqFt, 1938 YrBlt, 10-1-15  
3281 Isola Way, \$1,075,000, 3 Bdrms, 2719 SqFt, 1984 YrBlt, 9-23-15;  
Previous Sale: \$1,050,000, 05-18-05  
812 Mountain View Drive, \$1,755,000, 6 Bdrms, 3856 SqFt, 1977 YrBlt, 9-29-15  
938 Old Hawthorne Road, \$1,931,000, 3 Bdrms, 2803 SqFt, 2008 YrBlt, 9-25-15;  
Previous Sale: \$132,000, 12-27-82  
3815 Palo Alto Drive, \$1,840,000, 4 Bdrms, 3010 SqFt, 1962 YrBlt, 10-2-15;  
Previous Sale: \$533,000, 07-07-94  
2584 Pebble Beach Loop, \$758,000, 4 Bdrms, 1604 SqFt, 1963 YrBlt, 9-24-15;  
Previous Sale: \$370,000, 04-12-04  
1493 Rancho View Drive, \$1,755,000, 3 Bdrms, 2413 SqFt, 1963 YrBlt, 9-24-15;  
Previous Sale: \$1,660,000, 06-29-12  
1047 Upper Happy Valley Road, \$600,000, 5 Bdrms, 1897 SqFt, 1895 YrBlt, 9-22-15  
1218 Vacation Drive, \$889,000, 3 Bdrms, 1537 SqFt, 1957 YrBlt, 9-23-15;  
Previous Sale: \$147,000, 06-29-84  
1105 Via Roble, \$1,440,000, 4 Bdrms, 2672 SqFt, 1968 YrBlt, 9-25-15;  
Previous Sale: \$1,375,000, 05-30-07

## MORAGA

- 109 Ascot Court #E, \$385,000, 2 Bdrms, 1144 SqFt, 1973 YrBlt, 10-1-15;  
Previous Sale: \$330,000, 06-20-03  
2063 Ascot Drive #114, \$375,000, 2 Bdrms, 1068 SqFt, 1971 YrBlt, 9-28-15;  
Previous Sale: \$270,000, 07-24-03  
1986 Ascot Drive #C, \$498,000, 3 Bdrms, 1472 SqFt, 1970 YrBlt, 9-29-15;  
Previous Sale: \$379,000, 08-08-02  
1997 Ascot Drive #H, \$555,000, 3 Bdrms, 1728 SqFt, 1975 YrBlt, 9-29-15;  
Previous Sale: \$250,000, 06-23-99  
1944 Ascot Drive, \$429,000, 2 Bdrms, 1234 SqFt, 1972 YrBlt, 9-23-15;  
Previous Sale: \$138,000, 08-31-95  
1395 Camino Peral, \$678,000, 3 Bdrms, 1445 SqFt, 1972 YrBlt, 9-21-15;  
Previous Sale: \$235,000, 06-03-97  
806 Crossbrook Drive, \$1,303,000, 4 Bdrms, 2339 SqFt, 1966 YrBlt, 9-25-15

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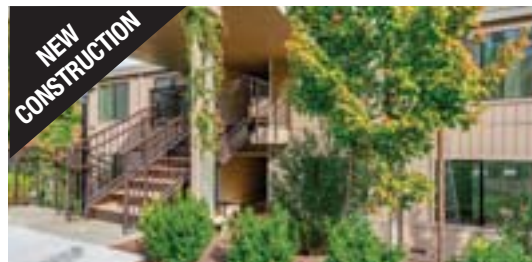
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# Walking to School

... continued from page D1



Amy waits at a crosswalk with her walk-to-school children, Ava and Luke, at Camino Pablo Elementary School in Moraga.



Photos Chris Lavin

“People’s interests change,” Evans said. “Lots of people come from San Francisco because they have young families, or people come from the hills areas where they’re paying for private schools.”

Another agent, Michelle Holcenberg, agreed. “There are lots of reasons people move,” she said. “But yeah, many people are looking for good schools. It may not be necessarily whether the kids can walk to school, but they definitely want to be close to one,” she said.

Charlton, the dad in Moraga, likes nothing better than to watch his daughters head out the front door in the morning. “It’s a great neighborhood, a tight niche,” he said. “They’ll stop at their friends’ houses and pick them up, and go together. It’s a great tradition.”

He walked to school himself as a kid, but in an East Bay neighborhood that would not be as safe now. Sure, his daughters complain about having to walk. But someday, they will be telling their own kids that it was 10 miles uphill both ways, through pouring rain.

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## Stylish Solutions

# Tips for On-Trend Holiday Décor

By Ann McDonald



*Gilded and jeweled deer are a big hit this season. Placed on the floor next to a signature tree, or in entry halls and dining rooms, not much else is needed. Photos courtesy Couture Chateau llc*

If your mailbox is anything like mine, the holiday catalogs are starting to pile up. All sorts of non-essentials and beautiful gadgets, luxuries and luminaires – colorful trees and goodies. I love it. There is a wee bit of decorating stress, however, that comes with all those options. What is a stylish suburbanite to do?

This month, I wanted to share practical tips to help you navigate the holiday decorating season and all those options arriving in your mailbox and email.

Don't give up entirely. Sometimes when it is just too much, we throw in the towel. Or, because we can't quite get a handle on a "look" we are trying to create, we mumble something about having a natural family holiday and blame it on the kids – "My children decorated" – meanwhile, your kids are 20 and 22, away at college.

Even if your look this year is simple, there are ways to make the process fun and not overwhelming. Sometimes simple is hardest as every detail matters and is seen. Even my team and I can have moments of "oh, my goodness." When that happens, take a deep breath and step away. What do the experts say? Do 90 minutes of work and take a 15-minute break – then come back to it.

Here are my quick tips this month:

First, it may sound simple, but you must decide which rooms you are going to decorate. Now. It's often the basics we overlook because they are so simple, but I can't tell you how many well-meaning stylish folks haven't really decided how many trees or rooms they are going to tackle until they start. Big mistake. Make

the call on which rooms today. Write them down. Don't apologize if it is your whole house and your BFF is only doing her entry hall – variety is what makes life fun.

When you need a break you can go to her home and zen out. When she needs a break, she will be playing with your nutcrackers and sipping cider in your fully decorated living room.

How to decide? Take stock of what you want your home to handle this season. Empty nest? It could be as simple as a mantle with some decorations for a photo backdrop. Young children? There may be trees and decorations in each space. When my boys were little, I placed small simple childproof decorated trees in their rooms with white lights. It was magical.

Party central this season? It's all out, all over.

Second, consider the furniture placement. Are you going to move furniture? We often counsel clients who need to move furniture out of a space to use "the season" as a refinish, refurbish and re-upholstery time for pieces that can leave home to make room while the holidays are on.

... continued on page D8



*Chandelier décor is very on trend this season, especially for people who may not be putting up trees or for those who want to go all out in the entire home.*





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## Lamorinda Home Sales recorded

...continued from Page D2

### Moraga ... continued

- 50 Merrill Circle #N, \$2,200,000, 4 Bdrms, 4219 SqFt, 1992 YrBlt, 9-23-15;  
Previous Sale: \$1,170,000, 05-29-98
- 1928 St. Andrews Drive, \$870,000, 4 Bdrms, 2238 SqFt, 1978 YrBlt, 9-25-15;  
Previous Sale: \$435,000, 10-22-98
- 76 Sullivan Drive, \$1,380,000, 4 Bdrms, 2131 SqFt, 1963 YrBlt, 9-21-15;  
Previous Sale: \$785,000, 06-05-03
- 801 Villa Lane #2, \$365,000, 2 Bdrms, 942 SqFt, 1968 YrBlt, 10-2-15;  
Previous Sale: \$330,000, 09-23-04
- 5 Whiting Court, \$1,450,000, 3 Bdrms, 2469 SqFt, 1999 YrBlt, 9-25-15;  
Previous Sale: \$928,000, 04-26-00
- 503 Woodminster Drive, \$602,000, 2 Bdrms, 1474 SqFt, 1975 YrBlt, 10-2-15;  
Previous Sale: \$56,000, 04-02-76

### ORINDA

- 412 Camino Sobrante, \$1,500,000, 2 Bdrms, 2448 SqFt, 1954 YrBlt, 9-25-15
- 2 Cedar Lane, \$1,275,000, 4 Bdrms, 2621 SqFt, 1966 YrBlt, 9-21-15
- 31 Charles Hill Road, \$1,550,000, 3 Bdrms, 1961 SqFt, 1940 YrBlt, 9-22-15;  
Previous Sale: \$975,000, 02-14-14
- 17 Crescent Drive, \$740,000, 1 Bdrms, 924 SqFt, 1965 YrBlt, 9-23-15;  
Previous Sale: \$38,500, 06-26-74
- 15 Dos Encinas, \$1,200,000, 4 Bdrms, 2033 SqFt, 1955 YrBlt, 9-25-15;  
Previous Sale: \$48,000, 07-14-70
- 39 Dos Posos, \$1,150,000, 3 Bdrms, 2329 SqFt, 1975 YrBlt, 9-30-15
- 112 Fiesta Circle, \$1,700,000, 5 Bdrms, 2759 SqFt, 1959 YrBlt, 9-28-15;  
Previous Sale: \$430,000, 12-11-92
- 8 Frogs Leap Way, \$1,900,000, 4 Bdrms, 3316 SqFt, 2014 YrBlt, 9-22-15;  
Previous Sale: \$540,000, 11-15-13
- 17 La Encinal, \$940,000, 3 Bdrms, 2512 SqFt, 1984 YrBlt, 9-25-15;  
Previous Sale: \$849,000, 08-02-02
- 94 Meadow View Road, \$1,065,000, 5 Bdrms, 1888 SqFt, 1951 YrBlt, 10-2-15;  
Previous Sale: \$450,000, 07-15-99
- 9 North Lane, \$875,000, 2 Bdrms, 2143 SqFt, 1946 YrBlt, 9-30-15;  
Previous Sale: \$179,000, 09-28-87
- 12 Overhill Road, \$2,050,000, 4 Bdrms, 3259 SqFt, 1941 YrBlt, 9-23-15
- 27 Ramona Drive, \$1,200,000, 5 Bdrms, 1652 SqFt, 1954 YrBlt, 9-22-15
- 138 Ravenhill Road, \$950,000, 2 Bdrms, 2216 SqFt, 1974 YrBlt, 9-29-15;  
Previous Sale: \$731,500, 09-29-09
- 99 Via Floreado, \$1,420,000, 4 Bdrms, 2975 SqFt, 1958 YrBlt, 9-29-15;  
Previous Sale: \$1,360,000, 06-21-06

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*Happy Thanksgiving!*

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## Stylish Solutions

# Tips for On-Trend Holiday Décor

... continued from page D6

It is also nice in January or February (some re-upholstery or refinish work can take 6-12 weeks on fine pieces with local trades) to have fresh clean pieces come back home.

Third, create a story with your décor. Stories have openings, middles, “ta-da moments” and ends. You don’t have to use everything you have, especially if you own several collections. Consider how to vary the amount and type of décor throughout your home.



We are using a lot of drooping greenery, pinecones and large balls for the base of topiary this season.



There is always the family look and this season we are using whimsical ribbon for those types of décor.

Your story may be as simple as fresh flowers, a festive wreath on your door or some new coffee table books. Don’t try to tell too much.

Some questions to ask yourself and your family:

Do I have a personal need for this season? Am I introverted and need to carve out personal space? What will make me feel as if I have celebrated? Often times, having a simple party, even if it is for six to eight close friends, can change our perspective on a holiday. By creating a small event, you feel as if there is a reason to steward your homefront. A few extra decorations and a few special touches in the powder room or unexpected spaces like a patio, can go a long way to giving us a soulful experience. We create vignettes and places to visit, to read a book or have a cookie with tea.

My hope this holiday season is that your home holds you, your family, your friends and your season well. Take time to plan your spaces. For the perfect holiday home, join in on our Stress Free Holiday Workshop series. You can access it 24/7, 365 days a year and it includes the option of a printed workbook. I even include my infamous cookie bribery recipe, which works to keep family decorating help happy while hanging garland. For information, visit <http://cou->

[turechateau.com/holiday/](http://couturechateau.com/holiday/). The workshop gives a fresh perspective we don’t always get from magazine photographs. Take dominion over your spaces and places this season and fall in love with the holidays all over again.



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](http://www.couturechateau.com/blog).



# Cynthia Brian's Gardening Guide for November

By Cynthia Brian

*"The small but intense pleasure of walking through dry leaves and kicking them up as you go ... they rustle, they brustle, they crackle."*  
 – Vita Sackville-West, "Walking through Leaves"



*Falling leaves amongst the pansies Photos Cynthia Brian*

From the last rays of the autumn sun to the glowing embers of winter fires, November is a month of changing colors and softening light creating feasts for our eyes (and our Thanksgiving stomachs) while adding a warm glow to our hearts. The countryside is bathed with leaves turning gold, crimson, russet and orange. The harvest features a bounty of pumpkins, gourds and nuts. The crackle of the fallen leaves underfoot, the balmy days, chilly evenings and misty nights signal the



*A view from the Tower of Sissinghurst gardens and across the Wealden countryside. sensational spectacle of autumn. It is time to put our gardens to bed.*

For the past few weeks I have had the pleasure of visiting a selection of the great chateaus, castles, palaces and gardens in France and England. Crossed off my bucket list was the romantic landscape of Sissinghurst Castle Garden in Kent designed by author Vita Sackville-West. It was interesting to note how many of the 22,000 annuals, perennials, and herbs grown in her garden have established themselves nicely here in California.

It is time to plant your bulbs, especially tulips. Having lived in Holland for 18 months, I truly understand and value the humble tulip. Found in the wilds of central Asia, the first tulip bulbs were planted at Holland's Hortus Botanicus Leiden in 1593. Tulips were so highly sought after that Dutch growers around Haarlem devoted every minute to hybridization and cultivation re-



*Heucheras offer foliage in a variety of autumn colors, textures and shapes.*

sulting in one tulip bulb being so valuable that it could buy an Amsterdam house on the canal or 25 acres of prime farmland. Besides cheese, gin and herring, tulips reigned as kings of exportation. Tulipmania speculation collapsed in 1637, but not before these gorgeous flowers called Rembrandt tulips were depicted on Delft tiles, old master paintings and historic tapestries. If only a grower at the time had a crystal ball.

... continued on page D10

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## What to do in your November garden



*These vegetable and herb beds are ready for rest.*

- **PLANT** your bulbs now through January. By planting a dozen or so bulbs per week, you will have a continuous show of color for the spring. Crocus, daffodils, tulips, wood hyacinths and Dutch iris are favorites.
- **THROW** two or three matchsticks into each hold before planting bulbs. The sulphur kills insects and enriches the soil.
- **FERTILIZE** your bulbs with a composition of 4-10-6 right after planting to help grow strong roots. Do not mix fertilizer into the hole. Do not use chicken or horse manure, mushroom or household compost (could be a breeding ground for fungus), or any acidic soil amendment. Bulbs require soil with neutral pH to develop their root system.
- **RESEED** lawns with clover or Pearl's Premium ([www.PearlsPremium.com](http://www.PearlsPremium.com)) if you want grass without the guilt and the water surcharges. For tips on planting see <https://www.lamorindaweekly.com/archive/issue0918/Digging-Deep-Gardening-with-Cynthia-Brian.html>.
- **CLEAN** and store patio furniture. With an El Nino in the forecast, covering your outdoor furniture, pads, and pillows will not be enough. Give everything a good brushing, then put in the garage or watertight storage area.
- **CALL** an arborist to inspect your large limbs and trunks before the storms arrive.
- **HARVEST** walnuts, gourds and pumpkins.
- **DEADHEAD** your roses weekly to maintain blossoms and fragrance throughout November and December. If you prefer the red and orange colors of fall, allow the rose hips to form and harvest for additional vitamin C.
- **STAKE** young trees and prune dead or dried limbs from established mature trees.
- **STOP** by your local nurseries to choose deciduous trees with vibrant fall colors that will suit your landscape. A tree planted on the north side protects gardens from the blustery winter winds.
- **TIDY** your vegetable garden and potager. Add straw and mulch to enrich the soil over winter.
- **SHARPEN** garden shears and tools before storing.
- **SCATTER** ripe seeds of biennials and perennials, such as Foxglove and Echinacea, encouraging new plants in your garden. Hybrid varieties may not grow true from seed offering you a spring surprise.
- **PLANT** autumn showy ground covers, color spots, and shrubs as they are in their full fall riotous splendor. Heuchera is an especially pretty perennial in its autumn robes offering foliage in a variety of textures, shapes and colors.
- **SOW** winter crops of Swiss chard, broccoli, beets, carrots, cauliflower, lettuce, peas, turnips and spinach.
- **VISIT** a vineyard to witness the golden and amber hues post harvest.
- **RAKE** a pile of leaves. Let the kids frolic and kick, then add them to your compost pile. (Add the leaves, not the kids!)
- **ENJOY** the fall foliage. Persimmons, pomegranates, and guava trees showcase their precious fruits. Savor the colors in anticipation of the holiday harvest next month.
- **SHARE** your gratitude.



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### ESTIMATING RISK OF TREE FAILURE

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1. Evaluating the structure conditions that may lead to failure; the potential loads on the tree; and the trees' adaptations to weakness- to determine the likelihood of failure.
2. Assessing the targets' value and potential damage-to estimate the consequences of failure and the likelihood that a tree or branch could strike people or property.

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

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*Tidy your garden work area.*

May you celebrate a healthy, happy, and mouth-watering Thanksgiving with family and friends. Thank you so much for being loyal readers. Your thoughts and opinions are greatly appreciated.

Happy Gardening and Happy Growing.



*Cynthia Brian bundles up at Sissinghurst Castle Garden.*

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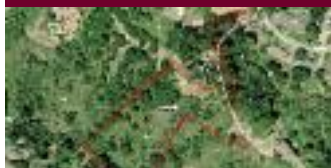


For Lease

**115 Bacon Court** Beautiful 5bd/3ba, 4092sf home with incredible views of Mount Diablo. Updated kitchen with 3 ovens, 2 dishwashers & 2 sinks. The house also offers game room, office & library.

**\$6,000/month**

## ORINDA



**46 Cedar Terrace** Excellent 3.93 acre property located at the end of Cedar Terrace, off of Cedar Lane. Views and Privacy!

**\$699,000**

## ORINDA



New Listing

**135 Crestview Drive** Beautiful 1 acre setting for this charming single level 1287sf, 2bd/2ba retreat. Vaulted ceiling, hardwood floors, lovely views. Updated kitchen/baths. 3 car garage. Expansion potential.

**\$899,000**

## ORINDA



New Listing

**407 Ridge Gate Road** Rarely available detached 1 story in Orindawoods. Open floor plan with dramatic vaulted ceilings. Stunning outdoor space including generous decks for the ultimate privacy.

**\$1,495,000**

## ORINDA



**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.

**\$2,100,000**

## MORAGA



New Listing

**589 Augusta Drive** For Lease. Fabulous Moraga C.C. All member benefits. Single level detached home along 1st fairway. 3bd/2.5ba, 2687sf, family rm off spacious kitchen. Excellent schools.

**\$6,000/month**

## LAFAYETTE



New Listing

**593 Antonio Court** Home for the Holidays! Stylishly remodeled 3 bedrooms, 3 bathrooms + office home. Wonderful Burton Valley cul-de-sac location with a large flat yard.

**\$1,325,000**

## LAFAYETTE



**1100 Rahara Drive** Custom Upper Happy Valley home. 4 bedrooms, 2.5 baths, hardwood floors, resort-like yard, lush landscaping & beautiful views.

**\$2,195,000**

## LAFAYETTE



**23 Sessions Road** Gated English Manor 12.18ac 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



**5 Burton Vista Court** Spectacular 7bd/9+ba, 8986sf Estate w/luxury amenities in grand oversized spaces. Premium 2.25ac parcel w/sport court, sun-drenched pool, pavilion w/kitchen, dressing rms & showers.

**\$6,595,000**

## EL SOBRANTE



**5050 Hilltop Drive** NOT TO MISS! Great location. 2 bedrooms, 1 bath, 1088sf with views of Mt. Tamalpais from backyard. Spacious eat-in kitchen, hardwood floors & lots of storage. Probate sale, sold "as-is".

**\$310,000**

## PLEASANT HILL



**20 Whitfield Court** Great 2.58 acre parcel at top of knoll w/views of Mount Diablo & ideal privacy. Truly special setting sites for development zoned R-10 & R-15. Wonderful opportunity for investment.

**\$1,750,000**

## WALNUT CREEK



**1501 Canyonwood Court #2** Fabulous Sonoma Wrap w/2bd/2ba + washer/dryer in unit. Cultured marble countertops in kitchen/baths. Elec. chair lift at stairs. Rear veranda enclosed, side veranda open. Views.

**\$395,000**

## WALNUT CREEK



**1315 Alma Avenue Unit #433** Penthouse Top Floor with Mt. Diablo Views. Light & Bright 1 bdrm with bonus office space + large laundry room with sink. Granite Kitchen w/bar. Close to shopping. Top schools!

**\$525,000**

## WALNUT CREEK



**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.

**\$629,000**

## WALNUT CREEK



New Listing

**898 Amberwood Court** Beautiful New Construction Single Story Home (one of five) in desirable cul-de-sac nghbrhd. 5 Beds/4.5 baths, formal dining rm, chef's kitchen, beautiful finishes, 3 car garage & more!

**\$1,850,000**



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