

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 09 Issue 21 Wednesday, December 16, 2015



*Digging Deep with Cynthia Brian*

*...read on page D8*

## Water, Water Everywhere: A Cautionary Tale

By Cathy Dausman



*Water damage was extensive at Cynthia Brian's home. Photos courtesy Cynthia Brian*

Lamorinda Weekly writer Cynthia Brian left her house last February on a family vacation and returned to find “a nightmare.”

A relatively minor pipe repair gone awry upstairs leaked and then failed; the result was water cascading downstairs and throughout the 25-year-old house, affecting walls, ceiling and floors.

Brian was in shock when she first viewed the

damage. “I really loved the house the way it was before,” she said.

Brian tried to contain the damage herself, hauling out a hundred towels and sheets, but quickly realized she needed a professional restoration company. They trailered two portable storage units on site, boxed household belongings, removed standing water, the carpets and flooring and tore out sheetrock walls. Twelve fans were brought in to dry the structure.

For the next eight months the Brians walked on floors covered in plastic sheeting and lived with the smell of chemicals and the noise of construction. No room was untouched, Brian said. “Every time they exposed something, they’d find something new.”

Specifying and sourcing new materials, being available to the crews, dealing with insurance, then unpacking their stored household goods and setting the house to right was so incredibly time consuming, Brian said it became a second full-time job.

She estimates repair costs ran over \$200,000.

One bit of good news: the house tested negative for mold. Brian was very happy with the restoration company and construction crew, and recommends homeowners act quickly if something similar happens to them. She also urged homeowners to interview a reputable and licensed contractor, and to read their insurance policies now and check coverage.

Although Brian dealt with good adjusters when filing her claim, she cautions the overall experience can be really, really tough, adding they practically had to start over with the process when their insurance company was bought out by another.

As a precaution, the Brians now shut off their main water line before they travel. “I wasn’t expecting

this,” Brian said.

Moraga police lieutenant Jon King was not expecting it either when he endured a house flood caused by a water main break in 2007, saying he would like to avoid repeating the experience. “It’s no fun,” he said plainly. Still, he was willing to share the experience hoping that someone else can be better prepared before the predicted El Nino storms arrive this winter.

King’s Castro Valley hillside house was directly in the path of water from a 12-inch East Bay Municipal Utility District water main rupture in December 2007. “We had our (Christmas) tree up. My wife and I had gone to Walnut Creek for a dinner date when I got a call from a neighbor,” King said. “(The water) is kinda going by,” the neighbor told him, then added, “Oh, no. It’s in your garage!”

King and his wife rushed home in time to see water sluicing downhill, shooting a geyser 20 feet in the air when it hit a tire of his unmarked patrol car parked curbside. “There were flumes of water across driveways,” he said. The water “completely flooded the first two (hilltop) houses,” invaded a neighbor’s crawl space, dumped two to three inches of water in their garage, and even managed to infiltrate a closed refrigerator located inside.

*... continued on page D4*





# Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	16	\$470,000	\$6,350,000
MORAGA	4	\$800,000	\$1,150,000
ORINDA	12	\$930,000	\$1,870,000

Home sales are compiled by CalREsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

## LAFAYETTE

- 1154 Camino Vallecito, \$1,710,000, 3 Bdrms, 4014 SqFt, 1951 YrBlt, 10-26-15  
 1000 Circle Creek Drive #1002, \$900,000, 4 Bdrms, 1464 SqFt, 1962 YrBlt, 10-30-15;  
 Previous Sale: \$283,000, 01-22-99  
 1025 Dolores Drive, \$860,000, 3 Bdrms, 1181 SqFt, 1950 YrBlt, 10-16-15;  
 Previous Sale: \$152,000, 12-18-85  
 3124 Diablo View Road, \$815,000, 3 Bdrms, 1664 SqFt, 1967 YrBlt, 10-30-15;  
 Previous Sale: \$359,000, 10-05-99  
 1201 Franklin Lane, \$859,500, 10-21-15  
 917 Hough Avenue #4, \$470,000, 2 Bdrms, 1038 SqFt, 1969 YrBlt, 10-27-15;  
 Previous Sale: \$171,000, 09-09-92  
 3619 Lincoln Way, \$1,132,000, 3 Bdrms, 1780 SqFt, 1963 YrBlt, 10-28-15;  
 Previous Sale: \$727,000, 11-26-03  
 3160 Plymouth Road, \$995,000, 3 Bdrms, 1495 SqFt, 1952 YrBlt, 10-28-15;  
 Previous Sale: \$850,000, 10-19-05  
 1630 Reliez Valley Road, \$2,362,000, 4 Bdrms, 4197 SqFt, 1963 YrBlt, 10-26-15;  
 Previous Sale: \$975,000, 04-01-14  
 3354 Reliez Highland Road, \$564,000, 3 Bdrms, 2607 SqFt, 1941 YrBlt, 10-30-15;  
 Previous Sale: \$529,000, 09-15-14  
 1236 Rose Lane, \$6,350,000, 2 Bdrms, 5647 SqFt, 1982 YrBlt, 10-23-15;  
 Previous Sale: \$3,000,000, 01-12-09  
 348 Shire Oaks Court, \$1,040,000, 4 Bdrms, 1545 SqFt, 1964 YrBlt, 10-30-15;  
 Previous Sale: \$38,500, 08-04-70  
 562 Silverado Drive, \$1,325,000, 4 Bdrms, 2132 SqFt, 1958 YrBlt, 10-16-15  
 646 Sweet Court, \$1,035,000, 2 Bdrms, 1591 SqFt, 1949 YrBlt, 10-27-15;  
 Previous Sale: \$265,000, 02-17-94  
 3298 Sweet Drive, \$850,000, 3 Bdrms, 1375 SqFt, 1954 YrBlt, 10-22-15;  
 Previous Sale: \$280,000, 01-11-00  
 1001 Woodbury Road #202, \$1,438,500, 10-27-15

## MORAGA

- 923 Augusta Drive, \$1,050,000, 4 Bdrms, 2828 SqFt, 1989 YrBlt, 10-30-15  
 1086 Bollinger Canyon, \$1,150,000, 2 Bdrms, 1618 SqFt, 1971 YrBlt, 10-30-15;  
 Previous Sale: \$849,000, 04-21-10  
 9 Josefa Place, \$800,000, 3 Bdrms, 2095 SqFt, 1984 YrBlt, 10-16-15;  
 Previous Sale: \$335,000, 08-07-98  
 9 Lucia Lane, \$1,070,000, 4 Bdrms, 1996 SqFt, 1968 YrBlt, 10-27-15;  
 Previous Sale: \$1,080,000, 06-03-05

... continued on page D9

## Clarification:

In the Dec. 2 Lamorinda Weekly article "Recent Rains Small Respite for Drought-Stressed Trees," East Bay Municipal Utility District staff believe the redwood tree featured in the photo showed an example of roadway herbicide spraying and not drought-related tree stress. Typically, drought related mortality occurs in the top of the tree, since branches are the last to get water, not in the lowest branches as shown in the photograph. Also, according to EBMUD spokeswoman Abby Figueroa, EBMUD does not have redwood trees dying on its watershed.



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PENDING

SOLD THIS YEAR



2582 Oak Rd #218,  
Walnut Creek \$489,000



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, Rep. Buyer



1635 Siskiyou Dr, Walnut  
Creek, Rep. Buyer



La Fond Ln, Orinda  
Represented Buyer



114 Lucille Way, Orinda  
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1 Culver Ct, Orinda  
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# Warmest Holiday Wishes!

We would like to thank the Lamorinda community for another amazing year, and we look forward to being your preferred real estate brokerage for years to come. Wishing you and your loved ones great joy and many blessings this holiday season.

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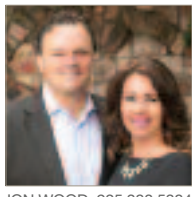
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# Water, Water Everywhere

... continued from page D1

Water pooled near the front door was only an inch from the sill. It gained entry into their son's room through another door, soaking the carpet and sheetrock and depositing a "fine mud" throughout.

King shook his head and said: "You don't even want to think what is in that water."

The force of the water lifted the asphalt along his street's new paving and completely ruined the King's new front and back yard landscaping, as well as anything that was on the floors in the affected areas. King lost a digital movie camera he left in a backpack on the floor. All told the water damage caused an estimated \$25,000 to repair, which was relatively minor compared to his neighbor's \$100,000 in damages.

"I never thought that water could cause that much damage," King said, before adding gratefully that "EBMUD took care of business."

The Kings "hustled" through their repair work in a mere 30 days – the family planned to host a Christmas celebration. Their more seriously affected neighbors' houses took six months to repair. "And that was not even an El Nino event," King said.

"The moral of the story is be prepared," he said. "We know El Nino is coming. Pick up leaves from your gutters and clear out drains. Have first aid supplies and a box of candles handy," he said. "Be prepared for a power loss of 48 to 72 hours, and watch your distressed trees" for signs of uprooting. "There are only so many aid crews (available during a disaster), and we're not going to be the only ones affected."





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# Happy Holidays

AND THANKS FOR ANOTHER GREAT YEAR!

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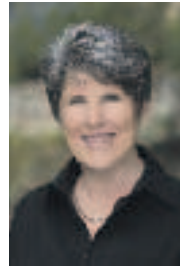


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Thank you to all my clients  
for a great year in 2015!



*Happy Holidays and  
Best Wishes for a Happy  
and Healthy New Year!*

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RECENTLY SOLD



1018 Richard Lane, Danville - Listed at \$1,649,000  
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371 Castello Road, Lafayette - Listed at \$1,425,000  
SOLD! Represented Seller



5 Whiting Court, Moraga - Listed at \$1,485,000  
SOLD! Represented Buyer



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## The Most Wonderful Time of the Year

By Andi Peterson Brown

It's beginning to look a lot like the most wonderful time of the year. And if your home is still on the market, you might be contemplating pulling it for the winter. Hold that thought. Even though real estate activity tends to decline during December, the season can in fact be a great opportunity to showcase your home in its holiday best.

Buyers who are out looking during the holidays are usually more serious about their search. To capture their hearts and secure a sale, here are some quick and easy tips for holiday staging.

**Keep it natural, keep it simple.** While it might be tempting to display your cardboard cut-out Buddy the Elf or put your Clark Griswold skills to the test, it's best to keep things simple and natural at your front door. Beautiful wreaths, poinsettias, and tasteful, classic twinkle lights will put buyers in the spirit and make a lasting first impression.

**Keep it natural, keep it neutral.** It's important for buyers to see themselves living in your home, and universals such as winter greenery, decorative candles, pine cones, and glass jars of candy canes and marshmallows all invoke the warmth of the holidays and spread good cheer to the widest pool of buyers.

These tips, coupled with the fact that Lamorinda has a very low housing supply, might just make the difference for that one buyer. And remember: it only takes one.



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## Stylish Solutions Decorative Holiday Card Displays

By Ann McDonald



*Wreaths are still one of my favorite ways to handle the holiday cards. Why? Because you can change the ribbon and wreath style easily, and add ribbon to handle more cards as the season progresses.* Photos courtesy Couture Chateau, llc

Since the holiday season is in full swing this month, I wanted to address the issue of cards: what to do with them, where to put them, how to display them, and most importantly, how to preserve and recycle them at the same time. Each season, I think the holiday card tradition will lose steam. And then the mailbox starts to fill.

The truth? I love the art of writing and receiving hand-written, or at the very least, hand-signed cards. A quick conversation with my 20-something progeny revealed he had no understanding of the value of holiday cards, even as we failed at our attempt at a nice family picture. I tried to explain “in the olden days” we didn’t have pictures of all our friends near and far 24/7 in various “feeds.” Rather, we eagerly awaited the holiday season to see braces on or braces off, hair long or hair short, growth spurts and more. It was a real delight to see the friends, relatives and pets in all of their holiday garb.

The truth is, we probably do not need the card, but we like

the card and its tradition of sorts. I still read the letters, and take time to sort and display cards for those quieter moments in between the hustle of business that can take over during this time of year.

### My Top Holiday Card Quick Tips:

**1. Get a beautiful letter opener.** Yes, you can use a knife – or your fingers, or you can even rip the cards open – but the truth is, part of dressing the home for the holidays includes the subtle systems we allow ourselves to enjoy. Breathe in deep, set the pile of letters down and carefully, with style, use the letter opener. Besides, this way you will never be gluing together an envelope, trying to see the return address so you can send the forgotten card.

**2. Sort immediately by follow up needed.** Then contain. Do you need to send a card to that person? Did you forget and their card has just arrived? We all have those moments. Once you have a handle on reciprocating the seasonal greeting, it is time to immediately contain. ... continued on next page



*We use micro strips and cross cut shredding to protect privacy and mix several batches to get colors fun. This is extremely easy and can be used for party décor (see the Dec. 17, 2014 Lamorinda Weekly article “Last Minute Holiday Décor Ideas” in the on-line archives).*





This is a simple display trick for cards in tight quarters. Buy a pack of clothes pins and twine, attach with thumb tacks and voila – display!

One simple display trick is to attach close pins on twine draped on a pin board, tack onto ribbon tails from a hanging wreath, or display on mirrored trays and cookie trays to work piles of cards into your existing decor.

Once the holidays are over, set aside a day or section of hours to really go through things like addresses, names of children and relationship status updates. By taking the time in January to follow up on those things, next year won't seem so daunting. If you are the address label type, update and date your file so you know which is the latest version.

**3. Curate the years.** One of my favorite things to do is maintain copies of the cards that mean a great deal to us, and still recycle the

materials. You can scan, photocopy and photograph cards and notes. Scanning is the best, in my opinion, but it can take some time. Lining up the cards and snapping quick photos is much more efficient, but not as polished in the end.

You can then import into a file for rotating picture frames, which are particularly nice for relatives and elderly friends living in nursing homes or adult care facilities. They love to see the family and friends over the years. I have found, while I love the photo books, the frames are much easier to edit. You can even overlay the names of people on photos before uploading.

The photo book is nice, and I have sev-



Look for interesting letter openers all year round at antique fairs and home stores. I tend to collect them because they make great hostess gifts when wine isn't appropriate and I love displaying them on trays in the front hall or on my desk. Here is the classic Tiffany, which can be engraved.

eral friends who do this every year.

**4. Recycle.** These holiday cards generate a lot of potential waste. What do we do? We shred. And we use the shredding all year for shipping. Envelopes with foil are the best.

With Couture Chateau, there are times we ship out products to clients and you will find our artfully shredded cards in the box. It breaks my heart to simply throw them away, and this is a great, easy way to repurpose the materials.

For more ways to reuse the cards be sure to download the Holiday Card Helps. As always, my hope, stylish suburbanite, is that you find peace and joy this season, and that the new year brings you much happiness.

I source baskets at stores like Home Goods, Cost Plus and even OSH. Simply

change out bows

for the season. I like

this shape because it holds the large cards easily and doesn't take up too much counter space like a large flat basket does.



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) Do you want your holiday decor to make your home feel welcoming yet still look like a top designer did the finishing touches? Join me for Stress Free Holiday Home at [www.stressfreeholidayhome.com](http://www.stressfreeholidayhome.com).



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# Digging Deep-Gardening With Cynthia Brian

By Cynthia Brian

*"With our thoughts, we make the world." ~ Buddha*



*Drape burlap over tender plants to prevent frostbite.*

*Photo Cynthia Brian*

My first gardening calendar was published in 1993. I had worked with a renowned photographer for over 18 months shooting fabulous photos from my garden throughout the seasons, taking copious notes of what to do and when to do it, traveling to numerous zones to note the monthly cycles. I wrote my copy on an Apple desktop, the photographs were transparencies, and the finished product was a beautiful, printed, shrink-wrapped gift of beautiful flowers with monthly tips worth saving. Over the years, people have shown me the tablemats, collages, and other creative things that were made with that calendar. Since the backup to all of my work was on floppy disks, I no longer have access to my unedited insights. Thankfully, I have the photos and the published calendar as a souvenir of my efforts. This loss of my creative writings caused me to ponder the digital mania that has descended upon humanity in our yearning to eliminate paper archiving. We tend to keep everything on our computers, designating Facebook, Instagram, and

Pinterest as our memory banks.

My fear is that our history will be relegated to oral rememberings as technology rapidly changes. Since computers became a household necessity, we have stored our data on floppies, CDs, DVDs, flash drives, portable hard drives, and now in the cloud, but will future generations ever be able to access any of this, as equipment evolves and changes? My iPhoto folder has now surpassed 20,000 jpegs. Digital photos from 2009 and earlier that were not printed are no longer accessible since I have upgraded computers multiple times and those earlier backup disks are not compatible.

Earlier this year, I made a book of my favorite garden photographs throughout the seasons accompanied by my favorite garden quotes. The book was a gift to myself as a reminder of my years of dedication, hard work and love of nature. As I perused snapshots from a quarter century of gardening bliss, I was able to see how much I had accomplished with the help of Mother Nature.

... continued on page D11

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## WINTER TIPS

Cleaning and thinning your trees may reduce the potential storm hazards without compromising the shade. In some situations the risk of failure cannot be reduced without removal of branches. Remember that healthy structurally sound trees are generally wind fast even when mature.

Storm damage is usually, but not always, related to structural problems that could have been addressed with proper structural training when the tree was young. Co dominant (two trunks with a narrow angle of attachment) trunks account for many trees failures. The hazard of wind damage is higher on the regrowth of trees that have been "topped".

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# Lamorinda Home Sales recorded

... continued from page D2

## ORINDA

- 7 Casa Vieja, \$1,425,000, 4 Bdrms, 3083 SqFt, 1961 YrBlt, 10-16-15
- 9 Corte Bombero, \$1,585,000, 3 Bdrms, 2312 SqFt, 1956 YrBlt, 11-2-15;  
Previous Sale: \$900,000, 06-11-13
- 476 Dalewood Drive, \$1,870,000, 4 Bdrms, 2856 SqFt, 1972 YrBlt, 10-22-15;  
Previous Sale: \$405,000, 05-07-84
- 88 El Toyonal, \$1,600,000, 4 Bdrms, 4192 SqFt, 1930 YrBlt, 10-30-15;  
Previous Sale: \$1,300,000, 08-27-13
- 2 Hartford Road, \$1,545,000, 3 Bdrms, 3062 SqFt, 1941 YrBlt, 10-20-15;  
Previous Sale: \$2,550,000, 07-29-05
- 11 Kittiwake Road, \$1,000,000, 4 Bdrms, 1975 SqFt, 1961 YrBlt, 10-16-15
- 4 La Sombra Court, \$1,055,000, 4 Bdrms, 2348 SqFt, 1952 YrBlt, 10-20-15
- 20 La Vuelta, \$1,310,000, 3 Bdrms, 2392 SqFt, 1974 YrBlt, 10-27-15
- 19 Loma Vista Drive, \$1,040,000, 3 Bdrms, 1704 SqFt, 1956 YrBlt, 10-21-15
- 11 Muth Drive, \$930,000, 3 Bdrms, 1262 SqFt, 1958 YrBlt, 10-30-15;  
Previous Sale: \$339,000, 04-23-98
- 29 Muth Drive, \$936,000, 4 Bdrms, 2047 SqFt, 1957 YrBlt, 10-29-15
- 27 St. Stephens Drive, \$1,410,000, 4 Bdrms, 3459 SqFt, 1983 YrBlt, 10-21-15;  
Previous Sale: \$825,000, 04-27-00



*Happy Holidays!*



**Paul & Virginia Ratto**

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*Happy Holidays from my family to yours.  
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## Cynthia Brian's Mid-Month Reminders and Tips

- **REFRAIN** from collecting and eating mushrooms unless you are absolutely certain they are edible. A good friend recently collected a variety of mushrooms based on information she perused in a foraging guidebook. Fortunately she took them to a mycological expert for positive identification. Eighty-four of the 85 fungi she had in her basket were poisonous.
- **CLEAN** storm drains, gutters, and anywhere where water could clog or cause problems when the rains come.
- **DECORATE** for the holidays with branches, leaves, berries, twigs, pinecones and natural cuttings from your backyard. Utilize surprising colors, like purple – not just reds, greens and blues.
- **COVER** tender plants from frost and cold temperatures with burlap. Patio furniture can be protected from the elements with plastic, but use burlap or fabric on plants and shrubs. Citrus is especially susceptible to frostbite.
- **CREATE** a charming birdhouse with corks. With the festivities of the holidays, collect corks to make a home for your feathered friends.
- **SPRAYPAINT** the un-carved pumpkins and gourds silver, gold, or bronze to add pizzazz to a front porch or entrance. For recycling at its best, after the holidays, add to the compost pile.
- **BAIT** for snails and slugs during this wet season.
- **HARVEST** cabbages, Swiss chard and kale. Massage your kale to tenderize and eliminate bitterness.
- **TUNE** in to StarStyle® Radio from 4 to 5 p.m. Pacific Time on Dec. 30 for a full hour of live garden talk with Britain's rose expert from David Austin Roses. Bare-root plantings start in January and this show will give you lots of information.  
[http://starstyleradio.net/Starstyle\\_Radio/Entries/2015/12/30\\_Toast\\_the\\_New\\_Year\\_with\\_David\\_Austin\\_Roses.html](http://starstyleradio.net/Starstyle_Radio/Entries/2015/12/30_Toast_the_New_Year_with_David_Austin_Roses.html)
- **MAKE** a photo album of your garden pictures throughout the years as a gift to yourself and future family gardeners.

It is too late to seed or reseed your lawns. My new grass is coming in slowly because of the extreme changes in weather. In spring, we will revisit planting a waterless turf when soil temperatures rise to 50-70 degrees.

Happy Gardening and Happy Growing.



*As tempting as it is to collect mushrooms, unless you are an expert, refrain. Photos Cynthia Brian*



*Rose hips can be twined into décor or made into teas for the holidays.*



*Plant pretty primroses for instant color all winter long.*





*A combination of ferns and poinsettias brighten a porch.*



*Surprise your guests with passionate purple ornaments.*



*Cynthia Brian in a wild garden.*

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 Cynthia Brian  
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 925-377-STAR  
 Tune into Cynthia's Radio show at www.StarStyleRadio.net  
 I am available as a speaker, designer, and consultant.

How happy I am that I had not only digitized photos, but also printed them for posterity. When we first moved to this area, our lot was a hillside of wild grasses, poison oak, and blackberry bushes. It is now an oasis filled with lush landscaping, orchards, vines, trees, fruits, herbs, flowers, birds, bees, butterflies and wildlife. One of the mottoes I have always lived by is "what you think about and talk about comes about!" For me, I am always thinking about gardening. Today, all I have to do is look around to see that my personal world was created in my thoughts.

As the end of the year approaches, I encourage you to invest in archiving your precious memories of family, friends, pets, plants and places you love, not only on your apps and gadgets, but in the old fashioned way: printing. Don't allow your legacy of a life well lived become obsolete as technology races forward. Do some digital digging and store a hard copy of your treasures. Plant and grow your memoirs.

May you shine with happiness for the holidays. Thank you for a fabulous year of Digging Deep and Gardening with Cynthia Brian. I appreciate you.

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### ORINDA



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

**\$489,000**

### ORINDA



**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



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

**\$6,000/month**

### MORAGA



**176 Calle La Mesa** Super opportunity in Campolindo. 4 bedroom, 2 bathroom home on .4 acre lot. Peaceful location with flat yard and views. Ready for your inspiration!

**\$895,000**

### LAFAYETTE



**1000 Hawthorn Drive** Wonderful 3 bed/2 updated bath traditional home in the heart of downtown Lafayette. Remodeled kitchen w/large island, marble/Corian counters. Hardwood floors. Park-like yard.

**\$1,185,000**

### 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



**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**

### 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



**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.

**\$599,000**

### WALNUT CREEK



**893 Amberwood Court** Beautiful New Construction Single Story Home (one of five) in desirable cul-de-sac neighborhood. 4 Bed/3.5bath, den, chef's kitchen w/great room. Ideal location.

**\$1,550,000**

### WALNUT CREEK



**887 Amberwood Court** Beautiful New Construction Single Story Home (one of five) in desirable cul-de-sac neighborhood. 4 Bed/3.5 bath, den, chef's kitchen w/great room. Corner lot. Ideal location.

**\$1,570,000**

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