

WWW.HOLCENBERG.COM

*Client satisfaction: a family tradition*

**Spacious Single-Story Home on Cul-de-Sac with Level Yard**

Open February 28, 1-4pm



**142 Selborne Way  
Moraga**



**Offered at \$1,125,000**

Come sneak a peek at this 4 bedroom, 2 bath home with a beautiful level yard. Upon entering there is a formal dining room and living room with vaulted ceiling and fireplace. The kitchen with dinette opens to the family room, with sliders to the yard. Hardwood floors run through most of the home. Updates include dual-paned windows and a newer roof. Enjoy the yard with fruit trees, lawn, patio and space for a garden or play structure. Located on a cul de sac close to top-rated schools, this one is a gem.



**Michelle Holcenberg**  
michelle@holcenberg.com

**925.253.4663**  
CalBRE#01373412

**Wendy Holcenberg**  
wendy@holcenberg.com

**925.253.4630**  
CalBRE#00637795



©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC. CalBRE License #01908304.

**Coming Soon in Orinda & Moraga!**



**249 Ivy Place, Orinda**

Wonderful 3 Bedroom, 3 Bath single story ranch-style home in cul-de-sac in charming Ivy Drive neighborhood. Apx. 1,994 sq. ft. on .30± acre level lot with pool. Original Owner of 50 years; house has great bones! Minutes to 12 years of excellent schools, shopping and BART bus. Open Sunday 2/28/16.

**Offered at \$1,050,000**



**1742 Saint Andrews Drive, Moraga**

Beautifully updated Plan 3 in Moraga Country Club. 3 Bedroom, 2.5 Bath, apx. 2,191 square feet in secluding setting near Clubhouse, pool & tennis courts. Loft area with built-in desk & cabinets, spacious Master Suite with Bay Window and enclosed hallway to bonus room/3rd BR with laundry room & sitting area. Call for more info.

**Offered at \$950,000**



Call us for more information!

**Paul & Virginia Ratto** | 925.998.9501 | vvarni@pacunion.com | RattoandRatto.com | License #: 00900621 | 01361537

