

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 10 Issue 3 Wednesday, April 6, 2016



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

## Catching Rainwater

*Using Water from the Sky Helps the Bottom Line*

By Chris Lavin



*Photo Chris Lavin*

Luckily, Suzanne Jones of Bollinger Canyon got the idea several years ago, before the drought hit hard: Buy a tank that could hold extra water, in case the spring on her property went

dry. She went to Napa Valley and bought a 10,000-gallon stainless steel tank previously used for wine making for a lot less than the same tanks cost now. And she is so glad.

“Last year we held onto the rainwater, to use domestically,” Jones said. That worked out especially because of the drought. “By October, the spring can be quite low.” The spring – the

literal kind, with water – gets down to trickling out about 50 gallons per day. That could be cause for worry if you have to have water, not just for people but for livestock and plants.

According to the state Water Quality Control Board, the average water use by us Californians is about 80 gallons per day per person, so if you have, say, two people in the house, you can do the math. Dishwashing and showering and flushing the toilet just add up to that much more water going down the drain. If two parents have two kids, they’re looking at an average 320 gallons, and it’s often more.

Yet while the “if it’s yellow it’s mellow, if it’s brown flush it down” moniker is the catch-phrase of some households, more people are using rainwater to ameliorate their public utilities’ outflow of treated water in place of water that doesn’t really need to be treated.

“You can use the rainwater for anything,” said Lee Lawrence, who lives on the outskirts of Moraga and has about a dozen barrels. “It’s perfectly okay to drink.”

(Some at the Water Quality Control Board disagree that rainwater can be consumed without treatment.

... continued on page D4



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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	9	\$890,000	\$3,250,000
MORAGA	5	\$540,000	\$1,100,000
ORINDA	5	\$1,258,000	\$3,400,000

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

370 Castello Road, \$2,000,000, 5 Bdrms, 3364 SqFt, 1974 YrBl, 3-8-16;

Previous Sale: \$775,000, 05-12-88

3683 Happy Valley Road, \$3,250,000, 4 Bdrms, 4210 SqFt, 1974 YrBl, 3-4-16;

Previous Sale: \$2,400,000, 11-22-13

3340 Helen Lane, \$1,250,000, 3 Bdrms, 1683 SqFt, 1952 YrBl, 3-1-16;

Previous Sale: \$645,500, 01-25-12

783 Los Palos Manor, \$3,000,000, 5 Bdrms, 3957 SqFt, 1949 YrBl, 3-8-16

303 Lowell Lane #W, \$2,175,000, 5 Bdrms, 4144 SqFt, 1974 YrBl, 3-1-16;

Previous Sale: \$185,000, 03-24-78

3226 Lucas Circle, \$1,487,500, 4 Bdrms, 2297 SqFt, 1963 YrBl, 3-10-16;

Previous Sale: \$489,000, 04-07-99

3403 Mountain Springs Road, \$1,853,500, 4 Bdrms, 3293 SqFt, 1966

YrBl, 3-9-16; Previous Sale: \$1,110,000, 08-26-14

1726 Springbrook Road, \$890,000, 3 Bdrms, 1153 SqFt, 1955 YrBl, 3-10-16;

Previous Sale: \$475,500, 06-18-02

765 Tanglewood Drive, \$1,290,000, 4 Bdrms, 2972 SqFt, 1946 YrBl, 3-1-16;

Previous Sale: \$473,000, 09-14-99

### MORAGA

1183 Alta Mesa Drive, \$1,100,000, 3 Bdrms, 1954 SqFt, 1974 YrBl, 3-1-16;

Previous Sale: \$86,300, 01-22-76

5 Berkshire Street, \$927,500, 3 Bdrms, 2148 SqFt, 1978 YrBl, 3-4-16;

Previous Sale: \$875,100, 07-22-13

1864 Joseph Drive, \$732,500, 4 Bdrms, 2410 SqFt, 1971 YrBl, 3-1-16;

Previous Sale: \$235,000, 03-01-16

4 Kimberly Drive, \$1,050,000, 3 Bdrms, 1561 SqFt, 1958 YrBl, 3-4-16;

Previous Sale: \$330,000, 07-19-91

32 Miramonte Drive, \$540,000, 2 Bdrms, 1248 SqFt, 1964 YrBl, 3-3-16;

Previous Sale: \$37,000, 08-26-74

### ORINDA

21 Francisco Court, \$1,645,000, 4 Bdrms, 3101 SqFt, 1950 YrBl, 3-9-16

5 Hall Drive, \$1,405,500, 3 Bdrms, 1760 SqFt, 1956 YrBl, 3-4-16;

Previous Sale: \$800,000, 03-20-15

11 Hilldale Court, \$2,171,000, 3 Bdrms, 2501 SqFt, 2008 YrBl, 3-2-16;

Previous Sale: \$2,128,000, 03-25-15

4 Ridge Lane, \$3,400,000, 4 Bdrms, 4153 SqFt, 1950 YrBl, 3-4-16

10 Whitehall Drive, \$1,258,000, 3 Bdrms, 1848 SqFt, 1959 YrBl, 3-4-16;

Previous Sale: \$629,000, 10-31-01

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# Catching Rainwater

... continued from page D1

The Board say it depends on the quality of the water, for which the board does not currently test, and the safety of its catchment and storage facilities, as well as the length of time the water spends in the tank.)

The use of any water – especially watching the skies pour down in March and April – has many Lamorindans starting to use rainwater catchment systems, so that when the rain comes down, it doesn't just flow downhill or seep into the ground. Instead it gets caught up in barrels and tanks and troughs so that livestock, gardens and even toilets get water targeted for a purpose, and doesn't come through East Bay Municipal Utility District's metered system.

"We use it for a lot of things," Lawrence said. "We have rain barrels coming down right in front of the gutters."

In many parts of Colorado, catching rainwater is illegal. Ranchers and farmers need all the runoff from suburban and borderline properties to flow off the roofs of houses and into the watershed. Many families find it abhorrent that the rain that falls on their roofs is owned by somebody else. Such conflicts illustrate that water is becoming a more politicized issue.

Less than 3 percent of all the water on earth is fresh water. That is correct: less than 3 percent. Predictably, in a drought the precious amount of rainwater is being harvested by more households in order to water gardens, trees, or even for drinking.

"We drink rainwater here, too" Jones said.

Jones even put a metal roof on her house to ensure more "clean" delivery into the directed rain gutters on the part of the house that rain showers feed most directly into her big tank. She waters a garden and fruit trees, and waters her livestock and birds. "It's pretty simple," she said.

For more information on rainwater catchment systems, visit the American Rainwater Catchment Systems Association at [www.arcsa.org](http://www.arcsa.org).



Bill Snider and the store dog, Wells. Some rain barrels sold at Moraga Hardware and Lumber come with a rainwater diverter kit. Photo Andy Scheck



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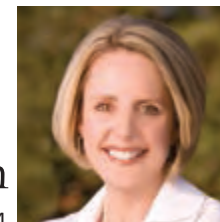
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## The Glorious Rent-Back

By Andi Peterson Brown

Without a doubt, the Lamorinda real estate market is currently a seller's market. Scores of qualified buyers continue to flock to open houses and inventory remains tight.

But many would-be sellers looking to make their next move feel stumped by the catch-22 of the current market: they want to move, but where will they go? They need the equity from their current home for their next down payment, but they are watching buyers write a few offers before finally securing a home. If they put their home on the market, how are they supposed to find and purchase their next home in the typical escrow period of a mere 30 days?

Thus enters the saving grace for this dilemma: the glorious rent-back. A rent-back is a contractual term that allows a seller to remain as tenant after the closing. And just why is this rent-back so glorious? Because it buys the seller time. Essential, priceless time. Knowing there's an option available that provides breathing room means that more sellers are bringing their homes to market, boosting our much-needed inventory. Many sellers today are getting 30, 60, even 90 day rent-backs. While eager buyers have to wait longer to move into their new home, a well structured rent-back is usually crucial in writing a winning offer and thus a vital component to keeping our market moving.



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## Stylish Solutions

# Making the Springtime Switch

By Ann McDonald



Use single-color accessories for a clean-lined spring home. You can always bring back the color in the fall and winter. Photo Couture Chateau LLC

Spring has sprung, and it's so beautiful, I'm tempted to move my desk outside. But since that's not possible, it's all about updating homes and bringing the spring feeling indoors.

I want to share updates you can use to refresh your home this spring. The main thing is what we in the studio call the "spring switch." Give yourself several weeks to plan and execute — this is not a weekend project, but more of a lifestyle switch. Have fun with it.

What is the spring switch? It's the walk-through of your home, where dark tapestry pillows are put away in cedar-lined boxes in favor of fresh linens and florals. Winter draperies head to the cleaners for restoration, repair and proper storage until the fall, replaced by simple linen or sheers. Even the furniture gets the quick slip with summer florals or white washable slip covers or tailored throws.

### Spring Switch Tips:

Slipcovers: I know, some people roll their eyes, but here's

the truth from a long-time interior designer: slipcovers save furniture. By giving your furniture a break seasonally, you extend the life of well-made furniture and extend the life of expensive fabric upholstery. I personally recommend clients spend to acquire well-made pieces and use the slip cover (tailored or flowy) to deal with mood and design changes.

A testimony: One of the sofas my husband and I have purchased in 1989 and is still going strong. The base fabric, a pricey linen velvet, held its own until just last year. That's 26 years. When you do the cost analysis, you see the value. It may have set me back a pretty penny years ago, as the fabric wholesaled at \$175 a yard in 1989. At the time I was working for a wholesaler and that same fabric retailed at over \$350 a yard. Here's the thing, it was a nubby neutral, and lasted well over two decades. That fabric more than paid for itself.

I watched as friends tossed their "budget" furniture, and even now, those same friends laugh as the couch we bought is still in style and going strong in Orinda. ... continued on next page





Even a simple drapery application can be gorgeous. This is a wire, with easy to use clips, available in many retail outlets or online.

Photos Couture Chateau LLC

We recently had the sofa reupholstered, this time in another well-made upholstery fabric, and the piece is still a favorite. I credit slipcovers for preserving the linen velvet seasonally for all those years.

Consider options in florals and solid or tone on tone linens. If you go the route of linens, you can easily update your space by switching out colorful prints for some black and white photos for a clean look through summer.

Pillows: Remember my tips on color matching, and take something with you so you know how to coordinate. If you are very unsure, stick to one color and do tone-on-tone.

Drapery: For our luxury clients, summer draperies are designed and fabricated at the same time the winter draperies are. These are then properly stored and cared



Linens and nubby sheers are perfect for the "spring switch."

for and professionally installed when the seasons switch. If you are doing it yourself, there are so many options, from the Pottery Barn catalog to other online sources. I love seeing the same summer options for outdoor drapery in all the catalogs arriving these days. Consider allocating some time to peruse and choose what would work in your home space.

From a budget standpoint, my professional opinion is the same for drapery as it is for furniture. Once you decide what you need in terms of window covering, go with the best you can afford. Even seasonally, if you invest in a well-made pre-fabricated product (look for lining and warranty information), you won't have to re-purchase next spring.

... continued on page D10



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## Stylish Solutions

# Making the Springtime Switch

... continued from page D9



Nubby and tone-on-tone are easy combinations to live with. Photo Couture Chateau LLC

In closing, no matter what your space looks like, take time this spring to enjoy your home.

I read a funny article the other day about Pinterest, as the author described house shame. As the resident designer this week, I formally banish that from your thinking and say that your home is beautiful, unique and a gorgeous representation of you in process. It really is about you finding your wheelhouse, so to speak, and embracing the season you are in.

May your spring home be everything you want. If you'd like to join us for a trend report coming out of High Point Market, you may sign up at [www.couturechateau.com/trend](http://www.couturechateau.com/trend). This is an online webinar format where I will be sharing tips and ob-

servations my team has picked up while at market.

For now, happy home to you.



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).



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## Fight Sudden Oak Death— 10th Annual Sod Blitz April 9

Survey an area of your choosing for Sudden Oak Death (“SOD”) during the 10th annual SOD Blitz. The Blitz is a citizen science project sponsored by UC Berkeley, with funding from the US Forest Service, the PG&E Foundation, and private forestry sources, that provides data for the academic studies used to understand and combat the spread of the disease. Lack of rain in the past four dry years has inhibited SOD spread, but the wet conditions of 2016 favor substantial new infections that will be important to identify.

Help fight Sudden Oak Death this year in the East Bay from 10 to 11 a.m. on Saturday, April 9 at the Garden Room at the Orinda Library, 26 Orinda Way, Orinda. Learn about SOD and the Blitz leaf collection protocol from UC professor and SOD Blitz founder Dr. Matteo Garbelotto. Then, collect leaves from areas and at times of your choosing through Sunday, April 10. Dr. Garbelotto’s lab will analyze the leaves for SOD and post the results this fall on the Blitz website map.

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## April Gardening Guide

# Spring is a Time to Renew Your Gardens

By Cynthia Brian

“April hath put a spirit of youth in everything.” — William Shakespeare



A well-organized spring garden of rhododendron, breath of heaven, bearded iris, alyssum, calla lily, and pelargonium. Photos Cynthia Brian

The siren song of spring calls my soul to the outdoors as swiftly as the mermaid lures the sailor to the depths of the sea. The fragrance of the blossoms, the colors of blooms, the chirping of the birds, the croaking of the frogs, and the scent of green grasses speak to my deepest being. Our precious earth is in the process of rebirth and no matter how many years I've witnessed this evolution, I am always in awe.

My camera captures thousands of photos, most of which looked so much better with the naked eye, yet I want to record the beauty. I am obsessed with the lilacs, wisteria, iris, freesia, fruit trees, wildflowers and, especially, the soothing sounds of the cascading creeks.

### Spring-How I love thee!

As wild turkeys gobble-gobble along the hillsides

and into our streets — unaware that turkey season is open for those who seek to bag a bird for a barbecue — and as the deer begin to nibble our budding roses, it's wise to consider protecting our delicate plants from our indigenous predators. Wire, netting and fences are our most effective armor. El Nino has been a blessing in quenching our thirsty gardens, especially our lawns, yet the prodigious weeds, if left unattended, will compete with our flowers for moisture in summer. Now is the time to take action.

Every morning as I walk my property, I tell myself I'll spend only an hour in the garden after work. However, the hour quietly melts into three or four and soon I'm weeding by flashlight. This is love. It's springtime in our gardens and fun is pending. Go out and dig.

- **ADD** edible flowers to your dining experience. Plant seeds of hyssop, nasturtium, violet, leaf fennel, daisy and calendula.
- **SCATTER** seeds of zinnia, cosmos, and marigold seeds for summer blooms.
- **WEED**, weed, weed. Don't let seed heads develop or you'll have more invasive plants next season.
- **SOW** onions not only for eating but also as a natural pest control in your garden, especially for brassicas including cabbage, broccoli, collards and kale.
- **MIX** flowers with edibles to attract pollinators to your spring garden. Make sure to plant in groups so that the birds, bees and butterflies see the dinner you are serving.

... continued on page D14



Roses ready to bud



A close up of violet hued wisteria as it encircles a drainpipe.

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# April Gardening Guide

... continued from page D12

- **BUILD** hugels while the soil is moist. You will find them invaluable this summer when water is scarce. (See October 7, 2015 issue for instructions: <https://www.lamorindaweekly.com/archive/issue0916/Digging-Deep-Gardening-with-Cynthia-Brian-Water-Wise-Dreams.html>)
- **CHECK** trees for damage. Many trees are suffering or have died during the drought. Ivy growing up the trunks, mushrooms at the base, and mistletoe are signs of trouble. Call a certified arborist.
- **PLANT** purple. Compounds called anthocyanins in purple produce have anti-inflammatory effects would could help lower the risk of cancer and heart disease. Think purple kale, purple potatoes, purple carrots, purple cauliflower ... purple anything.
- **NATURALIZE** aquilegia, commonly called columbine. These delicate star-shaped petals will self-sow if planted by others to cross-pollinate. They come a range of bold colors including blues, rose, yellow, white, pink, crimson, fuchsia, and many bicolors.
- **SHADE** gardens lend themselves to the lush green to bronze foliage of astilbe. Spires of pink, red, scarlet and white add summer grace.
- **CUT** bouquets of Oriental poppies mixed with lilacs for a stunning indoor offering with a heady scent.
- **PHOTOGRAPH** your garden. If you have a stellar masterpiece, send me a jpeg with a description. Who knows, we may publish it. [Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com).
- **WELCOME** home the migrating birds with fresh water in the fountain and new seed in the feeder.
- **REPLACE** woody lavender bushes. After six years or so, lavender is ready for the compost pile.
- **BE** friendly to native bees by incorporating native wildflowers into your landscape. (See March 23, 2015 Digging Deep-Cultivate a Wildflower Meadow: <http://www.lamorindaweekly.com/archive/issue1002/Digging-Deep-How-to-Cultivate-a-Wildflower-Meadow.html>)



*Santa Barbara daisies, Dutch iris, freesia, and asparagus fern share a plot.*



*Apple blossoms enhance the white picket fence.*

- **CARE** for your lawns. The continued rains provide an opportunity to re-seed. I am sowing Pearl's Premium on rainy days then making sure the seed is watered daily until it sprouts. To protect the germinating seeds from hungry birds, our publisher, Andy Scheck suggests putting old screen doors on the patches. I've used old window screens. By summer the roots will be 14-to-20 inches deep and drought resistant. I'll keep you posted on my success or failure.
- **RAISE** your mower to a higher setting and forget the bag this month allowing the grass clippings to add nitrogen back into the lawn.
- **CLEAN** the patio. Sweep and wash furniture. Enjoy the sunny days.
- **START** tomatoes if your soil is warm. You may get a jumpstart on summer juiciness.
- **PICK** tangerines, Meyer lemons and tangelos as they ripen.
- **COMPOST**, compost, compost. The more nutrients you put into your garden, the more spectacular your scenery.
- **MARK** your calendars for wine and books event benefiting Be the Star You Are!® charity from 1 to 4 p.m. on Saturday, April 9, at Dawn's Dream Winery Tasting room, on the northwest corner of Seventh and San Carlos, Carmel-by-the-Sea. [www.bethestaryouare.org/#!events/kg2e](http://www.bethestaryouare.org/#!events/kg2e).
- **PROGRAM** your DVRs to record "Wheel of Fortune" at 7:30 p.m. on Monday, April 11 on ABC for a fun local experience. Make sure to watch to the final wave goodbye.



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## SPRING IS IN THE AIR

Spring is here – it's time for spring cleaning but for your landscape! The trees and plants in the yard need to be inspected for water damage, remove dead or dying branches which may have been injured by disease/severe insect infestation or storm damage.

We also want to prune for improved plant appearance, tree and plant size to ensure all around health for your landscape.

So don't wait until it's too late, have a complete inspection by a Certified Arborist at Advance Tree Service to make your yard a summer STAYCATION.

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### A PostScript

Have you followed my December 15, 2015 advice about making hard copies of your garden photos as well as other collectibles? My Digging Digitally article hit a chord with so many people, including those in other countries. This note arrived from Ireland:

“As regards your article about Digging Digitally and making hard copies of precious visual memories, and I so agree with everything you write. Last night I spent an agreeable evening perusing 100-year -old photo albums from my husband Per’s family, and it was so lovely to see the photos and read the handwritten comments. Those long-dead grandparents, aunts and uncles and their lives and interests came to life again.

I am obsessive about making paper copies of everything that comes my way digitally — photos, even interesting emails. (And before emails, I have saved almost every letter I ever got!) Technology changes rapidly, and the visual records are so much more readily accessible--no waiting for your computer to boot itself up and install a million updates, while all you wanted was a quick look at a particular photo. So keep on preaching the message to the younger generation.” — N. Daly

It’s never too late to start a garden journal or actually print out our photographs. (If you missed the article, find it here: <https://www.lamorindaweekly.com/archive/issue0921/Digging-Deep-Garden-With-Cynthia-Brian.html>)

Pictures of your most beautiful specimens make terrific art pieces when framed appropriately.

Let’s pray for April showers to bring more May flowers. Put a bounce in your step, sing, dance and be young.

Happy gardening and happy growing!



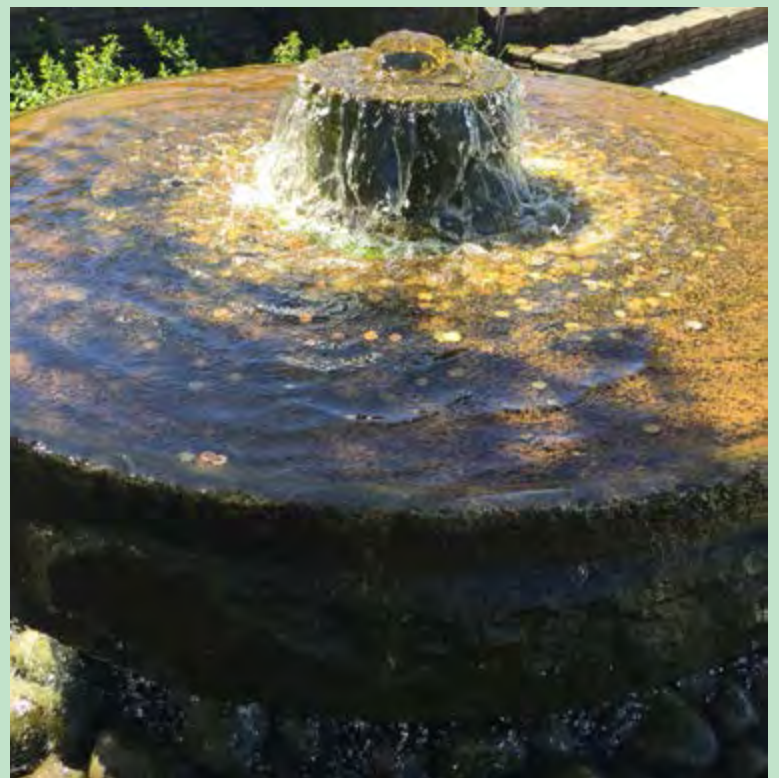
*Spectacular smoke tree in its spring wardrobe.*



*Cynthia Brian in the luscious lilacs.*

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*Tiny frogs chirp around this gurgling fountain.*

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## ORINDA



New Listing

**10 Pico Court** Beautifully updated 5br,2.5bth home on serene cul-de-sac in one of Orinda's most sought after neighbors! In beautiful condition, it has lots of level yard w/ hill views, conveniently located near schools, shops, parks & trails. **\$1,275,000**

## ORINDA



New Listing

**32 Sunnyside Lane** Southwest charm abounds. Dark hwd flrs throughout, updated kitchen opens to family rm, spacious master, lower level with 4th bdrm, laundry/craft/ofc, & workout or play rm. Steps to Swim/Tennis. Hill Views. **\$1,575,000**

## ORINDA



New Listing

**650 Kite Hill Road** Stunning Orindawoods estate home, beautifully renovated thruout w/gourmet kitchen, gorgeous master, soaring ceilings, rich hardwood flooring. Fabulous private .4 acre w/lovely view, expansive deck, yard, play space. **\$1,639,000**

## ORINDA



**15 Estates Drive** Redesigned & renovated. Living, dining & island kitchen all in a "Great Room". 4bd/3ba + study/den. Hwd floors thruout. Patio & side yard. Close in loc. on .53ac lot. Top rated Orinda schools. **\$1,698,000**

## ORINDA



**15 Valley View Drive** Fabulous picture postcard traditional ranch, 4bed +office, granite & stainless kitchen adjoining spacious family rm, formal dining rm. Private yard with expansive lawn & flowering gardens. Walk to 12 years of school. **\$1,795,000**

## ORINDA



**111 Bear Ridge Trail** Gated 1.22ac lush knoll parcel. Custom 5bd/4.5ba, 3952sf home w/light & bright rooms, walls of windows & high ceilings. Modern kitchen w/informal eating area & adjoining fam. rm. Views! **\$1,895,000**

## ORINDA



**160 Camino Don Miguel** Magnificent Spanish Mediterranean estate on two adjacent lots, located on fourth hole of Orinda Country Club. Main house completely rebuilt in 1996 is over 5800 sq. ft. with 5bd/5.5ba & separate 627 sq. ft. 1bd/1ba guest house. **\$6,200,000**

## MORAGA



New Listing

**43 Miramonte Drive** Updated end-unit in desirable Miramonte Gardens HOA... move in-ready! Remodeled kitchen, dual pane wndws, indoor laundry. Priv. patio w/back gate access to Ivy Dr. 2 bdrms up, 1 down. Must be owner occupied. **\$599,000**

## MORAGA



New Listing

**135 Devin Drive** Sweet Rheem Valley Manor 3bd/2ba, 1,545sf rancher on .24ac. Updates, hwd flrs & professionally landscaped yard. Eat-in kitchen w/ bay window overlooking trees & patio. Near shops, park & trails. Top schools! **\$975,000**

## MORAGA



New Listing

**1875 School Street** Located in popular Moraga nghbrhd w/sidewalks, wide streets. Walk to shops, trails, schl. Wonderful hm w/ 3 spacious bdrms, 2.5 baths, apx. 2476sf, formal dining rm. Fenced bckyd w/patio, play area, lawn & garden. **\$1,250,000**

## LAFAYETTE



New Listing

**4080 Legion Court** Charming CA Ranch w/hardwood floors, open flr plan, "great room" kitchen, family & dining. Seamless in/outdoor access, inviting deck, level yard, pool & garden areas. Great loc. for easy commute & short walk to Laf. Reservoir. **\$1,045,000**

## LAFAYETTE



New Listing

**3400 Echo Springs Road** Fabulous home updated for today's lifestyle! Situated on .94ac park-like lot w/pool & mature landscape. New kitchen & baths, new double paned windows & sliding doors. Living & dining rm w/old world charm, & sep. family rm. **\$1,295,000**

## LAFAYETTE



**1155 Camino Vallecito** Happy Valley 2 acre estate designed by CA notable architect Esherick, sophisticated style, extra high ceils, french drs, glass walls, gorgeous kitchen adjacent to family rm. +office, guest quarters. Views! **\$3,825,000**

## LAFAYETTE



**5 Burton Vista Court** Truly spectacular 7bed/9+bath, 8986 sq. ft. estate with incredible luxury amenities in all grand oversized spaces. Premium 2.25 acre parcel with sport court, sun-drenched pool, & pavilion with kitchen, dressing rooms & showers. **\$5,599,000**

## CONCORD



**2039 Sierra Road, Unit 5** 3 bed, 2 bath townhouse-like condo in sought after Comstock Gardens. 1099 sq. ft. Patio, garage, parking, extra storage. Great location for shopping and commute. Investors welcome. **\$315,000**

## PLEASANT HILL



New Listing

**201 Roberta Avenue** Heart of Poet's Corner. Remodeled 4bd/3ba home on pancake flat lush 1/3 acre lot. Great open floor plan, light and bright. Oversized 2-car garage. Walk to town, restaurants, theater. **\$1,150,000**



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