

Lamorinda OUR HOMES

Lamorinda Weekly Volume 10 Issue 9 Wednesday, June 29, 2016



Digging Deep with Cynthia Brian

...read on page D12

The Airbnb Next Door

By Cathy Tyson



From left: Leo (Standing), Harold (in arms), Anthony and Dormain Drewitz
Photo provided

On any given night, weary travelers can enjoy a comfortable bed, clean sheets and a warm welcome in homes across Lamorinda while their hosts earn extra money. With approximately 50 Airbnb listings in Moraga, Orinda and Lafayette, many residents may not be aware that the sharing economy is alive and well in the 'burbs.

The booming San Francisco-based company, founded in 2008, offers a marketplace for people to list and book unique accommodations in 34,000 cities in 191 countries from Phuket, Thailand to Avignon, France to Perth, Australia, and of course all across America.

Rentals in Lamorinda vary by price and location, with each listing clearly described on the easy-to-use website, along with a number of photographs, past customer reviews with a general neighborhood map. With only one hotel in the tri-town area, hosts have found substantial demand for their properties.

The least expensive listing on a recent search is a private bedroom near downtown Lafayette going for \$59 per night. On the other end of the spectrum is a luxurious Sundown Terrace estate that sleeps 10 people; it can be rented for \$1,500 per night, with a hefty security deposit. ... continued on page D4





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SALE PENDING

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JUST SOLD

35 Oak Rd, Orinda

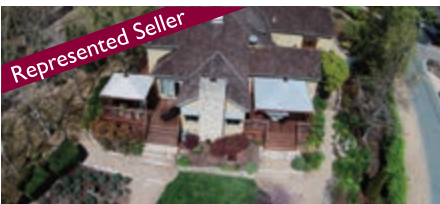
Fairy Tale Setting Sold at \$1,879,000



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155 Erselia Trl, Alamo

Artist's Delight with park like yard. Sold at \$1,750,000



SOLD

56 Bates Blvd, Orinda

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	18	\$817,000	\$2,980,000
MORAGA	8	\$650,000	\$1,662,500
ORINDA	15	\$865,000	\$4,650,000

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

- 3293 Beechwood Drive, \$930,000, 3 Bdrms, 1226 SqFt, 1959 YrBlt, 5-31-16
- 3244 Brookwood Drive, \$1,300,000, 6 Bdrms, 2453 SqFt, 1964 YrBlt, 5-24-16
- 3723 Crestmont Place, \$2,010,000, 3 Bdrms, 2991 SqFt, 1978 YrBlt, 5-31-16; Previous Sale: \$1,525,000, 02-20-15
- 1853 Del Rio Drive, \$1,090,000, 4 Bdrms, 2359 SqFt, 1963 YrBlt, 5-27-16; Previous Sale: \$799,500, 09-15-04
- 3358 Johnson Road, \$2,980,000, 5 Bdrms, 6400 SqFt, 1992 YrBlt, 6-1-16; Previous Sale: \$350,000, 04-15-91
- 11 Leslyn Lane, \$2,475,000, 4 Bdrms, 4215 SqFt, 1988 YrBlt, 5-26-16; Previous Sale: \$2,480,000, 03-08-13
- 620 Michael Lane, \$2,395,000, 4 Bdrms, 3877 SqFt, 1987 YrBlt, 6-3-16; Previous Sale: \$2,300,000, 04-28-06
- 3615 Mosswood Drive #3617, \$1,139,500, 4 Bdrms, 1950 SqFt, 1948 YrBlt, 5-24-16; Previous Sale: \$5,000, 05-10-02
- 3301 North Lucille Lane, \$817,000, 3 Bdrms, 1291 SqFt, 1951 YrBlt, 6-1-16
- 809 Rosedale Avenue, \$1,150,000, 3 Bdrms, 1499 SqFt, 1950 YrBlt, 5-25-16; Previous Sale: \$875,000, 02-09-16
- 3279 Sweet Drive, \$1,180,000, 4 Bdrms, 1786 SqFt, 1950 YrBlt, 6-3-16; Previous Sale: \$302,000, 10-01-96
- 3305 Sweet Drive, \$1,260,000, 3 Bdrms, 1226 SqFt, 1952 YrBlt, 5-31-16; Previous Sale: \$140,000, 08-08-84
- 1702 Toyon Road, \$1,325,000, 5 Bdrms, 2958 SqFt, 1956 YrBlt, 5-27-16; Previous Sale: \$1,200,000, 05-01-14
- 1166 Upper Happy Valley Road, \$2,200,000, 4 Bdrms, 3595 SqFt, 1964 YrBlt, 5-27-16; Previous Sale: \$359,000, 09-21-87
- 4010 Wellington Place, \$1,210,000, 4 Bdrms, 2811 SqFt, 1960 YrBlt, 5-31-16; Previous Sale: \$1,200,000, 11-03-06
- 1004 Woodbury Road #101, \$1,337,000, 5-26-16
- 1004 Woodbury Road #201, \$1,857,500, 5-31-16
- 1004 Woodbury Road #301, \$2,022,500, 5-27-16

... continued on page D6

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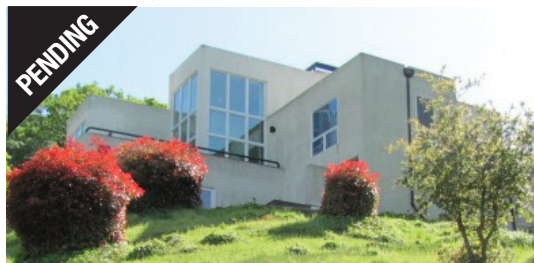


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The Airbnb Listing Next Door

... continued from page D1



Below is Danny, who stayed with his parents, Jon and Judy from Falmouth, Maine. An amazing musician, he gathered the McQuain kids around their piano and sang songs for hours.

However the majority of listings are in the \$70 to \$200 range for a wide variety of options, anything from a darling poolside cabana off of Lombardy Lane in Orinda for \$117 to a quiet in-law suite in Moraga for \$97 to a stylish stand-alone guest cottage for \$157 in Lafayette.

Karla and Barry McQuain are an outgoing couple who have a lovely private bedroom and bathroom listing in Happy Valley with full use of their expansive backyard, which includes a pool, ping pong table and trampoline, available for \$117 per night.

The couple truly enjoys meeting new people and couldn't be happier with their Airbnb experience. With a spacious, mostly empty home and Karla McQuain's past experience in the hospitality industry — she used to work for the Four Seasons — it seems like a natural fit.

All four of their kids are going to be in college next year, so they are considering expanding their operation. "We haven't had one problem" she says,

and the kids have learned that "it feels good to share, and that it's okay to trust people."

"Our kids are still friends with a number of kids who stayed here and they keep in touch on Facebook," says McQuain. "We exchanged Christmas cards with over a dozen people who have stayed here. This summer we plan to stay with a family on the east coast who stayed with us last year." A couple from Scotland were able to experience their very first American Halloween party and even dressed up in costume.

There's transparency on both sides of the exchange. McQuain has an extensive dialogue with would-be guests, and thoroughly checks them out before approving their request. The same is true for guests, as they can read customer reviews and investigate their potential hosts.

The McQuains started in February of 2015 and have now hosted guests from seven countries, including a number of groups from the U.K. who stayed for weeks at a time, visiting grandchildren who live in Lafayette. They have a young couple coming in the near future for seven weeks all the way from Walnut Creek while their home is being remodeled. McQuain has been amazed at a number of guests coming from Oregon who are very interested in hiking at Briones. A fellow from San Diego will be coming for his third visit while the hosts happen to be out of town, so he's happy to take care of their Cavalier King Charles Spaniel and water the plants.

... continued on page D8



From left, Fiona and Bill from Scotland stayed with the McQuain family in Lafayette, and even participated in Halloween festivities. Photos provided



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Lamorinda Home Sales recorded

... continued from page D2

MORAGA

- 1997 Ascot Drive #G, \$650,000, 3 Bdrms, 1728 SqFt, 1975 YrBlt, 5-26-16;
Previous Sale: \$145,500, 10-07-88
- 1 Baltusrol Street, \$800,000, 2 Bdrms, 1656 SqFt, 1979 YrBlt, 5-31-16;
Previous Sale: \$750,000, 08-16-05
- 12 Carnoustie, \$1,050,000, 3 Bdrms, 2828 SqFt, 1988 YrBlt, 6-2-16
- 15 Corliss Drive, \$1,100,000, 3 Bdrms, 1843 SqFt, 1962 YrBlt, 6-2-16;
Previous Sale: \$390,000, 03-24-94
- 12 Hanson Court, \$775,000, 3 Bdrms, 2095 SqFt, 1984 YrBlt, 6-2-16;
Previous Sale: \$282,500, 04-08-94
- 3 Merrill Drive, \$1,662,500, 4 Bdrms, 3259 SqFt, 1985 YrBlt, 6-3-16;
Previous Sale: \$135,000, 05-24-85
- 1236 Rimer Drive, \$1,135,000, 3 Bdrms, 1887 SqFt, 1966 YrBlt, 6-3-16;
Previous Sale: \$1,050,000, 05-24-06
- 246 Scofield Drive, \$903,000, 3 Bdrms, 1680 SqFt, 1960 YrBlt, 5-31-16;
Previous Sale: \$650,000, 04-10-03

ORINDA

- 107 Bates Court, \$1,515,000, 3 Bdrms, 3160 SqFt, 1977 YrBlt, 5-25-16;
Previous Sale: \$1,050,000, 07-31-02
- 140 Camino Sobrante, \$4,650,000, 5 Bdrms, 4735 SqFt, 1963 YrBlt, 6-3-16;
Previous Sale: \$3,100,000, 08-27-13
- 20 Crescent Drive, \$999,000, 3 Bdrms, 1725 SqFt, 1950 YrBlt, 6-3-16;
Previous Sale: \$775,000, 12-11-08
- 1 Donna Maria Way, \$1,484,000, 4 Bdrms, 2250 SqFt, 1951 YrBlt, 6-2-16;
Previous Sale: \$465,000, 05-16-97
- 71 Donna Maria Way, \$1,280,000, 4 Bdrms, 1975 SqFt, 1956 YrBlt, 5-31-16
- 47 El Gavilan Road, \$1,545,000, 3 Bdrms, 2441 SqFt, 1976 YrBlt, 5-24-16;
Previous Sale: \$1,300,000, 06-22-05
- 15 Juniper Drive, \$900,000, 4 Bdrms, 1864 SqFt, 1959 YrBlt, 6-3-16
- 650 Kite Hill Road, \$1,705,000, 4 Bdrms, 2854 SqFt, 1978 YrBlt, 5-24-16;
Previous Sale: \$1,177,500, 12-16-10
- 5 Lavina Court, \$865,000, 3 Bdrms, 1225 SqFt, 1952 YrBlt, 6-3-16;
Previous Sale: \$782,500, 04-17-07
- 2 Madrone Place, \$1,390,000, 4 Bdrms, 3016 SqFt, 1967 YrBlt, 5-26-16;
Previous Sale: \$550,000, 11-12-93
- 37 Orchard Road, \$1,550,000, 3 Bdrms, 2677 SqFt, 1941 YrBlt, 5-27-16;
Previous Sale: \$56,500, 06-30-71
- 32 Southwood Drive, \$1,425,000, 3 Bdrms, 1865 SqFt, 1940 YrBlt, 5-27-16;
Previous Sale: \$889,500, 07-08-10
- 32 Sunnyside Lane, \$1,675,000, 3 Bdrms, 2554 SqFt, 1970 YrBlt, 5-25-16;
Previous Sale: \$1,085,000, 04-30-13
- 554 Tahos Road, \$1,340,000, 3 Bdrms, 1915 SqFt, 1963 YrBlt, 6-3-16



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The Airbnb Listing Next Door

... continued from page D4



When Anthony and Dormain Drewitz purchased their home in Orinda last November, it already had a cottage on the property that had been an Airbnb rental. The cottage has been rented almost continuously since they've listed it, with only an estimated 10 days of vacancies since their arrival. In Anthony's experience, he sees hotel guests and Airbnb people as completely different constituencies, due to the disparity in price. Because their unit has a small kitchen, living room and bathroom, guests have stayed for months at a time, something that would rarely happen at a hotel. One tenant stayed for two and a half months visiting children and grandchildren in the area.

Using his first name only, John stayed at the cottage in June and was one of many guests who posted a glowing review on the website. "Beautiful views and lots of wildlife. We saw deer grazing on the property with their fawns and also saw a wild turkey. Anthony was a great host and offered any assistance we might need as well as local recommendations. Would love to

make a return visit."

"This is way too small for the city to be concerned about," said Drewitz, who argues that they aren't bothering anyone, and there's plenty of parking on their woodsy 1.4 acre parcel. "It would be a waste of the city's resources to regulate this." He adds their guests frequently spend money in local restaurants and bars, which is good for the city.

Lamorinda is an Airbnb regulation-free zone, at least for the time being. Orinda City Manager Janet Keeter reports that the city council recently discussed having a short-term rental registration program as the city does not currently regulate the rentals. "We anticipate bringing the matter back to the council in July," she says.

With only one complaint in the last year, Lafayette's City Manager Steven Falk doesn't yet see the need for an ordinance. Moraga has nothing on the books and no plans to change the current situation.

Carolyn, who preferred that her last name not be used, is an 81-year-old single woman with a large four-bedroom, three-bath home who just loves being an Airbnb host, preferring to have short-term tenants, a week at the most. She's earned the "Superhost" badge as someone who provides outstanding hospitality. Having a bit of extra income helps defray the expense of maintaining a large home and yard, and she enjoys the social benefits as well. She recently hosted a couple from Provence, France, who were in town to work with their Orinda-based wine distributor, which provided an opportunity to practice her French.

Interestingly, in a completely non-scientific poll, hosts that live in multi-family settings, apartments and town houses were reluctant to talk about their experience for fear the complex or homeowners association might shut down their business.

While San Francisco has wrestled with regulating Airbnb hosts, Lamorinda, at least so far, doesn't share many of these big city concerns. The vast majority of these cottages, in-law units and spare bedrooms are on private property and many hosts argue their rentals don't reduce the amount of potentially available housing for long-term lower-income renters in our increasingly expensive area. Housing activists note that over 350 listings in San Francisco appear to be full-time vacation rentals, which diminishes the city housing inventory.

"That's bunk" said one Moraga Airbnb host, who didn't want his name used. His in-law unit has a separate entrance, but is part of the home he and his wife live in; the space would be sitting vacant almost all the time and only occasionally used by visiting family if it weren't for Airbnb.

Lafayette's city manager agrees. "There's no evidence that it affects the available housing stock."

For more information, and to check out listings, go to www.airbnb.com.




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Stylish Solutions

Enjoy Your Summertime Blues and Whites

By Ann McDonald



Blues and whites are a cooling combination for summer.

Welcome to summer, Lamorinda! It's time to declutter and cool down our interior spaces. This month, I wanted to share a favorite summer combination for accessories, pillows and updates: the beloved blue and white.

For Stylish Suburbanites across our beloved community, this color combination refreshes and sets the stage for easy summer living. I like this color palette. In design circles, blue and white is considered a neutral. You can accessorize with any color, from reds over the Fourth of July to oranges, purples and yes, even blacks and browns. One key to using this color combination well, is to "know thy style," and integrate new pieces in similar ways. Because this is a quick summer update, don't try to redo your entire home. Is your home space contemporary? Then use simple, graphic and textural pieces. Here I share some easy tips for using blue and white, which is a readily affordable update for any décor style.

The Contemporary: If you have small children, on a limited budget or are decorating for a resale soon, this is the way to go. Don't over-do, with either pattern or quantity. I love the strong surge in clean lines and contemporary styles, and we see, as homes are staged for sale this summer, that contemporary lines are de rigueur. How do you incorporate blue and white when your space is decluttered and your eye craves no distraction? Use the grey tones, classic seersucker in pillows and stay away from too much floral.

The Luxury Chic Classic: I think this is my personal favorite. It's easy to live with and doesn't require a perfect placement for every piece 24/7. You can fill book cases with blue and white ginger jars, fresh florals and upholstered or wallpapered backs on shelves, which makes this style all about abundance. Tips to achieve this look include: varying heights, mixing both traditional patterned blue and white, as well as contemporary styles and accenting with beiges and whites, which adds depth.

In this combination, it is absolutely okay to mix the hues of blue. In fact, the mixture is what keeps these displays more designer than department store. We are seeing a resurgence of this style in the bespoke market, which tends to run ahead of high-end retail in design by about four to five years, and budget retail by five to six years. We are creating interiors featuring a return to family, community, abundance, comfort, luxurious deep and soft upholstery, and decidedly away from the monochromatic, wood-clad contemporary look.

... continued on page D11



Mixing hues of blue helps create a luxurious look.





Using grey tones help de-clutter a busy space, while using books as decorative pieces is pleasing to they eye.

The Transitional Traditional: Think of this look as the halfway point between contemporary and luxury chic or bespoke. One key to achieving this look is to vary the materials, but pull back a bit on quantity from the Luxury Chic approach. Look closely at the marriage of materials, and consider adding wood or metal to the mix, especially in the use of interesting accessories.

Add books as well. We most often use this combination in family room book shelves that get a lot of use and love. A great place to start if you are craving this look is to head out to local restaurants and stores on a photo survey. Take note of how many materials are used in a particular display and work to duplicate that in your own home. It's easy to add to the mix, by purchasing accessories at thrift shops and old book

stores, where the distressing is part of the package.

A key to all of this working is to budget your time so the summer blue and whites take less than one weekend to complete. Our goal is to live well and enjoy our spaces, while making quick updates without breaking the bank.

Enjoy your summer, and if you'd like us to help you redesign your spaces or you are interested in attending a Design Workshop — yes, it's time again to register for our Stress Free Holiday Home workshop, as we go shopping at market in August — let me know with an email: ann@couturechateau.com. We sell out every single year. If you'd like to DIY your holiday home, you can purchase my course at www.stressfree-holidayhome.com.



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.

Digging Deep

Have a Homegrown Fourth of July This Summer

By Cynthia Brian

"Flowers and fruit are only the beginning. In the seed lies the life and the future." -- Marion Zimmer Bradley



Purple clematis is royal and easy to grow.

Photos Cynthia Brian

Fruit, luscious, juicy, tantalizing ripe fruit—there's no better delicacy than that which you grow in your own backyard. Whether it's in a pot or a plot, growing your own is the way the rock it.

With our long, warm summer days at their height, fruit and vegetables are ripening quickly, awaiting plucking for our feasts. Apricots, plums, prunes, mulberries, loquats, tangelos and tangerines are just a few of the gems hanging from my trees right now. Soon there will be mouth watering peaches, pears, apples, guavas, nectarines and figs. Tomatoes have taken up the space left by harvested greens, while beans, eggplant, peppers, zucchini, cucumbers and tomatillos are racing to the finish line. It's a virtual farmers market in my garden and this is exactly the way I like to eat.

Every day I walk into my potager to fill baskets with crunchy deliciousness for our supper. I never know what I'll be creating in the kitchen until I see what's ready to harvest.

I continue to sprinkle lettuce and arugula seeds in the empty spaces to extend my summer, fall and winter crops. My recommendation is to sow rows of bush beans, carrots and radishes — or any other vegetable — every three weeks to satisfy your cravings for freshness. Remember to continue to replenish the soil with nutrient rich compost to keep productivity high.

Did you know that that average home gardener only spends \$359 per year on gardening supplies and plants, as reported in a study conducted by Money.com? That seems ridiculously low when you consider that growing your own

tomatoes will save you money. And that doesn't include the spectacular taste, increased vitamins, and the fact that you actually know what you put into your soil.

When it comes to homegrown fruits and vegetables, I am a garden-to-table snob. The finest, healthiest, most cost-efficient source of nutrients is waiting for you in the garden. Dig in!

With the barbeque season in full swing, delight guests with grilled stone fruit. Cut peaches, nectarines, or apricots in half, remove the pit, brush with olive oil and drizzle a bit of honey. Grill for a minute or two on each side. Serve with goat cheese, arugula, or as a side dish. Fresh, surprising, and oh, so delicious! Serve this burst of sweetness with your Fourth of July fare. About those pits: if you want another fruit tree, plant in potting soil in a container and watch the new life grow. It's hang time.



Grill nectarines and peaches add to flatbread with goat cheese and arugula for a surprising 4th of July treat.



A close up of a beautiful of gladiola.

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Cynthia Brian's Fresh Ideas for July

MULCH before the heat of summer begins. If you can use an entire truck-load of wood chips, tree service companies are happy to give you free chips. Mulching keeps the soil cooler while decreasing the weed population.

COMBINE arugula, mint, and sage in a food processor with a splash of olive oil and pepper for a mouth watering variation on traditional pesto. Add the grated cheese of your choice to use over pastas, in soups, or whirled in an omelet.

HYDRATE yourself with fruits from the garden including watermelon, peaches, cucumbers, tomatoes, strawberries, and corn. A slice of watermelon provides you with at least ten ounces of water while a medium peach will give you five ounces of water.

RELIEVE anxiety and stress by cutting a bouquet of lavender, then crushing the flowers in your palms. Inhale the healing fragrance before bed for a restful slumber.

WATCH for snakes! Gopher snakes and King snakes have been slithering through my grass. Don't be alarmed, snakes eradicate rodents including gophers, moles, rats and mice.

SHOWCASE your horticultural talents by mixing textures, colors, and sizes in your garden, always being aware of water, sunlight and soil Ph. needs. A lemon-lime nandina paired with a black adder phormium and a purple salvia are spectacular bedmates.



Wood chips make great mulch and tree companies offer wood chips for free when you take a truck load!
Photos Cynthia Brian

PEPPER your garden by throwing seeds of Love in a Mist and California poppies. The colors look smashing together and both reseed. Plus Love in a Mist seedpods make fantastic dried flowers.

WANT a lush landscape? Embrace the beauty of leaves. Foliage plants have dramatic impact, especially when grouped together. Hosta, heuchera, coleus, and variegated plants are showstoppers, specifically in shaded areas.

PLANT gladioli bulbs for summer drama with long stalks of trumpet shaped florets that are considered hummingbird heaven.



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Who doesn't hear the words "summer" and "bugs" and think of a neat line of ants getting ready to trespass on plaid blanket supporting a picnic basket full of delicacies. But pests can be a serious summer problem, and can threaten more than your turkey sandwich and potato salad.

Left unchecked, these summer invaders can quickly turn your tree and landscape assets into liabilities. That's why insect and disease management is such an important part of summer tree care. A keen eye is essential, and proactive monitoring goes a long way towards early detection.

So don't wait until it's too late, have a complete inspection by a Certified Arborist at Advance Tree Service.

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COVER an unsightly fence with clematis. Read the tags to learn the correct sun exposure, then let the explosion of blooms blow your mind. Clematis make great cut flowers, too.

TUCK succulents in between other plantings. Most succulents shoot up spires of blooms as an added bonus. Of course, succulents are very drought tolerant and an excellent choice for our gardens. To get a better idea of the variety of succulents that fare well in our area, visit The Ruth Bancroft Gardens in Walnut Creek. www.ruthbancroftgarden.org

GRILL vegetables (as well as stone fruit) on the barbecue. A variety of zucchini, peppers, and corn are always excellent choices. Don't shuck the husks on the corn to keep the nutrients and flavor inside. Slip basil or cilantro inside for added flavor.

THINK about what bulbs and rhizomes you will want to buy to plant in the fall. Do you want more daffodils, tulips, Dutch iris, anemones or something more exotic? Catalogues are a great way to get your lists started.

THANKS to everyone who has emailed me with positive notes about these columns. I do appreciate all of my readers and want you to be the best gardeners ever!

CELEBRATE the Fourth of July by dressing up in your sparkly red, white, and blue to hang out in your personal paradise.



Snakes are ubiquitous this season. This king snake wound up the abelia.



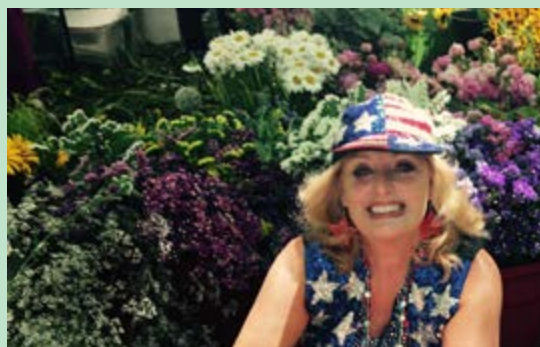
Love in a Mist and California poppies are a beautiful mix.



Sweet potato vine and lavender trumpet vine attract the hummingbirds and butterflies.

Let the fireworks fly!
Happy 240th Independence Day.

Happy gardening. Happy growing!



Happy Independence Day from Cynthia Brian as she sparkles in the garden.

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Cynthia Brian

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New Listing

18 Ramona Drive Expanded & updated in 2007. Updated kitchen opens to family room, hardwood floors. Lovely gardens, front & rear. Close to school.

\$1,285,000

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96 Rheem Blvd. Spacious 4bd/3ba home. Eat-in kitchen with Wolf range, hardwood floors throughout, huge family room, au pair suite with separate entrance.

\$1,295,000

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New Price

9 Fleetwood Court Wonderful Harold Smith traditional 5 bedroom home located at end of court & backs up to open space. Large level yard areas, hardwood floors, kitchen with island & dining area.

\$1,350,000

ORINDA



10 Van Tassel Lane Exceptional custom remodel of highest quality, lovely craftsmanship. Prime Sleepy Hollow street. One level living with vaulted ceilings, Chef's kitchen. Pool, lawns, gardens add to allure.

\$1,395,000

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New Listing

14 Washington Lane Outstanding mid-century home in the heart of desirable Sleepy Hollow. Open floor plan, gourmet kitchen, updated master suite. Incredible gardens & pool. Walk to Sleepy Hollow Elementary.

\$1,425,000

ORINDA



New Price

16 La Cintilla This exquisite OCC 6bd/6ba two story residence is located on a private oak-studded .30 acre lot. Vaulted ceilings, open flr pln, gourmet kitchen, spacious game rm & priv. au-pair guest suite.

\$1,999,000

ORINDA



New Listing

105 Crane Terrace Exceptional 4.87 acre gated estate traditional of incredible appeal on alluring knoll, private setting of panoramic views. Classic custom craftsmanship. Lovely grounds w/ lawns, gardens, mature trees.

\$3,000,000

ORINDA



New Listing

160 Camino Don Miguel Spectacular Spanish Mediterranean 5bd/5.5ba 5851sf home overlooking the 4th hole of the Orinda Country Club. Rebuilt from the ground up in 1996. Complete w/ resort quality pool & spa, gardens & views.

\$4,795,000

MORAGA



1056A Larch Avenue Located down a private driveway off Larch Ave is a fabulous 3bd/2ba home w/contemporary remodeling thruout. Vaulted ceilings, hardwood flrs, & spacious bdrms. Close to schools, town.

\$1,195,000

MORAGA



9 Shannon Court Sanders Ranch estate property over 1.5 acres, 4966 sq. ft., Chef's kitchen, hardwood, new carpet, fresh paint, pool, ideal indoor/ outdoor living spaces.

\$3,250,000

LAFAYETTE



New Listing

864 Mountain View Drive Well loved family home on beautiful 1/2 acre w/expansive yard, views & redwoods. Great room w/vaulted open beam ceiling, 3bd/2ba + separate au-pair. Super location close to vibrant downtown.

\$989,000

LAFAYETTE



New Listing

3211 Ameno Drive Big house (6bd/5ba), big lot (.98 acre) & semi-big project! Pool, 3-car garage, amazing 25'x35' living room, hardwood floors, Lafayette schools, easy commute.

\$1,038,000

LAFAYETTE



New Listing

1556 Rancho View Road Beautifully renovated custom traditional estate, situated on a 1.16 acre lot with inclusive spectacular private resort with pool & spa! Incredible open floor plan, soaring ceilings, premier finishes throughout.

\$2,100,000

LAFAYETTE



30 Tiana Terrace Super style living on dramatic oversized parcel within Tiana enclave of custom homes. Great style + design integrity with high quality amenities in/outside. Mt. Diablo views!

\$2,450,000

LAFAYETTE



1155 Camino Vallecito Esherie Architectural Mid Century. Spectacular 2ac Happy Valley Estate. Beaut. updated, walls of glass, French doors, high ceilings, pano views. Kitchen/ family room, cabana/bath. Top schools.

\$3,595,000

ALAMO



New Listing

3200 Stone Valley Road Charming single story in desirable Whitegate neighborhood! Open floor plan, remodeled kitchen/ baths, vaulted ceilings, family room/ kitchen combo. Flagstone patios, gated pool/ spa, play house.

\$1,295,000



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