Lamorinda's Leading Independent Real Estate Firm

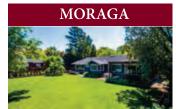
ORINDA

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



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



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



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 \$2,100,000 throughout.



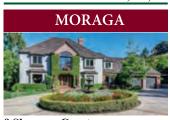
96 Rheem Blvd. Spacious 4bd/3ba home. Eat-in kitchen with Wolf range, hardwood floors throughout, huge family room, au pair suite with separate entrance.

\$1,295,000



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



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

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 **ORINDA**



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



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

LAFAYETTE



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 aupair. Super location close to vibrant downtown. \$989,000

LAFAYETTE



1155 Camino Vallecito Esheric 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 **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

ORINDA



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

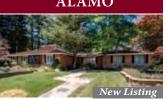


3211 Ameno Drive

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

\$1,038,000

ALAMO



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/ \$1,295,000 spa, play house.

THE VILLAGE **ASSOCIATES:**

Ashley Battersby Patricia Battersby Shannon Conner Meara Dunsmore Joan Eggers Linda Ehrich Ioan Evans Linda S. Friedman Marianne Greene Dexter Honens II Anne Knight Susan Zeh Layng Art Lehman Charles Levine Erin Martin April Matthews Hillary Murphy Karen Murphy Ben Olsen Sue Olsen Tara Rochlin Iaime Roder Altie Schmitt Judy Schoenrock Ann Sharf Amy Rose Smith Molly Smith Ieff Snell Lynda Snell Clark Thompson Angie Evans Traxinger Ignacio Vega Ann Ward Dan Weil Jenny Lyons Wilhite Margaret Zucker





93 Moraga Way, Suite 103 • Orinda, CA 94563 • Phone: (925) 254-0505 Visit www.villageassociates.com Click on Sunday Open Homes