



NEW RELEASE  
THIS WEEKEND!



## ARTFUL LIVING

Enjoy a new way of living at Via Moraga, close to schools, parks, and BART for easy commuting to San Francisco and the greater Bay Area. Located in quaint Moraga, near St. Mary's College, residents will enjoy the Lafayette reservoir recreation area for hiking and biking. This enclave of 17 two-story homes offers gourmet kitchens with comfortable great rooms for casual living to meet your family's needs. In addition to everything that Moraga has to offer, enjoy the hometown feel of nearby Lafayette just minutes away with their downtown featuring dining, boutique shopping and casual entertainment venues.

Via Moraga . . . Discover artful living.



## VIA MORAGA

Get Pre-Qualified Today

**Single-Family Homes**  
**From the \$1,200,000's**  
Approx. 1,968 to 2,570 Sq. Ft.  
3 to 4 Bedrooms

**Sales Office**  
533 Moraga Rd Suite 220  
Moraga, CA 94556  
925.468.3767



sighomes.com

Prices, terms and availability subject to change without notice. Renderings are artist's concept only. Colors and specifications may change without notice. Models do not reflect preference. CalBRE License #01885946, 7/21/16. \*a\*



## Karen Richardson Group Proudly Presents...

### 122 El Toyonal, Orinda



Completely upgraded home in the Orinda Hills, on .70 acres & VIEWS of the valley, hills, and Briones Reservoir. Close to the Orinda park pool, Orinda Community Park, and downtown Orinda Theater Square. Great commute location! The home is like new, totally updated throughout with hardwood floors. The magnificent views greet you the moment you walk in, drawing you into the open living/dining room, past the fireplace, to the light and bright windows. On the main level is a master suite with a walk in closet and an all new bathroom. Down the stairs is a 2nd fireplace, sitting area, and double doors that lead into the stunning sun room. With upstairs & downstairs decks for entertaining, flat yard space, and views all around, this home is not to be missed!

Offered at \$1,295,000



Karen Richardson Group

Phone: 925.639.3904

Website: KarenRichardsonGroup.com

E-mail: Karen@karenrichardsongroup.com

CalBRE#01407557

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Since 2004

