

Lamorinda OUR HOMES

Lamorinda Weekly Volume 10 Issue 12 Wednesday, August 10, 2016



Digging Deep with Cynthia Brian

...read on page D12

Via Moraga Will Welcome Homeowners in Early 2017

By Diane Claytor



First house in the new development Via Moraga on Moraga Road

Photo Andy Scheck

For 40 years, Moraga's Rheem Valley Bowl was a popular hangout for Lamorindans of all ages. In 1999, the bowling alley lost its lease and closed its doors. For the next five years, the boarded up building sat, abandoned and deteriorating. In 2004, the building was demolished and drivers on Moraga Road, the main thoroughfare through town,

viewed an empty lot.

Come early 2017, the site will look better than ever and again be populated by young couples, empty nesters, families and laughing children.

Via Moraga, one of several housing developments going up in Moraga, is looking to welcome its new homeowners at the beginning

of the new year. Developer Signature Homes has been working with the town since 2011 to build the subdivision of single-family homes and, weather permitting, the hope is that construction will be completed within the next six months, according to Senka Maricic-Foster, Signature's on-site sales associate.

... continued on page D4



THE *Beaubelle* GROUP

Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	8	\$1,225,000	\$2,485,000
MORAGA	18	\$407,000	\$2,595,500
ORINDA	15	\$890,000	\$3,205,000

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

- 3211 Ameno Drive, \$1,300,000, 5 Bdrms, 3325 SqFt, 1936 YrBlt, 6-30-16
 1030 Dolores Drive, \$1,250,000, 2 Bdrms, 1709 SqFt, 1953 YrBlt, 7-12-16;
 Previous Sale: \$810,000, 08-12-04
 1367 El Curtola Boulevard, \$845,000, 3 Bdrms, 1070 SqFt, 1951 YrBlt, 7-7-16;
 Previous Sale: \$730,000, 07-29-08
 24 Jennifer Highlands Court, \$1,366,500, 4 Bdrms, 3307 SqFt, 1996 YrBlt,
 7-1-16; Previous Sale: \$1,420,000, 05-04-07
 483 Peacock Boulevard, \$1,300,000, 3 Bdrms, 1890 SqFt, 1954 YrBlt, 7-11-16
 1262 Redwood Lane, \$2,595,500, 4 Bdrms, 4166 SqFt, 1959 YrBlt, 7-11-16;
 Previous Sale: \$2,075,000, 06-28-11
 1820 Reliez Valley Road, \$1,750,000, 4 Bdrms, 2242 SqFt, 1952 YrBlt, 6-30-16;
 Previous Sale: \$1,435,000, 12-29-15
 496 Silverado Drive, \$1,155,000, 3 Bdrms, 2405 SqFt, 1971 YrBlt, 7-7-16;
 Previous Sale: \$800,000, 08-12-03
 600 Sky Highway Circle, \$1,600,000, 4 Bdrms, 2598 SqFt, 1976 YrBlt, 6-30-16
 845 Solana Drive, \$2,485,000, 3 Bdrms, 1561 SqFt, 1950 YrBlt, 7-1-16;
 Previous Sale: \$1,055,000, 09-16-05
 15 Southampton Place, \$1,363,000, 4 Bdrms, 2465 SqFt, 1973 YrBlt, 6-29-16;
 Previous Sale: \$340,000, 06-06-88
 1022 Sunrise Ridge Drive, \$1,455,000, 4 Bdrms, 3539 SqFt, 1998 YrBlt, 6-28-16;
 Previous Sale: \$1,225,000, 06-30-09
 3215 Surmont Drive, \$1,200,000, 3 Bdrms, 2089 SqFt, 1965 YrBlt, 7-13-16
 1038 Via Roble, \$1,525,000, 4 Bdrms, 3256 SqFt, 1980 YrBlt, 6-28-16;
 Previous Sale: \$520,000, 10-07-87
 1001 Woodbury Road #A301, \$1,225,000, 16 Bdrms, 13002 SqFt, 2014 YrBlt,
 6-30-16; Previous Sale: \$1,566,000, 11-24-15

MORAGA

- 613 Augusta Drive, \$779,000, 2 Bdrms, 1262 SqFt, 1977 YrBlt, 7-6-16;
 Previous Sale: \$710,000, 07-02-14
 402 Birchwood Drive, \$1,350,000, 4 Bdrms, 2226 SqFt, 1969 YrBlt, 6-30-16;
 Previous Sale: \$477,000, 05-06-94
 7 Carr Drive, \$870,000, 4 Bdrms, 1624 SqFt, 1961 YrBlt, 6-29-16;
 Previous Sale: \$825,000, 02-22-13
 305 Corte Gabriel, \$825,000, 3 Bdrms, 2117 SqFt, 1980 YrBlt, 7-7-16;
 Previous Sale: \$663,000, 06-02-04
 2056 Donald Drive, \$1,040,000, 4 Bdrms, 1967 SqFt, 1959 YrBlt, 6-30-16;
 Previous Sale: \$789,000, 04-25-07
 253 Draeger Drive, \$1,482,000, 4 Bdrms, 2638 SqFt, 1971 YrBlt, 7-5-16
 100 Eileen Court, \$975,000, 4 Bdrms, 2484 SqFt, 1978 YrBlt, 6-29-16;
 Previous Sale: \$700,000, 10-25-12
 620 Rheem Boulevard, \$1,015,000, 4 Bdrms, 1936 SqFt, 1971 YrBlt, 7-1-16;
 Previous Sale: \$790,500, 03-07-08



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Via Moraga Will Welcome Homeowners in Early 2017

... continued from page D1



Kitchen in the new home

Photo Diane Claytor

Seventeen two-story, four-bedroom homes are planned for the site directly across the street from the Rheem Shopping Center. There are three different floor plans available, ranging in size from just under 2,000 square feet to 2,570 square feet. Each home has a finished two-car garage and a small yard and features premier KitchenAid stainless steel appliances, beautiful quartz slab countertops, Moen faucets and showerheads, custom beech cabinetry stained in a rich warm oak, quality plush carpet, designer selected light

fixtures and upstairs laundry room.

Signature Homes, builder of Pleasanton's renowned Ruby Hill, is known for "providing quality homes of enduring appeal." They believe that the "details make the difference" and the outstanding features incorporated into the bright, sunlight-filled Via Moraga homes fully illustrate that belief. Each home is prepped for future solar installation, and includes a security system, state-of-the-art home wiring for networking capabilities and High Tech Nest thermostat. The commu-

nity will also include a small park and children's play area, as well as attractive landscaping.

There are many ways buyers may customize their home and, according to Marcic-Foster, there are a number of beautiful top-of-the-line alternate design selections available.

Marcic-Foster, who began selling Via Moraga only three months ago, proudly stated that 12 homes have already sold. The remaining five are priced starting at \$1.2 million.



When it comes to Orinda,
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Orinda is #1 to me

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* 2016 MLS Sales by Volume in Orinda

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Patti Camras

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Smart Ideas for Your Student's Learning Environment

By Michele Duffy

“The secret to getting ahead is getting started.” — Mark Twain



Photo Andy Scheck

As the promise of a new school year begins it's a timely exercise to review and perhaps redesign for success our student's study area and improve their ability to concentrate on their school work. Feng Shui can help.

Let's start with a review of the self-knowledge and cultivation (skills and wisdom) Bagua area of the Bagua map.

SELF KNOWLEDGE and WISDOM

The location on the Feng Shui map for self-knowledge and wisdom is along the front door wall to the left corner. Remember to keep in mind that each Bagua area occupies a third of the total floorplan layout, not just the corner area.

As the new school year approaches we can help set up a student's study area to be more peaceful, powerful and successful for them with easy and fun Feng Shui adjustments. Children may not always have a choice of where they sit in a classroom and most classrooms may not be arranged with positive Feng Shui alignment. But at home we can improve their ability to focus, concentrate and retain what they study.

First begin with a review your child's home study area and ask yourself if it worked well in the last school year. If not, it may first be a good idea to consider, if possible, changing the study location in your home altogether. If you have limited space and the dining or kitchen table remains the only spot in your home,

don't fret as there are still many Feng Shui enhancements that will help a student succeed in studying. For example, make sure the student sits at the end of the table that is rarely used for eating so they can leave their work undisturbed and create more permanency.

Students should sit ideally with their backs to a solid wall facing the entrance to the room (The Commanding Position), so they are “in command” and feel more powerful about the work they must complete.

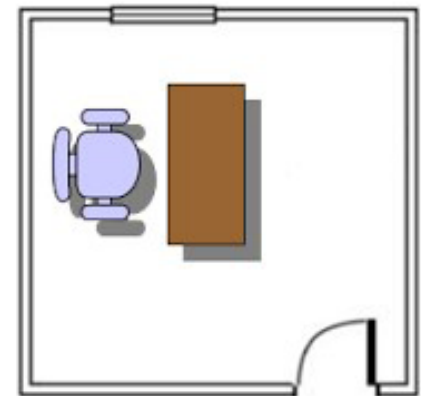
Next, it is extremely important to keep all study areas free of clutter, so invest in storage options that tidy the study room. Also check the lighting and use stylish floor lamps if necessary to create lots of bright light to illuminate their work.

If it is possible, based on your home's layout, to place a student's study area in the self-knowledge and wisdom area of the Feng Shui Bagua (the entry wall to left) of your home, this the most powerful area for them to study and work on their schoolwork. This also holds true for the possible placement for your home office as well.

If you cannot place a student's study area in the self-knowledge and wisdom area of your home — say if it is your attached garage or a closet — do not worry as other areas can also work well with individually created Feng Shui enhancements. The most important task in any room a student uses to study is decluttering the area where they study as much as possible, to

create calm and reduce the overall chaotic energy clutter creates, so make sure to consistently tidy this area.

If a student studies in their room or another room



in the home, placing the desk, also in the knowledge and wisdom area (entry door wall) of that room, if possible, is highly recommended. Next, placing the child's desk also in the Commanding Position is the single most important feature of any study environment. Having a solid wall behind the student while they study gives them the physical support of the Mountain behind them, and allows them to be in command of their work.

... continued on page D10

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Smart Ideas for Your Student's Learning Environment

... continued from page D8

Declutter, tidy and organize where a student studies. Items that represent growth and creativity, like tape measures, encyclopedias and other educational resources, should also be smartly placed in the wisdom area. Bookcases, pens, colored pencils and writing tablets or notebooks are perfectly placed here, as well as globes of our wonderful Earth. Placing lighting to illuminate what students' study is easy to address with table and floor lamps so remember a 60-watt lamp is not sufficient. Bump up all lamps to 100 watts and let the learning begin.

Also, try to review the actual desk set-up beyond the Commanding Position. Does the student have adequate room to spread out their school work? If not, consider purchasing or making a new desk that is slightly larger and customized to your student's needs. Check to make sure the chair and the chair height offer comfort and support.

Place inspirational and calming images of majestic mountains to climb or the wonder of our Earth on study area walls and allow them to dream, too. You can also place some of the shells and rocks collected on summer beach excursions to the study area to activate the Earth element. Or paint the walls a soothing and soft light blue or green to stimulate growth and development.

Remind a student to develop good study habits that include tackling the toughest assignments first, work before play, time management, and also personal care with small breaks to stretch, eat, hydrate and rest to refresh.

Present the idea of being a lifelong learner with your child and as such, all the ways that they learn are important. Limit social media access and instead allow your child to softly play classical music in the background that will stimulate concentration and creativity. Place at least one healthy plant in the study room to stimulate upward growth and bring life force (Qi) into the area.

As the new school year approaches be motivated to model your own commitment to a student's success through your proactive interest in reviewing and making positive changes to their study environment in your home.

Proactively placing emphasis on creating an energized and calming place for the learning adventures of our children will set the right tone and start the school year out on a positive note.

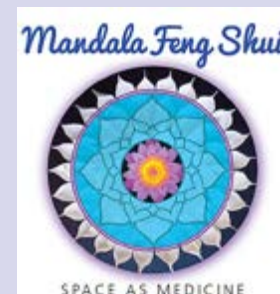
<p>WEALTH & PROSPERITY "Gratitude"</p> <p>REAR LEFT</p> <p><u>Wood</u> Blues, purple & reds</p>	<p>FAME & REPUTATION "Integrity"</p> <p>REAR MIDDLE</p> <p><u>Fire</u> Reds</p>	<p>LOVE & MARRIAGE "Receptivity"</p> <p>REAR RIGHT</p> <p><u>Earth</u> Reds, pinks, & whites</p>
<p>HEALTH & FAMILY "Strength"</p> <p>MIDDLE LEFT</p> <p><u>Wood</u> Blues & Greens</p>	<p>CENTER "Earth"</p> <p>Yellow & earth tones</p>	<p>CREATIVITY & CHILDREN "Joy"</p> <p>MIDDLE RIGHT</p> <p><u>Metal</u> White & Pastels</p>
<p>KNOWLEDGE & SELF CULTIVATION "Stillness"</p> <p>FRONT LEFT</p> <p><u>Earth</u> Black, blues & greens</p>	<p>CAREER "Depth"</p> <p>FRONT MIDDLE</p> <p><u>Water</u> Black & dark tones</p>	<p>HELPFUL PEOPLE & TRAVEL "Synchronicity"</p> <p>FRONT RIGHT</p> <p><u>Metal</u> White, grey & black</p>

The Bagua Map: Front Door

Quick guide to Self Knowledge and Wisdom Bagua Area of Child's Bedroom:

- De-clutter, tidy and organize;
- Activate the self-knowledge area — the left area along wall of the entry door;
- It's ruled by the Earth element and supported by the Fire element
- Minimize Wood and Water elements;
- The strong color is blue;
- The I CHING Imagery is Mountain
- Wisdom is more than the accumulation of knowledge so this area rules our skillful self-reflection and cultivation, contemplative capacity as well.

Michele Duffy, BTB M.F.S. is an Orinda resident who, since 1999, enjoys creating "Space as Medicine" Feng Shui one space at a time, as well as hiking in nature, cooking, and spending time with her family; Canyon Ranch Feng Shui Master, International Feng Shui Guild (IFSG) Red Ribbon Professional. To schedule a professional 2016 Feng Shui Consultation, contact Michele at (520) 647-4887 or send an email to spaceharmony@gmail.com.







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Digging Deep

Gardening is Good for Your Mind, Body and Spirit

By Cynthia Brian

Kings and cabbages go back to compost, but good deeds stay green forever, ~ Rick De Marinis



Is there anything more bucolic than a waterfall cascading into a pond?

Photos Cynthia Brian

Gardening is good for you. It rekindles our passions, arouses our senses and keeps us in shape. Gardening is a terrific activity for maintaining joint flexibility, bone density, range of motion and, most of all, quality of life.

We have to garden wisely, however, if we don't want to be complaining about aches, pains, bug bites, cuts and injuries, of which I've had more than enough to last my lifetime. Do a good deed for yourself and heed some handy, healthy tips to safer, happy gardening experience.

If you are already a gardener, you know the joys and benefits. For those who are about to begin, get ready for a strenuous workout with the music, smells and tastes of nature.



Choke Weed, although green, is an invasive nuisance.

Getting Going

1. If you have any injuries or illnesses, like all activities, consult your physician before beginning.
 2. Choose a time of day where you can dedicate an hour or so to the task.
 3. Wear a hat, sunblock, gloves and comfortable clothing.
 4. Warm up your body with a few stretches or a brisk walk before beginning.
 5. Despite your enthusiasm, pace your work and avoid being in the same position for extended periods. For example, if you are weeding, switch to pruning after 45 minutes.
 6. Use a hand truck to move large, heavy sacks and potted plants.
 7. Keep your feet on the ground when cutting limbs or harvesting fruit. Use a ladder only when you have a spotter.
 8. Use the best tools that are strong, yet lightweight.
 9. Give your back a break. Too much twisting and bending can cause strain. Consider raised beds as an alternative if you experience back pain.
 10. Buy a wheelbarrow. It makes moving easier and saves so much time.
 11. If you like to kneel while planting or weeding, use a Styrofoam pad to protect your knees. Alternate sitting and kneeling. You can also purchase a rolling garden stool.
 12. Shake it up, varying your chores to work your different muscles. Carrying, lifting, mowing, blowing, pruning, raking, sweeping, deadheading, digging, weeding, arranging, even smelling the roses all activate different muscles and senses.
 13. Take frequent breaks to avoid stiffness or tightness.
 14. Drink plenty of water to rehydrate.
- Get fit. Get gardening. Get doing good deeds for you.

... continued on page D15



Lamorinda Home Sales recorded

... continued from page D2

MORAGA ... continued

- 170 Shuey Drive, \$1,190,000, 3 Bdrms, 1930 SqFt, 1963 YrBlt, 6-28-16;
Previous Sale: \$142,000, 10-25-79
- 137 Via Joaquin, \$745,000, 2 Bdrms, 1921 SqFt, 1980 YrBlt, 6-29-16;
Previous Sale: \$645,000, 02-12-14
- 809 Villa Lane #2, \$407,000, 2 Bdrms, 952 SqFt, 1968 YrBlt, 6-29-16;
Previous Sale: \$391,000, 04-25-05
- 149 Westchester Street, \$835,000, 3 Bdrms, 1892 SqFt, 1979 YrBlt, 6-30-16;
Previous Sale: \$545,500, 03-04-11

ORINDA

- 63 Bates Boulevard, \$1,560,000, 3 Bdrms, 2126 SqFt, 1964 YrBlt, 7-1-16;
Previous Sale: \$1,099,000, 03-28-14
- 38 Crestview Drive, \$1,275,000, 3 Bdrms, 1875 SqFt, 1960 YrBlt, 7-7-16;
Previous Sale: \$989,000, 02-14-08
- 42 Crestview Drive, \$2,675,000, 2 Bdrms, 2564 SqFt, 1957 YrBlt, 6-29-16
- 230 Glorietta Boulevard, \$1,620,000, 4 Bdrms, 3478 SqFt, 1950 YrBlt, 7-7-16;
Previous Sale: \$550,000, 05-28-97
- 15 Hilldale Court, \$2,600,000, 5 Bdrms, 5270 SqFt, 1933 YrBlt, 7-1-16;
Previous Sale: \$3,000,000, 04-28-06
- 237 La Espiral, \$1,500,000, 2 Bdrms, 2338 SqFt, 1937 YrBlt, 7-8-16;
Previous Sale: \$929,000, 01-18-12
- 97 Meadow View Road, \$1,435,000, 3 Bdrms, 2135 SqFt, 1948 YrBlt, 6-28-16;
Previous Sale: \$850,000, 08-30-06
- 3 Monterey Terrace, \$2,800,000, 5 Bdrms, 4312 SqFt, 1989 YrBlt, 6-29-16;
Previous Sale: \$700,000, 01-06-89
- 250 Moraga Way, \$1,130,000, 3 Bdrms, 2576 SqFt, 1951 YrBlt, 6-28-16
- 463 Moraga Way, \$890,000, 4 Bdrms, 1871 SqFt, 1949 YrBlt, 6-30-16;
Previous Sale: \$475,000, 12-13-02
- 60 Muth Drive, \$1,010,000, 3 Bdrms, 2000 SqFt, 1976 YrBlt, 7-6-16;
Previous Sale: \$90,000, 10-08-76
- 108 Overhill Road, \$3,205,000, 5 Bdrms, 3724 SqFt, 2006 YrBlt, 7-1-16;
Previous Sale: \$1,201,000, 10-03-03
- 16 Valley View Drive, \$2,590,000, 4 Bdrms, 3282 SqFt, 1939 YrBlt, 7-8-16;
Previous Sale: \$2,400,000, 05-25-06
- 2 Van Ripper Lane, \$2,735,000, 6 Bdrms, 4423 SqFt, 1950 YrBlt, 6-28-16;
Previous Sale: \$1,110,000, 11-05-93
- 411 Wovenwood, \$1,090,000, 3 Bdrms, 2150 SqFt, 1981 YrBlt, 7-11-16;
Previous Sale: \$939,000, 10-10-08

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Cynthia Brian's Mid-month Gardening Tips

RELAX and rejuvenate around a pond, stream, or waterfall in a garden.

VISIT the National Heirloom Expo, Sept. 6, 7 and 8 in Santa Rosa for the world's pure food fair. www.theheirloomexpo.com

PROTECT your pet by knowing which plants are toxic to them such as daffodils, hemlock and oleander. See a full list at www.asPCA.com

CREATE mini herb gardens in window boxes or strawberry pots. Buy four-inch pots of sage, lemon thyme, basil, and parsley for a pretty and aromatic edible display.

DEEP-soak trees like magnolia or redwoods, especially when you see them dropping abundant leaves.

SOOTHE cuts, burns, bites and reduce redness after too much summer sunbathing by planting the succulent aloe. Cut off a piece of the spike, squeeze out the anti-inflammatory and antiseptic gel to apply directly to your skin.

HARVEST Asian pears, apples, peppers, squash, tomatoes and eggplant.

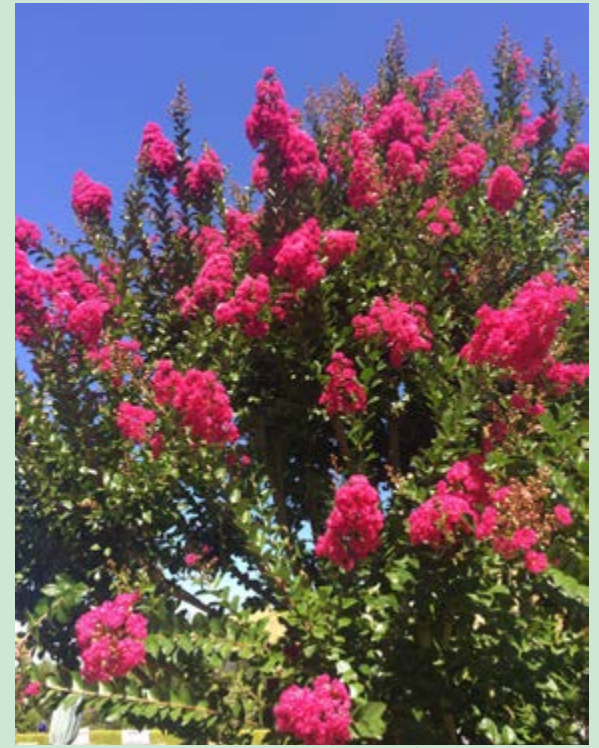
ADD color to your planters with bright, perennial pelargoniums. My favorite colors are the deep maroon and bright pink.

MAKE a statement on your porch or patio by grouping urns and pots planted with pretty petunias and pansies.

PULL up a chair next to a hummingbird feeder and let the show begin as hummingbirds enchant you with their chatter, twitters, squeaks and songs. Their hovering wings buzz, trill and thrill.

CONTINUE to compost all of your vegetable and non-meat scraps including cabbages (no Kings).

SET a table outdoors using your favorite tableware and glasses for an upscale meal alfresco on a hot August night.



Crape myrtle trees are beautiful in every season. Photos Cynthia Brian

Trending in my garden:

- Naked Ladies are dancing in the breeze.
 - Tomatoes are finally red and sweet, although most don't make it to my kitchen. I eat most of them right off the vine with a snip of nearby arugula and basil
 - Deer have been deterred from my orchard and garden with fencing.
 - Pearl's Premium lawn is green with some bare and brown spots, but definitely looking better this summer than any previously seeded grass.
 - Choke weed is invading. It spreads rapidly, choking out the nutrients and sunlight needed for other plants to grow. I wage a constant pulling battle against it.
 - Fluorescent pink crape myrtle trees are in full bloom, attracting hummingbirds and bees.
 - Incredible amounts of exercise for me as I pull hoses up and down hillsides to keep plants alive.
- Gardening is good for my body, mind and soul as long as I give my back a break.

Do good deeds, stay healthy, and enjoy the month of August.

Happy Gardening and Happy Growing!



Blue Agapanthus is complemented by the pink oleander in the rear.



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California Trees

Darren lives his life with passion, and trees have been his passion since he was a kid, working with his father in the tree care company, he is a firm believer in the power of planning, and in the importance of giving back to those aspects of life that sustain you. California has a rich horticultural history and many extraordinary specimens of trees can be seen in nearly every community here. Each of the many tree species provides unique form, texture, color and often aroma. These are the trees that provide shade, help to conserve energy, improves property value, reduces storm-water runoff, sequester CO₂, mitigate air pollution, and make urban living healthier and more peaceful. "We all have a role to play in planning for the future of our trees". So invest in the future and plant the correct type of tree in the proper location. So don't wait until it's too late, have a complete inspection by a Certified Arborist at

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Digging Deep

... continued from page D12



Charming arrangements of urns and pots with petunias and pansies.

For Increased Health Benefits, Add These Simple Greens to your Plot

1. Dandelion Greens: I know, everyone considers dandelions weeds but these weeds are high in vitamin A, actually 10 times more than a serving of broccoli.
2. Leeks: Rich in vitamin B folate, these onion relatives are heart healthy, preventing blood clots.
3. Arugula: My most favorite green, arugula provides more nitrates than spinach or rhubarb delivering energizing oxygen to the rest of your body. Maybe arugula is my secret ingredient to my exuberant energy.
4. Bok Choy: Great for bone health, two cups of this crunchy green delivers as much calcium as half a glass of milk plus 80 percent of your daily requirement for vitamin K.
5. Swiss Chard: A great source of blood balancing nutrients, Swiss Chard prevents blood sugar spikes and dips while being a top source of magnesium.



Cynthia Brian encourages planting the succulent aloe to ease summer burns and bits.

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ORINDA



New Price

23 Ivy Drive Opportunity abounds in unique living of 2 units in one house (or combined for 1 large home). Beautifully updated with new baths + kitchens & lovely quality features. Quiet & peaceful setting. **\$1,270,000**

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. **\$1,299,000**

ORINDA



New Listing

244 El Toyonal Forever views across Orinda to Mt. Diablo. Truly delightful living spaces on 2 levels w/ modern remodeled kitchen, living rm & dining rm open to outside w/ extensive decking/ views. Bonus offices. **\$1,395,000**

ORINDA



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



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**

MORAGA



New Listing

735 Augusta Drive Detached, desirable MCC plan 13 on large .42 acre lot with huge yard setback from street! Pool, hot tub & flagstone patio. Large master suite upstairs with deck, walk in closet & views. **\$1,195,000**

MORAGA



New Listing

8 Ravenhill Lane Tucked on a quiet lane near Los Perales School, this has it all – 5bd, 2.5ba, .66 acres w/sweeping westerly views. Sunny updated family rm/ kitchen, hdwd flrs, level yard + a chicken coop! Serene privacy. **\$1,375,000**

LAFAYETTE



New Listing

3644 Mosswood Drive Duplex offers a lot of flexibility. Rent both sides, live in one side & rent the other or open wall and live in both. Total of 4bd/2ba & 2068 square feet. Convenient location. **\$1,100,000**

LAFAYETTE



New Price

3455 Goyak Drive Great open-space floor plan of granite kitchen, informal dining, large family area, viewing deck, garden & entertaining areas. Walk to Springhill Elementary and Acalanes High. **\$1,278,000**

LAFAYETTE



New Listing

2079 Reliez Valley Road Lovely 3bd/3ba home w/huge beautiful yard & waterfall. Open flr plan w/French drs leading to flagstone patio. Updated kitchen & bath. Plans avail. for kitchen expansion if desired. Over 2300 sq. ft.! **\$1,295,000**

LAFAYETTE



New Listing

859 Acalanes Road Private drive leads to a renovated home w/gourmet updated kitchen w/cherry cabinets & granite counter tops; low level in law unit w/kitchen & sep. entrance. Views, stone patios & prof. landscape. **\$1,395,000**

LAFAYETTE



Back on Market

1155 Camino Vallecito Esheric Architectural Mid Century. Spectacular 2ac Happy Vly Estate. Beaut. updated, walls of glass, Fr. doors, high ceilings, pano views. Kit/fam rm, stunning liv/din rms, cabana/ba. Top schools. **\$3,595,000**

MARTINEZ



New Price

1887 Olympic Drive Traditionally-styled 4 bed/2 bath home of 1517 sf on corner lot of cul-de-sac. Open kitchen/family combo floor plan adjoining spacious living rm. Fresh paint, new carpet & flooring. Cozy backyard w/deck. **\$479,000**

PLEASANT HILL



New Listing

204 Greenwich Drive Totally remodeled in 2007 3 bed 2 bath home located in sought after area of P.H. Beautiful backyard, updated kitchen, dual pane windows. Side patio located off dining rm. Expansion possibilities. **\$675,000**

WALNUT CREEK



625 Shadowhawk Way Beautiful level-in Rossmoor home on Grey Eagle Ridge w/ views, large patio, plantation shutters, high ceilings & attached 2 car gar. Large eat-in kitchen & family rm. New HVAC. Call for appt. **\$1,475,000**

WALNUT CREEK



156 Brodia Way New construction by KT Builders, a local, high-end home builder. Captivating views of Mt. Diablo & La Casa Via Valley. High ceilings, open flr pln & large .92ac lot at end of cul de sac. **\$1,895,000**



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