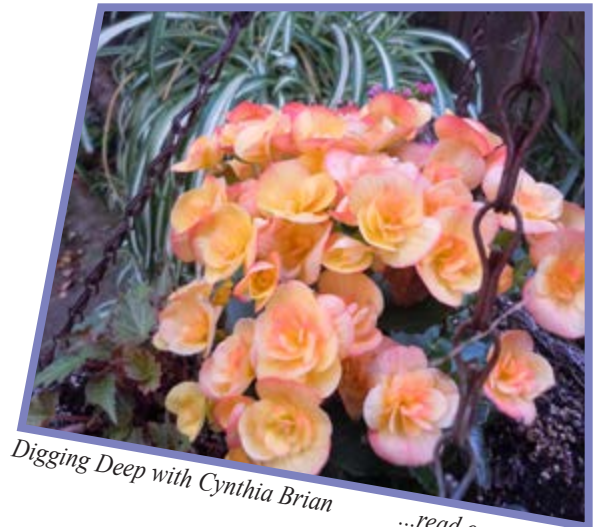


Lamorinda OUR HOMES

Lamorinda Weekly Volume 10 Issue 13 Wednesday, August 24, 2016



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

Should Empty Nesters Refeather the Nest?

By Peggy Spear



Many empty nesters like to transform bedrooms into home offices.

Photo Bigstock

Like a giant slingshot, I am getting ready to launch my youngest child into the world. Actually, I'm just getting ready to send him off to college next month, but the fact remains: After raising three children, my husband and I will be "empty nesters."

The idea of an empty nest is scary: it sounds lonely, neglected and desolate, all legitimate feelings that experts I've talked to and read about say I'll feel after 25 years of focusing

on children.

"Kids take up a lot of space in our lives," says Christine Roslund, a Lafayette-based therapist and life coach who specializes in empty nesters like I'll be. "You have to find something to fill that space."

The emotional aspects of facing an empty nest is a story for another time, but one of the first things empty nesters think about is the practical side of shrinking the household:

how will it affect their home?

The answer, I've found, is not that much.

Like many empty nesters, I had dreams of perhaps moving to a charming Berkeley bungalow, or a turnkey townhouse somewhere this side of the tunnel. Or finally moving my office out of the guest room or dusting off the weight set and making my son's room a home gym.

The problem is, my son might come home. My daughter did, after graduating from college, as do many young adults from Lamorinda. The fact is, the empty nest doesn't stay too empty these days.

"It was just a sensible move," says Orinda's Beth Sanguinetti, whose two daughters went to UC Berkeley. "When they graduated, neither had a job, so my husband and I said they should move home and save what money they could."

Today's economy is playing a huge role in the changing design of the "empty nest." It's very expensive to live in the Bay Area, especially for young kids just starting in the workforce. But it's not just a Bay Area phenomenon. According to a recent Pew Research Center Report, the country is now experiencing "the largest increase in the number of Americans living in multi-generational households in modern history."

... continued on page D4



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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	17	\$635,000	\$3,625,000
MORAGA	12	\$435,000	\$1,870,500
ORINDA	23	\$860,000	\$2,875,000

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

- 3337 Betty Lane \$961,500, 3 Bdrms, 1585 SqFt, 1953 YrBlt, 7-26-16;
Previous Sale: \$29,500, 02-02-71
- 3448 Black Hawk Road, \$2,200,000, 4 Bdrms, 2386 SqFt, 1959 YrBlt,
7-22-16; Previous Sale: \$1,725,000, 08-17-12
- 3616 Chestnut Street, \$1,635,000, 4612 SqFt, 1966 YrBlt, 8-1-16;
Previous Sale: \$410,000, 06-26-90
- 23 Crest Road, \$1,130,000, 4 Bdrms, 2361 SqFt, 1941 YrBlt, 7-27-16
- 3128 Del Oceano Drive, \$1,065,000, 4 Bdrms, 2261 SqFt, 1962 YrBlt, 7-26-16
- 939 Dewing Avenue, \$635,000, 2 Bdrms, 965 SqFt, 1941 YrBlt, 7-29-16;
Previous Sale: \$433,000, 08-22-12
- 1063 Dolores Drive, \$2,150,000, 4 Bdrms, 4577 SqFt, 1988 YrBlt, 7-21-16;
Previous Sale: \$1,700,000, 03-24-05
- 3342 Helen Lane, \$870,000, 3 Bdrms, 1291 SqFt, 1952 YrBlt, 7-14-16
- 53 Hidden Oaks Drive, \$3,625,000, 4 Bdrms, 4891 SqFt, 2006 YrBlt, 7-14-16;
Previous Sale: \$3,100,000, 03-22-07
- 3230 Lucas Circle, \$1,325,000, 5 Bdrms, 2536 SqFt, 1963 YrBlt, 7-19-16;
Previous Sale: \$1,220,000, 07-17-15
- 864 Mountain View Drive, \$1,001,000, 4 Bdrms, 1972 SqFt, 1952 YrBlt,
8-2-16
- 1340 Reliez Valley Road, \$1,650,000, 4 Bdrms, 2716 SqFt, 1960 YrBlt,
7-29-16; Previous Sale: \$1,360,000, 06-02-06
- 3216 Ronino Way, \$1,629,000, 3 Bdrms, 3463 SqFt, 1984 YrBlt, 7-28-16;
Previous Sale: \$1,185,000, 09-28-12
- 3333 Springhill Road, \$1,295,000, 3 Bdrms, 2598 SqFt, 1948 YrBlt, 8-1-16;
Previous Sale: \$775,000, 04-27-12
- 3344 St. Marys Road, \$1,775,000, 4 Bdrms, 2925 SqFt, 2006 YrBlt, 7-14-16;
Previous Sale: \$1,805,000, 08-16-07
- 30 Tiana Terrace, \$2,180,000, 3 Bdrms, 4534 SqFt, 1998 YrBlt, 7-22-16
- 1123 Upper Happy Valley Road, \$2,675,000, 4 Bdrms, 4725 SqFt, 2000 YrBlt,
8-1-16; Previous Sale: \$467,000, 08-06-99

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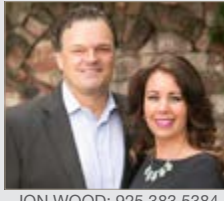
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Should Empty Nesters Refeather the Nest?

... continued from page D1



Experts say it's sensible to keep a teen's room "as is."

Photo Bigstock

More than 10 percent of all households (11.9 million) include members of multiple generations, the majority of which were an adult child living with a parent. The number of children returning home has become so commonplace that they have earned the appellations "baby gloomers" and "boomerangs." One of every four young adults between the ages of 18 and 24 indicated that they had returned to live in their parents' house after being independent; one in five of those between the ages of 25 and 34 reported the same.

That impacts the way homeowners are looking at this time in their lives. Sanguinetti didn't change her daughter's rooms once they left for school, because they were close enough to come back often.

"Don't get me wrong, while I missed seeing the small messes they made, like a swim towel dropped on the floor, I did enjoy having a less cluttered home," Sanguinetti says. "But I never changed anything up, like making a mom cave or an exercise room."

There's another reason parents shouldn't hurry to change-up an empty nest, according to Roslund. It can be harmful for your college-age child to experience so much transition at once.

"It is smart to keep the student's room 'as is' for a while, no matter how much you may want to change it," she says. "This is a tender time for a young person, and they need the feeling of a home base. There is so much change going on in their own lives that it is helpful for families to be stable and supportive, at least for a couple of years." She says that too much change can actually have a negative impact on how well they do academically when they are away at school.

Realtor Tara Rochlin of Village Associates in Orinda says that she doesn't see too many people change up their homes after a child moves out, unless they are launched for good, such as they are getting married.

She does see trends of making the child's room a guest room, or a home office, as she herself did when she became an empty nester. Her oldest went to UCLA and stayed in the Los Angeles area, while her youngest is going into his senior year at UC Berkeley.

"We kept my youngest son's room the same, but we did move my office to my older son's room," she says. She and her husband used to share an office, and this new set-up works best for both of them.

But that doesn't mean all empty nesters are keeping things as is. She still sees a fair number move to smaller townhouses, such as at the Moraga Country Club. That allows for less responsibility for yardwork and gives couples and individuals the opportunity to travel.

Rochlin also says she sees a good number of people move out of state, to less expensive areas such as Oregon.

"You have people wanting to simplify, if not downsize."

Of course, she also sees clients do what she calls "defensive downsizing," creating those exercise rooms and mom or dad caves that are disincentives to having their children move back home.

But the majority either simplify or stay put. "I sell a lot of homes in the area, especially single family homes, where people move in and say 'they're going to have to take me out of here in a box.' They move here for the schools and then they make a conscious decision to stay."

And that's a good idea, especially for empty nesters who may not really be empty nesters.

"When we move, we want it to be because we are consciously making a move toward something," Rochlin says, "and not because we are moving away from something."

So for now, I will dust off my dreams of a simple life as I am dusting out my son's room, and keep it the way it is. Besides, I've heard some rumblings from my other son, a recent San Diego State graduate living in Pacific Beach, that things are getting too expensive down there.

I may have someone else moving home soon.

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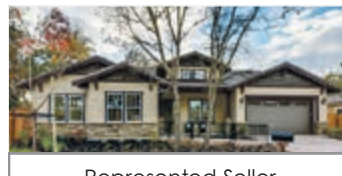
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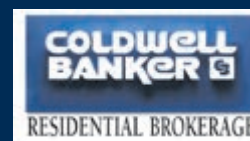


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Stylish Solutions

Don't Let Fall Transitions Knock You Sideways

By Ann McDonald



Don't neglect the view from your desk. If it's OK to work from home pick a space where you are looking onto something beautiful as it helps with planning.

Photos courtesy of Couture

Welcome to transition season, Stylish Suburbanite. Yes, it's that time of year again, as we are heading headlong into fall. This month I'm sharing helpful design and decorating tips you, as Stylish Suburbanites, can use as the summer to fall transition enters full swing.

There are small items that pop up when designing and decorating during transition periods and seasonal changes, that if we don't acknowledge, can feel stressful or out of place, but in fact are a very normal part of the process of change.

For the next few weeks, embrace the bit of chaos as you are working towards order, and understand, even professional designers deal with these short seasons of upheaval. Just like leaves form a mess on the lawn until we rake them into piles we can jump into for fun, the "pop ups" in our homes happening as part of season changes are a very normal part of life. They aren't bad in and of themselves; in fact, they are actually

opportunities to bring in fresh design and decorating solutions to daily living.

What does that mean as we transition? A few things.

First, realize there is a shift taking place. Kids are heading back to school, perhaps you are taking a new class or that book club is back in swing. From a design standpoint that means our living patterns are changing. Where we place our purses or backpacks, where our shoes land, how the papers fall on the desk – all this changes simply because life is shifting seasons. Once we see these things as normal cycles of life and not bad messes to be mad at, we can design solutions to accommodate our new patterns.

One of the reasons we plan so early for the holiday season in our homes and in the lives of our clients is that this same transition happens in and around October, but seems to come in with the brute force of a hurricane. And that transition comes just after we've finally figured



Use a stylish rolling rack just inside the garage door if you don't have a large mudroom like this one from Pottery Barn.

out where to store the backpacks and purses from the fall.

Second, identify the places in your homes that were clean and orderly during the summer that are now bustling with papers and things, and make a concentrated focus to fix them. What does this look like? A big basket for backpacks, a tray for shoes, a stand for sports equipment, a pretty file box for your book club notes.

As part of this I strongly encourage you to take steps to plan for the upcoming seasons as well. My team and I have been posting helpful tip videos on our Facebook page Couture Chateau with daily short helps. These are encouraging reminders about what you can do today, so the next transition will be easy and seamless. It's about building habits of lifestyle and planning so everyone is at peace within the home, no matter the time of year.

Finally, be okay letting some things go. There are times we just simply work out of an old design schematic. Think of children's rooms as an example. There comes a time to put away the princess wall decals as they transition into something else. Sometimes we forget to design and decorate with a "Present-Future Mindset."

... continued on page D10

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Stylish Solutions

Don't Let Fall Transitions Knock You Sideways

... continued from page D8



Set up a planning station with an inspirational item that could work in the next season in your home. It helps you to take on the changes to be made.

A Present-Future Mindset is one where we design spaces and places to make us what we want to be in the future, instead of building proverbial altars to the past.

It could mean a computer room becomes a library when the children leave, or an office becomes a guest room when parents move in with us. Embracing the change of seasons in design as an opportunity for fresh aesthetic is always fun. Take



These clear display boxes from Pottery Barn are great for small items like keys or flash drives that can be easily lost.

time to shop at new stores, look for inspiration and schedule some time to just examine how you really live in your space.

May these tips be an encouragement to us in Lamorinda, as we see colors change and fall routines start to gel. These should relieve stress from your decorating and design “pop-ups.” Give yourself the gift of time to shop for some inspiring home décor pieces to hold those backpacks and books, and set aside time to plan for the holidays. Even an hour a week, every week for the next month, would be sufficient to alleviate the panic that comes from expectation of a perfect home. (Hint: there is no such thing). It’s about creating your own environment and stewarding your home so the people inhabiting it can become something in the future.

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Until next month, stay stylish!



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.



Lamorinda Home Sales recorded

... continued from page D2

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 375 Deerfield Drive, \$1,290,000, 5 Bdrms, 2537 SqFt, 1967 YrBlt, 7-22-16
 12 Del Rio Court, \$1,293,000, 5 Bdrms, 2638 SqFt, 1969 YrBlt, 7-20-16
 2121 Donald Drive #6, \$435,000, 2 Bdrms, 1224 SqFt, 1963 YrBlt, 7-29-16; Previous Sale: \$340,000, 06-28-13
 42 Fieldbrook Place, \$1,090,000, 4 Bdrms, 2058 SqFt, 1963 YrBlt, 7-20-16
 26 Lance Court, \$1,040,000, 4 Bdrms, 1867 SqFt, 1963 YrBlt, 8-1-16
 19 Lynwood Place, \$1,340,000, 4 Bdrms, 2218 SqFt, 1963 YrBlt, 7-18-16
 466 Millfield Place, \$1,113,000, 5 Bdrms, 2111 SqFt, 1965 YrBlt, 7-20-16
 1892 School Street, \$1,870,000, 3 Bdrms, 3323 SqFt, 1969 YrBlt, 7-19-16; Previous Sale: \$627,500, 10-30-97
 1748 Spyglass Lane, \$1,100,000, 3 Bdrms, 1962 SqFt, 1985 YrBlt, 7-28-16; Previous Sale: \$790,000, 11-15-13
 811 Villa Lane #1, \$444,000, 2 Bdrms, 951 SqFt, 1968 YrBlt, 7-28-16; Previous Sale: \$285,000, 06-27-02

ORINDA

23 Ardilla Road, \$1,790,000, 3 Bdrms, 1680 SqFt, 1957 YrBlt, 7-29-16; Previous Sale: \$50,000, 12-16-71
 36 Ardor Drive, \$860,000, 3 Bdrms, 1961 SqFt, 1955 YrBlt, 7-15-16
 70 Barbara Road, \$1,020,000, 3 Bdrms, 1408 SqFt, 1969 YrBlt, 7-15-16; Previous Sale: \$850,000, 09-09-13
 111 Bear Ridge Trail, \$1,676,500, 5 Bdrms, 3952 SqFt, 1986 YrBlt, 7-18-16; Previous Sale: \$887,500, 12-27-89
 11 Bobolink Road, \$1,600,000, 4 Bdrms, 2488 SqFt, 1952 YrBlt, 7-14-16
 60 Camino Encinas, \$1,190,500, 2 Bdrms, 1212 SqFt, 1950 YrBlt, 8-2-16; Previous Sale: \$520,000, 09-27-01
 440 Camino Sobrante, \$905,000, 2 Bdrms, 1088 SqFt, 1955 YrBlt, 7-29-16
 85 Coral Drive, \$1,055,000, 3 Bdrms, 1591 SqFt, 1959 YrBlt, 7-19-16; Previous Sale: \$758,000, 07-29-11
 659 Cross Ridge Court, \$1,640,000, 3 Bdrms, 2356 SqFt, 1979 YrBlt, 7-29-16; Previous Sale: \$965,000, 06-19-12
 54 East Altarinda Drive, \$1,650,000, 4 Bdrms, 3074 SqFt, 1974 YrBlt, 7-21-16; Previous Sale: \$1,040,000, 04-23-10
 320 Glorietta Boulevard, \$950,000, 3 Bdrms, 2001 SqFt, 1948 YrBlt, 7-18-16
 10 Highland Court, \$1,250,000, 5 Bdrms, 3319 SqFt, 1951 YrBlt, 8-1-16
 261 Ivy Place, \$1,460,000, 4 Bdrms, 2130 SqFt, 1967 YrBlt, 7-29-16; Previous Sale: \$1,150,000, 07-11-12
 70 Lost Valley Drive, \$1,220,000, 4 Bdrms, 2342 SqFt, 1977 YrBlt, 7-26-16; Previous Sale: \$670,000, 02-24-11
 181 Manzanita Drive, \$1,045,000, 4 Bdrms, 2439 SqFt, 1964 YrBlt, 7-19-16
 91 Muth Drive, \$985,000, 3 Bdrms, 2241 SqFt, 1961 YrBlt, 7-20-16
 1 North Lane, \$932,000, 3 Bdrms, 1460 SqFt, 1956 YrBlt, 7-15-16
 35 Owl Hill Road, \$1,800,000, 3 Bdrms, 2851 SqFt, 1967 YrBlt, 8-2-16; Previous Sale: \$494,500, 11-06-95
 432 Ridge Gate Road, \$1,675,000, 3 Bdrms, 3011 SqFt, 1980 YrBlt, 7-19-16; Previous Sale: \$560,000, 05-31-89
 42 Van Ripper Lane, \$1,250,000, 3 Bdrms, 2486 SqFt, 1952 YrBlt, 7-27-16; Previous Sale: \$750,000, 11-09-01
 74 Van Tassel Lane, \$2,875,000, 4 Bdrms, 3847 SqFt, 2006 YrBlt, 7-19-16; Previous Sale: \$2,845,000, 08-05-15
 14 Washington Lane, \$1,485,000, 4 Bdrms, 2300 SqFt, 1959 YrBlt, 7-25-16; Previous Sale: \$785,000, 03-01-01
 18 Woodcrest Road, \$1,400,000, 5 Bdrms, 2611 SqFt, 1972 YrBlt, 7-20-16; Previous Sale: \$850,000, 10-30-03



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Digging Deep

Alice's Wonderland

By Cynthia Brian

"Let no one ever come to you without leaving better and happier." — Mother Teresa*A lavender trumpet vine covers the archway leading to the front porch.*

Photos Cynthia Brian

Every artist has her or his muse, a person who inspires, motivates, and encourages creativity. Leonardo had Lisa, Quentin has Uma, Mother Teresa had God, and I credit my mother, Alice, with being my gardening artiste. From the time that I could toddle, I was following her around our expansive gardens planted for both the edibles and the pretties.

When she and my dad first moved to their house built at the turn of the 20th century on the 365-acre ranch in the middle of nowhere, it was surrounded by brambles, blackberry bushes and poison oak. Little by little she painstakingly transformed the prickly jungle into a playful park planted with myriad beautiful flowers, herbs, trees, grasses, fruits and vegetables.

I can still smell the sweet fragrance of the spring soil as we tilled the plots designated as the vegetable garden. Mom would plant starts of tomatoes, peppers,

cucumbers, zucchini, bush beans, string beans, eggplant and whatever other vegetable caught her fancy for the year. The five kids would be given seeds of radishes, beets, corn, carrots, turnips, squash and melons to plant as we wished. Onions, leeks, garlic and Swiss Chard seemed to be in abundance year-round, as did a big patch of culinary herbs—basil, mustard, chives, dill, fennel, parsley, oregano, marjoram, mints, rosemary, sage, tarragon and thyme. We didn't have automatic irrigation. All of us were responsible for daily watering, pulling hoses for long distances as Mom always did. She showed us how to plant rows, squares, circles, how to soak each plant plentifully, what to weed and what not to touch.

We couldn't wait until summer when the first tomato ripened. With a handful of basil, we'd bite into the juicy goodness right there in the garden. One Au-

*Tomatoes ripening on the vine.*

gust she grew a five-pound tomato, won a big prize, was recorded in the newspapers, and carried it around to multiple events exhibiting its enormity to anyone interested until it rotted. Long before the trend of farm-to-table, my Mom cooked what was freshest and harvested that day. We only ate what was in season or, in the winter months, what we canned during the summer. To this day, I won't eat tomatoes, grapes or oranges out of season. Why bother? They taste like chalk. Only vine-ripened fruit and vegetables have the flavor that transport me to the joys of childhood on the farm. And what blissful days they were!

But it wasn't only the vegetable and herb gardening techniques that she was imparting. Mom also instilled in us a wistful, playful attitude in the art of gardening. "Gardens are an extension of your personality," she would tell us. And her gardens were wild, fun, surprising, eclectic and inviting. Tucked into ravines would be antique stoves with antiquated rusting teapots overflowing with succulents.

... continued on page D13



Alice's prized garden ornaments were the vintage characters of Snow White and the Seven Dwarfs.

When we outgrew our swing set, it was turned into a hanging pot canopy accessed by a wooden bridge over a dry creek flanked by palm trees. Gazing balls, clay piglets and hummingbird feeders dotted the landscape. Her favorite garden ornaments, a vintage bargain purchase bought for her by my brother decades ago, have always been Snow White and the Seven Dwarfs. She decorates the garden for all of the holidays with Christmas being the grand finale — an extravaganza of sound and light rivaling Disneyland.

As an adult, our main conversations revolve around plants. We stroll together through our mutual playgrounds admiring, trading and consulting. I am grateful for the horticultural acumen that she liberally passed along to us. Although there wasn't a kindergarten where I grew up, I learned everything I needed to know about life in my Mother's Garden.

... continued on page D14



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What I learned from my Mother Muse:

- **Be an original:** You can reference Pinterest, but when it comes to your own personal style, do what you love. Surprise yourself.
- **Don't follow the rules:** Because there are no rules in the garden except those you create yourself.
- **Love the birds:** My mom has hung bird feeders and birdhouses in every cranny for her feathered friends. She even has a Bird Tree. Birds eat the insects that prey on her flowers plus their melodic songs are music to her ears and their playful antics make bird watching an amusing pastime.
- **Encourage eccentricity:** If you don't feel happy in your backyard, no one else will either. Be playful. Add unexpected treasures that may be another person's trash. Capture the charm.
- **Share the bounty:** One of my mom's most sacred rituals was sharing the harvest of everything we grew with everyone she knew — her doctor, dentist, priest, hairdresser, bank teller, repairman, even other famers. Be a cheerful giver.
- **Grow everything:** It can be boring to stick to just a few specimens. Give a whirl to experimenting with the exotic as well as the mundane. Whether it's a new breed of ever-blooming azalea, a delicate peach begonia, or a hardy lavender trumpet vine, brave the unknown.
- **Color Your World:** Although you may start out with a strict color palette, be the artist you are. Volunteers revert to their original color according to Mother Nature's whims. Enjoy the rainbow.
- **Provide places to relax:** Gardeners work hard. Make sure to include comfortable sitting and lounging areas, and a shady patio for you and your guests.
- **Believe in magic:** A garden is a lesson in miracles and magic. Embrace the whimsy and the mysterious. Have fun.
- **Pull hoses:** You may have a drip or other irrigation system, but you'll need the humble hose to get to every corner.



Azaleas line a brick walkway.

Photos Cynthia Brian

- **Make people happy:**

With her outgoing, enthusiastic personality always ready for the next dance, my mother lights up a room, including the outdoor variety. When your table features fresh fruits and vegetables that you have personally grown, you can be certain that you are providing the highest nourishment for your family and friends, helping everyone be happier and healthier.

- **Leave a living legacy:** A garden is to grow. Every garden is different reflecting the individuality of the gardener. Family is everything. Bloom with love.

Everyone who has ever experienced the gardening hospitality of my mother, Alice, has left feeling better and happier. Let the wisdom of my generous garden guide muse inspire you to be the best gardener possible. Thanks Mom!

Who is your garden muse? Email me at Cynthia@GoddessGardener.com.

Happy Gardening. Happy Growing.



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So don't wait until it's too late, call your local ISA Arborist at Advance Tree Service to help you determine your choice for the perfect tree.

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Mark your Calendars:

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

SHOP and save at the 10/10 sale on Sept. 17 at Vineyard Vines, 1301 N. Main St., Walnut Creek. Customers receive 10 percent off their purchases all day with 10 percent of the proceeds benefiting Be the Star You Are! A reception will be held from 5-8 p.m. with refreshments and goody bags. www.btsya.com/events_calendar.html.

ATTEND the Pear & Wine Festival at Moraga Commons from 10 a.m. to 4 p.m. on Saturday, Sept. 24. Pick up complimentary potpourri and a new children's book from the Be the Star You Are! booth sponsored by MB Jesse Painting, Starstyle Productions, LLC, Lamorinda Weekly, Children's Success Unlimited, and Michael VerBrugge Construction.

Click on events at www.BetheStarYouAre.org.



Cynthia Brian and her Mother Muse in the vineyards

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

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244 El Toyonal Forever views across Orinda to Mt. Diablo. 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**

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16 La Cintilla Exquisite OCC 6bd/6ba two story residence located on a private oak-studded .30 acre lot. Vaulted ceilings, open floor plan, gourmet kitchen, spacious game rm & private au-pair guest suite. **\$1,999,000**

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New Listing

5 Oak Arbor Road Prime Oak Arbor living at it's best! Traditional European spectacular home w/quality features in/outside w/grand-scale rms of exceptional space, light + access outdrs. Gorgeous setting! **\$2,799,000**

ORINDA



160 Camino Don Miguel Spectacular Spanish Mediterranean 5bd/5.5ba 5851sf home overlooks the 4th hole of OCC. Rebuilt from ground up in 1996. Resort quality pool & spa, gardens & views. **\$4,795,000**

MORAGA



8 Ravenhill Lane Tucked on a quiet lane near Los Perales School, this has it all - 5bd, 2.5ba, .66 acres with sweeping westerly views. Updated family room/ kitchen, hwd flrs, level yard + a chicken coop! **\$1,375,000**

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. **\$3,125,000**

LAFAYETTE



2079 Reliez Valley Road Lovely 3bd/3ba home w/huge beautiful yard & waterfall. Open flr pln 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



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

LAFAYETTE



3 Dollis Park Road Large 4bd/3.5ba, 4090 sq. ft. home w/ideal functional floor plan. Lovely kitchen/ family rm + bonus rec. rm. Luxurious master suite. Great guest bedroom w/bath is ideal for separation of space. **\$1,595,000**

LAFAYETTE



1556 Rancho View Road Beautifully renovated custom traditional estate, situated on 1.16 acre lot w/inclusive private resort w/pool & spa! Incredible open floor plan, soaring ceilings, premier finishes throughout. **\$1,998,000**

LAFAYETTE



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

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