

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 10 Issue 24 Wednesday, January 25, 2016



February Gardening Guide with Cynthia Brian. ...read on page D12

## The Waterman House: A Mid-century Piece of Family History

By Sophie Braccini



Bill and Maria Waterman in their home.

Photo Sophie Braccini

The simple and sharp design of Bill and Maria Watermans' house hugs the natural terrain of its Orinda hill. It could be a very recent creation, but in fact came out of the imagination of Sim Bruce Richards a renowned 20th century artist and architect who studied with Frank Lloyd Wright. For the Watermans who live in the house, it is not only their home, it is the house designed by Waterman's own uncle for his sister and where he grew up.

Waterman knew Richards well — Richards is now deceased — and he remembers his uncle as a

very witty man. The Watermans still interacts with Janet, Richards' 100-year-old wife who still lives in the San Diego area home that Richards designed for his own family. The Watermans' house was completed in 1958, and Waterman says that the footprint of the house has stayed the same. The couple remodeled the kitchen and bathrooms, working with architect Gary Parsons to preserve the home's character, and they had it retrofitted for seismic risks.

Richards was born in Oklahoma in 1908, the son of a farmer. He had a brother and two sisters,

including Waterman's mother. The family moved to Phoenix where Richards developed the interest in art and architecture he had had since his early years. He went on to study architecture and art at UC Berkeley and particularly polished his weaving of abstract rug designs that he had learned while still in Phoenix. Frank Lloyd Wright caught sight of one of his rugs in an exhibition in San Francisco and asked that the weaver contact him. Following correspondence with Wright, Richards joined the Taliesin Fellowship at the Frank Lloyd Wright School of Architecture. All his life he stayed in friendly contact with Wright.

At his death in 1983, the San Diego Natural History Museum produced an exhibition of Richards' work called Nature in Architecture. There some of his 200 architectural projects were featured, as well as his work in weaving, painting and furniture design.

The Waterman's house is typical of Richards' style and offers similarities with Wright's style. But Richards' uniqueness is also there at play. The man was a quarter Cherokee — for him art and architecture were inseparable and had to resonate with the land and the sky. "It looks good on the drawing board, but how does it look out there on the hill?" Richards used to ask.

From the outside, the house presents itself as an angular and unique modern construction paneled with rough-hewn cedar siding that let the texture of the wood visible. It is a one-story construction, built as two wings set at an angle to hug the topography of the hill and take advantage of natural light.

Visitors enter the house through the apex of the angle formed by the building's aisles.

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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	6	\$625,000	\$2,600,000
MORAGA	6	\$412,000	\$1,450,000
ORINDA	5	\$450,000	\$2,925,000

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

- 3 Dollis Park Road, \$1,445,000, 5 Bdrms, 4090 SqFt, 2000 YrBlt, 12-22-16;  
Previous Sale: \$1,050,000, 07-19-01
- 710 Los Palos Drive, \$2,600,000, 4 Bdrms, 2847 SqFt, 1942 YrBlt, 12-22-16;  
Previous Sale: \$648,000, 09-29-00
- 3279 Mt. Diablo Court #4, \$625,000, 2 Bdrms, 1697 SqFt, 1987 YrBlt, 12-20-16;  
Previous Sale: \$480,000, 06-27-11
- 1418 Reliez Valley Road, \$1,410,000, 5 Bdrms, 2765 SqFt, 1973 YrBlt, 12-20-16;  
Previous Sale: \$1,000,000, 12-21-15
- 3320 Springhill Road, \$1,158,000, 3 Bdrms, 1858 SqFt, 1948 YrBlt, 12-30-16;  
Previous Sale: \$325,000, 04-18-02
- 1003 Woodbury Road #108, \$875,000, 2 Bdrms, 1110 SqFt, 2015 YrBlt, 12-28-16

### MORAGA

- 117 Ascot Court #B, \$412,000, 2 Bdrms, 1191 SqFt, 1973 YrBlt, 12-22-16;  
Previous Sale: \$305,000, 10-25-13
- 196 Corliss Drive, \$1,450,000, 4 Bdrms, 2592 SqFt, 1964 YrBlt, 12-30-16;  
Previous Sale: \$782,000, 08-17-00
- 2 Donald Place, \$1,019,500, 3 Bdrms, 2720 SqFt, 1958 YrBlt, 12-28-16;  
Previous Sale: \$125,000, 09-29-78
- 18 Hetfield Place, \$1,195,000, 4 Bdrms, 1980 SqFt, 1964 YrBlt, 12-23-16;  
Previous Sale: \$332,500, 04-28-89
- 174 Miramonte Drive, \$695,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 12-29-16;  
Previous Sale: \$230,000, 06-01-93
- 115 Walford Drive, \$945,000, 3 Bdrms, 1874 SqFt, 1963 YrBlt, 12-28-16

### ORINDA

- 11 Albo Court, \$1,250,000, 6 Bdrms, 3185 SqFt, 1964 YrBlt, 12-22-16;  
Previous Sale: \$1,025,000, 09-30-10
- 11 Bigleaf Road, \$2,925,000, 5 Bdrms, 4728 SqFt, 2015 YrBlt, 12-22-16;  
Previous Sale: \$635,000, 10-16-13
- 19 Bigleaf Road, \$2,350,000, 4 Bdrms, 3972 SqFt, 2015 YrBlt, 12-30-16;  
Previous Sale: \$2,402,500, 10-12-15
- 155 Camino Pablo, \$1,444,000, 4 Bdrms, 3185 SqFt, 2008 YrBlt, 12-20-16;  
Previous Sale: \$194,000, 01-31-90
- 91 Coral Drive, \$1,176,000, 4 Bdrms, 1739 SqFt, 1959 YrBlt, 12-23-16;  
Previous Sale: \$103,500, 10-28-77
- 19 La Campana Road, \$450,000, 2 Bdrms, 1825 SqFt, 1935 YrBlt, 12-21-16;  
Previous Sale: \$1,350,000, 11-10-15
- 3 Los Conejos, \$1,340,000, 4 Bdrms, 2386 SqFt, 1940 YrBlt, 12-27-16;  
Previous Sale: \$390,000, 12-30-88
- 5 Oak Arbor Road, \$2,574,000, 4 Bdrms, 4101 SqFt, 2000 YrBlt, 12-30-16
- 120 Ravenhill Road, \$1,025,000, 3 Bdrms, 2231 SqFt, 1974 YrBlt, 12-20-16;  
Previous Sale: \$738,000, 07-14-11
- 25 Wilder Road, \$1,899,000, 4 Bdrms, 3380 SqFt, 2015 YrBlt, 12-21-16



## A Jewel With a Pool in Rheem Valley Manor



**JUST LISTED: 370 Donald Drive, Moraga**

Bedrooms	Bathrooms	Price
4+	2	\$1,395,000

Vaulted ceilings and dramatic walls of windows bring natural light and views into this lovely single-story home in the Rheem Valley Manor neighborhood. Stylish touches throughout the four bedrooms plus an office and two bathrooms. The updated eat-in kitchen features granite countertops and stainless appliances. There are formal dining and living rooms and a family room opening onto the gorgeous yard with a pool, lawn, garden area and flowers galore. With top schools, and nearby trail access and shopping, it's enough to make any buyer drool.



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## The Ebb and the Flow

By Andi Peterson Brown

While most people are aware that our housing market is part of broader economic cycles, many people do not realize that there is also a seasonal influence affecting market activity throughout the year. And when it comes to this annual cycle, all months are not created equal. Sleepy August cannot hold a candle to lively March, spirited April, and bubbly May. And poor January. It tends to get lost in the shuffle.

Why is this? The answer is quite logical. The spring and early summer weather is the perfect backdrop for selling a home. Gardens are blooming, the sun is shining, and it's easy for buyers to get out and see what's available. Many of those buyers also pay attention to kindergarten and school registration dates. Thus, market activity is almost always at its highest during April, May, and June. We tend to see activity drop off towards the end of July as both buyers and sellers take their vacations and enjoy their summer days. Here in Lamorinda, once the school year kicks in and routines are established, there tends to be a second surge in market activity. This "mini-spring" lasts through the beginning of November, but once Thanksgiving hits, market activity usually drops off. Most people are in holiday mode, and buying or selling real estate slides onto the backburner if it is not a necessity.

Lamorinda inventory remains tight. If you've been thinking about selling your home this spring, now is the time to call a Realtor and get the ball rolling.



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## The Waterman House

... continued from page D1

Upon entering, one is immediately struck by the uniqueness and harmony of the place that does not surrender all of its mystery and elegance at once, but guides the visitor from the public to the more private areas of the home. Richards used to describe his work as "gates opening into new spaces, walls folding away to reveal more and more."

Up a small flight of stairs is a landing in the form of a gallery entirely made of windows on one side, opened on the privacy of the back garden. A meditative nook has been designed at the top of the stairs, including built-in bookshelves, an ideal place to read a book and contemplate nature.

Every room inside is wood paneled, Philippine mahogany for the family living area and red ash in the bedroom aisle. The Watermans are displaying on the walls some of Richards' painting, that Marie Waterman describes as in the style of Georgia O'Keeffe.

"When my uncle created this house, he discussed the plan with my mother so it would be functional for her family," says Waterman. In his original idea, the kitchen and family room would have been a one big room, as is seen in his other plans, but Waterman's mother wanted to be able to close the door if she needed to. The living room and family room are connected through large openings, reflecting Richards' design of one big space where people flow and gather along the day.

The family room has windows on two opposite sides, getting views and light from the back garden on one side, and from the beautiful view on the Orinda hills on the other side. The fireplace is set at an angle, entirely made of bricks, and seems to be only a decorative element since its backing is completely flat and cannot contain an exhaust duct. "He created a very complex system with the exhaust turned at an angle and into the wall to the left of the fireplace," explains Marie Waterman, who appreciates the elegance and simplicity of the lines and perspectives throughout the house.

Richards' other creations are preserved all over the house, including the encased light features that he designed. "Like Wright, he created some of the furniture and features for his homes," says Waterman. A lot of the built-in original cabinetry is still used today since it is both functional and made with quality natural material.

The only aspect the Watermans struggle with is the lack of insulation of the house that was conceived as a San Diego home. "When you look at the wood ceiling, this is just below the tar and gravel roof," says Marie Waterman. They think that if the siding has to be replaced, then it would be a good time to rethink the insulation of the house. But the quality is such that it might not be anytime soon.



There is wood throughout the home.



Some of the home's light features.



A modern outside statement.

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AND NEW ADDRESSES



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# NEW YEAR, NEW HOME!



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## Feng Shui

# Don't Ruffle Feathers During Year of the Rooster

By Michele Duffy

The Chinese calendar is magnificent in its festive Lunar start to the New Year of the Female (Yin) FIRE Rooster on Jan. 28, and the important detail of the solar start on Feb. 3, which is the basis for the beginning for those born in this 2017, year of Yin FIRE Rooster sign.

This annual celebration is observed in places as remote as Tibet and cosmopolitan as Tokyo. Many Asian cultures have their own versions of what is largely associated with the Chinese culture, but which includes many other Asian cultural variations too.

New Years Day is the absolutely most important day of the year in any Asian culture. Top of the New Years "to do" list is deep cleaning the house, annual ceremonial home space clearings and blessings and annual astrology analysis to plan timing, decisions and important occasions. It's also a time for painting the front door, paying off debts, buying new red and gold clothes, which are the traditional colors of happiness and prosperity, wearing new clothes on New Years Day, presenting crisp new money in red envelopes to

all the children in the household, and preparing sweet and savory dishes for a New Years feast.

So while most people did not escape 2016's Male (Yang) FIRE Monkey's surprisingly raucous business pace and with so many of the twists, turns and surprises that came quite literally, out of the blue, business chi/energy will continue to bring strong benefits in the upcoming 2017 Female (Yin) FIRE Rooster.

A Chinese Proverb says, "First Avoid the Negative... then Enhance the Positive." It is important to know that we all have a say in how we handle the fortunes of every year, and applying the timeless wisdom of feng shui is a proven tool for navigating greater success in the ever-changing landscape of time. So even if it's challenging "out there" we have time-tested tools to help us, in any year, to reap wealth, health and harmonious relationships. The Rooster promises to be equally as hard working as 2016 but perhaps a more highly prosperous year for many IF we mind our business or hold our beaks!

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Authentic annual Ceremonies traditionally kick off the festivities for a positive New Year  
Photos provided

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I'm so excited  
 to sit down with  
 buyers and sellers  
 in 2017.

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- Orinda Grove Home
- Central Lafayette Townhouse
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# Feng Shui



Activate the WATER Element at your home in 2017 like this Orinda home.

In a Rooster Year, all of the 12 Chinese animals can reap great rewards by tapping into the more auspicious Rooster traits. Loyalty, passion, commitment, hard work, family values, the excellence in money management, and top-notch appearances are just a few of the Rooster's energetic signatures or characteristics that will mark this 2017 year.

Feng shui practices teach us keen awareness of going with the flow (The TAO) and deft application of the wisdom based and time tested tools for changing times (I CHING). In FIRE years it's wise to make sure we activate some water in our environments, especially for Career/Life Path/Money protective flow but also for carefully indulging in personal care. Conservation-minded rejuvenating water spa activities, or hiking a beach are also very healthful balances to this yearly heat. Adapting wellness strategies that will allow us to be truly living in balance by the summer (ruled also by FIRE element) will help ensure greater personal wellness into the fall and into next winter.

Keep in mind, that the less auspicious Rooster traits will also be energetically present in 2017 and so avoiding them at all costs paves the way for greater success for us all.

The 2017 FIRE Rooster will bring many lessons in focused motivation and multi-talents in the workplace, and for many people, their careers and relationships will

hold many new opportunities as Roosters are very fertile and hardworking creatures. In 2017 humble, conservative, joyful, careful, and consistent hard work reaps the harvest as does holding back one's criticisms, not judging others hastily, letting go of the impulse to control others and always needing to be in the right. Equanimity and diplomacy rule supreme.

The Rooster calls for us to remain observant and alert to the immediate opportunities and those we also see on the horizon. Rooster supports careful, conservative, practical growth in the workplace and especially when combined with organization skills, careful strategic planning and truly practical thinking, many career gains will be enjoyed. Going off on risky ventures or wild goose chases are not advised or supported.

The Rooster is colorful, likes to strut its stuff, is confident and dramatic, and your most work-related goals will be well served by avoiding petty disputes, flaunting authority or getting your way using a domineering attitude. The biggest wins this year will be for those that also remember to mind their manners, share others talents, control egos and tempers and work well with the team. 2017 is the year to be truly collaborative and to no longer simply pay lip service to working together to achieve mutual goals. It will require flexibility, grace and generosity of all parties and the rewards of this truly timely course of action will certainly produce results worth crowing about in the end!

Harnessing Rooster's keen observation, we will gain great clarity on business opportunities, who to partner with and how to create new partnerships. Most of our career goals are also going to be better served this year by doing more with less, taking on slightly less but doing perfectly what we commit to in business. Stick to practical and well-proven paths to ensure success, rather than risky ventures. Triumph and success is achieved through hard work, persistence, patience and clear and fair communications. The Rooster is confident but being over confident can create nonsensical plans so try in 2017 to be more grounded in practical matters on all fronts.

The 2017 FIRE Rooster will be a powerful year with no middle of the road when it comes to moving forward since Rooster wastes no time and likes to get on with it. This year you will also want to look your best and be especially clear on your intentions concerning love, money and business.

The Rooster loves the limelight and so we must also make effort to appear ready for the spotlight or a new love and go with the flow of another year dominated by the FIRE element, so that which inspires passion can produce

real magic.

In love and relationships too many fruitful loyalties and romance can be formed as long as there is also a heavy dose of practicality. Rooster is a fertile bird so many children are born in Rooster years and Rooster is also a very communal bird, so partnerships and the group activities are also a dominant theme. The festive Rooster year is a great year to celebrate the accomplishments of the group and your circle of friends can certainly expand but family will always come first. Rooster year energy will also encourage many happy events like children being born and weddings to attend or host. Relationships should be nurtured and Rooster also asks us to kindly communicate directly with confidence and humble pie, and with the leadership strength of true flexibility to transform any relationship challenge into the potential alliances. Cutting criticisms and contentiousness will only create ruffled feathers so best to hold your beak, speak positively about others accomplishments and be a peace-making member of your community.

Rooster's strong powers of observation will certainly not turn a blind eye this year if we are found to be breaking the rules, creating a scandal or allowing matters to progress towards court, so instead proactively avoid illegal activities, and negotiate compromises that allow you to remain free to create the practical positivity you will need for a good 2017 harvest.

Harvesting comes in many forms and the Rooster also has a keen sense to relax, entertain and host with loving family and friends after a long hardworking day, so also remember to enjoy the fruits of your labor with family and friends. Use your keen Rooster powers of observation in all areas of your life this year and first, skillfully tend to your own business even as you also help others achieve their goals as well.

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Activating water element protects our health and money sectors in 2017

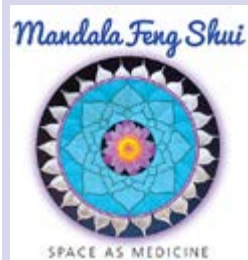
The Rooster is certainly also known as the Phoenix or a transformational, cheerful bird, brave and dauntless heroes, who nevertheless, if out of balance, can be vain, stubborn, prone to not backing down or being unreasonable if they do not get their way! True transformation is achieved by self-reflection and impulse control, and leaving the more self-serving strategies for another year. This is a great year to jump-start your meditation or contemplative practice, start a yoga class or visit your place of worship more frequently.

Staying healthy in 2017 includes a heart healthy and moderate physical exercise regimen, eating healthy food, and developing spiritual connections. Meditation and contemplative practices work effectively to counter any inauspicious emotional states like aggression, greed or self absorption this year, and will help guide us from within to slow down, listen quietly, and mindfully choose positive courses of action. Even a very basic journaling or gratitude practice can transform aggressive, self-concerned thinking and behavior into skillful mindfulness, abundance, compassion for self and others and the flexibility we will need to achieve our goals.

Communicate clearly, be kind, keep your promises, be devoted to others as much as self, and spend more time illuminating the strengths and talents of others. You will excel by limiting bragging about your own accomplishments and creating a true spaciousness for others, in order to cultivate an inspired community to grow.

So as Jan. 28 approaches with the New Year of the Female FIRE Rooster, remember that the conservative Rooster asks us to stay focused on the practical, mind our own business and negotiate peace along the way by sharing the limelight with our community. It's a yearly plan for reaping a strong harvest from joyful hard work and remaining balanced between family and work, which are truly the ingredients for happiness and abundance in most years but definitely when the Rooster crows!

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 2017 Feng Shui Consultation, contact Michele at (520) 647-4887 or send an email to spaceharmony@gmail.com.



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# ROSSMOOR

## Gardening Guide for February

# The Wonder of a Winter Wardrobe

By Cynthia Brian

“Do all you can for as long as you can and when you can’t, do the next best thing!” —Chuck Yeager



A David Austin Gertrude Jekyll rose continues to bloom.

Photos Cynthia Brian

It was pouring rain and I found myself in my gardening clothes sitting on the soggy hill scooting from bush to bush pruning the stray fronds. A smile crossed my face as I recalled a chapter from the New York Times best selling book that I co-authored, “Chicken Soup for the Gardeners Soul,” called “Overcoming Obstacles.” The particular story is “The Next Best Thing” by Ann Pehl Thomson about her elderly parents who in their youth gardened with ease, but in their 70s had weakened muscular systems that caused legs to give way without warning. One morning her mom spied her dad lying flat on his stomach under an apple tree. Alarmed she scurried out to help him but then saw he had a trowel in his hand, weeding. When she asked him what he was doing, he replied, “The next best thing.”

At the time, with over 5,000 entries to be whittled down to 101 stories to sow seeds of love, hope, and laughter, I wasn’t convinced that this story merited a coveted page in our book. Today as I recover from spinal surgery with strict instructions of no BLT (bending, lifting, or twisting), I realize this story is an important lesson in conquering challenges. Being in nature and working in the garden is part of my essence and if it means I will sit, scuttle and scoot to get the job done, that’s exactly what I’ll do.

I haven’t pruned my roses yet. For some reason, my rose bushes are blooming beautifully, despite the storms, winds and flooding. The petals haven’t rotted as they usually do with the moisture and instead stems are bursting with perfect buds. My vases are filled with the fragrance and elegance of my rose garden. A hard prune is necessary to guarantee another season of bounty, yet, for now, that task will wait a week or two.

The rest of my garden has donned its winter wardrobe and there is plenty of other snipping, clipping and cutting to be done. My grapevines, fruit trees, and berry bushes beg to be sheared. I’ll get to them this week. The sculptured look of the bark of my pruned crape myrtles glows against the backdrop of a cloudless cobalt sky. The naked branches of my Japanese maple glow a deep red in the afternoon sunlight. There is something so spectacularly striking about the architecture of deciduous trees with their bare branches swirling towards the heavens. My pear trees are already flowering, and the bees are busy collecting nectar from the loquat blossoms. Under the redwood trees, walking ferns have begun their parade towards the next grove while forget-me-nots cover the ground with their pretty lime green foliage. Soon blue flowers will sprout from their centers and the terrain will be a sea of sapphire. The narcissi have brightened my days throughout the frosty days with their cheery attire of yellow and white petals while perfuming the icy air with their hypnotic fragrance.

With the downpours, the creeks are flowing and the sounds of rushing brooks fill the atmosphere. As long as my house isn’t flooding, I adore the roar of the waterfalls.

Grab your coat, hat, gloves and boots. Wander around your garden to admire the wonder of the winter garments nature has provided. And if you, like me, are momentarily physically incapacitated in any way, get your yard chores accomplished by doing the next best thing.

... continued on page D14



A rubber tree with kalanchoe planted beneath is bright and cheery.



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# Cynthia Brian's Gardening Guide for February

- BRIGHTEN the dark days of winter with indoor tropical plants. A rubber tree under planted with bright pink or red kalanchoe will do the trick.
- FORCE paperwhites, lily of the valley, or amaryllis by putting the bulb in a jar with water by a sunny window.
- PRUNE crape myrtles, roses, berries, grapes and fruit trees now. If your roses are still blooming, cut the blossoms to bring indoors, then prune. Apples, pears, peaches, apricots, plum, and prune trees need their branches pruned now to allow for more sunlight penetration, air circulation, and bigger fruit production. Cut out all dead wood.
- REFRAIN from dressing broken limbs or injuries on trees. Wound wood will develop on trees to protect them. By putting a commercial salve on the damaged tissue, you may be inviting infections and pests.
- SAVE teabags to put on cuts you will incur after pruning roses. Place a cool teabag to encourage swift healing.
- POWER your palate by planting heart smart greens including kale, collard and mustard for super sources of fiber, phytonutrients, electrolytes and antioxidants.
- FEED houseplants when you notice new leaves developing.
- CLEAR debris from creek beds if you are fortunate enough to have a creek on your property to avoid overflows, erosion, and damage.
- TRANSPLANT deciduous shrubs before buds begin to swell.
- USE a rooting hormone to plant canes of roses and grapes from your personal cuttings.
- PERUSE seed catalogues for springtime ideas.
- CURL up with a copy of "Chicken Soup for the Gardener's Soul" for a dose of laughter and inspiration this winter. First edition autographed copies available at [www.starstyleradio.com/store](http://www.starstyleradio.com/store).
- SAVOR the thunder, lightening and rains. Let's pray we are getting our reservoirs filled to eliminate another drought year.
- DON'T count on the ground hogs to signal an early spring. Males aren't seeking shadows when they emerge from hibernation. They are looking for love.
- REMEMBER your love on Valentine's Day with a colorful live plant or a bouquet of posies. It's true that flowers and amour are bedmates!

Happy Cupid Day! Happy Gardening and Happy Growing!



*A Fuji apple tree with a lone rotten apple awaits pruning.*



*The winter wardrobe of a tangle of grapevines.*



*Bees feast on the nectar from the loquat blossoms.*



*Forget-Me-Nots blanket the ground.*



Bold walking ferns in the shaded redwood grove.



Doing "the next best thing", Cynthia Brian scoots through the garden.

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Cynthia Brian

The Goddess Gardener

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## ORINDA



New Listing

**67 Brookwood Road #3** Rarely available 2bd/1ba first floor condo in charming 22-unit Orinda Oaks, walk to BART, shops, theater. Open floor plan, updated carpets, inside laundry, oversized deck with serene views. **\$450,000**

## ORINDA



New Listing

**7 Hartford Road** Meticulously renovated 4bd/3ba mid-century modern on 1.6 acres w/ new kitchen, incredible family rm, laundry rm, dual pane windows thruout, level lawn, 2 new decks w/pano views of Mt. Diablo. **\$1,495,000**

## MORAGA



New Listing

**780 Country Club Drive** One of a kind custom MCC townhome featuring 4 beds/3.5 baths in 2390 sq. ft. w/ 2 master suites, indoor laundry, large level private front patio & adjacent to satellite pool. **\$925,000**

## MORAGA



Coming Soon

**806 Augusta Drive** Plan 11 in Moraga Country Club. 1842 sq. ft., 3 bedrooms, 2 baths, new kitchen, small golf course view.

Call for Price

## MORAGA



New Listing

**1753 Spyglass Lane** 3 bed, 2.5 bath 2828 sq.ft. home on 4th fairway of Moraga CC. Views & Forest Hills floor plan with master on main. Bonus rm could be 4th BR. Soaring ceilings, hardwoods, lots of light!

**\$1,265,000**

## MORAGA



New Listing

**789 Augusta Drive** Spacious & updated Plan 13 in Moraga Country Club. 2992 sq. ft., 5 bedrooms, 3 baths, updated kitchen, spacious rooms, updated master suite.

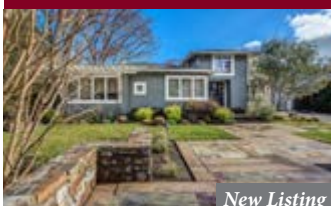
**\$1,395,000**

## MORAGA



**122 Danefield Place** Spacious & updated 5+ bedroom home in 'close-in' Moraga. Gorgeous views! Updated kitchen & baths, new floors, fresh paint, dual-pane windows, & new roof. Large .4 acre lot offers space & privacy. **\$1,450,000**

## LAFAYETTE



New Listing

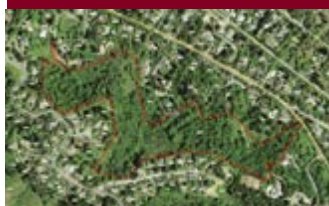
**860 Broadmoor Court** Lafayette Trail cul-de-sac location! This 5bd/3.5ba custom home w/3435 sqft offers comfortable spaces for family living. Patios, stone fireplace & grassy lawn ideally close to trail, schools & town. **\$2,398,000**

## LAFAYETTE



**1556 Rancho View Road** Wonderful estate home completely remodeled. Custom kitchen, formal dining & living rms, guest suite or bonus play rm w/bath. Stone terrace, Trex deck, pergola, 3 separate lawn spaces. Salt water pool & spa. **\$2,399,000**

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**3333 Hamlin Road** Super opportunity on almost 20 acres. One of the last big parcels of land in Lafayette to develop. Truly a rare find of magnificent allure of beauty & close-in trail are appeal.

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