

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 10 Issue 25 Wednesday, February 8, 2017



## Give your bedroom some love this Valentine's Day

By Paula King



Isabelle Hechinger and Julia Neyshloss decorate a bed at Misto Lino Lafayette

Photo Andy Scheck

Although a third of our lives are spent in our bedrooms and they often become our sanctuary, local designers say that bedrooms often lack depth, warmth and consistency. With Valentine's Day on the horizon, it is an ideal time to focus more attention on where we rest, retreat and share romantic moments.

Kathleen Burke of Lafayette's Kathleen Burke Design said that consistency is key in bedroom furnishings and that starts with careful choices for furniture and color. She noted that appealing design takes restraint and not every piece that you love will work in your bedroom.

"We work with our clients to make careful choices, so everything in their bedroom is absolutely necessary and it all works together," she said. "Staying with a cohesive color scheme is essential to keep a bedroom in harmony."

A new coat of paint can make a huge impact to a room that needs a fresh change and new color mixing technology allows modern paint colors to have more depth.

... continued on page D4



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# Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	5	\$640,000	\$1,460,000
MORAGA	6	\$316,000	\$1,460,000
ORINDA	3	\$1,125,000	\$1,300,000

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**

- 1003 Carol Lane, \$667,500, 5 Bdrms, 1785 SqFt, 1950 YrBlt, 1-4-17;  
Previous Sale: \$667,500, 10-31-14
- 3279 Mt. Diablo Court #24, \$640,000, 2 Bdrms, 1697 SqFt, 1986 YrBlt, 1-13-17;  
Previous Sale: \$546,000, 06-26-14
- 3316 North Lucille Lane, \$1,149,000, 4 Bdrms, 1655 SqFt, 1951 YrBlt, 1-6-17;  
Previous Sale: \$840,000, 05-04-16
- 1424 Reliez Valley Road, \$1,449,000, 4 Bdrms, 2519 SqFt, 1973 YrBlt, 1-12-17;  
Previous Sale: \$404,000, 02-18-97
- 65 Silverwood Drive, \$1,460,000, 4 Bdrms, 3055 SqFt, 1961 YrBlt, 1-10-17;  
Previous Sale: \$250,000, 08-18-15

**MORAGA**

- 2083 Ascot Drive #131, \$500,000, 3 Bdrms, 1444 SqFt, 1971 YrBlt, 1-10-17;  
Previous Sale: \$123,500, 11-12-86
- 591 Augusta Drive, \$316,000, 4 Bdrms, 2945 SqFt, 1984 YrBlt, 1-11-17
- 670 Augusta Drive, \$862,500, 3 Bdrms, 2148 SqFt, 1976 YrBlt, 1-11-17;  
Previous Sale: \$372,000, 10-08-93
- 1463 Camino Peral, \$620,000, 2 Bdrms, 1159 SqFt, 1973 YrBlt, 1-13-17;  
Previous Sale: \$529,500, 04-08-14
- 756 Country Club Drive, \$765,000, 2 Bdrms, 1743 SqFt, 1973 YrBlt, 1-4-17;  
Previous Sale: \$715,000, 06-27-08
- 463 Fernwood Drive, \$1,460,000, 4 Bdrms, 2443 SqFt, 1972 YrBlt, 1-9-17;  
Previous Sale: \$1,115,000, 06-24-10
- 2 Paseo Linares, \$1,460,000, 4 Bdrms, 4048 SqFt, 1986 YrBlt, 1-6-17;  
Previous Sale: \$540,000, 09-18-87
- 15 Thune Avenue, \$1,020,000, 3 Bdrms, 1521 SqFt, 1960 YrBlt, 1-13-17

**ORINDA**

- 122 El Toyonal, \$1,125,000, 4 Bdrms, 2871 SqFt, 1948 YrBlt, 1-11-17;  
Previous Sale: \$925,000, 10-06-15
- 19 Glorietta Court, \$1,275,000, 3 Bdrms, 1516 SqFt, 1970 YrBlt, 1-5-17;  
Previous Sale: \$905,000, 06-06-16
- 21 Moraga Via, \$1,300,000, 4 Bdrms, 3195 SqFt, 1978 YrBlt, 1-10-17

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# Give your bedroom some love this Valentine's Day

... continued from page D1



Futon bed at Sugi Fine Bedding and Gifts in Lafayette

This year's popular color is slated to be green with a continued emphasis on grays and neutral tones to promote calmness, according to Burke.

"The bedroom is a place to retreat, rejuvenate, be intimate, and ultimately sleep. Colors that inspire these activities are appropriate," she said.

Some pop of bright colors can be used for daring accents within bedding, rugs and furniture but make sure all of the colors used suit you and your home, Burke noted.

"While trends come and go, the function of the bedroom will generally stay the same, so the colors, textures, and patterns should support those functions," Burke said. "At the end of the day, you have to live with it, so you better love it."

In these cold winter months, warmth can be added to the bedroom using ambient lighting, cozy seating areas, fireplaces and lamps or wall sconces that encourage bedside reading. In the bed, thick throws and soft pillows and blankets are ideal for keeping us warm and fostering cuddly moments.

"All of these things can create moods that soothe

and encourage the slowing down we need to do in our bedrooms," Burke said. "Soft textures in fabrics, rugs and materials create warmth through the senses. Curtains are another great way to add softness and create a transition between the outdoors and the warmth of the inside."

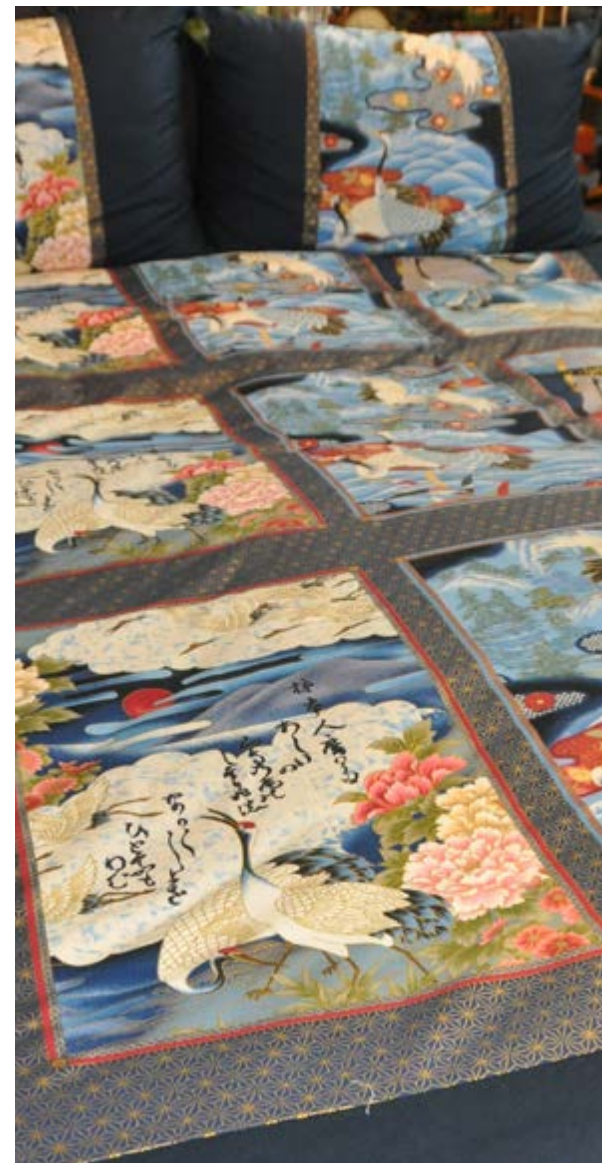
As brand manager for Misto Lino linens store in Lafayette, Lisa Cecconi recommends down comforters, flannel sheets and a hot water bottle to create warmth in the bed. In addition to single colors, Cecconi said that bold patterns and ethnic prints are big on quilts this season.

"What we put on our beds should be a combination of personal style, what makes us comfortable, and investing in the highest quality linens possible. It really makes a true difference in the quality of your sleep," she said.

For Valentine's Day luxury, Cecconi suggests silk pillowcases in romantic colors like rose. Pillows are a versatile way to quickly alter the look of the bedroom and Cecconi likes shams or decorative pillows for a finished look and layers with multiple textures.

"You can put a coverlet over the top sheet. Then add a duvet cover and fold it back toward the foot of the bed for a wonderful, lofty look," Cecconi said. Something that is often forgotten in bedroom design is the downplay of TV and media devices, according to Burke. For a quiet and calming bedroom, make those items less of a focus.

"Too much stimulation in the bedroom can affect our ability to sleep, which affects overall health," she said.



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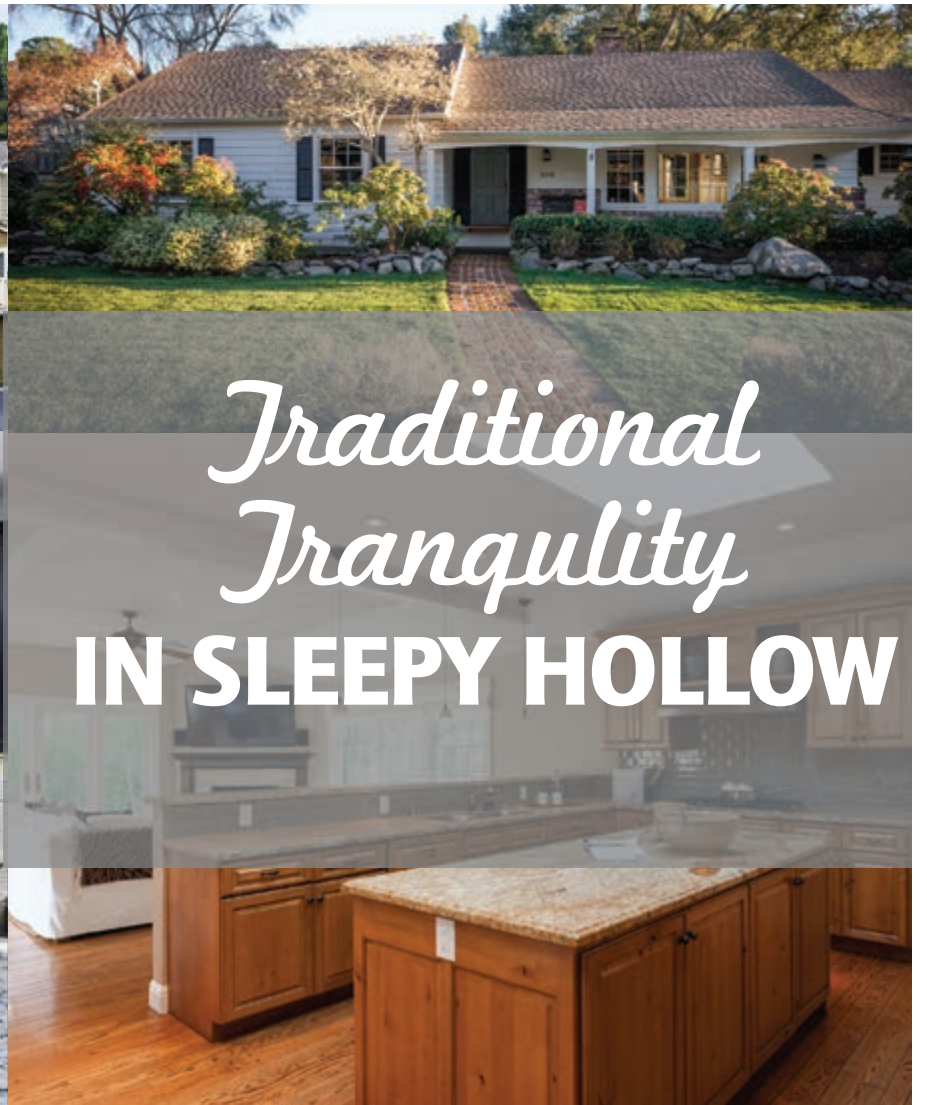
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# //NEW LISTING



569 Silverado Drive, Lafayette

## A Dream Rancher With Charm Everywhere

The opportunities are endless for this fabulous family home in the heart of the Burton Valley Neighborhood.

This charming, ranch home is approximately 1700 square feet with 3 bedrooms, 2 baths, lovely hardwood floors and vaulted living room ceiling. The kitchen has views of the front yard and opens to a level .23 acre backyard with patio and inviting rose garden. The seamless indoor/outdoor living provides for gracious entertaining, great family fun areas, a child's play structure, outdoor kitchen, and a garden.

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# The Real Estate year in review

By Conrad Bassett

**2016** was another extremely strong year for sellers of residential real estate in Lamorinda. Sales volume was down due to a lack of supply and prices moderated a little in Lafayette and Moraga, but not in Orinda, where the average continued to climb.

Homes stayed on the market for a similar limited time like a year ago and prices stayed high as supply remained quite low throughout the year.

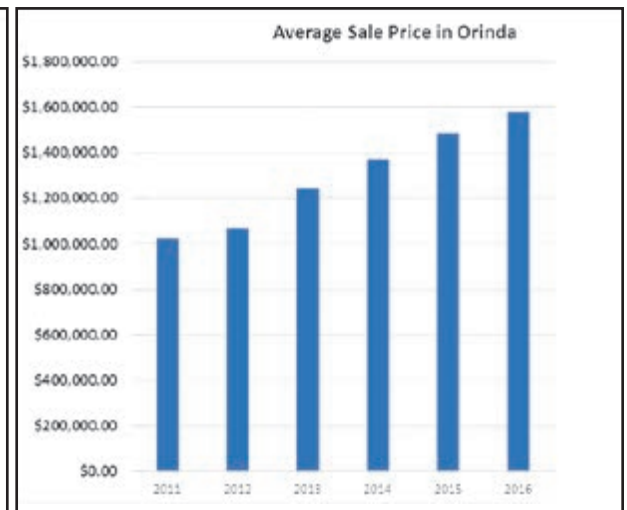
Per Contra Costa Association of Realtors statistics reported for closings Jan. 1 through Dec. 31, 2016, 263 single family homes closed in Lafayette versus 338 in 2015. There were 302 in 2014, 314 in 2013, 302 in 2012 and 245 in 2011. For the 263 reported closings, sales prices ranged

from \$635,000 to \$3,700,000 and the average time on market was 28 days, almost the same as 24 days in 2015. The average sale price was \$1,506,811, down slightly from the \$1,531,604 in 2015 but still up from \$1,339,303 in 2014, \$1,248,532 in 2013, \$1,042,921 in 2012 and \$1,040,014 in 2011. The average sales price was 101.5 percent of the final list price. There was only one short sale reported in the MLS for the year in Lafayette as well as two foreclosures sold on the MLS.

In Moraga there were 108 single family closings down from 135 in 2015. There were 150 in 2014, 136 in 2013, 150 in 2012 and 124 in 2011. Prices ranged from \$685,000 to \$2,254,000. The average sale price was \$1,272,179. This

was a slight drop from the 2015 average of \$1,290,804. It was \$1,205,576 in 2014 and \$1,147,207 in 2013. In 2012, it was \$991,469 and in 2011 it was \$894,768. The number of days on market in 2015 was 26, up from 17 in 2015 and 2014 when it was 21. The average home sold for 101.6 percent of its last list price.

In Orinda the number of single-family closings was 229, down from 256 in 2015 and 276 in 2014. There were 262 in 2013, 219 in 2012 and 164 in 2011. The reported sales ranged in price from \$750,000 to \$4,650,000 with an average price of \$1,577,727. In 2015 it was \$1,481,443. In 2014 it was \$1,370,088. In 2013 it was \$1,240,158 and in 2012 it was \$1,068,303. ... continued on page D10



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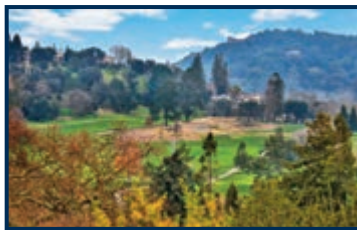


**This extraordinary Craftsman will take your breath away!**

Cozy, comfortable and an entertainer's dream! This lovely home has amenities galore! It has approximately 3,508 sq. ft. of living space with 4 BR/3BA plus office, gourmet kitchen, media room, formal living and dining room, separate downstairs family room, wine cellar and a spectacular back yard designed by renowned landscape architect, Peter Koenig. The breathtaking yard includes an

outdoor kitchen, inviting seating area with pergola and glass-stone fireplace, hot tub and bocce ball court! There are wonderful vistas from the delightful front terrace, the master bedroom and back yard. Three of the four bedrooms are upstairs and one bedroom and bath are located downstairs, which could be perfect for an au-pair or in-law. A very thoughtful design throughout with most every convenience taken into account. An outstanding home!

**Call me today with any real estate questions or for a complimentary home valuation. I'm happy to help!**



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Destined to become a show stopper, this gracious "East Coast" Traditional home, built in 1996, is nestled on a private cul-de-sac and boasts 6 bedrooms plus an office, 4 baths and approximately 4,433 square feet. Its arresting curb appeal and gracious foyer afford a first glimpse into the home's charm and substance, hinting at the aesthetics within and previewing the pride of ownership that is so apparent. Quintessential traditional touches include hardwood floors, wainscoting, handsome mill work and a classic floor plan highlighted by a sweeping staircase leading up to the second floor. Tried, true and Traditional, this beauty pays homage to gracious living. You're going to love this home!

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## The Real Estate year in review ... continued from page D8

The average was \$1,021,751 in 2011. The average market time was 23 days, about the same as a year ago when it was 26. The average sales price was an average of just under 102 percent the final list price for the reported sales. There were no short sales or REO (bank owned) sales in Orinda in 2016.

There was one reported sale in the MLS in Canyon in 2016 but none in 2014 or 2015.

On an average price per square foot basis for reported sales in 2016, Lafayette homes sold for \$589.47 essentially the same as in 2015 when it was \$585.87 and an increase from 2014 when it was \$546.87. In 2016, Moraga homes sold for \$558.02 per square foot, an increase from the \$532.90 in 2015. In Orinda last year it was \$594.37 which was up from \$560.79 in 2015 and continuing the trend that started in 2012. It was \$520.77 in 2014 and \$489.85 in 2013 and \$422.68 in 2012.

In the condominium/town home category, Lafayette had 16 closings in both 2016 and in 2015. As new developments of condominiums and townhomes are being developed in Lafayette, some new construction sales will not go through the MLS. The actual sales if the new homes are included would increase the total. Prices ranged in 2016 from \$525,000 to \$2 million. Moraga had 79 closed units staying consistent with 81 in 2015 and 86 in 2014. Sales ranged from \$305,000 to \$1.1 million. This includes attached homes in Moraga Country Club. Orinda had four closings while they had seven in 2015. They sold from \$319,000 for a one bedroom on Brookwood to \$1,466,500 in Orindawoods.

It should always be noted that there are also a few direct sales that do not go through the MLS and they are not reported here. These include some foreclosures that were sold at the courthouse as well as some sales between private individuals.

As of Jan. 9, there were 24 dwellings under contract per the MLS in the three communities combined, with asking prices of \$514,500 to \$5 million. It should be pointed out that there are no "Potential Short Sales" that are currently pending and no REOs. Prices have continued to rise over the last few years and more owners now have equity in their homes and have not had to go the short-sale process or faced foreclosures.

A comparison of year-end inventory in the three communities combined shows 45 homes on the market. A year ago there were only 34 homes on the market. Typically the biggest inventory is in the spring and early summer, however this current number may point to another year with a combination of qualified buyers vying for a continued limited supply. The current asking prices range from \$399,000 to \$4,999,000 in the three communities combined.

In Lamorinda in 2016, 82 homes sold for more than \$2,000,000. In 2015, 102 homes sold for \$2,000,000 or more. In 2014, 81 homes sold for \$2,000,000 or more.

Interest rates have remained historically low although there has been some increase the last several weeks but they are still very attractive to those with down payments of at least 20 percent. Corporations continue to expand and contract and also to relocate families. The minimal amount of single family new construction has helped keep supply and demand within a better balance than a lot of other neighboring communities. The east bay and closer to San Francisco communities like Lafayette, Moraga, and Orinda as well as Piedmont and several neighborhoods in Oakland and Berkeley continue to benefit from their proximity to San Francisco where prices remain very high. The East Bay is a "bargain."

The trend that began in 2011 continues today are the situations in the three communities where the seller received multiple offers and homes sold for above the list price. This, when coupled with an extremely low supply and a willingness by sellers to be realistic in their pricing should continue to fuel a strong market in 2017.

Conrad Bassett is a CRP, GMS-T.



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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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*Digging Deep*

# Something to crow about!

By Cynthia Brian

“I raised chickens because I love that feeling of being in the country and living from the soil” — Eartha Kitt



*Camellias blooming and getting ready to drop.*

*Photos Cynthia Brian*

**W**ith 2017 being the Year of the Rooster, I am excited to share my gratitude to the poultry that graced my life.

Chanticleer may be the reason I am where I am today. When I was 8 years old I announced to my parents that I wanted to be able to go to college. Since my grandparents had barely finished sixth to eighth grades and my parents had high school diplomas, I would be the first person in my family to strive for a university degree. It was decided that the only way this dream would be possible is if I financed it myself. My brilliant idea was to raise chickens, sell the eggs, and enter competitions at fairs to earn the cash.

My first clutch of chickens yielded nine pullets and three cockerels. My favorite rooster was Chanticleer, a beautiful Rhode Island Red, who followed me every-

where. A great deal of time was spent with my brood of 12 as I began my farm fresh egg business through my membership in the 4-H Club. When fair season rolled around, I entered Chanticleer and my hens in the appropriate categories including showmanship. Chanticleer and I won blue ribbons and were named Grand Champions in every competition at every event, including the California State Fair. At fairs outside the county where I resided it was necessary to enter Chanticleer in “open division,” meaning I wasn’t competing against other children or 4-H-er’s but was competing with professional breeders and adult hobbyists. Chanticleer still won Grand Champion and soon I was being heralded as a “California Champion Rooster Raiser” and “The Chicken Lady.” (Of course when I was a teenager I wasn’t enamored with those titles, but today I cherish the honors.) Throughout my teens I raised hundreds of hens and several roosters, but Chanticleer remained the king of the roost, a media star and a winning companion.

Weeds and grass were fed to the barnyard animals as well as scraps from our table. The hens scratched, ate worms and fertilized the yard. The manure from the chicken coop was shoveled into a pile to age for three years before it was mixed into the flowerbeds. (Chicken manure is “hot” and will burn your plants if it is not seasoned.) Everything was recycled in the perfect circle of organic living. Eggs were gathered twice a day and delivered to customers twice a week. I saved every penny and documented every expense.

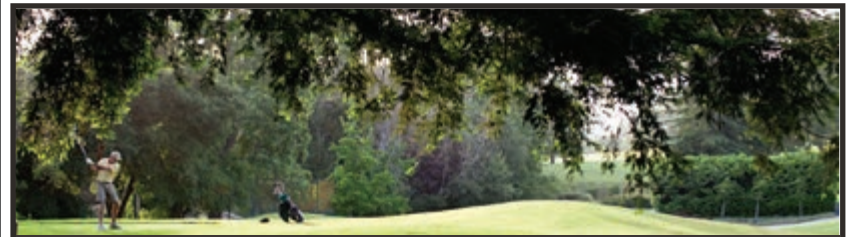
Chanticleer lived a very long, happy life and I will always be grateful for his friendship, his beautiful stature, and his profitable department. By the time I was 18 I had indeed earned enough dollars from my poultry project, farm labor jobs and scholarships to pay my college tuition at both UCLA and UC Berkeley. And that is something to crow about!

Celebrate the Year of the Rooster. Gung Hay Fat Choy!



*Marvelous mustard fields in the vineyards.*





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# Cynthia Brian's Gardening Guide for February fun

**TRAIN** a climbing rose up an arch, arbor, obelisk, or wall to enjoy the strong fragrances of myrrh, tea, and fruit. For 15 percent off David Austin Roses use coupon code ULA before Feb. 24 at [www.davidaustinroses.com](http://www.davidaustinroses.com).

**PICK** up all camellias that fall to the ground to eliminate disease to the mother plant.

**CLEAN** outdoor garden drains. When water flooded my patio it was because five gallons of mud was clogging two drains. The good news... lots of earthworms.

**CUT** a few branches from willows to experience the opening buds.

**WATCH** out for woodpeckers damaging your buildings.

**BRING** cymbidium orchids indoors to enjoy months of beautiful blooms.

**PRUNE** grapevines while the canes are dormant and brittle.

**PROTECT** citrus trees from freezing. If your trees are too large, pick the fruit before a freeze threatens.

**PLACE** a bouquet of blooms by your bedside for a better night's sleep.

**PLANT** your favorite summer blooming bulbs including pollinator magnets like dinner plate dahlias.

**CROW** at the clouds and scratch in the dirt. It's the year of the red fire chicken.

**HIKE** a trail that meanders through our beautiful creeks.

**LAST** chance to get your roses and vines pruned. My pruning is finally completed.

**AGE** your chicken manure before adding it to the garden. To tickle your imagination, Eartha Kitt raised her chickens in Beverly Hills!

**EMAIL** me when you need a consultation.

Happy Gardening and Happy Growing!



*The branches of this budding creek willow look like cotton balls on sticks.*



*The last freeze damaged this orange tree.*



*A flowing creek and babbling brook are great places to hike or meditate.*



An arrangement of roses, camellia, star thistle and heather is cheerful and uplifting.



"Chicken Lady" Cynthia Brian with a prized rooster, but not the famous Chanticleer.

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Cynthia Brian, The Goddess Gardener, is a New York Times best selling author, actor, radio personality, speaker, media and writing coach as well as the Founder and Executive Director of Be the Star You Are!® 501 c3.

Tune into Cynthia's Radio show at [www.StarStyleRadio.net](http://www.StarStyleRadio.net)

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Coming Soon

**109 Van Ripper Lane** Beautifully updated home in the heart of Sleepy Hollow. Gourmet kitchen/great room, refinished hardwood floors, gorgeous master suite. Large flat lot with newer landscaping, patio & grill. Excellent schools. **Call for Price**

### ORINDA



New Listing

**105 Crane Terrace** Very private setting w/off-the-chart panoramic views! Fabulous 4.87ac gated estate, New England style traditional w/ richly designed spaces of custom craftsmanship. Lovely grounds w/lawns, gardens, mature trees. **\$2,950,000**

### MORAGA



New Listing

**2133 Donald Drive #7** Desirable & affordable Moraga Manor 2bd/1.5ba, 1,224 sf condo w/priv. patio, dual sided frplc & dining rm. Complex has pool, laundry & dedicated parking. Ideally located for shopping, award winning schools. **\$419,000**

### MORAGA



New Listing

**820 Country Club Drive** Sought after single level, end unit. Nicely updated throughout. Great location for walking to town, farmer's market. Satellite pool nearby. Enjoy club membership & amenities. Golf, swim, & tennis. **\$725,000**

### MORAGA



New Listing

**806 Augusta Drive** Detached Single Level Plan 11 features 3bd/2ba, 1842 sq. ft., new kitchen, new roof, updated baths, hardwood floors, recessed lighting and fresh paint. **\$1,195,000**

### MORAGA



Coming Soon

**48 Sullivan Drive** Move-in ready single story rancher with eat-in chefs kitchen, hardwood floors, 3 beds, 2 baths & amazing views. Built in firepit & BBQ on .55 acres close to award winning Los Perales Elementary. **Call for Price**

### MORAGA



Coming Soon

**1063 Del Rio Way** End of cul de sac, 5bd/2.5ba, 2820 sqft fully remodeled 2 story traditional beauty with hand scraped distressed hw floors, Anderson windows & prof. landscaped yard on .25ac. Move in ready, top schools! **Call for Price**

### MORAGA



New Listing

**1100 Country Club Drive** Views, Views, Views! Spacious single level, 3 bed, 2 baths, updated kitchen, hardwood floors, fresh paint and more. **\$1,395,000**

### MORAGA



**122 Danefield Place** Spacious & updated 5+ bedroom, 3 bathroom home in 'close-in' Moraga. Gorgeous views, updated kitchen & baths, new floors, fresh paint, dual pane windows & new roof! **\$1,450,000**

### LAFAYETTE



Coming Soon

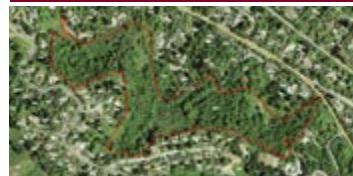
**569 Silverado Drive** Dream Location! Charming ranch style home on level .23 acre in the heart of Burton Valley. 3bd/2ba, apx. 1694 sqft. Living room w/vaulted ceiling & frplc. Family room w/gas frplc & open to kitchen. **\$1,155,000**

### LAFAYETTE



**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



**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. **\$2,500,000**

### LAFAYETTE



New Listing

**1204 Glen Road** Stunning new construction by SpringHill Homes boasts 4225 sf of exceptional open living spaces & beautifully landscaped level backyard on 2.06 acres with views in sought after Happy Valley Glen. **\$3,650,000**

### PLEASANT HILL



New Listing

**118 Tranquility Lane** Beautiful new construction home off Price Lane - 1st home available! Residing on .18ac with 4bd/3.5ba, chef's kitchen, great room, formal dining/ living, beautiful finishes. Ideal location for commute, shops, parks. NO HOA. **\$1,250,000**

### WALNUT CREEK



New Listing

**1908 Golden Rain #2** New Rossmoor Beauty! Updated and expanded 1325 square foot 2 bedroom, 2 bath Yosemite model. Level-in, light and bright end unit! **\$475,000**

### WALNUT CREEK



New Listing

**215 Grover Lane** Top location in desirable South Walnut Creek! Spacious 4bd/2ba rancher featuring 1928sf & situated on a .44 acre lot w/privacy near end of cul-de-sac. Vaulted ceilings, kitchen/ family combo. **\$849,000**

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