

Lamorinda OUR HOMES

Lamorinda Weekly Volume 11 Issue 4 Wednesday, April 19, 2017



Digging Deep with Cynthia Brian

...read on page D16

Orinda Garden Tour highlights outdoor living

By Sophie Braccini



A Lafayette garden on the tour seen through an arbor.

Photo provided

Five Orinda and Lafayette gardens have been selected this year to showcase the best in elegant Californian suburban outside living in the biannual Orinda Garden Club Tour May 11.

This chance to see professionally landscaped private estates and the associated social events returns every other year. The tour is first an eye-pleaser and an opportunity for inspiration, and it also includes a fundraiser that supports the club's many

local programs.

This year the tour focuses on gardens that showcase outside living and entertainment. Orinda residents Shari Bashin-Sullivan and Richard Sullivan of Enchanting Planting designed three of the gardens featured on the tour. Bashin-Sullivan, a club member, encourages garden enthusiasts to tour all of the gardens to enjoy the many flowering plants and to also "appreciate the many interesting

textures, colors and structures provided by the evergreen shrubs, the backbone of a strong planting composition." Nature in these gardens is never very far, but it has been domesticated and magnified.

The very spectacular gardens present an interesting mix of formality, with some grandiose designs that take advantage of large spaces, mixed with the abundance and more carefree California spirit. Visitors will appreciate the variety of plants such as dwarf mondo grass, mature Japanese maples, wisteria, camellia and weeping bamboo, mixed with stunning architectural details such as a fire pit set into a large boulder.

The mix of colors, atmospheres and types of features is particularly appealing in one of the Lafayette gardens that completely wraps around the house. Another garden features interesting textures and shades of green from a combination of evergreen shrubs, annuals and ferns. The attention to detail and the careful maintenance of these gardens will certainly impress and inspire.

Water features and lawns are incorporated in several gardens along with arbors and terraces, surrounded by flowers, shrubs and trees that create an enchanting oasis for the homeowners and their guests.

The event is also a fundraiser for the club, along with other events that are happening simultaneously. The cocktail party is one of them (tickets are sold separately) and the club is organizing a silent auction as well as a unique plant sale. Club member Vanessa Crews explains that all the hundreds of plants sold are the result of club members' gardening talents.

... continued on page D4

THE *Beaubelle* GROUP



ORINDA - Completed in 2013, this home showcases impeccable craftsmanship, the finest of finishes, unobstructed views, multiple outdoor venues and beautifully landscaped grounds. The 5-bedroom, 5.5 bath home features more than 5,300 sq. ft. of living space with an open and functional floor plan on two levels accessible by an elevator or a sweeping staircase. Sprawled over .80 acres, the estate borders another five acres of dedicated open space ensuring the utmost in privacy. Offered at \$3,950,000



GLENN W. BEAUBELLE

925.254.1212

LYNN MOLLOY

925.818.7620

TheBeaubelleGroup.com



CABRE# 01910108

CABRE# 00678426

©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT, LLC. Real Estate Agents affiliated with Coldwell Banker Residential Brokerage are Independent Contractor Sales Associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC. CalBRE License #01908304.

Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	12	\$728,000	\$2,725,000
MORAGA	8	\$745,000	\$1,607,000
ORINDA	10	\$1,200,000	\$2,425,000

Home sales are compiled by Cal RSource, 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 RSource. Neither Cal RSource nor this publication are liable for errors or omissions.

LAFAYETTE

- 3975 Canyon Road, \$2,725,000, 4 Bdrms, 5221 SqFt, 2002 YrBlt, 3-21-17;
Previous Sale: \$340,000, 01-04-01
- 918 Dewing Avenue #A, \$790,000, 2 Bdrms, 1245 SqFt, 1991 YrBlt, 3-23-17;
Previous Sale: \$588,000, 08-08-13
- 3958 Franke Lane, \$1,655,000, 3 Bdrms, 2040 SqFt, 1951 YrBlt, 3-27-17;
Previous Sale: \$170,000, 05-23-79
- 917 Hough Avenue #7, \$728,000, 2 Bdrms, 1038 SqFt, 1969 YrBlt, 3-24-17;
Previous Sale: \$418,000, 03-10-04
- 7 Lincolnshire Court, \$1,855,000, 3 Bdrms, 2595 SqFt, 1952 YrBlt, 3-15-17;
Previous Sale: \$1,520,000, 03-07-14
- 3507 Moraga Boulevard, \$1,250,000, 3 Bdrms, 1381 SqFt, 1941 YrBlt, 3-23-17;
Previous Sale: \$785,000, 12-23-04
- 1155 Pleasant Hill Circle, \$1,125,000, 4 Bdrms, 2340 SqFt, 1949 YrBlt, 3-14-17;
Previous Sale: \$315,000, 08-29-97
- 3518 Rowe Place, \$1,700,000, 2 Bdrms, 1877 SqFt, 1947 YrBlt, 3-24-17
- 3943 South Peardale Drive, \$1,570,000, 3 Bdrms, 1579 SqFt, 1949 YrBlt,
3-16-17; Previous Sale: \$1,211,500, 07-20-07
- 1648 Springbrook Road, \$900,000, 3 Bdrms, 1124 SqFt, 1953 YrBlt, 3-23-17;
Previous Sale: \$121,000, 01-15-80
- 4064 Valente Court, \$1,678,000, 4 Bdrms, 2927 SqFt, 1942 YrBlt, 3-16-17;
Previous Sale: \$435,000, 05-22-97
- 4038 Valente Drive, \$1,550,000, 4 Bdrms, 2512 SqFt, 1971 YrBlt, 3-17-17;
Previous Sale: \$399,000, 09-26-97

MORAGA

- 335 Calle La Mesa, \$745,000, 3 Bdrms, 1790 SqFt, 1969 YrBlt, 3-20-17
- 1100 Country Club Drive, \$1,483,000, 3 Bdrms, 2051 SqFt, 1975 YrBlt,
3-16-17; Previous Sale: \$1,130,000, 04-24-13
- 746 Crossbrook Drive, \$1,607,000, 4 Bdrms, 2654 SqFt, 1966 YrBlt, 3-17-17;
Previous Sale: \$770,000, 05-01-02
- 370 Donald Drive, \$1,325,000, 4 Bdrms, 2214 SqFt, 1969 YrBlt, 3-16-17;
Previous Sale: \$191,500, 10-20-78
- 2 Carnoustie, \$1,200,000, 3 Bdrms, 3424 SqFt, 1987 YrBlt, 3-24-17;
Previous Sale: \$575,000, 02-26-91
- 24 Corte Encina, \$1,530,000, 5 Bdrms, 2649 SqFt, 1969 YrBlt, 3-24-17;
Previous Sale: \$580,000, 08-07-98
- 1063 Del Rio Way, \$1,460,000, 5 Bdrms, 2820 SqFt, 1969 YrBlt, 3-24-17;
Previous Sale: \$915,000, 09-12-12
- 23 Winslow Place, \$1,350,000, 3 Bdrms, 2062 SqFt, 1964 YrBlt, 3-24-17;
Previous Sale: \$335,000, 08-16-88

... continued on page D12

Correction:

A story in the April 5 issue of the Lamorinda Weekly's Our Homes section, "Changing your garden, changing your life," incorrectly identified the occupation of Orinda's Robert Sorenson. He is an ophthalmologist.

Coming Soon | Active | Pending | Sold 2017

Coming Soon



28 Dos Encinas, Orinda
Price to be determined

Coming Soon



989 Carol Ln, Lafayette
Listed at \$1,195,000

Active



1982 Reliez Valley Rd, Lafayette
Listed at \$3,300,000

Pending



3451 Echo Springs, Lafayette
Listed at \$1,390,000

Pending



514 Silverado Dr, Lafayette
Listed at \$1,379,000

Pending



3268 Ameno Dr, Lafayette
Listed at \$1,265,000

Pending



626 Moraga Way, Orinda
Listed at \$1,099,000

Pending



454 Turrin Dr, Pleasant Hill
Listed at \$915,000

Sold



1414 Eagle Point, Lafayette
Listed \$1,595,000 | Sold \$1,750,000

Sold



550 Merriewood Dr, Lafayette
Listed \$1,368,000 | Sold \$1,424,000

Sold



104 Hodges Dr, Moraga
Listed \$1,195,000 | Sold \$1,261,600

Sold



754 Glenside Dr, Lafayette
Listed \$995,000 | Sold \$1,070,000

COMING SOON - **141 Westchester Drive, Moraga Country Club**
Remodeled beauty | Single-level | 3 Bedrooms | 2 Bathrooms | 1867± sq.ft.
Call for Details

*KPG represented either
the Buyer or Seller in
the above properties

KURT PIPER



925.818.8000
License #: 01130308

SCOTT SANS



925.216.7583
License #: 01919680

LESLIE PIPER



415.990.4929
License #: 01296053

DASHA SIENITSKY



845.798.2077
License #: 01959571



KURT PIPER GROUP

925.818.8000
Kurt@KurtPiperGroup.com
KurtPiperGroup.com



Orinda Garden Tour highlights outdoor living

... continued from page D1

Members have contributed herbs such as lemon verbena and pineapple sage, as well as perennials and succulents. There will also be orchids and some unusual scented leaf pelargoniums.

Crews adds that the club is particularly proud of the tomato plant sale that is offered thanks to the expertise of club member Sue Berger-Anderson. "She is an heirloom tomato guru and she is nurturing about 300 hard-to-find plants for the sale," says Crews with pride. Berger-Anderson grows multiple varieties in her Orinda garden, so these are almost sure to be successful for local gardeners. Crews says that every kitchen gardener will want to visit this sale. The purchase of a tour ticket is required to access the sale.

... continued on page D6



A Lafayette wrap-around garden.

Photo provided

FEATURED AGENT



Shiva Jafarzadeh
Realtor® | CalBRE #01507290

Lafayette Office
925.876.2290 c
shiva.j@sir.com

Shiva has served the Bay Area for over 14 years as a BROKER ASSOCIATE and REALTOR®. Known for her expertise and unparalleled commitment to representing her clients' interests in every transaction, Shiva is truly passionate about what she does.

Service available in Farsi.

homesbyshiva.com



Exclusive Upper Happy Valley Lot

00 Los Arabis | \$999,000
1.54 Acres
Shiva Jafarzadeh | 925.876.2290

Web Id: HLF57S, CalBRE #01507290

Rustic surroundings with the feel of seclusion, yet Lafayette Parks, reservoirs and growing downtown are just minutes away. Award winning Lafayette schools. Quick access to BART, SF.



Spectacular Custom Estate 99Tappan.com

99 Tappan Lane | \$2,988,000
5 Bedrooms, 3.5 Bathrooms
Lauren Holloway | 925.285.1728

Web Id: 2YFVQ6, CalBRE #01393592



Exquisite Custom Estate 3410DeerRidgeDr.com

3410 Deer Ridge Dr. | \$2,699,000
5 Bedrooms, 4 Bathrooms
Jennifer O'Grady | 925.389.2380

Web Id: WHY6TP, CalBRE #01738517



Charming Private Estate ~ Diablo Country Club

1830 Alameda Diablo | \$5,160,000
5 Bedrooms, 4.5 Bathrooms
Debbie Wright | 925.285.1466

Web Id: 7ZQFW9, CalBRE #01381698



Exquisite Country Estate 260JosephLn.com

260 Joseph Lane | \$2,450,000
5 Bedrooms, 4.5 Bathrooms
Jennifer O'Grady | 925.389.2380

Web Id: KYC2V8, CalBRE #01738517

Bay

Sotheby's
INTERNATIONAL REALTY

**Contact a BaySIR
Sales Associate
for All Your
Real Estate Needs.**

BERKELEY
510.542.2600

DANVILLE
925.838.9700

LAFAYETTE
925.283.7866

MONTCLAIR/OAKLAND
510.339.4000

baysir.com

Each Office Is Independently
Owned and Operated.



EXQUISITE HAPPY VALLEY GATED ESTATE

Elegantly set back on a redwood tree-lined 1.27 acre flat lot, this beautiful estate in Happy Valley boasts gorgeous classic architectural detailing with exceptional quality throughout. Exquisitely remodeled with designer touches by acclaimed San Francisco designer, Tineka Triggs, of Artistic Design for Living. Offering sophisticated yet comfortable indoor and outdoor living, the main home features dramatic entertaining and living spaces, while this gated estate also includes a charming separate guest house and an impressive office built above the three-car garage. This grand estate has over 7,700 square feet of living space, and is a very special blend of excellence, charm, and style. Price upon request.



JULIE DEL SANTO

Broker/Owner

925.818.5500

julie@dudum.com

www.dudum.com

CalBRE# 01290985



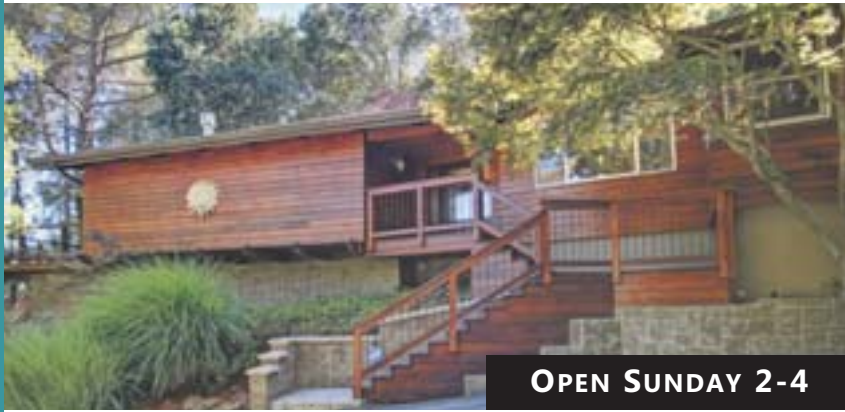
Distinctive Properties



www.1259redwood.com



It's **April** in Lamorinda for Real Estate



OPEN SUNDAY 2-4

51 VALENCIA ROAD, ORINDA

4 BEDS | 2 BATHS | 1959 SQ. FT. | .74 ACRE

OFFERED AT \$1,398,000

Stylishly updated, spacious and open floor plan with easy access to the outdoors. 51 Valencia is enhanced with quality features that convey an inviting ambience. The setting is tranquil and serene and the location is close to town, 12 years of Orinda schools, highway 24 and BART. It's a great home!



SOLD OVER LIST PRICE IN 7 DAYS!

220 LONGVIEW TERRACE, ORINDA

\$1,200,000



April Matthews

Cell: 925.200.0773

aprilmat@comcast.net

CalBRE# 01221153



It's **April** in Lamorinda for Real Estate

www.dreamhomelamorinda.com

Orinda Garden Tour

... continued from page D4



A beautiful Orinda garden with a pool

Photos provided

Club president Margie Murphy says that all the proceeds from the tour and its various events go to fund the club's different charitable projects. The club is one of the oldest in the area; it has been operating since 1937 with a mission to beautify Orinda. The ongoing projects include the restoration of the cork oaks (*Quercus suber*) around Lake Cascade and the installation of a memorial rock and bench, placing holiday wreaths around town as well as the beloved fall scarecrows and pumpkins, maintenance of several public spaces such as the Highway 24 off-ramp and the triangle at Orinda Way and Camino Sobrante.

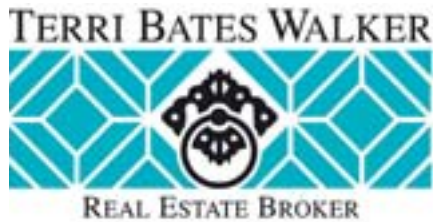
The club extends its reach beyond Orinda with projects such as the monthly offering of Orinda Garden Club's bouquets for patients at Contra Costa Medical Center in Martinez, a project that has been going on for 52 years; participation in Partners 4 Plants at the Martin Luther King Jr. Shoreline Restoration Area in Oakland; maintaining the David Austin Roses at The Gardens at Heather Farm in Walnut Creek; and scholarships to local students studying horticulture.

For more information and tickets visit www.orindagc.org/tour2017.



An elegant side garden on the tour.





BRINGING LAMORINDA HOME

3518 Rowe Place, Lafayette



Sold for \$1,700,000 with 6 Offers

Lovely ranch style home with unlimited potential on a sunny, flat parcel backing to a creek. Ideal location close to downtown and the trail. Represented the Buyer.

3280 Sweet Drive, Lafayette



Coming Soon | Price Upon Request

Darling single-story 3BR/2BA, 1525± sq.ft. home on a .25± acre lot on popular Sweet Drive. Views of the hills from kitchen/family room. Sunny deck and large backyard.

255 Tharp Drive, Moraga



Coming Soon | Price Upon Request

Charming one level 4BR/2BA, 1956± sq.ft traditional on a flat .25± acre lot. Open kitchen/family room combo offers access to backyard with pool and garden area.

731 Miner Road, Orinda



New Listing | Offered at \$3,495,000

Newly renovated 6BR/4.5BA, 5300± sq.ft. estate with an open floor plan, high-end finishes and striking architectural detail on a fairly-level oak-studded 1.6± acre lot.



Terri Bates Walker

Broker, J.D.

510.282.4420 | terri@terribateswalker.com

terribateswalker.com | Follow me on: [f](#) [t](#) [in](#) [i](#)

License# 01330081

PACIFIC
UNION
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Knowledgeable - Professional - Reliable - Local
Committed to exceeding your expectations!



Paul & Virginia Ratto

925.998.9501
vvarni@pacunion.com
rattoandratto.com
License #: 00900621 | 01361537

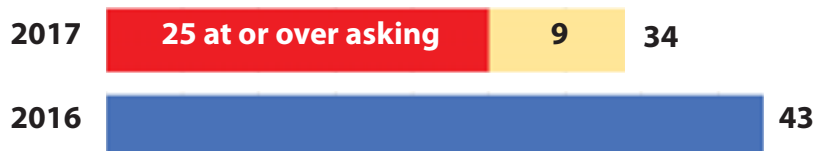


The Real Estate Quarter in Review

Homes continue to sell at a fast pace in Lamorinda

By Conrad Bassett, CRP, GMS-T

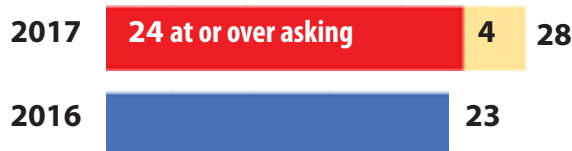
Homes sold in Lafayette



Homes sold in Moraga



Homes sold in Orinda



The first quarter of 2017 showed a continued fast pace in activity on the residential side of Lamorinda real estate. Supply remains very low so the resulting sales quantities remain low. The average sales price continues to increase in Lafayette and Moraga but not in Orinda versus the year ago period. The days on market remain short and the homes that have multiple offers are increasing.

Per Contra Costa Association of Realtors statistics reported from January 1 through March 31, 2017, 34 single-family homes closed in Lafayette down from 43 that closed in the same quarter of 2016 and 49 in 2015. Sales prices ranged from \$835,000 to \$5,082,388 and the average number of days on market was 21. The average sales price was \$1,622,848 up from the year ago same period of \$1,570,712, up from \$1,411,281 in 2015 and \$1,323,841 in the same quarter of 2014. It was \$1,283,618 in the first quarter of 2013 and continuing the upward trend from the \$971,889 in the first quarter of 2012.

In Moraga the number of single-family closings was up to 28 from 20 in the first quarter of 2016. Prices so far this year ranged from \$745,000 to \$2,750,000. The average sale price was \$1,381,452, up over \$100,000 from \$1,278,575 a year ago. In the first quarter of 2015 it was \$1,195,451; in the first quarter of 2014 it was \$1,151,360, a slight increase from the \$1,137,226 in the first quarter of 2013, and a huge increase from the same quarter in 2012 when it was \$959,857 and the \$823,931 in the first quarter of 2011. The average marketing time was 36 days; much of this average coming from two homes that took seven months to sell. A year ago it was only 13 days.

... continued on page D14



Tom Stack

Broker Associate
925.878.9964
Tom.Stack@camoves.com
www.TomStack.com
Facebook:
facebook.com/TomStack
You Tube:
Tom Stack Lamorinda Real Estate
CalBRE #01501769



Finola Fellner

REAL ESTATE

YOU'LL LOVE LAMORINDA!
WWW.FINOLAFELLNER.COM



COMING SOON!
77 Estates Drive, Orinda



Don't miss this rare Glorietta contemporary home exquisitely remodeled in 2015 and boasts breathtaking views, ideal open floor plan with 4 bed, 3.5 baths, office, in-law/au-pair setup, and a separate 1650 sq ft detached 7 car garage with endless possibilities (guest house, office space, gym/play space). The home features a gorgeous custom chef's kitchen, private master suite with large walk in closet and spa bathroom, gorgeous hickory hardwood floors and amazing redwood clad soaring ceilings. Enjoy indoor/outdoor living at it finest with retracting Fleetwood window walls that open to batu decks, beautifully designed gardens, private fire pit, built-in BBQ with Green Egg smoker. Minutes from downtown, BART, trails, restaurants and top-rated Orinda schools!

Call me for details.
925.890.7807

BRE #01428834

©2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC. Coldwell Banker Residential Brokerage or NRT LLC, CalBRE License #01908304.



JUST LISTED: 12 Calvin Court, Walnut Creek



MICHELLE AND WENDY HOLCENBERG PRESENT:

South Walnut Creek.
North of your Expectations.

Bedrooms	Bathrooms	Price
3	2	\$975,000

Located on a storybook Saranap cul-de-sac close to downtown Walnut Creek sits a 3 bedroom, 2 bath house ready for you to call home. It features hardwood flooring, updated bathrooms, an expanded master, vaulted ceilings, dual-pane windows, air conditioning, new paint inside and out, and a spacious, level yard with lawn, decking, hot tub and a garden/play area.

Close to top-rated Parkmead and Tice Creek Schools, Las Lomas High School, Dewing Park Swim Club and restaurants, shops and entertainment. 3D tour at www.12Calvin.com

Open 4/23 1-4pm.



HOLCENBERG
TEAM

Michelle Holcenberg
Wendy Holcenberg
(925) 324-0405
michelle@holcenberg.com
www.holcenberg.com
License #01373412
License #00637795



COLDWELL
BANKER

©2017 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC, CalBRE License #01908304.

OPEN SUNDAY 1-4PM



Walk to 12 Years of School in Popular Del Rey Neighborhood!

4 BEDS | 2 BATHS | 2342 SQ. FT. ACRE



Natural Beauty in Orinda Downs

3 BEDS | 2.5 BATHS | 3291 SQ. FT. | .93 ACRE | \$1,550,000



CLARK THOMPSON
REAL ESTATE BROKER
VILLAGE ASSOCIATES

Office: 925-254-8585 ct@clarkthompson.com

www.clarkthompson.com

CALBRE# 00903367

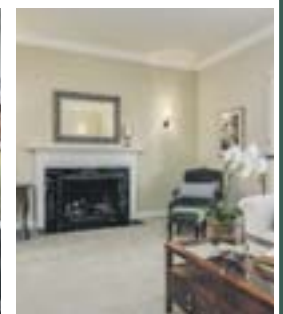


EXPERIENCE SLEEPY HOLLOW



17 TARRY LANE ,ORINDA

4 Bedrooms | 3.5 Baths | 3197 sq. ft. | .62 acre | Separate Bonus Room/ Au Pair | Privacy | Level Yard |



CALBRE# 00903367

CLARKTHOMPSON

REAL ESTATE BROKER
VILLAGE ASSOCIATES

Phone: 925-254-8585

Email: ct@clarkthompson.com

www.clarkthompson.com



CALBRE# 01477710

Lamorinda Jenny

JENNY LYONS WILHITE

Phone: 925-890-8371

Email: jenny@lamorindajenny.com

www.lamorindajenny.com



All information herein deemed reliable but not guaranteed.





BRYDON & IVES
REAL ESTATE TEAM

The Spring Market is in Full Bloom!

SOLD IN 1 DAY WITH MULTIPLE OFFERS!



Hidden Valley Treasure

16 Diablo Circle, Lafayette | 3BD/2BA, 1,730+/- sq. ft., .24+/- acre
16DiabloCircle.com | Offered at \$1,325,000

SOLD WITH MULTIPLE OFFERS!



Silver Dell Gem

16 Fallen Leaf Court, Lafayette | 4BD/2.5BA, 2,581+/- sq. ft., .55+/- acre
16FallenLeafCourt.com | Offered at \$1,775,000

Custom Las Huertas Paradise

Nestled in the sought after "Trail Neighborhood" pocket of Lafayette sits this beautifully crafted 5BD/4.5BA custom gem that was rebuilt to perfection in 2005. With an open floorplan, this 4,260+/- sq. ft. mostly single level home offers wonderful design elements,

COMING SOON



top-of-the-line finishes, expansive rooms and indoor/outdoor appeal. Situated on a .48+/- flat acre lot, the backyard is an entertainer's paradise with outdoor kitchen, gas fire-pit with surround seating, sun-swept dining area, saltwater pool, 10-person hot tub and large level grass area. Easy access to the Lafayette bike trail, top rated schools and downtown.

Call for more information

Lisa Brydon 925.285.8336 | Kristi Ives 925.788.8345

CalBRE#: 01408025
CalBRE#: 01367466

www.BrydonIvesTeam.com
BrydonIvesTeam@apr.com



Can You Do Better with Mark or a Big Bank?

With Interest Rates Having Gone Up Now Is The Time To See If Mark Can Find A Better Mortgage For You!!



Mark Zinman

Mortgage Broker/Owner

MZ Financial Group

415-203-6369

Mark@mzfinancialgroup.com

35 Williams Drive, Moraga

MZ FINANCIAL GROUP

Mark has been a Lamorinda Resident and Mortgage Broker for 15 years and would love to put that experience to work in handling your mortgage needs!

MZ Financial Group handles financing needs up to \$3,000,000. With Interest Rates at Historic Lows give Mark a call today for a discussion about your specific situation!

Loan Officer Mark Zinman | mark@mzfinancialgroup.com | CA Bureau of Real Estate License #01335252 | NMLS License #248181 | Pacific Mortgage Consultants Inc. | CA Bureau of Real Estate License #01378482 | NMLS License #2131

Lamorinda Home Sales recorded

... continued from page D2

ORINDA

26 Alder Walk, \$1,329,000, 4 Bdrms, 2394 SqFt, 2014 YrBlt, 3-17-17

44 Bates Boulevard, \$1,350,000, 3 Bdrms, 2060 SqFt, 1959 YrBlt, 3-23-17

175 Camino Don Miguel, \$1,200,000, 3 Bdrms, 2213 SqFt,
1955 YrBlt, 3-16-17

220 Camino Sobrante, \$1,650,000, 5 Bdrms, 2886 SqFt, 1955 YrBlt, 3-23-17

5 De Soto Court, \$1,430,000, 4 Bdrms, 3113 SqFt, 1956 YrBlt, 3-22-17

86 La Espiral, \$1,728,000, 3 Bdrms, 2800 SqFt, 1977 YrBlt, 3-27-17;

Previous Sale: \$975,000, 02-05-16

5 La Sombra Court, \$1,435,000, 4 Bdrms, 2191 SqFt, 1954 YrBlt, 3-24-17

18 Rabble Road, \$2,425,000, 6 Bdrms, 5817 SqFt, 2014 YrBlt, 3-21-17;

Previous Sale: \$2,750,000, 12-01-14

8 Snow Court, \$1,700,000, 6 Bdrms, 3857 SqFt, 1986 YrBlt, 3-17-17;

Previous Sale: \$1,042,000, 03-07-01

109 Van Ripper Lane, \$2,304,000, 4 Bdrms, 2952 SqFt, 1951 YrBlt, 3-21-17;

Previous Sale: \$1,700,000, 11-19-13

1560 Rancho Del Hambre, Lafayette

PACIFIC
UNION

CHRISTIE'S
INTERNATIONAL REAL ESTATE



Enchanting Custom Lafayette Estate property in Reliez Valley. Impeccably maintained with an ideal floorplan, high ceilings, and great spaces throughout. Features include an updated kitchen/family room, formal dining and living rooms, and 4+BR/4.5BA in 5200± sq.ft. The serene 3.12± acre estate features a Pebbletec pool, patio with barbecue, and boasts expansive views of Mt. Diablo, Briones Regional Park & Heritage Oaks. Away from it all yet close to town, FWY, Bart and top rated Lafayette schools.

Open Sunday 1:00-4:00 | Call for Price and Details | 1560RanchoDelHambre.com



Nancy Rothman

510.701.0230

nrothman@pacunion.com

nancyrothman.com

Dan Walner

510.205.7159

dan.walner@pacunion.com

danwalnerhomes.com



Coming Soon in Orinda!



87 Bates Blvd, Orinda

4+BR, 2.5BA, 2769± sq.ft., on a .48± acre lot,
3-car garage, traditional style with modern updating
First open houses | April 29th & 30th

Offered at \$1,649,000

Call Pamela and start turning your dreams into realty!



Pamela Halloran

Broker Associate

925.323.4100

pamela@pamelahalloran.com

pamelahalloran.com

License #: 00936191

PACIFIC
UNION

+55 ACTIVE ADULT GATED COMMUNITY

ROSSMOOR

Did you Know Paradise Exists
Right Here in the East Bay??



Visit and Talk to Your Rossmoor Specialists.

Sue DiMaggio Adams

suercal@aol.com

925-207-9212

Cal BRE# 00820932

Kathie DiMaggio Stein

kathie@kathiestein.com

925-699-6258

Cal BRE# 01942595



Turning Your Dreams into an Address.

Rossmoor Realty | 641 Tice Valley Boulevard, Walnut Creek, CA 94595.

Drainage Systems

- Standing Water Problems Eliminated
- Sump Pump Service, Repairs & Replacement
- Drainage Inspections & Reports
- Retaining Walls
- Grading



925-944-5263
drainagepros.com

Lic. # 512288

A+ rated







DAVID PIERCE

Helping Lamorinda Homeowners Since 1987

Direct: 925 254 5984

david.pierce@sothebysrealty.com

www.DavidPierce.net

CalBRE #00964185



Each Office is Independently Owned & Operated

The Real Estate Quarter in Review

Homes continue to sell at a fast pace in Lamorinda

... continued from page D8

In Orinda, the number of single-family closings was 28 versus a year ago when there were 23. Sales prices ranged from \$725,000 to \$3,150,000 with an average price of \$1,523,767. In the year ago first quarter it was \$1,634,327. This reduction in average is not based upon any signs of a decline in the market — just a sample size without many high end sales. In 2015 it was \$1,511,044. The average price in the first quarter of 2014 was \$1,128,161. In the first quarter of 2013 it was \$1,151,882. In the first 90 days of 2012 it was \$934,541. In 2011 it was \$894,857. It took an average of just 24 days on the market to sell a home, almost the same as the first quarter of last year when it took 22 days.

In the first quarter of 2016, Lafayette homes sold at an average of \$645.43 per square foot up from \$615.46 per square foot in 2016, a huge increase from 2015 when the average was at \$524.42 per square foot; Moraga came in at \$552.98 per square foot, down from a year ago when it was \$601.28 a square foot versus \$509.81 in 2015. Again, the price drop is based upon the size of the homes that sold, not a change in the marketplace. Orinda was at \$625.23 up from \$581.86 in 2016 and \$563.91 in 2015. To this point in 2014, the average price per square foot in Lafayette homes was \$542 per square foot, Moraga was \$462 and Orinda was at \$495.

In the condominium/town home category, Lafayette had nine closings reported to the MLS and all were resales They ranged from \$525,000 to \$950,000. Moraga had 10 ranging from \$445,000 to \$1,015,000 with the highest four all being in Moraga Country Club, and Orinda had two — both on Brookwood Drive at \$490,000 and \$533,000.

As of April 10, 2017, there were 96 homes under contract per the MLS in the three combined communities (a year ago there were 65) with asking prices of \$389,000 to \$3,650,000. It should be pointed out that there is only one pending “Potential Short Sale” and one bank-owned property. This should lead to a much larger quantity of closings in the second quarter.

Inventory is at 96 as of April 10, 2017. A year ago it was 105 on the same date.

There are 39 Lafayette properties currently on the market versus 47 properties on the market in April, 2016. Asking prices in Lafayette currently range from \$844,044 to \$4,100,000. In Moraga, buyers have their choice of 16 homes, down from 18 homes at this time in 2016. They are listed between \$879,000 and \$2,699,500. There are no

distressed sales available in Lamorinda.

In Orinda there are 42 homes on the market. A year ago there were 40. The list prices range from \$920,000 to \$5,750,000.

As is the case nearly every quarter, the most active price range is in the more “affordable” price ranges. At the high end, 13 homes sold above \$2,000,000 in the three communities combined. A year ago there were 17. There are 39 currently available above this amount in the three communities combined.

Interest rates continue to be attractive and many corporations continue to relocate families both in to and out of the area. The real estate markets in San Francisco, the Peninsula, and the other side of the hill in Oakland and Piedmont have been even more active so there has been some spillover effect where buyers are willing to make longer commutes in order to find more “affordable housing.” Of course, Lamorinda and affordable housing are seldom mentioned in the same breath.

Lastly, it is important to look at what homes are selling for versus their list prices. Often homes come on the market at unrealistic prices and they do not sell. We also are seeing more homes listed well below true values so that it may encourage bidding wars that might generate a higher overall sales price. In the first quarter of this year many homes have had multiple offers and have sold at or above the list price.

Of the 34 single-family home sales that closed in Lafayette in the first quarter of 2017, 25 sold at or above the list price. In Moraga, 18 of the 28 sales were at or above the asking price and in Orinda, 24 of the 28 sold at or above the final listing price.

This will typically happen when a house goes pending in the first two weeks on the market. Of the 96 currently pending sales in the three Lamorinda communities combined, 64 went pending in 21 days or less. The actual average days on the market would be markedly lower but many agents are setting up marketing plans where they hold the home open to the public and to brokers and follow with an offer date in a week or so after exposing the property to the market—pointing to a high likelihood of a continued trend in homes selling above the asking price.

In the detached home category in the first quarter of 2017, the average sale price in Lafayette was just under 104 percent of the asking price. In Moraga it was 101.4 percent and in Orinda it was 103 percent of the final asking price.





Patricia Battersby

925-330-6663

pb@patriciabattersby.com

BRE# 00854469

Ashley Battersby

925-323-9955

ashley@ashleybattersby.com

BRE# 01407784

www.ashleybattersby.com

[@ashleybattersbyhome](#)



JUST LISTED IN HAPPY VALLEY GLEN!

1205 Monticello Road, Lafayette

Incredible .75 Acre* Single Level

5 Bedrooms 2.5 Baths 2370 Sq Ft*

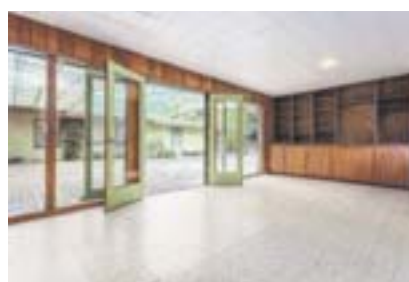
- Traditional ranch style home on a fabulous large level lot in the heart of Happy Valley Glen, one on Lafayette's most sought after neighborhoods
- Offered for the first time by the original owner/family, it was built in the fifties, a time when walls of glass to enhance California indoor-outdoor living were the order of the day
- Huge private yard in a beautiful .75 acre private setting with mature plantings and a giant redwood tree, this property was enjoyed over the years and is an inspirational palate for a creative landscape design and great venue for entertaining and daily living
- This is a Fixer - a Rare Opportunity in Happy Valley Glen, so bring your contractor and envision your dream!

Empty pool and spa in backyard are DANGEROUS. Children MUST have adult supervision at all times. Please NO viewing without a Real Estate Agent.

A wonderful neighborhood in a premium Lafayette location, a short distance to downtown Lafayette, and easy access to freeways and BART for commuting to San Francisco and other regional business centers.

Top Rated Lafayette Schools: Happy Valley Elementary, Stanley Intermediate, Acalanes High School District (please check with districts for school availability)

*per Public Records



*Digging Deep***Color me purple**

By Cynthia Brian

"God gets mad if you walk by the color purple in a field somewhere and don't notice it." — Alice Walker, "The Color Purple"*Fragrant French lilac.*

Photos Cynthia Brian

As I amble through my April garden, I know that God is very happy. Purple, the color of royalty, wisdom and luxury is favored in the majority of my botanical blooms. The nobility of the season is highlighted with the elegantly perfumed lilac, the scented grace of cascading wisteria, and the pride of the dark and handsome hellebore as it changes from its deep shaded amethyst of winter to the violet and chartreuse of spring. Bees are swarming, sucking the sweet nectar from the fragrant flowers of lavender, freesia and the Chinese fringe. Shades of indigo, mauve, and sangria pepper the landscape offering a powerful presence yet calming expression.

*Chinese Fringe with its plum colored flowers.*

Purple bearded iris and Dutch iris tender their brilliance in the middle of the weed-filled hillside where Jerusalem star, also known as goat's beard, thrive. Bulbs and rhizomes are the ultimate VIPs of my garden. Once planted, I forget about them until they burst into bloom, a welcome surprise especially when other plants are failing. If you are a beginner gardener, I highly recommend indulging in bulbs for all seasons. Most require little maintenance and effort with minimal water while providing maximum results. Some of my perennial favorites that are available in hues of purple include calla lily, gladiolus, oriental lily, bearded iris, Asiatic lily, dahlia, anemone and naked lady. ... continued on page D17

I love the color purple and have dedicated this month to everything purple. If you'd like to bring a bit more of the richness of purple into your outdoors, I recommend checking out a few of these favorite cultivars:

Agastache Violet Vision	Liatrix
Aquilegia Swan Lavender	Lantana
Aster Kickin' Purple	Lavender
Astilbe Purple Candles	Lilac
Azalea	Monarda Purple Rooster
Buddleia Miss Violet	Nepeta Little Trudy
Campanula Milan Lilac	Purple Potato Vine
Chinese Fringe Plant	Phlox Laura
Clematis Jackmanii	Prunella Purple Daze
Delphinium Pagan Purples	Rose Angel Face
Digitalis Sugar Plum	Rhododendron
Echinacea Magnus	Salvia May Night
Freesia	Society Garlic
Hellebore Dark and Handsome	Sea Foam Statice
Hemerocallis Black Stockings	Tulips (Black Parrot or Victoria's Secret)
Heuchera Fire Alarm	Veronica Hocus Pocus
Hollyhock Crème de Cassis	Wisteria
Hydrangea Let's Dance Rave	
Iris Superstition	

Ask your nursery if they carry inventory from Bluestone Perennials, Brent and Becky's, White Flower Farm or Proven Winners. While perusing the gardens, buy petunias, pansies, zinnias and other annuals in the hues that will brighten your landscape.

*"Purple haze, all in my brain
Lately things they don't seem the same
Actin' funny, but I don't know why
Excuse me while I kiss the sky!"— Jimi Hendrix*

I am kissing the sky with joy for spring. Get your purple haze on!

... continued on page D18



Jerusalem star, also known as goat's beard.



Close-up of violet-hued wisteria.

Cynthia Brian's Gardening Guide for April

SPLASH your barbecue grill with white vinegar then scrub with half an onion to clean the grates and get ready for outside dining.

BUFF your garden tools by plunging them in a five-gallon bucket of sand mixed with a cup of vegetable oil. The sand will keep them sharper and the oil wards off rust. Small hand tools can be stored in the sand bucket.

PLANT frost tender plants as the weather warms towards the end of the month. Ground covers, citrus, bougainvillea, and summer annuals are available for purchase.

SOW seeds of scarlet runner bean, sweet peas, or morning glories to climb on fences and wire.

RESIST cutting back the dying leaves of narcissi and daffodils. The fronds are gathering their nutrition for next year's blooms. Cut them back only when as dry as potato chips.

BAIT the snails and slugs, pick them off by hand, use copper barriers, or bowls of beer. These slimy crawlers will devour new seedlings.

BUY ladybugs from your nursery or garden center if you see aphids or other pests on your plants. Remember ladybugs fly to infested gardens.

VISIT the Be the Star You Are! booth at the Moraga Faire 11 a.m. to 4 p.m. on Saturday, May 13 to get a bag of complimentary spring potpourri. Bring your gardening questions and I'll be there to answer them. www.BetheStarYouAre.org/events.

SELECT appropriate plants in one- or two-gallon pots for your shade garden. Smaller sizes don't root as quickly. Hostas, ferns, vinca minor, anemones, begonias and impatiens mingle beautifully without much sunlight.

PLANT purple anything this spring and be delighted all year.

WEED, weed, weed. Because of the heavy rains this year, weeds are ubiquitous, yet easy to pull. If they don't have seed heads, add to your compost pile.

PREORDER my forthcoming garden book, "Growing with the Goddess Gardener," Book I in the Garden Shorts Series. All preorders will receive extra goodies such as heirloom seeds, bookmarks and more. Email me for details, Cynthia@GoddessGardener.com. Twenty-five percent of the proceeds benefit the 501c3 Be the Star You Are! charity.

Win \$50,000 for your Garden: As a judge in America's Best Gardener Contest, I encourage you to enter your best garden photo. The top prize is \$50,000. www.americas-bestgardener.com.

BUY a beautiful potted purple lavender plant to show your love for your mother or anyone's mom's on Mother's Day.

A heartfelt shout out to every mom! You are the nurturers and our teachers. Happy Mother's Day! Let it rain purple.

Happy Gardening and Happy Growing!



Lantana and lavender comingle in rock garden.



Purple vetch is a nitrogen-rich cover crop.



Deep purple bearded iris.



Cynthia Brian in shades of purple.

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.com Available for hire for any project. Cynthia@GoddessGardener.com www.GoddessGardener.com 925-377-STAR

McDonnell Nursery

shop now to receive McDonnell bucks

family owned since 1933

Flowers • Trees • Succulents • Pottery & Fountains
Benches • Garden Decor • House Plants • Gifts • Jewelry
Landscape Consultation

www.mcdonnellnursery.com

196 Moraga Way • Orinda • (925) 254-3713 • Open Daily

DESIGN
INSTALLATION
IRRIGATION
DRAINAGE
STONWORK
CONCRETE WORK
DECKS
FENCES
PATIOS
LAWNS
PONDS
CLEANUP &
HAULING

BLUE RIDGE



510-847-6160

LANDSCAPE COMPANY INC.

BLUE JAY FELDMAN
OWNER/OPERATOR

WWW.BLUERIDGE.LC.COM



LICENSED
INSURED
Lic# 818633



Reach 60,000+ in Lamorinda
Advertise in
Lamorinda Weekly
Call 925-377-0977 today

We print and deliver 26,000 copies every other week.

LAMORINDA
WEEKLY

Local newspaper delivered to Lafayette, Moraga and Orinda

Lamorinda's Leading Independent Real Estate Firm



THE VILLAGE ASSOCIATES:

Ashley Battersby
Patricia Battersby
Shannon Conner
Meara Dunsmore
Joan Eggers
Linda Ehrich
Joan Evans
Linda S. Friedman
Marianne Greene
Dexter Honens II
Anne Knight
Susan Zeh Layng
Charles Levine
Erin Martin
April Matthews
Hillary Murphy
Karen Murphy
John Nash
Ben Olsen
Sue Olsen
Tara Rochlin
Jaime Roder
Altie Schmitt
Judy Schoenrock
Ann Sharf
Amy Rose Smith
Molly Smith
Jeff Snell
Lynda Snell
Clark Thompson
Angie Evans Traxinger
Ignacio Vega
Ann Ward
Jenny Lyons Wilhite
Margaret Zucker



facebook.com/VillageAssociates

twitter.com/villageassoc

ORINDA



New Listing

282 Glorietta Blvd

Stylish architect's home less than .25 miles from Glorietta Elementary! Hardwood floors, fresh paint & additional updates. This home is move-in ready.

\$995,000

ORINDA



New Listing

38 Whitehall Drive

Charming completely updated home in fabulous neighborhood. Dual panes windows, hardwoods, light & bright inside. Incredible entertaining areas inside & out. Close to K-12 excellent Orinda schools, shopping.

\$1,295,000

ORINDA



New Listing

51 Valencia Road A magical home & setting w/stylish updates, spacious & open floor-plan & wonderful in/out living. Enjoy the wood floors, updated kitchen & baths, walls of glass & numerous upgrades. Conv. to town, schools, BART.

\$1,398,000

ORINDA



New Listing

32 Coachwood Terrace

Special setting, custom modern design with oversized rooms + high ceilings. Ideal floor plan with family room off kitchen + bonus recreation room. A well valued home in the DOWNS.

\$1,550,000

ORINDA



New Listing

10 Oak Drive

Stunning traditional w/ classic finishes! 5 bed, 3.5 baths, apx. 4,907 sqft. Grand spaces in beautiful condition. Huge master retreat. .89 acres w/ sport court. Close to town and schools.

\$1,880,000

ORINDA



New Listing

24 La Campana

Old World Charm in the heart of the OCC. A 1930's jewel with architectural interests that sets the stage for this special home. Beautifully updated inside & out with gorgeous English gardens & views.

\$2,195,000

ORINDA



176 Camino Don Miguel

New to market! Magnificent custom built classic traditional 3 bedroom, 3.5 bath home located on the 5th fairway of Orinda Country Club.

\$2,350,000

ORINDA



572 Dalewood Drive

Stunning executive 5bd/4.5ba, apx. 5211sf home in Orinda Downs. High ceilings & hwd flrs; large family room & rec/game room opens to deck w/outdoor kitchen & gazebo w/views.

\$2,350,000

ORINDA



New Listing

20 Red Coach Lane

Rare opportunity in Orinda Downs, 5 beds, 3.5 baths w/updated kitchen, walls of windows w/views & new decks surrounding home. Beautiful gardens, pool, spa, outdoor kitchen & apx. 600sf guest home.

\$2,495,000

ORINDA



3 Gardiner Court

Fabulous 5156sf executive retreat nestled on gorgeous 1.2 acre w/sparkling pool, sport court, lawns, & views. Kitchen adjoining family room w/French doors open to veranda. Luxurious master suite.

\$2,950,000

ORINDA



160 Camino Don Miguel

One of a kind estate overlooking OCC. Rebuilt from the ground up in 1996 by the finest craftsmen to preserve the original elements of the home. Resort quality pool & spa, gardens, views & guest house.

\$4,950,000

MORAGA



217 Corliss Drive

Complete home remodel in desirable Corliss area. New kitchen, wood floors, 4 bedrooms, 2.5 remodeled baths, a large flat lot and plenty more updates.

\$1,465,000

LAFAYETTE



New Listing

881 Mountain View Drive

Exceptional home in close proximity to downtown Lafayette, shops, restaurants & BART. Gorgeous pano. views from all 5 bedrms! Open concept kitchen/family rm opens to level lawn in scenic backyard.

\$1,495,000

LAFAYETTE



New Listing

561 Morecroft Road

This is gorgeous! 5 beds/ 4 baths, over 3700 sq.ft. of beauty and great spaces. 2 master suites, 2 family rooms, granite kitchen, hardwood floors and sports court.

\$1,795,000

DANVILLE



10 Creekledge Court

Danville estate home located at the end of a landmark Colonial street! 5 bedroom, 4 & 1/2 bathroom, apx. 5600 sq. ft. home on 1/3 acre park-like yard with pool, pond, BBQ, fireplace & more!

\$2,388,000

WALNUT CREEK



New Listing

473 Beacon Ridge Lane

Level-In and Remodeled with Views in Beacon Ridge. Lafayette Schools. 3bd/2.5ba +bonus. Chef's Kitchen with granite and stainless. Vaulted Ceilings. California Closets.

\$1,039,000

93 Moraga Way, Suite 103 • Orinda, CA 94563 • Phone: (925) 254-0505

Visit www.villageassociates.com Click on

Sunday Open Homes