

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 11 Issue 14 Wednesday, Sept. 6, 2017



*Digging Deep with Cynthia Brian*

*...read on page D12*

## Don't let your deck become a hot zone

By Cathy Dausman



*Decks can provide solace and shade, but need TLC during fire season.*

*Photo Cathy Dausman*

Sit on a Lamorinda deck and you can enjoy rolling hillsides in a sun-kissed Mediterranean climate. A deck is a wonderful amenity for any home; it is quite literally a bridge from indoors to out. Residents enjoy morning coffees watching squirrel antics, or perhaps share a glass of wine with friends as birds sing their lullaby. But living in the wildland urban interface doesn't give us a free pass on outside square footage. That deck, like other household structures, must be properly maintained to ensure its safe enjoyment.

Cheryl Miller, Executive Coordinator of Diablo Fire Safe Council says residents should think beyond cleaning, painting and repairs and take steps to minimize the possibility of fire damage too. Miller says homeowners should check four deck spaces – around, below, inside and on top of the deck – and ensure at least the first five feet out from your home is a “noncombustible zone.”

**Around:** When it comes to vegetation, think lean, clean and green. Fire officials recommend that only a relatively small amount of vegetation be

present in the noncombustible zone. This prevents fire from climbing onto the deck or burning directly into a home. Eliminate dead plants and cut short any dry grasses. Remove or prune highly flammable plants that are full of resin or volatile oils, such as juniper, pine or eucalyptus. Keep only green and healthy vegetation.

**Below:** Out of sight, out of mind is not a good game plan for the space underneath a deck. It is not the place to store firewood, lawn furniture, toys or other flammable materials. “Your deck can capture and intensify the heat of a fire and more easily ignite anything stored below,” Miller says. “The heat of a fire below the deck may be enough to break nearby windows and allow fire inside the house.” Miller suggests homeowners consider enclosing this area to reduce the risk of wildfire damage.

**Inside:** If you're uncertain when the deck was built, it may be time for a change. As the decks age Miller says the board ends and smaller pieces of wood dry, cup and split, making it easier for fire to ignite the structure. Replace small parts. Pay attention to how the deck is attached to the house. A noncombustible metal flashing or stucco surface can reduce the chance of the deck serving as a fuse to light your house on fire. If it is time to rebuild your deck think twice about the materials you use (see sidebar, page D4). “Some of the new plastic or wood-plastic composite materials can easily ignite or lose their structural integrity from the heat of a fire. An unsuspecting firefighter could step on your deck to save your house, only to fall through the deck boards,” she says.

*... continued on page D4*

# THE *Beaubelle* GROUP



## ORINDA ~ COMING SOON

### NEW CONSTRUCTION ~ SPECTACULAR VIEWS

Gorgeous, 5 bedroom, office, 4.5 bathroom home offers an open floor plan with all the bells and whistles, flat yard and gorgeous views. Located just minutes away from downtown Orinda and Lafayette, highway and Bart. Offered at \$2,795,000



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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	9	\$700,000	\$2,200,000
MORAGA	4	\$760,000	\$1,375,000
ORINDA	7	\$955,500	\$2,325,000

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

- 6 Crest Road, \$1,885,000, 3 Bdrms, 3066 SqFt, 1941 YrBlt, 7-28-17
- 4120 Happy Valley Road, \$2,200,000, 5 Bdrms, 4986 SqFt, 1990 YrBlt, 7-25-17;  
Previous Sale: \$950,000, 08-24-15
- 152 Haslemere Court, \$884,000, 3 Bdrms, 1638 SqFt, 1988 YrBlt, 8-1-17;  
Previous Sale: \$500,000, 09-11-02
- 3286 Isola Way, \$1,975,000, 4 Bdrms, 3080 SqFt, 1979 YrBlt, 7-31-17;  
Previous Sale: \$1,550,000, 01-09-14
- 1849 Reliez Valley Road, \$1,205,000, 4 Bdrms, 2173 SqFt, 1953 YrBlt, 8-1-17;  
Previous Sale: \$1,177,000, 03-23-05
- 1015 Silverhill Drive, \$1,437,000, 5 Bdrms, 4877 SqFt, 1989 YrBlt, 7-31-17;  
Previous Sale: \$590,000, 02-06-89
- 3340 South Lucille Lane, \$700,000, 3 Bdrms, 1154 SqFt, 1954 YrBlt, 7-28-17
- 3350 Springhill Road, \$1,600,000, 7 Bdrms, 3239 SqFt, 1941 YrBlt, 7-31-17
- 1062 Via Roble, \$1,625,000, 5 Bdrms, 3525 SqFt, 1957 YrBlt, 7-31-17

### MORAGA

- 1174 Alta Mesa Drive, \$1,195,000, 3 Bdrms, 2486 SqFt, 1975 YrBlt, 7-26-17;  
Previous Sale: \$825,000, 12-16-14
- 149 Calle La Montana, \$1,375,000, 4 Bdrms, 3623 SqFt, 1978 YrBlt, 8-1-17;  
Previous Sale: \$718,000, 08-07-00
- 129 Oxford Drive, \$1,000,000, 4 Bdrms, 2028 SqFt, 1964 YrBlt, 7-26-17
- 496 Woodminster Drive, \$760,000, 3 Bdrms, 1800 SqFt, 1974 YrBlt, 7-28-17;  
Previous Sale: \$580,000, 04-10-13

### ORINDA

- 8 Charles Hill Place, \$955,500, 4 Bdrms, 2137 SqFt, 1952 YrBlt, 7-31-17
- 23 Donald Drive, \$1,261,000, 3 Bdrms, 2034 SqFt, 1972 YrBlt, 7-28-17;  
Previous Sale: \$903,500, 07-12-12
- 46 Ivy Drive, \$1,045,000, 2 Bdrms, 1225 SqFt, 1958 YrBlt, 8-1-17;  
Previous Sale: \$875,000, 08-20-14
- 649 Miner Road, \$1,535,000, 4 Bdrms, 3114 SqFt, 1977 YrBlt, 7-25-17;  
Previous Sale: \$1,500,000, 05-22-15
- 121 Tappan Lane, \$1,610,000, 3 Bdrms, 3782 SqFt, 1982 YrBlt, 8-1-17
- 53 Tara Road, \$2,325,000, 4 Bdrms, 2862 SqFt, 1952 YrBlt, 7-31-17
- 40 Via Floreado, \$1,025,000, 4 Bdrms, 2516 SqFt, 1926 YrBlt, 7-26-17



# LAFAYETTE LAND PRIME DEVELOPMENT OPPORTUNITY



**NOT ON MLS. 3360 Johnson Road, 3364 Johnson Road and 3368 Johnson Road.** Prime development opportunity in the sought-after Reliez Valley. Four contiguous parcels for an aggregate of approximately **5.5± acres** which includes **three homes** on three separate parcels with the fourth parcel as a vacant lot. The three homes are ideal for a family compound or income properties. The expansive grounds provide unique privacy and beautiful views offered by these oak studded lots. Possible lot line adjustment could create three or more exceptional high-end home building sites.

**All Four Parcels offered at \$2,995,000**

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# Don't let your deck become a hot zone

... continued from page D1



Keep areas surrounding decks free from debris.

Photo Cathy Dausman

**On top:** Clean your deck's nooks and crannies of leaves and twigs to prevent flying embers from alighting and igniting. Store furniture and flammable materials like brooms, doormats and chair cushions inside during red flag days. Children's toys and plastic furniture in particular may have low ignition points. Diablo Fire Safe maintains a web page advising what to do during red flag days; find it online at [www.diablofiresafe.org/red\\_flag.html](http://www.diablofiresafe.org/red_flag.html). Most importantly, pay special attention to your barbecue or fire pit. Contra Costa County Fire Protection District Capt. Lisa Martinez says owners should never leave a barbecue or outdoor fireplace unattended, and always have an extinguisher, hose or bucket of water handy. Insure your gas barbecue hoses are UL-listed and made for or sold with the barbecue. Don't assume hoses attached to a second-hand barbecue meet code. Turn off the gas feed when the barbecue is not in use. Never empty cooking coals or wood embers into a trash container, and make sure a housekeeper or maintenance worker does not do that. Discard coals into a small metal garbage can with a tight-fitting lid, Martinez says, and make sure portable fireplaces have a spark arrester. Again, keep an extinguisher handy.

Lastly, Martinez says property owners should include specific language in lease agreements for multi-unit family housing, apartments and condos about when ten-

ants or owner occupants may and may not barbecue, and that occupants should consider not using coal barbecues during high fire danger.

"Enjoy your deck knowing it can help protect your home from wildfire," says Miller, while bearing in mind Martinez' final comment: "Fire season is not over until we get a lot of rain."

## Helpful online resources

California's Office of the State Fire Marshal website lists the best deck construction materials for use in wildland urban interfaces: [http://osfm.fire.ca.gov/licensinglistings/licenselist-ing\\_bml\\_searchcotest](http://osfm.fire.ca.gov/licensinglistings/licenselist-ing_bml_searchcotest).

The California edition of "Protect Your Property from Wildfire" includes details of deck construction [http://disastersafety.org/wp-content/uploads/2017/03/WF\\_California\\_IBHS.pdf](http://disastersafety.org/wp-content/uploads/2017/03/WF_California_IBHS.pdf)

Learn about Diablo Fire Safe cost-share funding to reduce wildfire vegetation hazards at [www.diablofiresafe.org](http://www.diablofiresafe.org).





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**18 Charles Hill Circle, Orinda**

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- Oversized eat-in Chef's Kitchen opens to Family Room and intimate central Courtyard with outdoor fireplace, perfect for Al Fresco dining
- Wonderful family home and entertainer's delight with multiple options for indoor/outdoor entertaining and living
- The house is surrounded by level lawns, beautifully landscaped gardens, patios and balconies from just about every room
- The location offers the best of both worlds as it is very close in to Freeway and BART, central to all 12 years of top rated Orinda schools, easy access to downtown Orinda and Lafayette yet wonderfully private with breathtaking views.



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- Desirable Happy Valley Glen Neighborhood

**Offered at \$2,195,000**

*\*per Public Records \*\*per appraisal measurement*




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**18 Toledo Court, Happy Valley, Lafayette**

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- Detailed Moldings, Hardwood floors
- Granite, Marble, Tile, New Carpeting, Many Updates

\*per Public Records \*\*per parcel map





*At Home with Amanda*

## Small, simple steps to timeless design

By Amanda Eck



*Wallpaper added to this powder room is a wonderful way to add pop.*

*Photo provided*

Everyone likes to be up-to-date with the recent design trends, but how can you incorporate them into your homes while still embracing timeless design? One simple step: start small. The following are some easy items you can bring into your home without worrying if it's going to date you in a few years. (Can you say avocado green countertops?)

### Wallpaper

Wallpaper has been making a comeback for a few years now, but I still get clients who look at me sideways when I suggest it. I'm sure we have all either grown up with, or knew someone who had some hideous floral-print wallpaper (OK, I admit it, I have too). Or worse, the dreaded wallpaper border. Well I'm here to tell you that wallpaper has come a long way, baby.

When I suggest wallpaper to clients today I advise that "a little goes a long way." Geometric designs, grass cloth and large print patterns are all on point. As for placement, try it out in a small powder bath, make a statement in your entry, or even try it out on that fifth wall – the ceiling.

### Brass

No, the '80s haven't called and asked for their brass back. We are not talking about the shiny, cheap brass toilet paper holders and shower door trims of old. Today it's the warm classic brass and more specifically the unlacquered brass that develops a patina over time. I encourage my clients to mix their metals. There is nothing wrong with having, say, brass pendants in your kitchen with a chrome faucet, brass cabinet hardware and stainless appliances.

And just like with wallpaper, a little goes a long way. Start off small, incorporate a brass lamp in your living room, or try a small brass side table. I love sourcing unique brass pieces at local vintage shops, flea markets, Etsy and eBay. Even mainstream retail stores are getting in on the brass love. (Check out Target, West Elm and Restoration Hardware.)

### Color

Color is a great way to express yourself in your home. You do not necessarily have to commit to a mustard yellow sofa or paint your walls pink, but you can bring it into the space in small doses. By keeping your big upholstery pieces neutral you can bring in color with accent pillows, rugs, accessories or artwork. Or maybe add a painted piece of furniture. Some popular colors currently are any and all blues – especially navy – greens, from light pale sage to dark emerald, pinks and blush-tones, orange and warm mustard yellow.

... continued on page D12





# Spectacular Contemporary Home with Amazing Views

## 319 Tappan Terrace, Orinda



Unique custom home privately set in the hills of Orinda. With approx 4,200 square feet, 5 bedrooms and 4.5 bathrooms, this home was designed by Jong & Jong of Berkeley and offers incredible design and attention to detail. This home boasts a chef's kitchen, private master retreat, open living spaces and a wall of windows showcasing the fabulous views. Enjoy indoor/outdoor living at its finest!

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Brass

## At Home with Amanda

# Small, simple steps to timeless design

... continued from page D8



Small pops of color, like this green dresser, pillow and plant, can make a simple elegant statement, while the organic weave in this rug adds texture. Photo provided



### Organic Materials

There has been an increase in natural organic elements being brought into the home. Natural stone, rustic wood pieces, petrified wood, natural fabrics and live green plants are all actively in use. Bringing these pieces into your home can create both warmth and texture and create a great “layered” look if paired with warm metals like brass.

And while we are on the topic of trends, next month I will be attending High Point Market in North Carolina. High Point is the largest home furnishings industry trade show in the world, with over 10 million square feet of showrooms by roughly 2,000 exhibitors. In other words, it’s Disneyland for designers.

I will be posting my market finds on social media and providing those who follow along a sneak peek into all the best new items the home furnishings industry has to offer. You can follow me both on Instagram @amandacarolinteriors and on our Facebook page: Amanda Carol Interiors

Until next time dear friends!

As the Owner and Principal Designer of Lamorinda-based Amanda Carol Interiors, Amanda Eck believes your home’s interior should be both approachable and well-appointed. She often asserts, “Beauty is a necessity.”

With a distinct sense of style that mixes contemporary and classic design she fashions spaces that are both elegant and inviting. Her design aesthetic is inspired by anything visual but especially fashion, architecture and art.

Visit <http://amandacarolinteriors.com> for more design ideas.





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1897 Calle Arroyo | \$5,850,000  
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Web Id: F3WL55, CalBRE #00769393



**Charming Private Estate**  
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1830 Alameda Diablo | \$4,890,000  
5 Bedrooms, 4.5 Bathrooms  
Debbie Wright | 925.285.1466

Web Id: 7ZQFW9, CalBRE #01381698



**Happy Valley Estate**  
**1261Panorama.com**  
1261 Panorama Drive | \$3,895,000  
5 Bedrooms, 5 Bathrooms  
Bob Machado | 925.209.4378

Web Id: NNGNGZ, CalBRE #01205949



**Exquisite Custom Estate**  
**3410DeerRidgeDr.com**  
3410 Deer Ridge Dr. | \$2,549,000  
5 Bedrooms, 3.5 Bathrooms  
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Web Id: WHY6TP, CalBRE #01738517



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Web Id: KYC2V8, CalBRE #01738517



**Spacious and Beautiful**  
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Golden Gate

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25 MAYFIELD PLACE, MORAGA

NEW LISTING



Spacious Moraga home with fabulous views  
4 BD | 3 BA | 2462 sq ft (approx.) | pool  
Open House Sat & Sun 1-4pm  
**Offered at \$1,165,000**

3949 N PEARDALE DR. LAFAYETTE

COMING SOON



Classic Upper Happy Valley home on beautiful lot  
5 BD | 3 BA | 2924 sq ft (approx.) | great floor plan  
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**Call for more info**

Let me help you find your way home.

Suzi O'Brien

925.286.8520

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JUST LISTED: 617 Burton Drive, Lafayette



MICHELLE AND WENDY HOLCENBERG PRESENT:

## Burton Valley Dreaming? Hello Reality!

Bedrooms	Bathrooms	Price
4+	3	\$1,795,000

Set on more than half a flat acre, this two-story traditional in the heart of Burton Valley offers a rarely available opportunity. With 4 bedrooms plus a bonus room (and potential 5th bedroom) and 3 full baths in ±3,000 sq. feet, this spacious home makes the most of its lovely setting. The kitchen, family, dining and bonus rooms are all oriented toward the gorgeous level yard with sparkling pool, newer patio, built-in BBQ, rose garden, and space for just about anything you can imagine.

Open Saturday & Sunday from 1-4pm.



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## Digging Deep with Cynthia Brian

# Outside in

By Cynthia Brian

*"I went out for a walk and finally concluded to stay out till sundown, for going out, I found, was really going in." John Muir*



View of Mt. Diablo through the olive tree.

Photos Cynthia Brian

As summer draws to a close, it's natural to want to grab the last rays of outdoor living. With temperatures in the triple digits, however, unless we are splashing in a pool, many people are staying indoors with the air conditioner turned on high. I tend to march to a different drum, preferring to sweat through the heat to enjoy the hazy, hot days of the season al fresco.

Since harvest time is quickly approaching, I tromped through the hills with Andrea Wood, a former financial broker turned entrepreneur who in 2010 purchased 22 acres above Campolindo High School with the dream of planting a vineyard, olive orchard, and building a local winery. A few years ago, she planted 125 olive trees but, alas, in June, a fire blazed to the top of her property burning many of her young trees. As we hiked her hills, we were surprised to witness the resiliency of the olive as new shoots sprouted from the trunks of the scorched trees. Three cheers for Mother Nature's ability to rebound from devastation. Trees that were untouched are filled

with fruit which will ripen and be harvested in November by her family. From the top of the drive, olive trees sway in the wind with views of Mt. Diablo in the background. In May, she will plant her southern facing hillside with cabernet sauvignon in a manner reminiscent of Tuscan vineyards. Plans for her winery are forthcoming. In the meantime, deer and turkeys call her hillsides home.

With this hot and dry weather, there is a high danger of fire. Be proactive and remove flammable objects, debris, brush, and wood from around the perimeter of your dwelling. The National Weather Service has been issuing red flag and heat wave warnings that may continue through the month of September. Stay hydrated, wear a hat when outdoors, provide plenty of water to your pets, and watch your plants for signs of stress.

It's been extremely enjoyable watching the colorful sunsets from the comfort of my patio chairs. Although I maintain my distance, observing the plethora of wildlife that prance and glide through my own landscape is mes-



A burned olive tree sprouts again.

merizing. Deer, turkeys, skunks, raccoons, lizards, snakes, hawks, hummingbirds, and even coyotes and foxes are constant visitors, not all welcome.

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Pull up a chair to watch a September sunset.



Striped skunks have been increasingly bold, coming right up to my back door. These nocturnal mammals, although adorably cute from afar, should not be approached as they can spray as a defense mechanism their strong musk several times with an accuracy of 12 feet. In addition, skunks are carriers of rabies. As much as their smell is disgusting, skunks are beneficial for reducing rodents and pesky insects. However, once they take up residence in your yard, garage, shed or deck, they are problematic. Do your best to secure entry holes in and under buildings and decks. Skunks can burrow as they forage to go from outside to in. If skunks are bothering you, call Vector Control at (925) 771-6190 to request a skunk inspection.

In case your pet is sprayed, try this homemade neutralizer recipe:

### Stink Remover Recipe

1 quart 3% hydrogen peroxide

¼ cup baking soda

1 teaspoon dishwashing detergent

(Mix together and wash your pet keeping the concoction out of the eyes, nose, and mouth. Rinse with water. If necessary, wash again. Do not bottle or store this solution as a chemical reaction could cause an explosion.)

Blue-tailed lizards, also known as skinks, have provided hours of entertainment as they sprint from rock to rock. Some veterinarians state that skinks may be poisonous to pets, specifically cats, although there are no concrete published studies. Having bright coloring on the skin often indicates that an animal is venomous or unpalatable but in the case of the blue tailed skink this quality is a useful decoy inviting birds to attack the tail and not its vital organs. Lizard tails regenerate. Lizards are excellent garden protectors eating many of the bothersome insects that plague our landscapes. Welcome them.

Grapes are ripening on the vine as the sun kisses the clusters. Bunches resemble still life paintings with their colors of blue, purple, absinthe and rose. (Next month be on the lookout for my article on our Lamorinda grape harvest.) Hydrangeas that were originally a deep vermilion are showing florets of lime green mottled with pink. Green is the most prevalent color in nature. It's enlightening to take time to truly immerse your senses in the multitude of shades and hues before the leaves turn amber, gold, crimson and red.

When the weather allows, get outside to enjoy the call of the wild. Bring the breath of the earth into our souls by soaking in nature outside. Out is in. Inhale deeply.

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*A blue-tailed lizard can regenerate its tail*



*Turkeys trotting across the field.*



*Palms and verdant landscaping are an oasis from the heat.*



# Cynthia Brian's Gardening Guide Tips for September

**FEED** Monarchs with enriching nectar for both the caterpillars and butterflies by planting Swamp Milkweed, Pink Common Milkweed, Asters and Liatris.

**EAT** ugly and imperfect fruits and vegetables. About one-third of all food produced worldwide, worth around \$1 trillion, gets lost or wasted in food production and consumption systems. Deformed produce tastes the same and is as nutritionally viable as perfect pieces. For bruised fruit or vegetables, cut off the bad bits, make a sauce or a soup.

**WATER** deeply when your garden is thirsty in the early morning or evening. Do not water during the heat of the day or you'll be wasting H<sub>2</sub>O and may burn your plants.

**TAKE** 20 percent off new season vegetable seeds from Renee's Garden. Enter code 18INTRO at checkout. Offer ends Sept. 15. Receive 50 percent off 2017 seeds. [www.reneesgarden.com](http://www.reneesgarden.com)

**USE** vegetable stems and trimmings for sauces, sautés and soups. Broccoli stalks can be shaved for a salad, potato peels baked for chips, carrot and cilantro tops made into a pesto. Get creative and don't waste any part of an edible vegetable. Note: do not eat the leaves of rhubarb as they are toxic.

**AVOID** aches and pains while gardening by stretching before and after your work.

**CHOOSE** plants for color, shape, size, visual texture, and foliage when planning your garden.

**VISIT** the Pear and Wine Festival on Sept. 23 at the Moraga Commons. Make sure to stop by the Be the Star You Are! booth for fun activities for the kids. Thanks to Michael VerBrugge Construction, The Lamorinda Weekly, and MB Jesse painting for making the booth possible. Consider making a donation to Operation Hurricane Harvey Disaster Relief to help the displaced in Texas. <http://www.bethestaryouare.org/events>

**DIVIDE** crowded perennials once they have finished blooming. This includes Naked Ladies.

**FERTILIZE** your acid loving plants including roses, rhododendrons, azaleas, camellias, fuchsias, ferns and begonias.

**PICK** Asian pears and apples that are ripe.

The best way to get in contact with me is via email at [Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com). As much as I appreciate your questions and concerns, I am unable to respond to the numerous phone calls. Thanks for understanding!

Happy Gardening and Happy Growing!



Grapes ripening on the trellis.

Photos Cynthia Breian



Close-up of green olives.





Perennial sweet peas are still adding color to the summer garden.



Cynthia Brian sits on the dock of the bay.

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 Are1® 501 c3.

Tune into Cynthia's Radio show and order her books at [www.StarStyleRadio.com](http://www.StarStyleRadio.com)  
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### ORINDA

New Listing

**7 Ardilla Road** Charming 1939 home on a beautiful and mostly level .38 acre lot, featuring 4 beds/2.5 baths in approx. 1722sq.ft. Updated kitchen & baths, hardwood floors, open floor plan & views of the O.C.C. golf course. Large 3 car garage. **\$1,195,000**



### ORINDA

**1 Hidden Lane** Well maintained Sleepy Hollow home - custom built by original owner of quality craftsmanship. Lovely view setting. Vaulted ceilings, large windows and patio doors lead to private setting of spectacular sunset views. **\$1,455,000**



### ORINDA

**23 Overhill Road** Fabulous single level living in stunning totally renovated mid-century contemporary w/bonus 4th BR/family rm on lower level. Walk to town. Stylishly updated kitchen, baths, huge private deck, panoramic views. Level yard area. **\$1,475,000**



### ORINDA

New Price

**12 Crestview Ct.** Contemporary inspired home on private cul-de-sac with panoramic views of Orinda hills. Spacious home, 2 master suites. Pool, pool house & full size water slide. Easy commute to BART, schools. **\$1,625,000**



### ORINDA

**5 Hilary Way** Beautiful apx. 2854 sq. ft. home, 3 bedrooms, 2 baths. Highlights include updated kitchen with stainless appliances. Close to elementary school and Rim Trail. **\$1,649,000**



### ORINDA

**51 Donna Maria Way** Beautifully landscaped & remodeled single story ranch style home in highly desirable Del Rey neighborhood w/ amazing creek side yard. Light & bright Living Room, Chef's kitchen, & the perfect yard/deck for entertaining. **\$1,895,000**



### ORINDA

**2 Scenic Drive** Exquisite custom estate in sought-after Glorietta neighborhood. Meticulously expanded & renovated by the artist owner. Fabulous kitchen opens to family room w/ French doors leading to patio & enchanting gardens. **\$1,995,000**



### ORINDA

**50 Orchard Road** Fabulous 1930's Hacienda style with exquisite charm! Pool, spa, putting green and garden inside central courtyard. Updated kitchen with wine cellar, media room, and private master suite. **\$1,995,000**



### MORAGA

New Listing

**292 Birchwood Drive** Wonderful home on professionally landscaped gorgeous half acre lot. Meticulously maintained & updated with high end finishes throughout. Private master bedroom suite plus 3 bedrooms & a separate office/guest house. **\$1,530,000**



### MORAGA

**1031 Bollinger Canyon Rd.** Horse lover's dream home! Rancho Dos Rios is a 10.51 acre ranch w/ apx. 3,432 sq.ft., 4bd, 2.5ba home, detached 4 car gar. w/ apx. 1,018 sf in-law apt, pool, 2 stall barn w/ paddocks, arena, mare-motel, 2 pastures. **\$1,995,000**



### LAFAYETTE

**3176 Surmont Drive** Casual, elegant and inspired by Mid-Century Mountain home design, this amazing property has a 2642 sqft, 4 bedroom, 2 1/2 bath residence, plus spacious decks and patios, pool, spa and fabulous outdoor pavilion. **\$1,295,000**



### LAFAYETTE

**18 Toledo Court** Great Happy Valley neighborhood! .94 acre private setting at end of cul-de-sac with level yard, 2 tennis courts. High ceiling, walls of glass, large living & dining rms, kitchen opens to family rm, bonus rm. Top schools. **\$1,950,000**



### LAFAYETTE

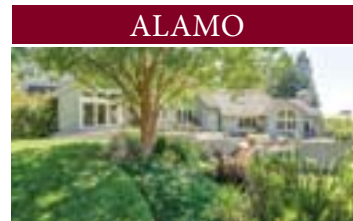
New Price

**1200 Glen Road** Happy Valley Glen contemporary with fabulous views of Reservoir & hills. Updated kitchen & baths. 5 bedrooms + library + bonus room + full apartment attached. Close to town, BART. **\$2,195,000**



### LAFAYETTE

**4015 Happy Valley Road** Rare opportunity to own elegant French Country home in prestigious Happy Valley. Classic 2 story, apx. 6,011 sq.ft., 5 beds, 5.5 baths, flat .97 acre, saltwater infinity-edge pool/spa, outdr kitchen & pergola. **\$4,895,000**



### ALAMO

**212 Dorchester Lane** Incredible setting in Stonegate w/ stunning views of Diablo Foothills Regional Park. Updates throughout! Gorgeous kitchen! Spacious master suite on main level! Vaulted ceilings, hardwood floors & more! **\$2,095,000**



### DUBLIN

**6552 Bantry Bay Street** Luxury end unit 4bd/3.5ba townhome in desirable Tralee Village! Updated throughout w/ open floorplan & ground level bedroom w/ full bath & walk in closet. Granite countertops, SS appliances, hardwood floors & more! **\$819,000**

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