



# *The Hills are alive with* **THE SOUND OF MODOC**



## **Magical Orinda Estate with Endless Views** 2 Modoc Road, Orinda

**+/- 3200 SqFt • 5 beds + Office • 5 1/2 baths •  
8.9 Acres, Barn**

An unbelievable opportunity! This enchanting, private Orinda estate on almost 9 acres (with probable potential to subdivide) includes a +/- 3500 sq ft 5+ bed, 5+ bath home, with gracious living spaces meant for gathering friends and family and perfect for entertaining. Tucked off a private road and

private driveway, this beautifully maintained family home perched on a lovely knoll has sweeping views of the Orinda hills; garden play, pool and an approx. 930 sq ft detached Barn. Move right in or update to enhance this uniquely phenomenal Orinda Estate. Impressively gracious, beautifully comfortable and inspiring a sense of the utmost peace, this special away-from-it-all oasis is still only minutes to Orinda Village, 12 Years of top rated schools and transportation.

**OPEN: 4/15 1-4pm  
CALL FOR PRICING**

### **FINDING THE RIGHT FIT**



Amy Rose Smith  
Village Associates  
925.212.3897  
amy@amyrosesmith.com  
www.amyrosesmith.com  
CalBRE: #01855959

