

Lamorinda OUR HOMES

Lamorinda Weekly Volume 12 Issue 5 Wednesday, May 2, 2018



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

Six stunning kitchens on display at Lafayette Juniors Kitchen Tour

By Catherine Kauder



Lori and Scott Loughran-Smith's bright kitchen leads into the casual dining area. The pantry is behind the island. Photos Sora O'Doherty

The Lafayette Juniors' 19th Annual Kitchen Tour takes place on Saturday, May 19th from 10 a.m. to 3 p.m. and will feature six beautiful and uniquely styled kitchens located in different neighborhoods of Lafayette.

Among the homes presented on the tour include a gorgeously remodeled farmhouse-style kitchen belonging to homeowners Lori and Scott

Loughran-Smith. The couple renovated their home from top to bottom last year to create an inviting kitchen perfect for friends and family to gather.

Built in 1941, the house originally had a small kitchen with an adjacent laundry room. The couple knocked out the wall to the laundry room, expanding the kitchen and adding an island ideally situated for prep work and entertaining. Behind the island,

knotty alder wood panels conceal a pantry and a Sub Zero side-by-side refrigerator. The cabinets in the main area of the kitchen are painted a creamy vintage lace and feature polished quartzite countertops and a honed Turkish limestone backsplash, giving the kitchen a light and airy feel.

A large Shaw front apron fireclay farmhouse sink sits across from a six-burner Wolf range. A contractor who owns Construction Plus, Scott Loughran-Smith, designed and built the exquisite wood hood over the range.

... continued on page D6



One of two dining areas in the Visbal home, this one with access to the bar.



VLATKA BATHGATE



IF I HAD A BUYER FOR YOUR HOME WOULD YOU SELL IT?

Call me at 925 597 1573

Vlatka@BestLamorindaHomes.com

CaIBRE#01390784



FOR SALE

Magnificent Waterfront Dream Home

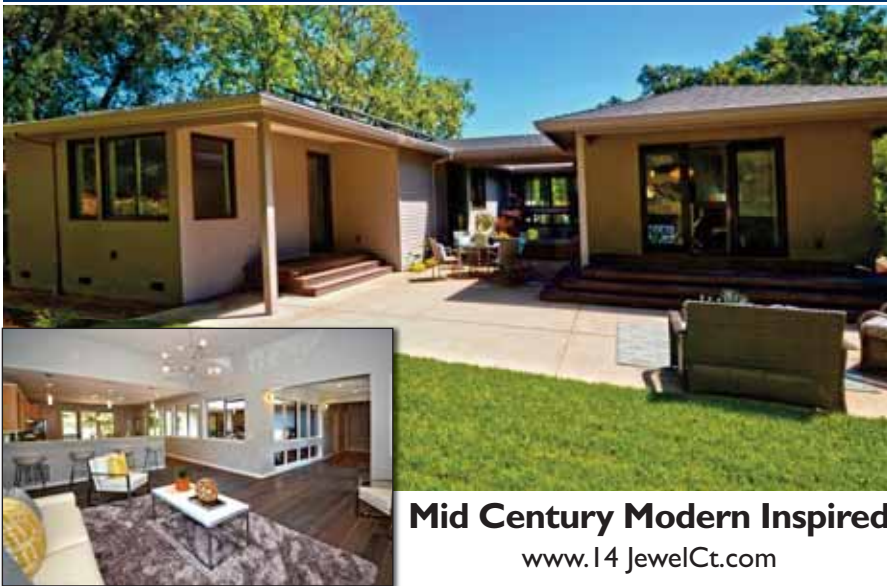
www.19DosPosos.com



**19 Dos Posos, Orinda
Offered at \$2,190,000**

FOR SALE

14 Jewel Ct, Orinda Offered at \$1,875,000



Mid Century Modern Inspired

www.14JewelCt.com

**VLATKA CAN HELP YOU WITH BUYING OR SELLING YOUR HOME.
WWW.BESTLAMORINDAHOMES.COM**

©2018 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. CaIBRE License # 01908304

Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	14	\$910,000	\$3,999,000
MORAGA	13	\$365,000	\$2,050,000
ORINDA	13	\$850,000	\$3,800,000

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

- 155 Arbor View Lane, \$3,000,000, 4 Bdrms, 4926 SqFt, 2016 YrBlt, 3-29-18
- 1028 Carol Lane, \$910,000, 3 Bdrms, 1187 SqFt, 1951 YrBlt, 4-4-18;
Previous Sale: \$725,000, 09-10-13
- 3160 Cordova Way, \$1,595,000, 4 Bdrms, 3069 SqFt, 1953 YrBlt, 3-20-18;
Previous Sale: \$269,000, 12-17-93
- 3960 Cowan Road, \$1,540,000, 4 Bdrms, 2218 SqFt, 1951 YrBlt, 3-20-18
- 3295 Fairholm Court, \$1,568,000, 5 Bdrms, 2831 SqFt, 1973 YrBlt, 3-29-18;
Previous Sale: \$605,000, 12-12-97
- 3179 Ford Lane, \$1,360,000, 3 Bdrms, 1865 SqFt, 1955 YrBlt, 3-23-18
- 1019 Hampton Road, \$1,805,000, 4 Bdrms, 2800 SqFt, 1950 YrBlt, 3-28-18
- 4037 Happy Valley Road, \$3,999,000, 7 Bdrms, 7697 SqFt, 1938 YrBlt, 4-3-18;
Previous Sale: \$3,230,100, 01-18-18
- 923 Janet Lane, \$1,409,500, 3 Bdrms, 1801 SqFt, 1950 YrBlt, 3-20-18;
Previous Sale: \$535,000, 05-11-01
- 851 Moraga Road, \$1,308,000, 2 Bdrms, 1638 SqFt, 1939 YrBlt, 4-3-18;
Previous Sale: \$860,000, 12-07-06
- 3330 Ridge Road, \$1,018,000, 3 Bdrms, 1188 SqFt, 1956 YrBlt, 3-30-18;
Previous Sale: \$675,000, 09-12-14
- 3953 South Peardale Drive, \$2,300,000, 4 Bdrms, 2249 SqFt, 1951 YrBlt, 3-23-18;
Previous Sale: \$1,925,000, 01-18-17
- 3412 St. Marys Road, \$1,150,000, 2 Bdrms, 1134 SqFt, 1910 YrBlt, 3-26-18;
Previous Sale: \$67,000, 09-30-77
- 1003 Woodbury Road #203, \$1,175,000, 2 Bdrms, 1638 SqFt, 2015 YrBlt, 4-4-18;
Previous Sale: \$1,060,000, 03-29-17

MORAGA

- 101 Ascot Court #C, \$365,000, 2 Bdrms, 1106 SqFt, 1973 YrBlt, 3-23-18
- 1903 Ascot Drive, \$845,000, 2 Bdrms, 1379 SqFt, 1973 YrBlt, 3-29-18
- 1913 Ascot Drive, \$810,000, 2 Bdrms, 1379 SqFt, 1973 YrBlt, 3-20-18;
Previous Sale: \$300,000, 05-05-99
- 651 Augusta Drive, \$950,000, 2 Bdrms, 1552 SqFt, 1977 YrBlt, 3-30-18
- 778 Augusta Drive, \$1,200,000, 3 Bdrms, 1901 SqFt, 1974 YrBlt, 3-27-18;
Previous Sale: \$435,000, 05-12-95
- 787 Augusta Drive, \$2,050,000, 3 Bdrms, 3007 SqFt, 1978 YrBlt, 3-28-18;
Previous Sale: \$1,250,000, 07-25-14
- 12 Benedita Place, \$896,000, 3 Bdrms, 2095 SqFt, 1984 YrBlt, 3-23-18;
Previous Sale: \$575,000, 06-29-10
- 694 Camino Ricardo, \$1,500,000, 4 Bdrms, 2464 SqFt, 1967 YrBlt, 4-3-18;
Previous Sale: \$428,000, 01-11-90
- 1645 Del Monte Way, \$1,285,000, 4 Bdrms, 2378 SqFt, 1969 YrBlt, 3-29-18;
Previous Sale: \$385,000, 03-31-89
- 400 Donald Drive, \$1,360,000, 4 Bdrms, 2172 SqFt, 1968 YrBlt, 3-30-18
- 3 Josefa Place, \$754,000, 2 Bdrms, 1211 SqFt, 1985 YrBlt, 3-23-18;
Previous Sale: \$149,000, 07-30-85
- 41 La Salle Drive, \$1,325,000, 4 Bdrms, 2475 SqFt, 1962 YrBlt, 3-29-18;
Previous Sale: \$575,000, 08-01-02
- 6 Miramonte Drive, \$585,000, 3 Bdrms, 1248 SqFt, 1964 YrBlt, 4-3-18;
Previous Sale: \$425,000, 01-05-05

... continued on page D10

DRE#01882902

WWW.DUDUM.COM

LAMORINDA

999 OAK HILL RD., #100
LAFAYETTE, CA 94549
O: 925.284.1400 F: 925.284.1411

WALNUT CREEK

1910 OLYMPIC BLVD., #100
WALNUT CREEK, CA 94596
O: 925.937.4000 F: 925.937.4001

DANVILLE

100 RAILROAD AVE., #A
DANVILLE, CA 94523
O: 925.800.3510 F: 925.800.3520

BRENTWOOD

60 EAGLE ROCK WAY, #B
BRENTWOOD, CA 94513
O: 925.937.4000 F: 925.937.4001

ADAM HAMALIAN



925.708.5630
DRE# 01917597

THE CHURCHILL TEAM



SERETA: 925.998.4441
RANDY 925.787.4622
DRE# 00524249/01138237

JANET POWELL



925.876.2399
DRE# 01973545

JON WOOD PROPERTIES



JON WOOD: 925.383.5384
HOLLY SIBBLE: 925.451.3105
DRE# 01474293/01435618

KAILEY GRAZIANO



925.404.4361
DRE# 01968803

LANA FITZPATRICK



925.872.4660
DRE# 01805218

MARY PISCITELLI



925.765.9095
DRE# 01426129

MATT McLEOD



925.464.6500
DRE# 01310057

MICHELE McKAY



925.482.4116
DRE# 01902466

SHERRY HUTCHENS



925.212.7617
DRE# 01320608

SORAYA GOLESORKHI



925.808.8390
DRE# 01771736

TERESA ZOCCHI



925.360.8662
DRE# 01907345

TINA FRECHMAN



925.915.0851
DRE# 01970768

VALERIE DURANTINI



415.999.6116
DRE# 01376796

16 TREETOP TERRACE CT., ALAMO CALL AGENT



ZOCCHI & ASSOCIATES 925.360.8662

566 MERRIWOOD DR., LAFAYETTE \$1,175,000



MATT McLEOD 925.464.6500

1824 POPLAR DRIVE, W.C. \$1,240,000



ZOCCHI & ASSOCIATES 925.360.8662

105 BYERLEY COURT, ALAMO \$2,275,000



HURLBUT TEAM 925.383.5500

3 WALLABI COURT, LAFAYETTE \$1,649,000



L. TICHENOR/S. HUTCHENS 925.285.1093

290 TAMARISK DRIVE, W.C. \$1,149,000



HURLBUT TEAM 925.383.5500

1320 LARCH DRIVE, MORAGA \$1,761,435



KAILEY GRAZIANO 925.404.4361

55 KEMLINE COURT, ALAMO \$2,000,000



SHERRY HUTCHENS 925.212.7617

26 N. JACKSON WAY, ALAMO CALL AGENT



MARY PISCITELLI 925.765.9095

6 EL NIDO COURT, ORINDA \$998,000



JOHN FONDAZIO 925.817.9053

3090 SWEETBRIER CIR., LAFAYETTE \$1,435,000



MARY PISCITELLI 925.765.9095

2120 CARROL RD., WALNUT CREEK \$1,290,000



JON WOOD PROPERTIES 925.383.5384

BRYAN HURLBUT



925.383.5500
DRE# 01347508

JANE SMITH



925.998.1914
DRE# 01476506

JOHN FONDAZIO



925.817.9053
DRE# 01938194

JULIE DEL SANTO
BROKER/OWNER



925.818.5500
DRE# 01290985

LISA TICHENOR



925.285.1093
DRE# 01478540

4 RICH ACRES RD, ORINDA | 5 BD | 4 BA | ~3800 SQFT | 1.05 ACRE | POOL & GARDENS | CALL FOR PRICE



Two Beautiful Settings Two Extraordinary Homes



36 VIA FLOREADO, ORINDA | 5 BD | 6.5 BA | ~4800 SQFT | .33 ACRE | SEPARATE APT | \$1,475,000



CLARK THOMPSON

REAL ESTATE BROKER

VILLAGE ASSOCIATES

CALBRE# 00903367

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

www.clarkthompson.com



COMING SOON | JUST LISTED

LAMORINDA



854 SOLANA DRIVE
LIST PRICE TBD



TRAIL/BURTON VALLEY
OFFERED AT \$1,375,000



521 SILVERADO DRIVE
OFFERED AT \$1,795,000



1195 PLEASANT HILL CIRCLE
OFFERED AT \$1,275,000



TRAIL/BURTON VALLEY
OFFERED AT \$1,395,000



4 SHANNON COURT, MORAGA
OFFERED AT \$2,200,000



KURT PIPER GROUP

For Off-Market and Coming Soon Listings Go to [KurtPiperGroup.com/KPG-Insider](https://www.kurtpipergroup.com/KPG-Insider)



Kurt Piper
Realtor®
Broker Associate

C 925 818 8000
Kurt@KurtPiperGroup.com
www.kurtpipergroup.com
License # 01130308



Leslie Piper
Realtor®
Broker Associate

C 415 990 4929
Leslie@KurtPiperGroup.com
www.kurtpipergroup.com
License # 01296053

**PACIFIC
UNION**
INTERNATIONAL



Six stunning kitchens on display

... continued from page D1



John and Leslie Visbal are delighted with their perfect-for-entertaining kitchen. Photos Sora O'Doherty

Working with Premier Kitchens on their cabinetry, the couple put other unique touches into the kitchen, such as lighting the tops of the cabinetry and installing glass panels on the sides of the upper cabinets, adding more light into the space.

Other custom touches give the kitchen warmth and personality. Vintage barn glass pendants hang from the slanted ceiling and statement-making industrial iron sconces with Edison bulbs flank the French doors that open out to their beautiful backyard and saltwater pool. Dark hardware on the alder wood cabinet doors give an interesting contrast to the textured brushed nickel pulls on the lighter cabinets. The couple put an old photo of the original home in the kitchen to show how much the neighborhood has grown since the house was built in 1941.

Homeowner Lori Loughran-Smith was hard-pressed to pinpoint one feature she enjoyed about her kitchen. "I love everything about it!" she says.

In the Upper Happy Valley area, homeowners John and Leslie Visbal built a modern kitchen perfect for their busy lifestyle and love of entertaining. The Visbals enlisted architect Steven Kubitschek and Woehrle Construction to help them bring their vision to life.

The sophisticated kitchen features clean, light grey cabinetry with Quartzite countertops and sleek Thermador appliances. Zebrino marble, a playful grey and white striped material, is used for the backsplash behind the range and for the counters in the bar area. Floors made of American scraped hickory provide a subtle contrast to the muted tones of the kitchen and surrounding modern furnishings. Interesting light fixtures from City Lights, such as the starburst pendant over the small dining table off the kitchen, function almost like pieces of art in the home.

"We like modern, clean design," says homeowner John Visbal. Since the couple both serve on the boards of nonprofit organizations, their house has served as the

location of numerous fundraisers and holiday get-togethers.

Indeed, the layout of the home creates the perfect flow for hosting gatherings large or small. The front foyer flows seamlessly into the living room, kitchen and dining rooms. The back of the home features a wall of fully retractable Marvin multislid doors, which open the kitchen to the beautifully landscaped backyard and pool area. The kitchen windows above the fireclay sink fold out and open out to a bar and covered patio area complete with an outdoor fireplace. Two dishwashers and two ovens – one electric and one gas – make cooking and cleaning for a large crowd almost effortless.

In addition to these two kitchens profiled, the other homes featured on the tour include a California contemporary style kitchen, an updated traditional ranch, a cutting-edge European influenced kitchen and a contemporary farmhouse.

Tickets for the annual kitchen tour are now on sale to the general public for \$50 (\$45 tax deductible), with a box lunch available for \$15. Tickets can be purchased online at www.lafayettejuniors.org or the day of the event at Premier Kitchens (3373 Mt. Diablo Blvd.) in Lafayette.

The nonprofit beneficiaries of this year's tour are No One Left Behind, Girls Inc., City Slicker Farms, White Pony Express and the Contra Costa Crisis Center. These organizations were selected by the Lafayette Juniors for the exceptional support they provide to women, families and individuals in need throughout the East Bay.

Founded in 1953, Lafayette Juniors is a nonprofit organization comprised of local women dedicated to raising funds and offering service in support of other non-profits that serve women, families and seniors in need throughout Contra Costa and neighboring counties in the San Francisco area. Over the past 18 years, the Lafayette Juniors have raised more than \$700,000 for Bay Area nonprofit groups.



The second dining area in the Visbal home features a City Lights starburst pendant lighting fixture.

PREMIER KITCHENS

**Your vision
brought to life.**

From **cabinets** to **countertops**,
there is no project too big or
small for our team.

Schedule a meeting or give us a call!

(925) 283-6500

3373 Mt. Diablo Blvd.
Lafayette, CA 94549
info@premierkitchens.net
www.premierkitchens.net



PREMIER KITCHENS

**Your vision
brought to life.**

From **cabinets** to **countertops**,
there is no project too big or
small for our team.

Schedule a meeting or give us a call!

(925) 283-6500

3373 Mt. Diablo Blvd.
Lafayette, CA 94549
info@premierkitchens.net
www.premierkitchens.net

Wood·Mode
FINE CUSTOM CABINETRY



Talking Trash

The spring market is here and buyers and sellers are packing up and moving in and out. Which bring us to talking trash. The number of boxes and packing material that it takes to move is mind boggling not to mention all of the trash that we accumulate over the years that we purge during a move. China has stopped importing 24 types of trash as of January 2018, and it's caused a panic as to where to send all the trash we create on a daily basis. More than 8 million tons of plastic enter the world's oceans every year.

This brings us to how can we help buyers and sellers cut down on trash created during a move. We recommend using a re-usable plastic bin borrowing service like bin-it.com or rentagreenbox.com. You rent plastic bins/boxes for your move, fill them up, move, empty them out, and then they are collected to be re-used. We also recommend if you must use boxes please pass them forward. Call your realtor so they can arrange for the boxes to be recycled or post on Nextdoor or any social media platform - there is always someone in need of moving supplies. We are personally looking for more ways to reduce trash and are hopeful that as a community we can do better to keep trash out of our oceans.

Changing gears, the Spring market is off to a great start. For the twelve months ending March 31st, Lamorinda sales price per square foot for detached single family homes is up 5.2% compared to the prior twelve months. Breaking Lamorinda down further, Lafayette is up 9.2%, Moraga 4.3% and Orinda 1.6%. In addition, for the same period for Lamorinda average days on market is down 5.0% to only 26 days. The potential fear that some economists



ERIN & DARRICK MARTIN

Direct: 925-951-3817

Erin@MartinHomesTeam.com

Darrick@MartinHomesTeam.com

www.MartinHomesTeam.com

CalBRE# 01922810, CalBRE# 02006564

COMPASS

Feng Shui

Mother's Day feng shui

By Michele Duffy



Square (Earth) crystals are great gifts for mom to honor the grounding she brings to life.

Photo provided

Soon we will be honoring the legacy of our mothers, if they are (or were) an important part of our lives, and we should also honor the feminine in ourselves too. So thinking about the role all of our mothers in our lives makes it an opportune time to align with the grounding symbology of mothering, and the loving maternal. "Mother" is a nurturing and positive reference in most cultures, and mom's strength, generosity, kindness, and consistency of character and love, are represented in varied cultural threads that also reflect the rich cultural traditions of celebrating "mother" around the world.

The "Mother Goddess" was celebrated by ancient Greek and Romans, and "Mother Churches" were celebrated on "Mother Sunday" by Catholics on a specific Sunday, and in the early 1900s, America began its tradition of celebrating mother within the family with no gifts. In Mexico it is called Dia de la Madre. In the UK Mother's Day celebrations date all the way back to the 17th century. Indian children present festive cards to their moms like often in the U.S., and traditionally in October celebrate the goddess Durga, also known as the Divine Mother. The birthday of the symbolic "mother" of Thailand, Queen Sirikit is celebrated, in

Ireland children living away from home return to celebrate mom, and in France "Mamans" say ooh la la to pampering, gifts, and brunch out.

Mother's Day in Lamorinda has evolved over time much the same as in other American places, and so today, many cities offer a celebratory Mother's Day brunch so moms can have the day off and be pampered on all levels. Children bring breakfast in bed with a bud vase flower on a well-appointed tray for starters and are meant to handle all of mom's chores for the day. It's great to be a mom in 2018.

In the Taoist tradition of feng shui, mother rules the Relationship area of the BAGUA map, which rules partnerships, marriage, and every relationship in our life. The Relationship area of the feng shui BAGUA is from the front entrance of your home, the far right third, and it's also the same far right corner of your master bedroom and finally, your yard as you stand at the front entrance doorway. The Relationship area is resplendent with fantastic life force chi. Relationships are activated in our environments with the twinkly and sparkly Earth element, which may include crystals, shells, pebbles, ceramic or clay materials. The relationship quality of the Earth element is represented by the colors of pink, white and red, which are the romantic Earth colors, but Earth is also represented by yellow, tangerine, brown and some of the darker blues. A square shape, maybe a square jewelry box or square tile, are wonderful gifts for mom that symbolize the grounding we are meant to receive from our mothers. It's always nice to gift mom. Being mindful of the number two, which definitely governs relationships even though we are fully capable and aware of being in full relationship with self, the partnership aspect of all relationships is reinforced with pairs – twos, and multiples of two.

The Relationship area governed by mother in feng shui relates not only to our most intimate love partnerships or marriages, but also to all of our most feminine of relationships. For example, our feminine friends and family connections with all the other women in our lives, such as our own mothers, daughters, sisters, friends, colleagues, aunties and grandmothers. If you need to heal your relationship with any feminine people in your life, like your mom, girlfriends, daughters or sisters, this area should be audited first.

... continued on page D11



Your own personal resort IN GLORIETTA

Super-model home IN SLEEPY HOLLOW



Stunningly remodeled with all the fixings 1 Heather Lane, Orinda

Perched atop Sleepy Hollow / Bear Ridge 1 Tappan Way, Orinda

±3,704 SqFt • 4 beds • 3.5 Baths • Pool
• .43 Acres
Offered at: \$2,419,000

±3,987 Square Feet • 5 Beds • 3.5 Baths
• 1.01 Acres
Offered at: \$2,749,000

FINDING THE RIGHT FIT



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





Tom Stack

Broker Associate

925.878.9964

Tom.Stack@camoves.com

www.TomStack.com

CalRE #01501769



RESIDENTIAL BROKERAGE

TomStack
REAL ESTATE

"Striking a Chord in Our Community"

©2018 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

... continued from page D2

ORINDA

- 40 Acacia Drive, \$1,998,000, 4 Bdrms, 3245 SqFt, 1953 YrBlt, 3-27-18;
Previous Sale: \$420,000, 06-03-96
- 65 California Avenue, \$850,000, 4 Bdrms, 1365 SqFt, 1956 YrBlt, 3-26-18;
Previous Sale: \$253,500, 11-17-88
- 207 Crestview Drive, \$1,600,000, 3 Bdrms, 2311 SqFt, 1950 YrBlt, 3-29-18;
Previous Sale: \$1,350,000, 08-21-15
- 36 Las Vegas Road, \$3,146,000, 5 Bdrms, 3941 SqFt, 2015 YrBlt, 3-30-18;
Previous Sale: \$3,150,000, 03-01-17
- 1 Monterey Terrace, \$2,570,000, 3 Bdrms, 3483 SqFt, 1989 YrBlt, 3-23-18;
Previous Sale: \$1,550,000, 08-16-00
- 210 Moraga Way, \$1,180,000, 2 Bdrms, 1448 SqFt, 1950 YrBlt, 3-29-18;
Previous Sale: \$860,000, 08-15-13
- 529 Moraga Way, \$1,100,000, 4 Bdrms, 2153 SqFt, 1952 YrBlt, 4-3-18
- 111 Tappan Lane, \$3,800,000, 5 Bdrms, 6428 SqFt, 1962 YrBlt, 3-29-18;
Previous Sale: \$1,560,000, 11-22-94
- 66 Tara Road, \$1,120,000, 3 Bdrms, 1404 SqFt, 1965 YrBlt, 3-30-18;
Previous Sale: \$975,000, 03-24-15
- 539 The Glade, \$1,325,000, 2 Bdrms, 2175 SqFt, 1985 YrBlt, 3-30-18;
Previous Sale: \$1,275,000, 02-23-16
- 17 Van Ripper Lane, \$1,275,000, 3 Bdrms, 1734 SqFt, 1951 YrBlt, 3-30-18
- 44 Valencia Road, \$1,605,000, 5 Bdrms, 2476 SqFt, 1947 YrBlt, 3-27-18;
Previous Sale: \$1,140,000, 10-26-07
- 328 Village View Court, \$1,800,000, 3 Bdrms, 2080 SqFt, 1989 YrBlt, 3-30-18



COMING SOON IN ORINDA

Elegant contemporary 1-level ranch style home in desirable Glorietta neighborhood. Spacious and updated with excellent floor plan including a lovely kitchen/family room combination, formal Living and Dining rooms, 4BR, 2.5 BA, 2,980± square feet on .64± acre lot. Pella dual-pane windows and doors throughout, hardwood and tile floors, newly installed carpeting, vaulted ceilings, decorative skylights, solar electric and security system. Level-out yard with paver patio, deck, built-in barbecue, fire-pit, hot tub and garden area in peaceful wooded setting. 2-car attached garage with large side yard for RV or boat parking and circular driveway.

Offered at \$1,799,000



Paul & Virginia Ratto

925 998 9501

vvarni@pacunion.com

rattoandratto.com

License # 00900621 | 01361537

**PACIFIC
UNION**
INTERNATIONAL



Feng Shui

Mother's Day feng shui

... continued from page D8

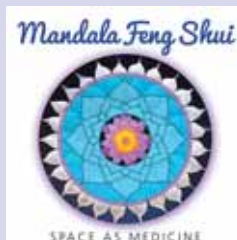
<p>WEALTH & PROSPERITY XUN Wood Southeast Purple</p>	<p>FAME & REPUTATION Li Fire South Red Summer</p>	<p>RELATIONSHIPS Kun Earth Southwest Pink</p>
<p>FAMILY ZHEN Wood East Green Spring</p>	<p>HEALTH TAI JI Earth Center Orange, Yellow Brown</p>	<p>JOY & COMPLETION DUI Metal West White Autumn</p>
<p>KNOWLEDGE & SELFCULTIVATION GEN Earth Northeast Blue</p>	<p>CAREER & OPPORTUNITIES KAN Water North Black & Dark Blue Winter</p>	<p>HELPFUL PEOPLE & TRAVEL QIAN Metal Northeast Grey</p>

The Bagua Map: Front Door

We can create representations of nourishing love, symbols that help us heal those frayed connections and rebuild current ties or even our memories in this area. It's also a perfect spot to recite the ultimate forgiveness prayer of Hawaiian feng shui origins, Ho'Opono Pono, for immediate results and far reaching forgiveness. We can also add a pair of lights to this area to illuminate and symbolize the grounding of our mom's love, love-flower Peony fragrance, or positive or supportive images of happy relationship times with those we love.

However you manifest in celebration this Mother's Day, be a rainmaker of smiles, gratitude, love and flowers, so your relationship with your mom, or her memory, blooms brightly!

Michele Duffy, BTB M.F.S. is an Orinda resident who, since 1999, enjoys creating "Space as Medicine" Feng Shui one space at a time, as well as hiking in nature, cooking, and spending time with her family; Canyon Ranch Feng Shui Master, International Feng Shui Guild (IFSG) Red Ribbon Professional. To schedule a professional 2018 Feng Shui Consultation, contact Michele at (520) 647-4887 or send an email to spaceharmony@gmail.com.



I believe in the art of living well.

1129 Martino Rd., Lafayette

It's All About the Views

Built with attention to detail, this handsome SINGLE LEVEL Custom retreat is the perfect blend of rustic and refined, capturing majestic views of Mt. Diablo and the surrounding hills. Its relaxed comfort showcases 4 bedrooms, an office, 3.5 baths and approximately 3326 square feet...all nestled on a serene and private 1.16 acre lot in Lafayette's prestigious neighborhood of Springhill Valley. Updated throughout, you'll enjoy its stand-out features that include trestle beam ceilings, a gourmet kitchen designed for 2 chefs, a romantic family room, expansive decks and a relaxing pool. Don't miss this unique home! It's a winner!

Open Sun. 1-4 pm **Offered at \$2,199,000**

PATTI CAMRAS
REALTOR®
CalBRE# 01156248

925-899-9282
patti.camras@camoves.com
5 Moraga Way, Orinda
www.patticamras.com

©2018 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.

Cynthia Brian's Gardening guide for May

Mother (Nature) knows best

By Cynthia Brian



The beautiful blooms of the horse chestnut tree attract bees to the garden.

Photos Cynthia Brian



A candy cane striped amaryllis opens in the afternoon sunshine.



Plant fennel to attract beneficial insects and pollinators.

My mother said to me,

"If you become a soldier, you'll be a general;

if you become a monk, you'll end up as the Pope.

Instead, I became a painter and wound up as Picasso."

~Pablo Picasso

AREN'T moms the greatest?

When I was a little girl, I wanted to be a world famous ball bouncer because I thought I was fairly great at bouncing balls and catching them. My mother told me to go for it.

Then of course, I added to my "want to be" numerous times while both of my parents applauded my bravado. My hands were either always writing or digging in the dirt and I wound up as The Goddess Gardener!

When I lived in France I had the opportunity to investigate the majestic gardens of the charming chateaus. The elegant gardens mesmerized me, especially Château de Chenonceau spanning the River Cher in the Loire Valley where females ruled the designs. But it was the gardens of Impressionist artist Monet that influenced me most. The first time I visited his Giverny masterpiece, a profusion

of magenta, pink, and purple tulips augmented by white bearded iris greeted me. It reminded me of my time living in the Netherlands where fields of tulips thrived amongst the windmills. The color scheme was enchanting.

After returning stateside, I determined to model my landscapes after Monet's painter's palette with plants that only reflected a variety of shades and hues of purple, pink, blue, and white. My mother warned against such folly. "Gardens are filled with the colors of the rainbow. Just wait. Mother Nature will decide what's best for your garden."

Of course I didn't listen because I had my mind set on a specific plan. I planted a variety of species that boasted my favorite colors including iris, gazania, lilac, wisteria, tulip, anemone, periwinkle, jasmine, ice plant, freesia, candytuft, azalea, camellia, fuchsia, rose, rhododendron, and more. For the first two years my landscape did resemble an Impressionist painting. It was spectacular.

Then a 17-day freeze occurred, killing most of my plantings. When spring arrived, many of the plants sprouted once again but this time they were yellow, orange, white, or red. The hybrids had reverted to their na-

tive colors after the freeze. Mother Nature was teaching me who was in charge.

I embraced my mother's approach to gardening to allow all the colors of the rainbow to shine in my garden. Soon the burgundy grew next to the orange gazania, and yellow daffodils sang along with the fluorescent pink ice plant. The effect has been stunning.

My mom also warned against invasive plants that mask as attractive: ivy, mint, Mexican primrose, vinca, jasmine, and the worst of which is euphorbia esula, also known as leafy spurge. All of these grow in my garden and I am constantly pulling, prodding, and attempting to keep these handsome, yet insidious species in check.

Although lovely mixed with flowers cascading from a container, in the ground, ivy climbs and chokes trees, killing them. Ivy is also a favorite habitat for rats. Mint is delicious muddled in mojitos and chopped into salads, but not so exciting when it spreads to your lawn. Mexican primrose with its dainty pretty pink flowers spreads quickly jumping into spaces where other plants are preferred. It looks dreadful when it develops powdery mildew towards fall.

... continued on next page

Vinca major (big leaf periwinkle) may take years to become invasive but with conditions of deep shade it can smother the diversity of other plants with its very dense vegetation. Cut it back or pull out the stragglers. Jasmine has the most beautiful fragrance, especially in the evening. A few cut blossoms perfume entire rooms, however, this vine twines around bushes and flora smothering the entire plant. It is critical to contain these plants and keep them in check by pruning and pulling out the ones growing in places you don't desire.

Which leads me to the worst invasive in my landscape – euphorbia esula, commonly known as green spurge or leafy spurge. A single pot of euphorbia is charming with its magnetic chartreuse leaves and yellowish green bracts. The problem begins when the seed capsules explode sending seeds 15 or more feet in the distance. If allowed in bare soil, the complex root system spreads rapidly both horizontally and vertically for many yards. In spring the plants grow 3 or 4 feet high, blocking sunlight, stealing the water and nutrients from other plants. Toxins in euphorbia esula prevent other plants to thrive. Deer and rabbits won't eat it, although goats and sheep tolerate it. The milky sap is a skin irritant to humans. If left unchecked, this invader will take over hills, dales, and neighborhoods. The striking euphorbia esula encompasses a hillside, yet I am not willing to let trespassers into my formal beds. Daily I patrol and pull out the intruders.

A cavalcade of color delights me in my spring garden. Currently boasting beautiful blooms are bergenia, lavender, ranunculus, Dutch iris, bearded iris, rose, forget-me-not, daffodil, tulip, calla lily, California poppy, snowball, snowdrop, blue star, geranium, calendula, citronella, hyacinth, ice plant, wisteria, lilac, snapdragon, cyclamen, oleander, Jupiter's beard, azalea, fuchsia, breath of heaven, camellia, hellebore, nasturtium, sweet alyssum, osteospermum, cornflag, clematis, mock orange, petunia, wood hyacinth, alpine strawberry, fava beans, and a plethora of other splendid multicolored species.

My gardener mom was right about being inclusive with garden color and watchful for the expansion of invasive vigorous vegetation. It is always good to have a guide on the side. Mother Nature will always have the final say.

I recently visited my daughter to help with her landscaping needs. When I asked her what she wanted me to plant, she responded, "Mom, you always know best!"

Suzi O'Brien

real estate



14 SHREVE LANE, LAFAYETTE



OPEN SAT/SUN 1-4PM

This end unit Marquis community townhome offers the best in urban living. Centrally located with easy access to downtown Lafayette, BART and 24/680 makes this home a commuter's dream.

This stylish 4 bedroom, 3.5 bath townhome has thoughtfully planned interiors including an approx. 2,035 square foot floor plan, numerous upgrade finishes and energy saving systems.

Close to trails, a lively downtown & districted to top rated Lafayette schools.

Offered at: \$990,000

Let me help you find your way home.

Suzi O'Brien

925.286.8520

CalBRE#01482496



©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 #0198304.

D&N
Construction
Lic 827695 Class B

**Home Improvement
& Handyman Services**
We Specialize in Small Projects

Any Home Repair
Bath & Kitchen Remodel
General Construction
Sheet Rock & Siding
Plumbing & Electrical
Decks

Garage Doors
Countertops
Basements
Dry Rot & Roof Repairs
Skylights

**Free
Estimates**

Call or Text: Shawn 925-852-9189 or
email:shawn@dandnconst.com

A mother 's Gardening Guide for May from Cynthia Brian

- **WARNING!** Don't buy euphorbia esula no matter how much it captivates you, as it is not containable.
- **BUY** your mother the perfect garden gift for Mother's Day, "Growing with the Goddess Gardener," and receive a plethora of extra goodies that she'll love. Visit <http://www.CynthiaBrian.com/online-store>
- **EMPTY** standing water from any receptacle as mosquitoes are breeding including birdbaths and animal water bowls. Check rain gutters and storm drains. Stock ponds with mosquito fish (*Gambusia affinis*) which are free from vector control.
- **WEED** while the soil is still moist, digging up the roots. The smaller the weed, the easier it is to pull out. Don't allow the plant to go to seed.
- **REPLENSIH** mulch as it decomposes. Mulch deprives weeds and seeds from sunlight while enriching the soil. Add 3 inches to beds and keep a few inches away from tree trunks.
- **FERTILIZE** roses with alfalfa meal to add acid to the soil.
- **PREVENT** ants from protecting aphids around bushes and trees by using sticky barriers.
- **LEAVE** grass clippings on lawns to provide nutrients and don't mow when the lawn is wet.
- **VISIT** the Be the Star You Are! booth at the Moraga Faire to pick up complimentary potpourri to celebrate Mother's Day and buy raffle tickets for the opportunity to go to an A's batting practice to meet the players. <http://www.BetheStarYouAre.org/events>
- **PATROL** for invasive species and eradicate them from your yard.
- **ATTRACT** beneficial insects and pollinators to your garden by planting swaths of aster calendula, California poppy, fennel and Queen Anne's lace.
- **PREPARE** your vegetable garden. Check your local nursery to buy edibles you enjoy, specifically tomatoes, peppers and eggplant.
- **PLANT** color spots of petunia, begonia, cosmos and marigolds.

Wishing every mother a month of peace, joy, health and love. Thank you for being and knowing best!

Cynthia Brian



Bright and elegant azaleas.

Photos Cynthia Brian



Along a path, fluorescent pink ice plant sparkles.



The cover crop of flowering fava beans.



Ivy cascading from a fountain is attractive and can't spread.



Burgundy gazania mixed with vinca major.



Sky blue wood hyacinths.



Come visit Cynthia Brian at the Moraga Faire on Saturday, May 12 in the Be the Star You Are!® booth.

Cynthia Brian, The Goddess Gardener, raised in the vineyards of Napa County, 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 and order her books at www.StarStyleRadio.com.

Buy a copy of the new book, Growing with the Goddess Gardener, at www.cynthiabrian.com/online-store.

Available for hire for projects and lectures.

Cynthia@GoddessGardener.com

www.GoddessGardener.com

Get Out & Stay Out!

In Your New Outdoor Room

Let Garden Lights Landscape Development give you good reason to "Get Out and Stay Out" this summer.



Enlarge your living area with an outdoor kitchen or entertainment space complete with a built in barbecue and the warm glow of a stone or masonry fireplace.

Garden Lights Landscape Development, Inc. is a full service landscape & pool design build firm.

We design & install with just one call 925-254-4797 • www.gardenlightslandscape.com

Celebrating over 20 years of service in Lamorinda. Bonded – Licensed & Insured License# 702845 C27 & C53

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

BLUE RIDGE



510-847-6160

LANDSCAPE COMPANY INC.

BLUE JAY FELDMAN

OWNER/OPERATOR

WWW.BLUERIDGELC.COM



LICENSED

INSURED

Lic# 818633

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

LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

ORINDA



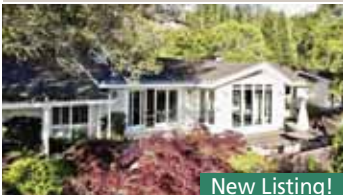
Coming Soon!

10 Tara Road

Mid-Century Wow! Dramatic floor to ceiling windows with views to the pool, lawn and green valley beyond.

Call for Price

ORINDA



New Listing!

735 Miner Road

Spacious, sun-filled home on private acre lot. Walls of windows! Charming patio & lawn. Enjoy top schools.

\$2,250,000

ORINDA



15 Orinda View Road

Elegant Orinda Hills 4715 sq ft home with beautiful valley views from all rooms. An open design concept with great separation of spaces.

\$3,750,000

LAFAYETTE



3512 S. Silver Springs Road

Fabulous home in coveted Silver Springs neighborhood. 6+ Bed/4 Bath. Perfect Indoor/Outdoor living.

\$2,750,000

ORINDA



New Listing!

18 Piedmont Avenue

Live in perfect harmony with nature in this charming 1653 SqFt farmhouse-styled home.

\$975,000

ORINDA



14 Valley Court

Stunning custom built 3950 sq.ft. home. Gorgeous 1/2 acre private knoll. Walk to Glorietta Elementary, Swim/Tennis.

\$2,595,000

MORAGA



New Listing!

830 Augusta Drive

Enjoy the good life at Moraga C.C.! 2-story plan with 2 Beds (each with en-suite bath) +Office.

\$847,500

LAFAYETTE



1982 Reliez Valley Road

Extraordinary dream home boasts 4,750 sq. ft. of spectacular living spaces on 1.12 acres, + guest house.

\$3,195,000

ORINDA



New Listing!

5 La Cresta Road

Incredible single level 2652 SqFt beauty on serene .57 acre setting. Amazing indoor-outdoor living.

\$1,325,000

ORINDA



New Price!

1 Tappan Way

Sleepy Hollow Dream Home! 5 Bed/3.5 Bath. Stunning views, grand living spaces, flexible floor plan. Top Rated Schools.

\$2,749,000

LAFAYETTE



New Listing!

3519 S. Silver Springs Road

Charming Single Level Silver Springs Rancher. 4 Beds, 2 Baths, 1924 Sq Ft., .55 Acres.

\$1,549,000

LAFAYETTE



New Listing!

3350 Springhill Road

Stunningly reconstructed 4052 SqFt home with grand great room & amazing outdoor living.

\$3,695,000

ORINDA



New Listing!

36 Via Floreado

A very rare gem. Incredible style in tree house setting. Includes 2-story cottage.

\$1,475,000

ORINDA



1 Hartford Road

North Orinda beauty, built in 2008, this custom 5031 sq ft/ 6 Beds/ 4.5 Baths home is situated on a secluded level 1.06 acre lot.

\$2,995,000

LAFAYETTE



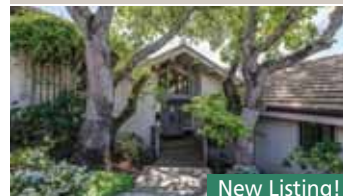
New Listing!

1015 Hoedel Court

Brand new single level family home boasts 5 Beds/4.5 Baths/3537 SqFt of spectacular open living spaces.

\$2,695,000

ALAMO



New Listing!

Oakshire Place

Stunning Contemporary with panoramic views! Custom designed & renovated to perfection.

\$1,995,000

The Village Associates:

Ashley Battersby
Patricia Battersby
Shannon Conner
Meara Dunsmore

Linda Ehrich
Joan Evans

Linda S. Friedman
Dexter Honens II
Anne Knight

Susan Zeh Layng
Charles Levine
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

Steve Stahle

Clark Thompson

Angie Evans Traxinger

Ignacio Vega

Ann Ward

Jenny Lyons Wilhite

Margaret Zucker

facebook.com/VillageAssociates
twitter.com/Villageassoc
instagram.com/VillageAssociates

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

Visit www.villageassociates.com Click on **Sunday Open Homes**



CalDRE#01301392