



A private, resort retreat **THAT YOU CAN CALL HOME**



222 Moraga Way, Orinda

+/- 3500 sq ft. 4 beds, 3 full baths, 2 half baths, +/- 500 square foot 1 bedroom, 1 bath pool house, pool, tennis court, 2 separate parcels with combined 1+ acres

Perched atop of a combined 1+ acre parcel of 2 lots sits this beautifully updated, single level, approx 3500 square foot, 4 bedroom, 3 full and 2 half bath home with hardwood floors nearly throughout, substantial mill work, stainless appliances, 2 master suites and more! The grounds are stunning and offer a flagstone backyard with outdoor fire place perfect for dining and entertaining

al fresco as well as an incredible resort- like front yard with custom landscaping, oversized pool, outdoor kitchen, lush lawn, tennis court, and detached approx 500 square foot recently remodeled 1 bedroom, 1 bath pool house with bonus room and wet bar. Situated in a wonderful central location near 12 years of top rated Orinda schools, Downtown Orinda and Lafayette, a perfect commuters retreat, just minutes to Bart and fwy, this is a wonderful place to call home! Come see!!

Listed at \$2,395,000



FINDING THE *Right* FIT

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