

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 12 Issue 15 Wednesday, September 19, 2018



*Digging Deep with Cynthia Brian*

*...read on Page D10*

## Make your home an autumn oasis

By Amanda Eck



*Photo provided*

I love when the sun starts to set a little earlier and my thoughts turn to warm blankets, comfort food, and lazy rainy Sundays (hoping to see some much needed rain this fall). Even though our family schedule seems to pick up during the autumn months – basketball practice, after school activities, etc. – we try to take time in the evenings to slow down. We even have an 8 p.m. no electronics rule when school starts (that includes Mom and Dad). This helps us as a family focus on spending time reading, playing board games, or sneaking in a cup of hot cocoa before bed. I truly enjoy making our home cozy and inviting so we can be reminded to take time and enjoy one another during the autumn season and rest up before the crazies of the holidays hit.

Here are five of my favorite ways to summon autumn's splendor:

**1) Fall Foliage:** Once the trees start to turn to shades of orange and red I love to trim a few branches and bring them in. Now here in the Bay Area that might not happen until November, so I do have a few faux branches on hand I use in September and October. Local craft stores like Hobby Lobby or Michael's are great places to shop for faux branches. Try to look for stems that are realistic and avoid fake flowers. Instead, look for branches with leaves, seed pods, or small acorns on them. And of course once the leaves start to change grab your clippers and head outside.

**2) Candles:** If you asked my husband he would tell you I am a candle hoarder. I love candles. I especially love yummy fall scented candles. Pumpkin spice, cinnamon, and anything that smells like coffee! I also keep a stash of unscented candles. They make great accents for dinner parties or scattered through out the house to bring in a warm glow as the sun starts to set. If I had my way, our home would only be lit by candles when the sun sets – no lamps for me!

**3) Fresh gourds and mini pumpkins:** I was at Safeway last week and they already had their mini pumpkins out, so grab them while you can. Place mini gourds and pumpkins on the entry table or on your coffee table gathered in a bowl. If orange is not your color, try using the white mini-boo pumpkins; they coordinate with any décor from contemporary to farmhouse. And don't forget your front porch; large pumpkins are not just for Halloween anymore.

**4) Fuzzy throws:** I love to bring out the blankets when the temps begin to dip in the evenings. Pottery Barn has some beautiful cashmere blankets in warm autumn colors.

*... continued on Page D4*



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**Lamorinda Home Sales recorded**

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	9	\$795,000	\$2,900,000
MORAGA	3	\$730,000	\$1,328,000
ORINDA	13	\$520,000	\$3,456,500

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**

8 Foothill Park Terrace, \$1,325,000, 4 Bdrms, 2902 SqFt, 1959 YrBl, 8-22-18;

Previous Sale: \$765,000, 07-23-10

105 James Place, \$1,950,000, 3 Bdrms, 1981 SqFt, 1965 YrBl, 8-15-18;

Previous Sale: \$1,365,000, 05-22-12

797 Moraga Road, \$1,845,000, 3 Bdrms, 2748 SqFt, 1950 YrBl, 8-15-18;

Previous Sale: \$170,000, 12-20-01

3279 Mt. Diablo Court #10, \$795,000, 3 Bdrms, 1731 SqFt, 1987 YrBl, 8-16-18;

Previous Sale: \$400,000, 10-20-00

1009 Pine Lane, \$2,900,000, 5 Bdrms, 4829 SqFt, 2003 YrBl, 8-22-18;

Previous Sale: \$2,100,000, 08-18-11

4033 Tilden Lane, \$1,740,000, 4 Bdrms, 3012 SqFt, 1986 YrBl, 8-20-18;

Previous Sale: \$1,700,000, 12-15-16

3275 Vals Lane, \$1,795,000, 3 Bdrms, 2656 SqFt, 1949 YrBl, 8-22-18;

Previous Sale: \$1,176,000, 07-14-11

1013 Windsor Drive, \$1,000,000, 3 Bdrms, 1756 SqFt, 1960 YrBl, 8-16-18

1003 Woodbury Road #103, \$1,200,000, 2 Bdrms, 1638 SqFt, 2015 YrBl, 8-17-18;

Previous Sale: \$1,220,000, 08-04-16

**MORAGA**

1913 Ascot Drive, \$821,000, 2 Bdrms, 1379 SqFt, 1973 YrBl, 8-22-18;

Previous Sale: \$810,000, 03-20-18

2028 Ascot Drive, \$730,000, 3 Bdrms, 1660 SqFt, 1972 YrBl, 8-17-18;

Previous Sale: \$500,000, 08-27-04

33 Thorndale Place, \$1,328,000, 4 Bdrms, 2171 SqFt, 1968 YrBl, 8-14-18

**ORINDA**

67 Brookwood Road #11, \$520,000, 2 Bdrms, 897 SqFt, 1963 YrBl, 8-17-18;

Previous Sale: \$38,000, 02-09-76

1 Daisy Lane, \$1,365,000, 4 Bdrms, 1988 SqFt, 1973 YrBl, 8-21-18;

Previous Sale: \$561,000, 08-13-99

11 Daisy Lane, \$1,400,000, 3 Bdrms, 3354 SqFt, 1973 YrBl, 8-15-18;

Previous Sale: \$1,150,100, 11-19-14

88 Davis Road, \$1,400,000, 3 Bdrms, 2489 SqFt, 1941 YrBl, 8-23-18;

Previous Sale: \$760,000, 04-16-04

33 Don Gabriel Way, \$1,250,000, 3 Bdrms, 1845 SqFt, 1949 YrBl, 8-16-18;

Previous Sale: \$950,000, 12-06-05

188 Ivy Drive, \$1,820,000, 5 Bdrms, 2649 SqFt, 1953 YrBl, 8-22-18;

Previous Sale: \$900,000, 08-23-04

53 La Espiral, \$1,250,000, 3 Bdrms, 1688 SqFt, 1954 YrBl, 8-22-18;

Previous Sale: \$785,000, 07-27-09

86 Meadow View Road, \$2,050,000, 5 Bdrms, 3248 SqFt, 1951 YrBl, 8-16-18;

Previous Sale: \$675,000, 11-15-96

491 Moraga Way, \$760,000, 3 Bdrms, 1832 SqFt, 1950 YrBl, 8-23-18

9 Rich Acres Road, \$1,630,000, 4 Bdrms, 2642 SqFt, 1987 YrBl, 8-22-18;

Previous Sale: \$100,000, 04-28-86

204 The Knoll, \$965,000, 2 Bdrms, 2116 SqFt, 1974 YrBl, 8-17-18

19 Valley View Road, \$3,456,500, 5 Bdrms, 4375 SqFt, 1966 YrBl, 8-16-18;

Previous Sale: \$3,220,000, 04-01-13

28 Via Callados, \$1,665,000, 4 Bdrms, 3288 SqFt, 1976 YrBl, 8-14-18;

Previous Sale: \$1,425,000, 07-31-15







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# Make your home an autumn oasis

... continued from Page D1



*Photos provided*

For a less expensive option HomeGoods carries an array of blankets this time of year. Throw one over the sofa, on your favorite chair, or at the foot of your bed. There is nothing more comforting than a fuzzy throw on a chilly afternoon.

**5) Bake something:** And last but not least – bake something yummy! Even if baking is not your thing, head to Trader Joe's and pick up a box of pumpkin bread. No one will ever know. Those who know me, know I don't enjoy cooking or baking, but for some reason when fall arrives I make an exception. All things pumpkin for this girl. I even add some organic canned pumpkin to my morning smoothie. If you're not into sweets, then pull out the Crockpot and try some new fall soup recipes. Pinterest is a great resource for Crockpot ideas.

I hope you enjoy my easy autumn tips and I wish you a wonderful, cozy week!

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.



## Amanda's Comfort Soup

(this can be made in the Crockpot or on the stove)

### INGREDIENTS

2 cups of chopped celery

2-3 cups of chopped carrots

3-4 cloves of garlic (I use Trader Joe's frozen garlic)

4 cups of chicken or vegetable broth

2 cans of diced tomatoes

1 can of white beans

Chopped spinach or kale (optional)

Seasonings: sea salt, garlic powder, onion powder, Italian or any herb seasoning

1 package of cheese tortellini (in the refrigerated or frozen section)

### DIRECTIONS

Sautee celery, carrots and garlic in olive oil until soft. Add all the other ingredients except tortellini (this will be added 5-10 minutes before serving). Bring to a boil then reduce heat to medium low for 30 minutes to 1 hour or set Crockpot for 4-5 hours on high.

Enjoy!







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### 219 PASEO DEL RIO, MORAGA

Spacious and well-maintained by the original owner, this 4 bedroom 2.5 bathroom single-story home in Campolindo has a charming courtyard entry, a remodeled gourmet kitchen with granite countertops, a family room with a brick fireplace, a formal dining room and a living room with vaulted open beam ceiling and a stone fireplace. Other amenities include dual-pane windows and doors, numerous skylights, recessed lights, hardwood floors, pull-down stairs to attic storage, newer central heating and A/C and a 2-car attached garage. The beautiful flat rear yard is completely fenced and has lawns, aggregate and brick patios, a fire pit, a sport court and a sparkling pool and spa. Close to Campolindo High School, Cabana Club Swimming Pool and Lafayette Reservoir rim trail via a path at the end of the street.

219PaseoDelRio.com | Listed at \$1,475,000



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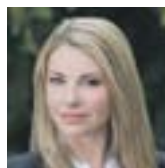


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COMPASS

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## SHIFT IN THE MARKET

Starting in late Spring and continuing through the Summer we have seen signs of the market beginning to soften for certain properties in Lamorinda. We thought it would be useful to share our observations on this new trend and what buyers are prioritizing in today's market. This is particularly useful information if you are considering selling your home in the near future.

The predominate trend is that buyers are willing to pay a premium for homes that were just completely remodeled or new construction. Most buyers moving into Lamorinda are two income earners or work tons to be able to afford to buy. The idea of remodeling seems time consuming and daunting and buyers today value time more than ever.

Along the same lines buyers are picking convenience and are increasingly less concerned about picking the "right" neighborhood. They want easy access to transportation, shopping and restaurants and are extremely commute conscience.

Flat yard space remains consistently important. For many buyers the yard does not have to be huge, but it must feel usable. Despite how environmentally unfriendly grass can be, especially in drought years, buyers still want grass and an area that they can see their kids, dog or friends recreating outdoors.

Location is impossible to alter and yard space is hard to change (although often there are creative ways to make your yard more user friendly). Also, remodeling may not be an option or something that sellers want to take on given the expense and inconvenience of a large remodel project. As the market changes it is important to understand that after eight years of market growth we are possibly shifting towards a buyer's market unless a property checks every box in terms of location, yard space and updates. See the Market

Update section of our website for further details and market insights.

For a more comprehensive discussion see the Market Update section of our website at [MartinHomesTeam.com](http://MartinHomesTeam.com).



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## Digging Deep with Cynthia Brian

# Splish splash

By Cynthia Brian

*"Happiness is a day by the pool."*



*The gazebo anchors the pool in this pretty backyard.*

*Photos Cynthia Brian*

I can't remember if I first learned to swim in the creek behind our house or in the big round cattle troughs in the hills. Growing up on the ranch both locations offered a cool respite from the heat of the day, however it was the makeshift pool at the end of the September grape harvest when my dad would wash out the gigantic tanks used to haul the grapes to the winery that gave us the most joy. We'd fill the bins with well water and we'd have an instant deep swimming pool, albeit with the strong scent of fermentation. Splashing around in pink water was grand amusement!

By the time I was a freshman in high school, our parents decided it was time for a real pool. Since we lived in the boondocks, 12 miles from the nearest town, they knew that if we had a pool,

all of our friends would hang out at our house and my parents could keep a watchful eye on their five children. My dad got on the Caterpillar tractor, dug a big hole, and built us a pool. True to our parents' expectations, the pool was an instant hit, complete with a plethora of screaming teens playing Marco Polo.

My Mom went to work landscaping around the pool, creating lounging areas, installing umbrellas, adding two brick circles with wrought iron patio tables and chairs, and of course, plenty of containers of flowers. Today that original pool is still the focal point of our ranch entertainment where we gather for swimming, barbecues, bonfires and family fun.

... continued on Page D12



# Patti Camras

*I* believe in the art of living well.

Whether helping first-time home buyers & move-up buyers or downsizing empty nesters & seniors, I want my clients to live well at every stage of their lives. I'll do whatever it takes to help them enjoy a seamless transition from one of life's passages to the next. This is my promise.

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## Matt Knows **MORAGA**

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**5 Paseo Linares, Moraga • \$2,245,000**

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*Digging Deep with Cynthia Brian*

## Splish splash

... continued from Page D10



*A long, shallow pool perfect for floating.*

The next best thing to an ocean, lake or river view is a pool in the backyard offering a bucolic vista with the sensibility of nature. A swimming pool has the ability to anchor a landscape. Learning to swim is a necessary life skill and the exercise of swimming is one of the best full body workouts. Much research has been done on the calming effects that being around water has on humans. Stress levels are lowered by designs with both green and blue spaces: the green being plants and trees and the blue are water features.

I am a water baby and a nature girl with an urgent need to be surrounded by both. Whether you want to incorporate a pool that resembles a natural lake or a lap pool for strenuous swimming, having a private pool will offer you, your family, and friends years of enjoyment while enhancing the beauty of your garden. Children and teens not only get playful exercise but the pool will become a hub of activity with birthday parties and other celebrations. And, you'll know where they are and with whom!

In the recent article "Poolside Living" by Cathy Dausman (<https://www.lamorindaweekly.com/archive/issue1214/Poolside-living.html>) suggestions for installation were chronicled. Make sure to add solar to your budget for both the economic and environmental benefits. If you've been pondering the idea of adding a big splash of water to your landscape, this is the month to take the plunge in order to be ready for the next summer season.

Although I savor the memories, I doubt I'll ever swim in a cattle trough or grape tank again, but I will always be ready to dip into a cool pool.



*Splish, splash we are taking a bath! Even these geese love private pools!*





Lap pool, flanked by lawn, with an ethereal arbor at one end.



Trees cast striking shadows on this tranquil pool and spa.

## Get Out & Stay Out!

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## Cynthia Brian's Mid-Month Gardening Guide

**WATER** lawns and perennials deeply and thoroughly. September is notoriously hot and it's essential to keep an eye on your plants. If they are drooping, they are thirsty.

**IRRIGATE** succulents, cactus, and native specimens sparingly as their water requirements are minimal.

**HYDRATE** yourself constantly. Don't garden in the heat of the day as you could get dangerously dehydrated. Toil in the morning and the evening.

**CUT** back hollyhocks to the ground once they have finished flowering. Save the seedpods to share with friends. Within a few weeks, you'll see new green growth as the hollyhocks will continue to thrive.

**PRUNE** fruit trees after harvesting.

**STAKE** any smaller trees that may break in winter winds.

**CONTINUE** deadheading roses and flowering perennials to prolong the blooms until winter.

**DONATE** to Operation Fire Disaster Relief to help in California's recovery. [www.BetheStarYouAre.org](http://www.BetheStarYouAre.org)

**RAKE** leaves as they fall and put them in the compost bin. If you can shred the leaves, they will compost quicker.

**KEEP** mulch away from trunks of trees and around shrubbery.

**BEGIN** preparations to renew lawns. October is the month to reseed or install a new lawn. Research what type of grass you want to install. I'm a fan of Pearl's Premium. Check it out online at [www.PearlsPremium.com](http://www.PearlsPremium.com).

**GRAB** some freebies while visiting me and other contributors to my eighth book, "Be the Star You Are! Millennials to Boomers Celebrating the Gifts of Positive Voices in a Changing Digital World" at the Pear and Wine Festival from 11 a.m. to 3 p.m. Saturday, Sept. 22. Get your books autographed with sales benefitting literacy outreach projects. Visit <http://www.CynthiaBrian.com/books>. Thank you to Lamorinda Weekly for sponsoring.

**COLLECT** seedpods from marigold, bachelor button, amaranth, calendula, Four O'clock, hollyhock, zinnia and forget-me-not. Spread on a cookie sheet to dry or place in brown paper bags. Next month they will be ready to scatter for a reward of flowers in spring and summer.

**PLACE** hay under growing pumpkins to keep them from rotting.

**PLANT** asters, the colorful workhorse of the fall garden that create habitats for pollinators and grow in poor soil.

**SWIM** and enjoy the final days of summer. If you are considering installing a pool, start the design process now. Find inspiration in the photos in this issue.

Happy Gardening. Happy Growing.

Cynthia Brian



*Lights in and around a tropical pool add elegance to the night landscape.*



*An elegant cabana offers pristine poolside dining.*





Lush landscaping plus swimming, volleyball, and a waterfall.



A serenity pool mimics a natural lake.



Cynthia Brian lecturing at Writer's World with her eight published books.

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](http://www.StarStyleRadio.com).

Buy a copy of her new books, Growing with the Goddess Gardener and Be the Star You Are! Millennials to Boomers at [www.cynthiabrian.com/online-store](http://www.cynthiabrian.com/online-store).

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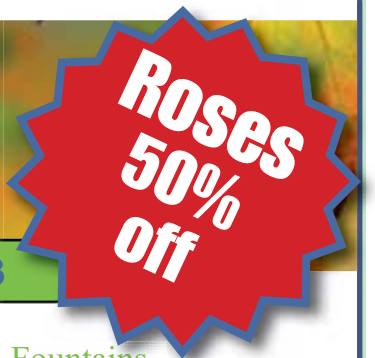
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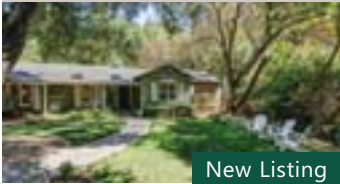
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# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

## ORINDA



New Listing

### 432 Miner Road

Charming and stylish one-level living! Big family room opens to brick patio & total private outdoor living spaces.

\$1,175,000

## ORINDA



New Price

### 3 Charles Hill Place

Renovated mid-century haven! 3157 square feet of light filled living amongst the Orinda hills.

\$1,495,000

## ORINDA



### 17 Valley View Lane

Fully renovated traditional on 1.1 private acres with valley views. Chef's kitchen, formal dining room.

\$1,650,000

## ORINDA

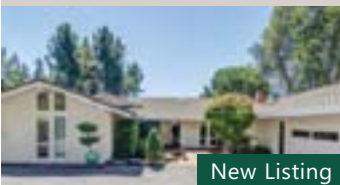


### 147 Camino Don Miguel

Authentic old Orinda Spanish on truly special OCC view knoll. 3223 square feet of charming living spaces.

\$1,795,000

## ORINDA



New Listing

### 63 Via Floreado

Incredible light-filled one-level living. Ideal easy living floor plan with large open living & dining rooms. Views too!

\$1,850,000

## ORINDA



### 15 Honey Hill Road

Beautifully landscaped 4 Bed/2.5 Bath/2752 sq.ft. single-level mid-century modern home on .85 acres.

\$1,995,000

## ORINDA



### 32 Orchard Road

Centrally located 4 Bed/3.5 Bath open floor plan home. Kitchen is a chef's dream! Expansive deck and lawn.

\$1,995,000

## ORINDA



### 1 La Senda

Extremely well maintained & updated 4 Bed/4 Bath OCC classic on gorgeous grounds. Large spaces inside and out.

\$2,650,000

## ORINDA



New Price

### 15 Orinda View Road

Spectacular views! Sophisticated yet comfortable family living designed by architect Richard Bartlett.

\$3,495,000

## LAFAYETTE



### 3946 N. Peardale Drive

Charming 4 Bedroom/2 Bath home provides a functional floor plan perfect for family living.

\$1,495,000

## LAFAYETTE



### 4030 Happy Valley Road

Elegant gated 4 Bed/4.5 Bath Happy Valley estate. Extraordinary attention to detail & gorgeous grounds!

\$2,849,000

## LAFAYETTE



### 820 Acalanes Road

One-of-a-kind updated property w/ stunning architectural character. 5 Beds/4+ Baths/ approx. 5883 SqFt.

\$3,995,000

## MORAGA



New Listing

### 30 Miramonte Drive

Beautifully remodeled townhome in Miramonte Gardens. This is the one you've been waiting for!

\$649,000

## MORAGA



### 288 Lakefield Place

4 Acre Panoramic View Estate! 5 Bed/4 Bath main house, guest house, barn, 5 car garage + more!

\$2,295,000

## PLEASANT HILL



### 440 Ridgeview Drive

The perfect project! Demo is done, so bring your contractor and your creativity.

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## ROSSMOOR



### 4817 Terra Granada Dr., 2A

Move right in! Quiet location 2 Bed/2 Bath end-unit featuring a spacious master, wood floors, and kitchen with breakfast nook.

\$569,000

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