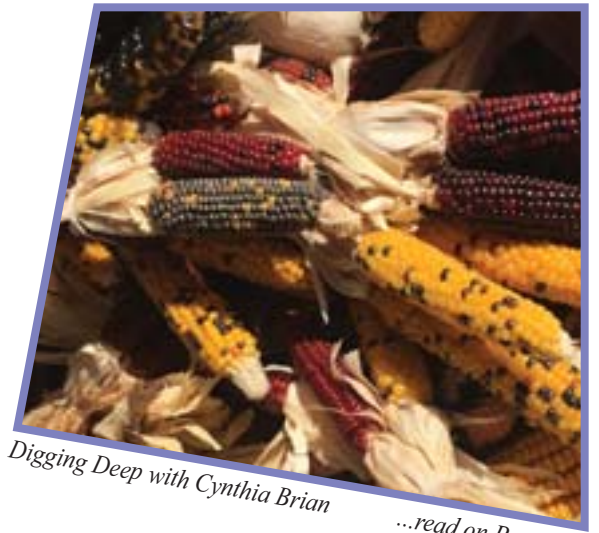


# Lamorinda OUR HOMES

Lamorinda Weekly Volume 12 Issue 19 Wednesday, November 14, 2018



*Digging Deep with Cynthia Brian*

*...read on Page D10*

## New lighting, color and upholstery design trends unveiled

By Amanda Eck



*Photo provided*

I love to keep up with what's trending in color and see what's new for lighting and upholstery, so I recently returned once again from North Carolina following the fall furnishings market at High Point. The High Point Market is the largest furnishings industry trade show in the world, bringing more than 75,000 people to High Point, North Carolina, every six months. With more than 2,000 exhibitors and 11.5 million square feet of showrooms, it is the Disney World for interior designers. It's a great way for me to see new products that will be introduced to the marketplace the following season. High Point also offers me the ability to touch, feel and sit on pieces that I am considering for client projects.

As with every market, there is always a buzz around color. And the fall market did not disappoint; there was lots of color. Navy is still going strong and was seen paired with burgundy, orange, green or blush. Speaking of blush, this soft hued pink was still everywhere, from upholstery to artwork to wallpaper. I have even noticed big chain retailers like Target and Pottery Barn are embracing the blush trend. Green as with blue is, of course in my book, always "in", especially the warmer more muted tones of green, from olive to sage. Red is also making its way back into the hearts of the furnishing industry. I saw lots of red paired with soft shades of blue. One color, that I personally am not a huge fan of, that seemed to be trending was purple! It was more of a soft lavender or light lilac. It was seen paired with creams, taupes, and even mint green. Needless to say, color is making a comeback – and it's bold and bright.

*... continued on Page D6*



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**Lamorinda Home Sales recorded**

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	9	\$740,000	\$4,970,000
MORAGA	10	\$500,000	\$1,575,000
ORINDA	12	\$965,000	\$3,225,000

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**

755 Los Palos Drive, \$1,400,000, 3 Bdrms, 1435 SqFt, 1953 YrBl, 10-4-18;

Previous Sale: \$1,060,000, 12-15-06

1133 Palomares Court, \$1,381,000, 3 Bdrms, 1807 SqFt, 1946 YrBl, 10-5-18;

Previous Sale: \$980,000, 07-31-07

1054 Vista Bella, \$3,250,000, 4 Bdrms, 3542 SqFt, 1977 YrBl, 10-1-18;

Previous Sale: \$1,712,000, 04-11-16

2910 Windtree Court, \$2,750,000, 6 Bdrms, 3860 SqFt, 1979 YrBl, 10-5-18;

Previous Sale: \$619,000, 05-09-97

**MORAGA**

4 Haven Court, \$1,750,000, 4 Bdrms, 2552 SqFt, 1985 YrBl, 10-4-18;

Previous Sale: \$899,000, 08-05-03

651 Moraga Road #5, \$360,000, 1 Bdrms, 669 SqFt, 1962 YrBl, 10-4-18;

Previous Sale: \$205,000, 05-12-03

129 Oxford Drive, \$1,384,000, 4 Bdrms, 2028 SqFt, 1964 YrBl, 10-1-18;

Previous Sale: \$1,000,000, 07-26-17

325 Rheem Boulevard #A, \$985,000, 2 Bdrms, 1938 SqFt, 1990 YrBl, 10-3-18

315 Rheem Boulevard, \$845,000, 3 Bdrms, 1395 SqFt, 1956 YrBl, 10-2-18;

Previous Sale: \$290,000, 11-06-89

**ORINDA**

399 Camino Sobrante, \$2,250,000, 6 Bdrms, 3901 SqFt, 1954 YrBl, 10-3-18;

Previous Sale: \$1,500,000, 10-27-00

146 Crestview Drive, \$3,120,000, 5 Bdrms, 4538 SqFt, 1969 YrBl, 10-4-18;

Previous Sale: \$670,000, 08-04-15

468 Moraga Way, \$950,000, 3 Bdrms, 1490 SqFt, 1957 YrBl, 10-3-18

685 Tahos Road, \$1,425,000, 4 Bdrms, 1793 SqFt, 1972 YrBl, 10-4-18;

Previous Sale: \$573,000, 04-14-99

20 Tarry Lane, \$2,875,000, 5 Bdrms, 3209 SqFt, 1954 YrBl, 10-5-18;

Previous Sale: \$1,830,000, 09-16-10



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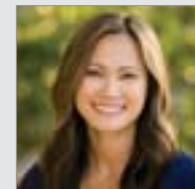
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VALERIE DURANTINI



415.999.6116  
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# Just Listed

## 3346 Betty Lane



Rendering

4 Bed 3 Bath 3,018 Sq Ft \$1,950,000

This incredible new home will be completed in mid-November and offers a flexible open floor plan, exquisite finishes throughout, and impeccable attention to detail. 10 foot ceilings in main living area with 8 ft doors. The great room features a 12 foot glass folding door that opens to a 400 square foot California room overlooking the large level backyard. This one-of-a-kind property showcases Lafayette living at its finest.



[paddykehoeteam.com](http://paddykehoeteam.com)

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**Claudia Gohler**

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**Dave Schurhoff**

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 DRE 01834201



**Mary Staten**

925.890.6875  
[mary.staten@compass.com](mailto:mary.staten@compass.com)  
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## Proposition 5

We have clients that have been anxiously awaiting to see how Measure 5 fared in the midterm elections. Prop 5 proposed removing the current strenuous transfer requirements for homeowners over 55, disabled persons or disasters destroyed properties allowing these homeowners the ability to keep their current tax when moving anywhere within the State. Under the current rules, homeowners 55 plus or disabled can sell their primary residence and transfer its assessed value to a replacement home of equal or lesser value, but only in the same county. Seniors who sell before buying can spend up to 5% more if they buy within the year or up to 10% more if they buy within two years of selling, but they cannot spend one dollar more if they buy first and sell later.

We woke up this morning to see that Prop 5 did not pass. California voted no due to concerns that Prop 5 would cut local revenues. One client has been anxiously waiting for months in hopes that Prop 5 would pass so that they have more flexibility to purchase a new home while maintaining their tax basis. This client lives locally and wants to move from a large two-story home into a single-story home due to safety and mobility concerns. Unfortunately, our clients can't sell their current home and move to a similar single-story home and keep within the allowed 5% difference in sales price that would allow them to maintain their tax basis. The type of home they were looking for is trading significantly higher than what they could sell their current home for.

Clients like ours will need to make concessions and decisions on how to move forward. Our best advice is that sellers who need to keep their current tax basis should sell before buying so they know exactly how

much they have to spend for maintaining their tax basis.

We look forward to hearing from you with your real estate questions.



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**MARTIN  
HOMES**

**COMPASS**

## New lighting, color and upholstery design trends unveiled

... continued from Page D1



*Photo provided*

Lighting is also always exciting to see at market. For one, scale is very important and sometimes it's hard to judge lighting from catalog images. Beautiful lighting can take a room from drab to fab. I've had clients who were not yet ready to commit to a full kitchen or bath remodel, but with just an upgrade in lighting we were able to make a difference. A lot of homes in our area have either builder grade lighting or fixtures that are from the '80s and need to be replaced. Consider sourcing lighting from local shops that carry unique pieces instead of running to the nearest Home Depot. Circa Lighting is a great resource for fixtures and they have recently opened a new showroom in San Francisco. It's worth a trip to the city, but they do have an online showroom if you are so inclined.

As far as finishes on lighting, we saw it all at market. From rustic iron to modern chrome, brass both lacquered and un-lacquered to wood and even gesso finishes.

... continued on Page D8



*Grateful for*

**MY FAMILY,  
MY CLIENTS,  
AND MY AREA**



**2018 TRANSACTIONS TO DATE:**

1028 Dyer Dr Lafayette - \$1,235,000  
115 Coral Drive Orinda - \$1,310,115  
112 Sleepy Hollow Lane Orinda - \$2,650,000  
20 Camino Sobrante Orinda - \$1,205,000  
27 La Noria Orinda - \$4,250,000  
1 Heather Lane Orinda - \$2,700,000  
2 Modoc Road Orinda - \$3,340,000  
3305 Mildred Lane Lafayette - \$1,447,426  
1 Tappan Way Orinda - \$2,499,000  
7 Overhill Road Orinda - \$1,750,000  
865 Mountain View Drive Lafayette - \$1,300,000  
106 Brookline Street Moraga - \$1,170,000  
3423 Freeman Road Walnut Creek - \$1,250,000  
222 Moraga Way Orinda - \$2,600,000  
45 Evergreen Drive Orinda - \$1,510,000  
32 Orchard Road Orinda - \$1,862,000  
7 Sycamore Road - Off-Market (Rep: Buyers)  
74 Scenic - Pending, Listed for \$2,695,000  
137 Overhill - Pending, Listed for \$1,425,000  
3 Easton Court, Orinda, Pending, Listed for \$1,375,000

*Just Listed & Coming Soon - 3 Lost Valley Court, Orinda - Call Agent for Details*



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## New lighting, color and upholstery design trends unveiled

... continued from Page D6



*Photo provided*

Texture was also making a statement this market. From upholstery to case goods, lighting to accessories, all had an element of texture that created interest and warmth. As you know I've mentioned before, wallpaper is back and adding textural wallpaper (i.e. sisal, grasscloth) to case goods was everywhere this market. Nightstands, console tables, coffee tables to mirrors were covered with this type of wallpaper and sealed with a clear sealant to create a very durable and unique piece of furniture. I also saw several pieces with mixed textures, for example, nesting tables with a combination of wood, metal and shagreen (shagreen is a faux sharkskin that is used as a decorative material for its natural rough surface). There were painted pieces like buffets and nightstands that had grasscloth insets on the door panels and wooden headboards that framed grasscloth insets.

There was so much to see and so little time, as usual, but I do hope this helps give you a little insight into High Point Market and all its glory. I always come away from market inspired and full of ideas, ready to incorporate them into my projects.

Until next time, Lamorinda readers!

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."

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*Digging Deep with Cynthia Brian*

## Cultivating thankfulness

By Cynthia Brian

*“Gratitude is the fairest blossom which springs from the soul.” – Henry Ward Beecher*

**A**s I was admiring the crimson leaves fluttering to the ground from the liquid amber tree, I was overcome with gratitude for our distinct California seasons. How boring life would be if every day and every thing remained constant, unaltered, impervious to transformation.

November ushers a time for reflection, providing the perfect opportunity to express our gratitude for being alive in a rapidly changing world. The days are shorter and the nights are cooler. Waiting for the rain to materialize, we begin our cleanup in our fall landscapes. It's time to rake the leaves, mulch the garden and sharpen tools. Soon we'll be covering our patio furniture or storing it until summer. Frost intolerant plants must be blanketed or if in containers moved to warmer locations. Persimmons can be harvested with the Hachiya variety left on countertops to soften. Holly berries begin turning their vibrant red, a final hedge pruning is necessitated, and spring-flowering bulbs require planting. In preparation for our Thanksgiving gathering, we decorate with pumpkins, colorful Indian corn, gourds and autumn leaves. The magic of the holidays has begun.



*A spectacular gnarly lacey Japanese maple tree is full fall attire.*

*Photo Cynthia Brian*

How can we cultivate thankfulness? Create your personal guided meditation. Take a walk in nature to drink in the beauty. Be watchful. I heard fluttering of wings and watched with glee as a large crow landed in a tree a few feet from me, completely oblivious to my presence. I whispered, “Thank you.” Listen closely. Do you hear any of the creek frogs beginning their wooing sounds? Are the squirrels chirping and cooing as they gather acorns and nuts for the winter? Say, “Thank you.” Are the leaves on your Japanese maples, crape myrtles, or pistaches turned into jewel tones of saffron, ruby and ginger? Utter, “Thank you.”

... continued on Page D12

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## 30 Las Palomas, Orinda

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Gorgeous two level contemporary located in the desirable Orinda Country Club neighborhood.

This spacious and light filled home boasts a flexible floor plan including a sleek and modern kitchen with high end appliances, walls of glass that open to a spacious deck with views, and a flexible downstairs space perfect for teens, office, or art studio. Top rated Orinda schools.



**Suzi O'Brien**

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*Digging Deep with Cynthia Brian*

## Cultivating thankfulness

... continued from Page D10



*A privacy screen hedge of holly with green berries on the verge of turning red.*

*Photos Cynthia Brian*

We take for granted so many things in life. By starting to be grateful for the simple essentials such as running water, electricity, clean air, a cozy bed, food on the table and people who love us, we can begin a daily routine of being grateful. Add appreciation to the plants and trees that grace your garden providing privacy, flowers, fragrance, shade, food and stress relief, and you'll take the first step on your journey of gratitude.

Before long we will be putting our gardens to bed and our tools in the shed. For the



*Harvested bulbs waiting to be planted.*

moment, the sun is shining and we are blessed to live in a climate that allows us a long growing period filled with healthy outdoor activities.

This year when you celebrate the American ritual of Thanksgiving, mulch your mind by living every day with mindful thankfulness. Harvest the riches of gratefulness.

*"As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them." – John Fitzgerald Kennedy*





## NEW LISTING! 141 OVERHILL ROAD, ORINDA

Wonderful single-level Glorietta home with fabulous Northwest facing views! 3 bedrooms plus office, 2 bathrooms, 2,300± sq. ft. on a .40± acre lot with secluded yard and large lawn area. Excellent central Orinda location, close to 12 years of top rated schools. Just a short distance to Glorietta Elementary School and Meadow Swim & Tennis Club via nearby path at the end of Catherine Court. Commuter's dream just minutes to freeway, BART and downtown Orinda. [141overhillroad.com](http://141overhillroad.com).



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## Cynthia Brian's Gardening Guide for November

**CHECK** out Jackson & Perkins catalog celebrating their 130-year anniversary. They have created a special rose to mark the occasion, Four Roses Bourbon, a graceful deep red heat-tolerant specimen that is easy to grow and resistant to disease. Through Dec. 31 get free shipping on orders of \$75 or more with coupon code LAPARK at <http://www.jacksonandperjuns.com> or 20 percent off order with code SHARE20.

**DECORATE** with flint corn, also known as Indian corn. The kernels are "hard as flint" and come in colors of red, blue, black, white and yellow. This corn is edible and used in polenta and hominy.

**TRAIN** fig, apple, rose and Eureka lemons to grow on an espalier on a fence.

**PRIVACY** is critical to our relaxation. As privacy screens plant a laurel or holly hedge. Prune to your desired height and width.

**HARVEST** Fuyu and Hachiya persimmons. Fuyu, commonly called "apple persimmons," can be sliced and diced into salads and eaten raw. Hachiya persimmons need to be very soft and mushy before consuming. It's best to pick them now before the birds and squirrels ravage the crop.

**BUY** copies of "Be the Star You Are! Millennials to Boomers Celebrating Positive Voices in a Changing Digital World and Growing with the Goddess Gardener" to give as holiday gifts. Pick up at StarStyle® studios or enjoy free shipping. Available at [www.CynthiaBrian.com/online-store](http://www.CynthiaBrian.com/online-store).

**WALK** in the woods to witness the halt to chlorophyll production in the leaves of the trees. Gather a bag of the colorful autumn treasures for your Thanksgiving table. **ENJOY** the warm sunshine and cool breezes of November. Winter is coming.

**DIG** holes for your spring bulbs and cover. If you have clumps of iris or Naked Ladies that need dividing and replanting, this is the month for the task.

**FEED** annuals and lawns with a fertilizer high in nitrogen. **PLANT** groundcovers and deciduous trees that boast fall wardrobes. Your local nurseries have a plethora of suggestions and selections.

**FINAL** chance to sow garlic and onions for next season's dining of Mediterranean staples.

**BE** grateful for today.

Take time to give thanks for the little things every day, not just once a year. Having an attitude of gratitude makes every moment shine brightly.

Happy Gardening. Happy Growing. Happy Thanksgiving!

Cynthia Brian



*An espalier of apples or other fruits adds interest to a wall or fence.*

*Photos Cynthia Brian*



*Hachiya persimmons need to be harvested before the birds and squirrels devour them.*



Close up of a laurel hedge.



Cynthia Brian is happy with the grape harvest.

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!® S01 c3.

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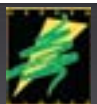
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## Get Out & Stay Out!

In Your New Outdoor Room

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



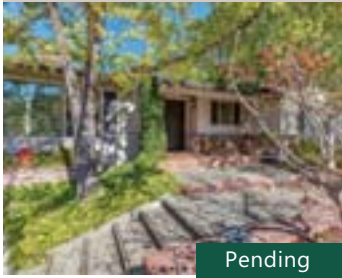
Enlarge your living area with an outdoor kitchen or entertainment space complete with a built in barbecue and the warm glow of a stone or masonry fireplace.

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# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

## ORINDA

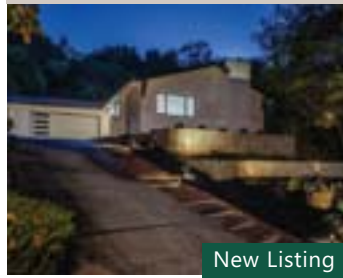


### 15 Parkway Court

Spacious 3 Bed/3 Bath open floor plan living in fabulous Glorietta neighborhood on desirable cul-de-sac.

\$1,120,000

## ORINDA



### 9 Easton Court

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

\$1,195,000

## ORINDA



### 208 The Knoll

Unique Orindawoods contemporary 2 Bed/2.5 bath/2116 square foot townhome.

\$1,865,000

## ORINDA



### 3 Charles Hill Place

Renovated mid-century 4 Bed/3.5 Bath haven! 3157 sq.ft. of light filled living amongst the Orinda hills.

\$1,495,000

## ORINDA

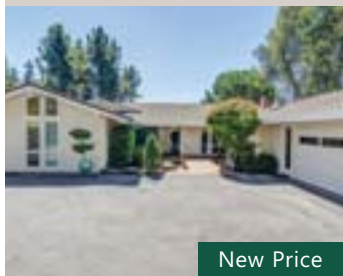


### 17 Valley View Lane

Beautifully renovated traditional 3 Bed/2.5 bath on a 1.1 acre knoll setting. Chef's kitchen, indoor/outdoor living.

\$1,579,000

## ORINDA



### 63 Via Floreado

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

\$1,740,000

## ORINDA



### 147 Camino Don Miguel

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

\$1,749,000

## ORINDA

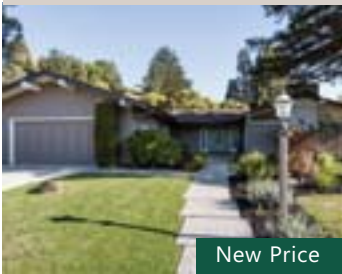


### 64 El Gavilan Road

Great 5 Bed/ 3 Bath family home with spacious light-filled living in a functional 3364 sq.ft. floor plan.

\$1,750,000

## MORAGA



### 1858 Joseph Drive

Beautifully maintained 4 Bed/2.5 Bath single story home on flat lot in sought after Bluffs neighborhood.

\$1,325,000

## MORAGA



### 1096 Sanders Drive

Charming & immaculate 3 Bed/2.5 Bath single-level in walking friendly neighborhood. Beautiful yard!

\$1,350,000

## MORAGA



### 308 Rheem Boulevard

Delightful and renovated 5 Bed/4 Bath with functional floor plan on 1.04 acre beautifully landscaped lot.

\$1,599,000

## PLEASANT HILL



### 20 Whitfield Court

Truly special parcel with ideal privacy set at top of knoll with views of Mt. Diablo.

\$1,375,000

## The Village Associates:

Ashley Battersby  
Patricia Battersby  
Shannon Conner  
Meara Dunsmore

Linda Ehrich

Emily Estrada

Joan Evans

Linda Friedman

Dexter Honens II

Anne Knight

Susan Layng

Charles Levine

April Matthews

Hillary Murphy

Karen Murphy

John Nash

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

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