

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 12 Issue 24 Wednesday, January 23, 2019



Digging Deep with Cynthia Brian ... read on Page D12

Getting your house in order to welcome in the Year of the Earth or Golden Pig

By Michele Duffy

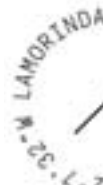
Ruled by the Tiger month (Feb. 5 to March 5), Chinese New Year normally falls in February each year. Many families prepare ancestral altars and display photos, offerings, flowers and foods including sweets and cakes and wine, to honor the ancestors in the family. To welcome in the new year properly is to do it with great ceremony and celebration. People often take the entire month of February off and travel long distances to reconnect with family and friends. Parades, parties, visiting, dinners and red envelopes for the kiddos are all part of the annual festivities.

Protective amulets for a difficult or inauspicious years are also equally prepared and in place before the New Year begins. The house is thoroughly scrubbed, repairs are made, pantries are cleaned and old pantry items are discarded and restocked, and it is also observed that family members wear their finest garments, or at least one new clothing item on New Year's Day. The house must be free of all 2018 dirt and grime to properly welcome the new year. ... continued on Page D4



2019 HAPPY NEW YEAR
YEAR OF THE PIG

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New Listing ~ Open Sunday 1-4pm

22 Cedar Lane, Orinda

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	5	\$759,500	\$1,495,000
MORAGA	1	\$1,275,000	\$1,275,000
ORINDA	4	\$1,100,000	\$1,925,000

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

- 1020 Dolores Drive, \$1,385,500, 3 Bdrms, 2485 SqFt, 1948 YrBlt, 12-13-18,
Previous Sale: \$191,500, 08-01-85
- 778 Las Trampas Road, \$1,145,000, 3 Bdrms, 1514 SqFt, 1959 YrBlt, 12-06-18,
Previous Sale: \$830,000, 09-24-08
- 2589 Pebble Beach Loop, \$1,025,000, 5 Bdrms, 2674 SqFt, 1963 YrBlt, 12-14-18,
Previous Sale: \$930,000, 12-03-04
- 3 Valley High, \$1,495,000, 5 Bdrms, 3220 SqFt, 1977 YrBlt, 12-13-18,
Previous Sale: \$1,570,000, 04-29-08
- 1066 Via Baja, \$1,425,000, 4 Bdrms, 2931 SqFt, 1968 YrBlt, 12-12-18
- 3141 Withers Avenue, \$759,500, 3 Bdrms, 1250 SqFt, 1954 YrBlt, 12-11-18

MORAGA

- 1858 Joseph Drive, \$1,275,000, 4 Bdrms, 2473 SqFt, 1970 YrBlt, 12-07-18

ORINDA

- 3 Easton Court, \$1,400,000, 3 Bdrms, 1917 SqFt, 1956 YrBlt, 12-04-18,
Previous Sale: \$1,295,000, 06-08-15
- 84 El Gavilan Road, \$2,050,000, 3 Bdrms, 3152 SqFt, 1971 YrBlt, 12-07-18
- 6 El Patio, \$1,300,000, 4 Bdrms, 2246 SqFt, 1951 YrBlt, 12-11-18,
Previous Sale: \$905,000, 04-10-03
- 141 Overhill Road, \$1,150,000, 3 Bdrms, 1982 SqFt, 1956 YrBlt, 12-14-18,
Previous Sale: \$1,150,000, 12-05-18
- 176 Ravenhill Road, \$1,100,000, 3 Bdrms, 2245 SqFt, 1982 YrBlt, 12-14-18,
Previous Sale: \$399,000, 09-01-89
- 5 Spring Court, \$1,995,000, 3 Bdrms, 4831 SqFt, 1948 YrBlt, 12-03-18,
Previous Sale: \$1,300,000, 11-18-02
- 8 Sunrise Hill Road, \$1,925,000, 6 Bdrms, 5181 SqFt, 1987 YrBlt, 12-11-18
- 208 The Knolls, \$1,246,500, 2 Bdrms, 2116 SqFt, 1974 YrBlt, 12-05-18,
Previous Sale: \$950,000, 05-15-17



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**A note from
 our client:**

COMPASS

“Having previously been a real estate agent myself in Lamorinda, I can unhesitatingly provide five stars and then some to Paddy Kehoe as a uniquely brilliant real estate broker who will accomplish multiple offers and a selling price for your home beyond your expectations! Paddy recently worked on behalf of my mother to list, prepare, stage, and sell her midcentury home in Lafayette after she had lived there for forty years -- no small undertaking for either my 88 year-old mother or Paddy... I could go on and on and on talking about the amazing qualities of Paddy Kehoe. My mother and I are so very happy that Paddy was our real estate broker. Paddy is the man!”

-Tran T.



The Paddy Kehoe Team



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PADDY KEHOE TEAM



Getting your house in order to welcome in the Year of the Earth or Golden Pig

... continued from Page D1

All of the energetics you wish to be blessed with all year should ideally also be part of what you create inside your heart, and in your surroundings on New Year's Day.

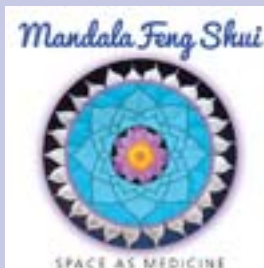
The Yin Earth Element of Pig year is fully balanced by Earth's yin/yang properties so 2019 will feel more stable, natural, and the yin/feminine presents as less serious, and demanding than 2018 Dog year. The more celebratory Pig vibe is a welcomed shift after last year's intensity and seriousness. (To see more about the Earth or Golden Pig year as it relates to our personal lives go to:

www.lamorindaweekly.com/archive/issue1223/Celebrating-the-Year-of-the-Earth-Pig.html)

Happy New Year!

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 2019 Feng Shui Consultation, contact Michele at (520) 647-4887 or send an email to spaceharmony@gmail.com.



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

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147 Las Vegas Road, Orinda

4 Bed | 3 Bath | 3,118 Sq. Ft. | 0.32 Acre | \$1,995,000

This fabulous two story home located in the desirable Orinda Country Club neighborhood, boasts four large bedrooms, three bathrooms, formal living/dining area, private upstairs office, eat-in kitchen/family room combination, upstairs master suite with exquisite master bathroom highlighted by Calcutta marble, light filled bonus room, and hardwood floors. Entertain or retreat to the peaceful gardens. Enjoy the patios, large level lawns, built-in basketball hoop, play structure, outdoor fireplace, built-in TV, raised vegetable beds, and Pergola.



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DRE 01290021

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Turn key modern gem ON A MAGICAL LOT

Custom & Updated

10 Lost Valley Drive, Orinda
+/- 1689 Sq Ft., 4 Beds + Office, 2 Baths,
.53 Acres

This beautifully updated single level, 4+ bedroom 2 bath home situated on a magical lot including its own beautiful Redwood grove, offers a simple, open, and easy floor plan for many to enjoy! You will be wowed upon entry into this

totally renovated and wonderfully appointed modern masterpiece with dramatic vaulted ceilings and new hardwood floors throughout. New state of the art eat-in-kitchen with top of the line Black Stainless appliances, large Island with Waterfall countertops & Custom Walnut cabinets opens to the Dining and Family/Living room with dramatic vaulted ceilings, new windows and new gas fireplace insert. Sliding doors from this great room open to the outdoor patio & deck perfect for al fresco dining, and play.

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FINDING THE *Right* FIT



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The Real Estate Year in Review

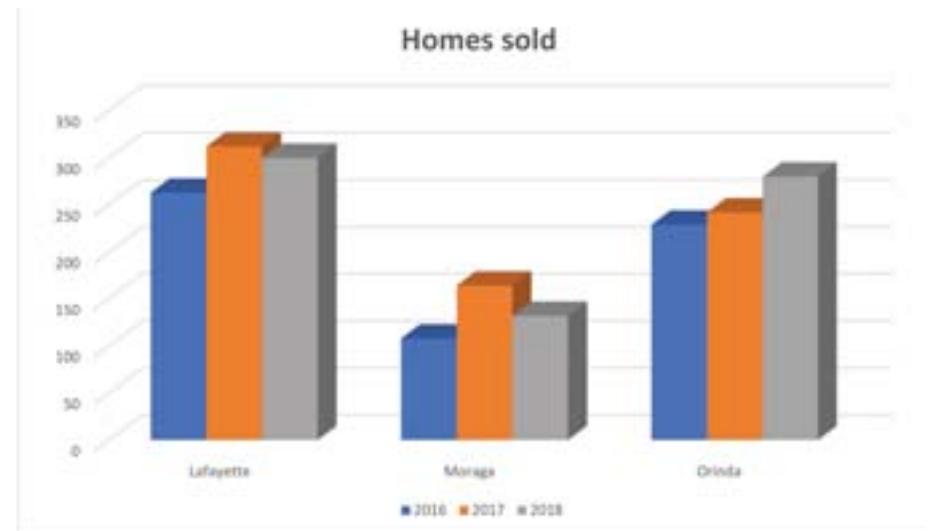
By Conrad Bassett, Licensed Real Estate Broker and CRP, GMS-T

2018 was another extremely strong year for sellers of residential real estate in Lamorinda. Sales volume was solid with a minimal increase in supply matched by continued strong demand and average price increases in Lafayette, Moraga and Orinda.

As in 2017, homes stayed on the market for a similar limited time and the majority of homes sold at or above their asking price.

Per Contra Costa Association of Realtors, statistics reported for closings Jan. 1 through Dec. 31, 2018, 300 single-family homes closed in Lafayette versus 312 in 2017. There were 263 in 2016 and 338 in 2015. For the 300 reported closings, sales prices ranged from \$450,000 to \$7.8 million and the average time on market was 20 days, a slight decrease from the 23 days in 2017. The average sale price was \$1,736,519, up from \$1,625,636 in 2017. It was \$1,506,811 in 2016. The average sales price was 102.1 percent of the final list price. There was one Lafayette foreclosure sold on the MLS.

In Moraga there were 132 single-family closings, which was down from the 164 in 2017. There were 108 in 2016 and 135 in 2015. Prices ranged from \$800,000 to \$3.5 million. The average sale price was \$1,485,713. It was another solid rise from the \$1,388,287 in 2017 and



\$1,272,179 in 2016. The number of days on market in 2017 was 16, far below the 28 in 2017. The average home sold for 101.3 percent of its last list price. There were no REO properties that closed on the MLS and no short sales.

... continued on Page D10

Exciting New Listings

Exclusively listed by Chris Swim & Tracy Keaton

Lafayette



Coming Soon



1140 Camino Vallecito

4+ Bed | 4.5 Bath | 3,716± Sq Ft

Simply divine East Coast traditional home designed and artfully constructed by Momsen in an exclusive Happy Valley location with a gorgeous Peter Koenig landscape.

\$3,800,000 | 1140caminovallecito.com

Orinda



Coming Soon

1 Sycamore Road

5 Bed | 4.5 Bath | 3,977± Sq Ft

\$3,495,000 | 1sycamore.com



Chris Swim

925.766.1447

Chris@ChrisSwim.com

www.ChrisSwim.com

License #00943989



Tracy Keaton

925.766.1136

Tracy@TracyKeaton.com

www.TracyKeaton.com

License #01051349

Lafayette



Coming Soon

959 Sunnyhill Road

5+ Bed | 4.5 Bath | 5,100± Sq Ft

\$3,495,000 | 959sunnyhill.com

Lafayette



Coming Soon

3651 Boyer Circle

6 Bed | 4F/3H Bath | 4,800± Sq Ft

\$2,700,000 | 3651boyer.com

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Gorgeous Glorietta Charmer

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19 Moraga Via, Orinda

4 BD 2.5 BA 2881± SQFT .34± acre lot \$1,565,000 19moragaviaorinda.com

Located in the heart of Orinda's Glorietta neighborhood, this 1952 gem offers a tasteful stone entry that leads to a fabulous oversized traditional living room with lovely hardwood floors and great old-world charm. The elegant dining room & updated kitchen are perfect for entertaining. A separate bedroom wing is nicely appointed for those early and late birds. A huge bonus/family room on the lower level provides easy yard access and 4th bedroom/au pair.

19 Moraga Via truly showcases the best of California living. Outdoor features include: circular driveway, privacy, towering palms, lovely mature trees, native plantings, areas for gardening, a handsome bridge with babbling brook and wonderful flat lawns & yard spaces. A commuter's dream come true; this home is only minutes to downtown Orinda, Meadow Swim & Tennis Club, the Lafayette Reservoir, Oakwood Athletic Club, BART, Highway 24 and close to K-5th grades.



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The Real Estate Year in Review

... continued from Page D8

In Orinda the number of single-family closings was at 280, a continued climb from 242 a year ago and the 229 in 2016. The reported sales ranged in price from \$706,500 to \$12.25 million with an average price of \$1,729,306. In 2017 it was \$1,614,279 and in 2016 it was \$1,577,727. The average market time was 31 days, just above a year ago when it was 24. The average sales price was an average of just over 101.3 percent the final list price for the reported sales ... the same as Moraga. There was one short sale and three REO (bank owned) sales in Orinda in 2018.

There was one reported sale in the MLS in Canyon in 2018 for \$571,000.

On an average price per square foot basis for reported sales in 2018, Lafayette homes sold for \$687.13, again up from 2017's \$642.46 and 2016 when it was \$589.47. In 2015 it was \$585.87 and in 2014 when it was \$546.87. In 2018, Moraga homes sold for \$589.93 per foot also up from \$565.37 in 2017, \$558.02 in 2016, and \$532.90 in 2015. In Orinda last year it was \$638.12. It was \$609.13 in 2017, \$594.37 in 2016, and \$560.79 in 2015, continuing the trend that started in 2012.

In the condominium/town home category, Lafayette had 36 closings in 2018, which was an increase from 30 closings in 2017, and a big increase from the 16 closings in both 2016 and in 2015. As new developments of condominiums and town homes are being added in Lafayette, some new construction sales will not go through the MLS. If the actual sales of all of the new homes are included, this would increase the total. Prices ranged in 2018 from \$600,000 to \$2.45 million. Moraga had 85 closed units, up from 65 in 2017 and 79 in 2016. Sales ranged from \$350,000 to \$1.24 million. This includes attached homes in Moraga Country Club. Orinda had nine closings while they had eight in 2017. They sold from \$520,000 for a one on Brookwood to \$1.295 million in Orindawoods.

It should always be noted that there are also a few direct sales that do not go through the MLS and they are not reported here. These may include some foreclosures that were sold at the courthouse as well as some sales between private individuals.

As of Jan. 11, there were 28 dwellings under contract per the MLS in the three communities combined, with asking prices of \$599,000 to \$3.995 million. There are two REOs. Prices have continued to rise over the last few years and more owners now have equity in their homes and have not had to go the short-sale process or face foreclosure.

A comparison of year-end inventory in the three communities combined shows 47 homes on the market, versus 40 homes on the market last January. Typically the biggest inventory is in the spring and early summer, however this current number may point to another year with a combination of qualified buyers vying for a continued limited supply. The current asking prices range from \$750,000 to \$4.175 million in the three communities combined.

In Lamorinda in 2018, 163 homes sold for more than \$2 million. In 2017 there were 115 and in 2016, 82 homes sold for more than \$2 million.

Interest rates have remained historically low, although there has been some increase in the last few months, but they are still very attractive to those with down payments of at least 20 percent. Corporations continue to expand and contract and also to relocate families. The minimal amount of single-family new construction has helped keep supply and demand within a better balance than a lot of other neighboring communities.

The East Bay communities like Lafayette, Moraga and Orinda, as well as Piedmont and several neighborhoods in Oakland and Berkeley, continue to benefit from their proximity to San Francisco where prices remain very high. Comparably speaking, the East Bay is a bargain.

The tax laws changing the amounts that can be deducted may affect the higher end market, but this has yet to be seen. The trend that began in 2011 continues today where in many situations in the three communities, the seller receives multiple offers and homes sell for above the list price. This, when coupled with an relatively low supply and a willingness by sellers to be realistic in their pricing, should continue to fuel a strong market in 2019.



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Digging Deep with Cynthia Brian

Reaping what you sow!

“Sow a thought, reap a word. Sow a word, reap a deed. Sow a deed, reap a habit. Sow a habit, reap a character. Sow a character, reap a destiny.” ~ Charles Reade



A gnarled ficus tree.

Photos Cynthia Brian

By Cynthia Brian

Where I grew up there were no preschools or kindergartens, so until I started first grade, my days were spent mostly outside in the dirt, playing or helping my parents with farming and ranching chores. I attribute a great deal of my horticultural acumen to those early years when a child's brain is like a sponge, soaking up information that will be useful later in life. I didn't learn to read until age 7 when I entered first grade and once I was introduced to the magic of literacy, I was

obsessed with books. Collecting soulful quotes and poems became a passion of mine and to this day I still have my handwritten notebook filled with my favorite scribbles.

The other day I decided to reread things that I've been saving for years and wasn't surprised to learn that I have always leaned towards positive, uplifting, life-changing and lofty adages, the majority of which are nature oriented. If you've been reading Digging Deep with Cynthia Brian for any of the last 11 years, you probably notice that I begin each column with a quote to anchor the theme of the article. I believe that quotes have the power to help us think clearly while re-framing events that may be happening in our lives.

The source is unknown in the following poem. It is one of my very favorites and I believe you'll find it enlightening as well, especially as we begin a new year and new leaf.

What You Sow, You Will Reap

If you plant honesty, you will reap trust.
 If you plant goodness, you will reap friends,
 If you plant humility, you will reap greatness.
 If you plant perseverance, you will reap victory,
 If you plant consideration, you will reap harmony,
 If you plant hard work, you will reap success.
 If you plant forgiveness, you will reap reconciliation.
 If you plant openness, you will reap intimacy.
 If you plant patience, you will reap improvements.
 If you plant faith, you will reap miracles.

But...

If you plant dishonesty, you will reap distrust.
 If you plant selfishness, you will reap loneliness.
 If you plant pride, you will reap destruction.
 If you plant envy, you will reap trouble.
 If you plant laziness, you will reap stagnation.
 If you plant bitterness, you will reap isolation.
 If you plant greed, you will reap loss.
 If you plant gossip, you will reap enemies.
 If you plant worries, you will reap wrinkles.

As gardeners, we know we need to be careful what we plant now because it will determine what we will reap tomorrow.

No wonder that we like to be surrounded by trees and beautiful landscaping. If you want to live longer, plant a tree that you love. Science backs up what we innately know when we are near trees: we become less stressed, improve focus, increase our feelings of well-being, and radiate joy. January and February are the best times to buy bare-root trees and shrubs. Keep the roots wet until the hole is dug and the tree is planted. I'm often asked what is my favorite flower or tree, and of course, I have no definitive answer.

... continued on next Page



Shiny red anthuriums are terrific as houseplants and arrangements.

How could I choose a favorite child? Impossible.

January is not so much a month for planting but for planning. When it's cold and wet outside, sit by the fireplace with a cup of hot tea, garden catalogues, and a garden book (consider my book, "Growing with the Goddess Gardener" filled with 24 months of colorful photos, tips, tales, and tricks available at <http://www.CynthiaBrian.com/online-store>). Peruse the pages, dog-ear the corners, and get out your yellow marker to circle flora that calls to you. Make a dream board of your favorite specimens and a list of names. Make sure to include succulents as droughts



A bouquet of pink oriental lilies add cheerfulness to any winter room.

will become the norm. When spring rolls around, visit your favorite nursery or garden center to see these plants in person and ask the garden professional plenty of questions. Your garden needs to be a reflection of you. What are you drawn to? Let your eyes, heart, and knowledge of your specific soil and microclimate make the decisions. Buy healthy seeds, plants and trees from reputable retailers. Remember you will reap what you sow!

Happy Gardening! Happy Growing!

Cynthia Brian's Gardening Tips

DIAL 811 at least two working days before digging a hole for a tree, irrigation, systems, installing a fence or other structure to prevent hitting underground utility lines.

- **SCATTER** snail and slug bait throughout your garden to protect your plants from getting munched.
- **FLOAT** camellias in a bowl as a table arrangement.
- **PRUNE** shrub roses back one third to two thirds; hybrid teas and floribunda two thirds to three fourths. Cut out the old woody stems of climbers and cut previous year's flowering shoots down to 3-4 inches. Let ramblers ramble!
- **SNIP** and steep lemon verbena, rose petals, calendula, and mint in hot water for a light, fragrant winter tea that will warm you.
- **TRIM** crape myrtle shrubs and trees. If you want your shrubs to remain small, prune the branches to about 18 inches.
- **ENLIVEN** a dreary winter with exotic floral arrangements that include anthurium, Oriental lilies, or orchids.
- **FERTILIZE** when it rains for maximum effectiveness.
- **PLAN** for spring planting and make sure to include succulents and drought resistant plants.
- **SOAK** your feet in a bowl with marigold and chrysanthemum petals to prevent winter chapping. You can add honey as an emollient.



Heavy prune crape myrtles that you wish to form into a bush or prune gently to shape your trees.



A foot bowl of marigold and chrysanthemum petals offers healing and soothing properties.



Camellias are in full bloom. Float them in a bowl or cut stems as flowers.

Digging Deep with Cynthia Brian

Cynthia Brian's simple strategy for rainscaping

We can't control Mother Nature, but we can control how we garden. Preparing your garden to embrace storms and excess rainfall will control runoff and erosion damage. Add swales, dry creeks, rain chains, and plants to capture the rain. We need the rainwater to soak into our soil to recharge our groundwater. Storm water runoff is a pollutant. Add a fountain, pond, reflection pool, or other water feature that will save water while enhancing the beauty of your landscape.



Plan to plant succulents in the spring.



Cynthia Brian

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 her new books, *Growing with the Goddess Gardener* and *Be the Star You Are! Millennials to Boomers* at

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LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

ORINDA



Coming Soon

10 Lost Valley Drive

This house is cool and coming soon! Updated throughout with new kitchen, baths, windows, hardwoods, and a magical backyard!

Call For Price

ORINDA



New Listing

94 Tarry Lane

Well-loved 4 Bed/3 Bath home featuring one-of-a-kind artistic touches, in a stunning creek-side setting.

\$1,195,000

ORINDA



17 Valley View Lane

Beautifully renovated traditional 3 Bed/2.5 Bath on a 1.1 acre knoll setting. Indoor/outdoor living.

\$1,579,000

ORINDA



147 Camino Don Miguel

Authentic old Orinda Spanish on special OCC view knoll. 3223 sq.ft. of charming living spaces.

\$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

ORINDA



New Listing

710 Miner Road

Stunning views from this 5 Bed/3 Bath home with exceptional appeal of great style and quality.

\$1,799,000

ORINDA



3 Lost Valley Court

Custom contemporary 6 Bed/4 Bath rebuilt masterpiece sits on 2.11 acres in the gorgeous rolling hills of Orinda.

\$2,295,000

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

LAFAYETTE



Pending

2427 Cherry Hills Drive

Updated Lafayette Single Story Home on Quiet Court. 4 Bed/2.5 Bath, 1885sqft on a .32 acre lot.

\$975,000

LAFAYETTE



4030 Happy Valley Road

Elegant country living in Happy Valley. Exceptional detail, indoor/outdoor living, private grounds.

\$2,849,000

CLAYTON



New Listing

2 White Diamond Lane

Beautiful New Construction Single Story Home! 4 Bed/3.5 Bath, den, chef's kitchen w/ a large great room.

\$1,285,000

MARTINEZ



110 Via Cabrera Lane

Beautifully updated 3 Bed/2.5 Bath townhome with the ideal floor plan in the popular Mission Pines. Located off Hwy 4, 680 interchange.

\$515,000

The Village Associates:

Ashley Battersby
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