

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 13 Issue 11 Wednesday, July 24, 2019



Digging Deep with Cynthia Brian

... read on Page D12

Creating a living room that sings



Photos provided

By Amanda Eck

Decorating a space like a living room can feel like an overwhelming task as you try to put all the pieces together to make it feel harmonious. You have to consider paint colors for the walls, what kind of furniture you already have, what pieces you need, furniture layout, colors, accents and accessories. Often times you put everything together and yet the space still feels "off" or "missing something." Here

are a few tips to get you started on the right track.

Declutter

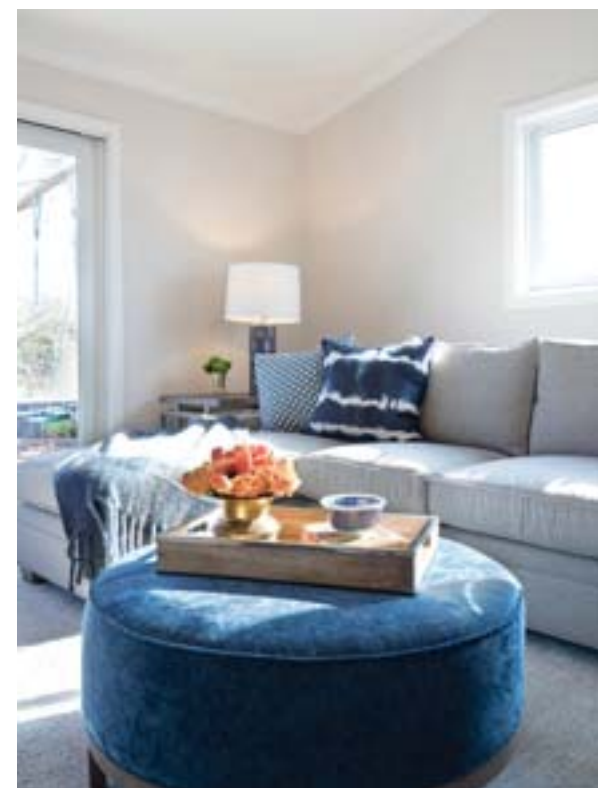
The first step of creating a beautiful inviting space is to declutter. Getting rid of the junk many times frees up extra space in the room that wasn't there before. Remove papers, toys, shoes, or any other miscellaneous items that do not belong in the living room. Create a sorting system of three boxes or bags and label them: keep, toss, and donate. Once

your space is cleared out use baskets, bins and decorative boxes to keep the items that are staying organized.

Invest in quality

Invest in quality upholstery. Look for pieces that are made in the USA. Frames that are made with kiln-dried hardwood and eight-way hand tied springs (the part where the cushions sit) are the best construction for sofas and chairs. For cushions, look for high-density foam; lesser quality foam can break down quickly. I prefer cushions that have individually wrapped coil springs covered with high density foam and then wrapped with a soft down fiber. It's a triple layer cushion that provides a soft seat yet bounces back when you get up.

... continued on Page D4



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lo, Moraga****Sheltered Oasis in
Sunny Moraga****4 beds/2.5 baths
with solar panels.****Offered at
\$1,399,000****For Sale****2480 Carthage Dr.,
Concord****Opportunity on
Walnut Creek border****4 beds/2 baths,
single level****Offered at \$659,000****Coming Soon****64 Brookwood Rd.,
Orinda****Excellent
downtown location****3bed/2baths,
approx 1,351 sqft****Offered at \$868,000****Lamorinda home sales recorded**

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	21	\$785,000	\$2,600,000
MORAGA	8	\$530,000	\$1,958,000
ORINDA	14	\$800,000	\$2,250,000

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 you by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 3345 Betty Lane, \$1,390,000, 4 Bdrms, 1824 SqFt, 1952 YrBlt, 06-04-19,
Previous Sale: \$995,000, 06-25-15
- 1024 Carol Lane, \$1,165,000, 3 Bdrms, 1390 SqFt, 1951 YrBlt, 06-10-19,
Previous Sale: \$850,000, 07-01-14
- 1020 Dyer Drive, \$1,195,000, 3 Bdrms, 1609 SqFt, 1955 YrBlt, 06-04-19,
Previous Sale: \$1,214,000, 01-26-18
- 1 Ewart Dlx, \$1,475,000, 3 Bdrms, 1675 SqFt, 1961 YrBlt, 06-12-19,
Previous Sale: \$986,500, 05-15-15
- 4060 Fiora Place, \$1,470,000, 3 Bdrms, 1508 SqFt, 1951 YrBlt, 06-14-19,
Previous Sale: \$1,150,000, 04-07-14
- 3184 Lucas Drive, \$2,600,000, 4 Bdrms, 3368 SqFt, 2015 YrBlt, 06-11-19,
Previous Sale: \$2,425,000, 11-18-16
- 4018 Mario Way, \$1,620,000, 4 Bdrms, 2401 SqFt, 1962 YrBlt, 06-12-19
- 6 Moss Lane, \$785,000, 2 Bdrms, 1559 SqFt, 1987 YrBlt, 06-13-19,
Previous Sale: \$710,000, 02-01-16
- 33 Olympic Oaks Drive, \$1,810,000, 3 Bdrms, 2329 SqFt, 1997 YrBlt, 06-12-19
- 1536 Pleasant Hill Road, \$1,220,000, 4 Bdrms, 2815 SqFt, 1939 YrBlt, 06-14-19,
Previous Sale: \$800,000, 02-11-15
- 3918 Quail Ridge Road, \$1,285,000, 3 Bdrms, 1728 SqFt, 1973 YrBlt, 06-07-19
- 649 Sky Ranch Court, \$1,820,000, 5 Bdrms, 2896 SqFt, 1978 YrBlt, 06-03-19,
Previous Sale: \$1,235,000, 08-08-13
- 3156 Somerset Place, \$1,500,000, 4 Bdrms, 1822 SqFt, 1964 YrBlt, 06-03-19,
Previous Sale: \$1,440,000, 05-01-17
- 861 Solana Drive, \$1,565,000, 3 Bdrms, 2063 SqFt, 1947 YrBlt, 06-14-19
- 629 St Marys Road, \$1,210,000, 4 Bdrms, 1844 SqFt, 1956 YrBlt, 06-07-19,
Previous Sale: \$1,210,000, 05-15-19
- 3589 Walnut Street #D, \$853,000, 2 Bdrms, 1506 SqFt, 1979 YrBlt, 06-04-19,
Previous Sale: \$500,000, 10-15-03
- 8 Warwick Court, \$2,000,000, 5 Bdrms, 2664 SqFt, 1962 YrBlt, 06-11-19,
Previous Sale: \$347,000, 05-01-88
- 1021 Willow Drive, \$1,303,000, 3 Bdrms, 1606 SqFt, 1942 YrBlt, 06-10-19,
Previous Sale: \$718,000, 07-18-12
- 3133 Withers Avenue, \$1,398,000, 4 Bdrms, 2644 SqFt, 1972 YrBlt, 06-06-19,
Previous Sale: \$742,500, 12-05-11
- 1190 Woodborough Road, \$2,250,000, 3 Bdrms, 3557 SqFt, 1991 YrBlt, 06-10-19,
Previous Sale: \$1,975,000, 03-19-15
- 3251 Woodview Drive, \$1,805,000, 3 Bdrms, 2839 SqFt, 1958 YrBlt, 06-03-19,
Previous Sale: \$230,000, 06-01-88

MORAGA

- 119 Alta Mesa Court, \$975,000, 3 Bdrms, 1954 SqFt, 1974 YrBlt, 06-06-19,
Previous Sale: \$355,000, 08-01-91
- 2016 Ascot Drive #1, \$530,000, 2 Bdrms, 1169 SqFt, 1972 YrBlt, 06-03-19,
Previous Sale: \$440,000, 04-19-06
- 327 Calle La Mesa, \$1,250,000, 4 Bdrms, 1946 SqFt, 1970 YrBlt, 06-10-19,
Previous Sale: \$362,500, 02-01-91
- 264 Calle La Mesa, \$1,600,000, 3 Bdrms, 1767 SqFt, 1968 YrBlt, 06-10-19,
Previous Sale: \$1,225,000, 03-26-15
- 208 Corliss Drive, \$1,530,000, 4 Bdrms, 2403 SqFt, 1965 YrBlt, 06-12-19,
Previous Sale: \$900,000, 07-14-04
- 1921 Joseph Drive, \$1,985,000, 5 Bdrms, 3330 SqFt, 1971 YrBlt, 06-07-19
- 39 Miramonte Drive, \$772,000, 3 Bdrms, 1447 SqFt, 1964 YrBlt, 06-14-19,
Previous Sale: \$389,000, 01-06-11
- 1850 Saint Andrews Drive, \$1,125,000, 3 Bdrms, 2029 SqFt, 1983 YrBlt, 06-10-19,
Previous Sale: \$555,000, 12-07-00

... continued on Page D13

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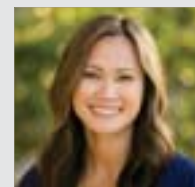
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Lamorinda Q2 Market Update

We want to provide a quick market update as we are all getting much needed pool, barbecue and vacation time in before school starts. In summary, our real estate market remains strong. Lamorinda average sales price is now \$1.72M, up 6%, average sales price per square foot is \$655, up 3%, and average days on market increased 8% to 26 days. Lafayette's average sales price per square foot just topped the \$700 mark. Lafayette's average sales price is now \$1.86M and average sales price per square foot is \$706, up 4%. Average sales price per square foot is \$605, up 6% for Moraga and \$623, down 1% for Orinda.

Orinda's #'s are be bit misleading. While it is true that Orinda's average sales price per square foot turned negative (down 1%), it is primarily the result of a higher proportion of older vintage homes that require extensive remodeling that were recently sold and not an indication that the Orinda market is beginning to struggle. This trend is also evident in Orinda's average days on market that increased by 15% to 33 days, as it generally takes longer to sell homes that require extensive remodeling. Orinda's numbers will turn around quickly as these older vintage homes clear out of current year figures.

Declining Interest Rates & Bay Area tech IPOs could boost the real estate market in the second half of the year. Recent declines in mortgage rates and IPOs (recent and potential filings) from the likes of Lyft, Uber, Pinterest, Stripe and Airbnb that are within commute distance of Lamorinda could boost our real estate market if stock valuations remain strong.



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



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Creating a living room that sings

... continued from Page D1

The spring coils keep the seat from getting that sunk-in look you get over time. There is nothing worse than a cushion with a bum-print.

And last but not least, the fabric. Select fabrics that are stain resistant and easy to clean. For large pieces like sofas and sectionals, stick to a solid color fabric and choose prints for chairs, ottomans, etc.

Add Texture and Layers

Step back and look at your space. Is there too much wood? Too much metal? Use a variety of different finishes in the space (i.e glass, wood, metal). Having a mix of finishes will keep the room from feeling flat.

Add interest to the space by layering in different textures with different fabrics, throws, pillows, baskets and trays.

Accent Pieces

Accent furniture is a piece of furniture that stands out because it complements the space. Choose interesting pieces that are different in either shape, color or texture. Try to resist the urge to buy matching sets. Matching side tables are fine, but choose something different for the coffee table. Accent pieces do not necessarily need to be practical or utilitarian, but serve to draw the eye in and create visual excitement.

Utilizing these tips will help take you from drab to fab.



Photos provided



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.



Orinda | 90mossbridge.com
 90 Mossbridge Lane



5 Bed | 4 Bath | 4,154 Sq Ft | \$2,350,000
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Briones | 1290bearcreek.com
 1290 Bear Creek Road



4 Bed | 4 Bath | 3,449 Sq Ft | 5.97 Acres | \$1,595,000
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Orinda



1 Sycamore Road **\$2,995,000**
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1sycamore.com

Lafayette



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Orinda



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Orinda



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4 Bed 3.5 Bath 3,007± Sq Ft 0.66± Acres
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Sold for \$1,250,000

with 3 offers

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Represented sellers.



501 Bavarian Court, Lafayette
Sold for \$1,550,000

with 7 offers

Burton Valley stunner with remodeled kitchen, beautiful yard and good trail access.
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Sold for \$1,800,000

Four-bedroom home set on more than 1/2 acre with lawn, bocce ball and outdoor kitchen in a sought-after neighborhood.
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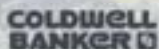
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BRE #01373412



**Newer Custom Craftsman Near The
Heart of Orinda and BART!**



65 Oak Road
\$2,075,000

4 Bed 3.5 Bath 4,011± Sq Ft 0.49± Acres

Impressive Orinda custom craftsman brings the outside in! This fabulous family home has beautiful oversized and well positioned windows showcasing the surrounding oak trees and natural wooded setting. Don't miss the expansive bonus room with wet bar that provides additional & functional living space. Storage galore in this splendid home! You must see this home to appreciate its beauty!

65oakroad.com



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Digging Deep with Goddess Gardener, Cynthia Brian

Prep a picnic or pool party



Photos Cynthia Brian

A tray with colorful plastic glasses, cool sunglasses, and the cocktail recipe are ready for the pool party.

By Cynthia Brian

“There are few things so pleasant as a picnic eaten in perfect comfort.” – W. Somerset Maugham

Perhaps because I practiced interior design as a professional member of the American Society of Interior Designers for 25 years, or perhaps because my gardener mother always created gorgeous, casual and delicious summer gatherings, my style of summer outdoor entertaining has always included color, surprises and fun. With the lovely warm weather, whether it's throwing a blanket on the deck for an impromptu picnic or setting a stunning table for a themed get-together, dining alfresco is my preferred approach to feeding my guests.

My cues arrive in collaboration between my interior and exterior spaces. Since I designed my garden to be an extension of my home, the out-

door eating areas complement the kitchen creating an inviting flow from my interior décor to the garden rooms. Creating this sense of serenity and continuity is as significant to the outside of the home as it is to the inside. Before I plan my menu or my decorations, I meander around my garden spaces, investigating what flowers will be blooming during the fete and what fruits and vegetables will be ready for harvesting. I want to know what scents, textures, lighting, and colors will be on display on that particular day or evening. Once I've taken a few photos and made notes, the party planning begins.

The goal is to always serve a menu filled with fresh, homegrown ingredients that honor the colors of the rainbow. Whatever is ripe in my garden at the moment will star in the meal. If I didn't grow it, I'll purchase what's in season from a local fruit stand or farmers' market. Tomatoes, beets, arugula, carrots, peppers, eggplant, corn, cucumbers, watermelon, peaches, nectarines, tangerines, apricots, cherries, apples and eggs are a few of my normal staples that will inspire not only the carte du jour, but my tablecloths, floral arrangements, and tableware.

If it's a pool party, sturdy yet pretty shimmering plastic ware is essential as bringing glass near a swimming area is a major no-no. Making sure the lounge chairs have fluffy beach towels, the fountains are spouting or gurgling, and the planters are filled with colorful combinations of annuals are part of designing an inviting setting that encourages the guests to grab a drink, relax, and inhale the fresh air.

For a picnic on the lawn, experiment with an edible arrangement of herbs that can flavor the picnic fare served on paper plates. Basil, thyme, rosemary, mint, sage, lovage, calendula and nasturtium are starters. Setting up a game of croquet offers a sense of play and recreation. For a more formal party, covering chairs with a gauzy material and fashioning a more extravagant centerpiece with roses or peonies adds elegance to the occasion. Besides serving wine, beer or other beverages, consider crafting an original cocktail to get the festivities rolling.

Here's a refreshing summer garden cocktail that I concocted for a girlfriend's birthday that is both luscious and appealing. Measure according to your liking.



Make your pool resort-like with fountains, urns filled with flowers, and comfy chaises.

Summer Garden Cocktail (or Mocktail)

- Muddle together watermelon (including the melon juice) and mint leaves.
- Add the juice of Meyer lemons and limes.
- Stir in a spoonful of honey.
- Pour into a pitcher with equal parts sparkling water and ginger ale.
- Add tequila or your favorite alcohol. (Eliminate the alcohol for a mocktail)
- Stir and pour over crushed ice into glasses rimmed with salt.
- Garnish with a spring of mint and piece of melon on a tiny toothpick umbrella.

... continued on Page D15



Paella cooking on the outdoor grill is a crowd pleaser.

Lamorinda home sales recorded

... continued from Page D2

ORINDA

- 75 Barbara Road, \$1,460,000, 2 Bdrms, 1796 SqFt, 1976 YrBlt, 06-03-19,
Previous Sale: \$720,000, 03-05-13
- 228 Camino Sobrante, \$1,561,000, 3 Bdrms, 1929 SqFt, 1954 YrBlt, 06-13-19
- 226 Glorietta Boulevard, \$1,260,000, 3 Bdrms, 1686 SqFt, 1952 YrBlt, 06-12-19
- 46 Hacienda Circle, \$2,100,000, 3 Bdrms, 2604 SqFt, 1950 YrBlt, 06-11-19
- 38 Ivy Drive, \$1,075,000, 3 Bdrms, 1896 SqFt, 1959 YrBlt, 06-07-19,
Previous Sale: \$865,000, 08-13-14
- 67 Loma Vista Drive, \$1,375,000, 4 Bdrms, 2266 SqFt, 1964 YrBlt, 06-07-19,
Previous Sale: \$855,000, 10-18-12
- 14 Monterey Terrace, \$1,125,000, 5 Bdrms, 6030 SqFt, 1991 YrBlt, 06-10-19,
Previous Sale: \$3,461,500, 04-25-14
- 121 Oak Road, \$1,795,000, 4 Bdrms, 3200 SqFt, 2001 YrBlt, 06-13-19,
Previous Sale: \$1,500,000, 09-27-06
- 9 Oak Arbor Road, \$2,200,000, 3 Bdrms, 4542 SqFt, 2000 YrBlt, 06-14-19
- 14 Ramona Drive, \$2,250,000, 3 Bdrms, 2872 SqFt, 2005 YrBlt, 06-11-19,
Previous Sale: \$475,000, 04-20-98
- 91 Scenic Drive, \$1,650,000, 4 Bdrms, 2445 SqFt, 1957 YrBlt, 06-05-19,
Previous Sale: \$925,000, 04-16-18
- 129 Spring Road, \$990,000, 3 Bdrms, 1252 SqFt, 1967 YrBlt, 06-04-19,
Previous Sale: \$950,000, 05-03-17
- 98 Underhill Road, \$800,000, 3 Bdrms, 1849 SqFt, 1948 YrBlt, 06-11-19
- 20 Via Callados, \$1,412,000, 4 Bdrms, 2244 SqFt, 1975 YrBlt, 06-11-19,
Previous Sale: \$336,000, 01-01-88

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**3024 Bradbury Drive in Burton Valley Lafayette.
Represented Buyers \$1,505,000**



**1780 Whitman Road Concord.
Represented Buyers \$717,500**

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Cynthia Brian's Gardening Guide for August

STAY hydrated. Drink lots of water, don't do garden chores in the extreme heat, and keep sports drinks on hand.

BE fire safe. Read how to landscape your garden to be more fire-resistant.
<https://blog.voiceamerica.com/2019/05/21/firescaping-for-survival/>

STAKE gladiolus as they tend to be top-heavy and fall over.

DEADHEAD roses and other perennials to keep the blooms coming.

CLEAN pruning shears with alcohol after each use.

CONTINUE weeding. Make sure to cut any dry, tall grass.

HARVEST fruit and vegetables in the morning for best flavor and nutrition. A few of the fruits and vegetables that are currently ripe are plums, peaches, apples, melons, tomatoes, cucumbers, beets, beans, corn, carrots and zucchini.

PICK up any fruit that has fallen on the ground to prevent rodents, raccoons, turkeys, and other critters from invading your garden.

ENCOURAGE herb growth by pinching the tips. Use the cuttings in your recipes.

MULCH your garden to retain moisture and keep roots cool. Do not use gorilla hair as it is highly flammable. Keep all mulches moist.

SOW seeds of brassicas including cauliflower, Brussels sprouts, cabbage, kale, and kohlrabi for an autumn harvest.

PLAN now for autumn planting.

WATER plantings in containers daily, if needed. The heat dries out pots quickly.

ORDER spring-flowering bulbs from catalogs including tulips, Dutch iris, daffodils, woodland hyacinths, and whatever else grabs your attention.

PLAN a picnic party. Re-live your summer camp frolics. Casual or upscale, the fun begins outdoors.

Happy Gardening. Happy Growing!



Stake gladiolus when they get top heavy.



Comfortable lounge chairs under umbrellas for shade in the loggia.



Turn outdoor dining into an elegant affair with gauzy fabrics and formal floral displays.

... continued from Page D12

Don't forget the kids!

Make mocktails. When the three or four generations of our extended family gather, the little ones get excited shouting, "picnic party, picnic party." We'll paint faces, run around blowing bubbles, climb through nylon tunnels, splash in the pool, and dance to silly songs. A big mat or cloth is spread on the grass or the deck with platters of finger foods. The kids happily dive in for the feast.

String lights, candles in jars, patio heaters, and your favorite tunes all add to the comfort and contentment. Nothing is ever perfect. There will be spills, breaks, trampled flowers, bug bites, and burnt barbecue. But that's the splendor and unpredictability of partying in the garden. As Erasmus said, "No party is any fun unless seasoned with folly."

Enjoy the dazzling days and easy evenings of summer with a picnic or pool party. Kick off your shoes, slather on the sunscreen, don your sunglasses, and chill out. Summer is a time to slow down to appreciate being outside surrounded by nature.



Kids enjoy a picnic party on the deck with a patio heater for warmth, face painting, and finger foods.



Cynthia Brian preparing the meal including roasted nectarines for a casual picnic pool party.

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 www.cynthiabrian.com/online-store. Hire Cynthia for projects, consults, and lectures. Cynthia@GoddessGardener.com
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New Listing

29 Camino Del Monte

Mid-Century modern, 3 bed/ 2 bath, approx 1782 sq ft on 1.5 acres. First time on market in over 55 years. Great location!

\$750,000

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New Listing

11 La Espiral

Mid-Century style and functionality set on a .55 acre knoll; privacy, gorgeous vegetation and a waterfall.

\$1,120,000

ORINDA



76 La Cuesta

Nestled on a private knoll at the edge of Orindawoods. Numerous upgrades, perfect for entertaining.

\$1,159,000

ORINDA



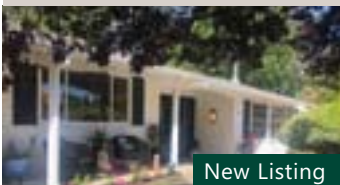
New Listing

15 Crescent Drive

One of a kind modern home, with an open floor plan, is full of natural light, and features high ceilings and large windows.

\$1,250,000

ORINDA



New Listing

19 Hillcrest Drive

Desirable Glorietta Neighborhood! Opportunity abounds for one level living on a street of renovated homes.

\$1,299,000

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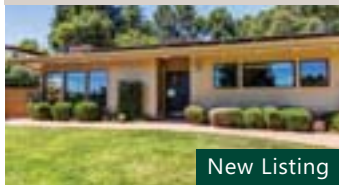


54 Hazel Tree Ridge

Turn-key home only a half mile from BART! This upscale home built in 2014 offers community and convenience.

\$1,495,000

ORINDA



New Listing

39 Las Vegas Road

Light filled Mid-Century 3 bed, 2 bath, views, a sparkling pool, high ceilings, hardwoods & updated kitchen.

\$1,495,000

ORINDA



11 Hacienda Circle

Gorgeous home with classic character and stylish open floor plan. Ideal for entertaining.

\$1,595,000

ORINDA



19 Donald Drive

Serene 3297 sq ft garden oasis with panoramic views, luxurious interiors and numerous meditative retreats.

\$1,795,000

ORINDA



11 Crestview Court

Bold modern Mediterranean inspired villa. Ideal for privacy and luxury. Open floor plan, views.

\$1,995,000

ORINDA



48 Oak Drive

Elegant 4 bed/ 3.5 bath two level new construction home with remarkable views from terrace decks.

\$2,765,000

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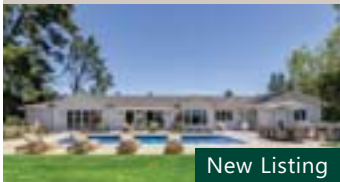


3 Honey Hill Court

Gracious gated estate, sweeping lawns, sports court, on a close-in cul-de-sac. Privacy and views.

\$2,795,000

ORINDA



New Listing

57 Charles Hill Road

A SpringHill Homes masterpiece! Open, tranquil & luxurious, 5 bed, 5 bath, + 2 half baths & an open floorplan.

\$4,395,000

LAFAYETTE



110 Camelia Lane

Happy Valley beauty with modern kitchen, remodeled baths and 3088 sq ft of living space.

\$1,575,000

MORAGA

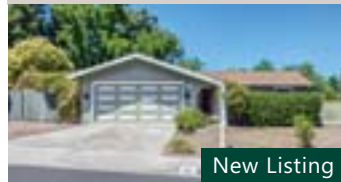


218 Willowbrook Lane

Beautifully designed 4 bed/ 4.5 bath. Dramatic entry, vaulted ceilings, hardwood floors.

\$2,095,000

WALNUT CREEK



New Listing

30 Aleman Court

Excellent opportunity in Larkey Park neighborhood! 3 Bed, 2 Bath open floorplan, vaulted ceilings.

\$725,000

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