

Lamorinda home sales recorded

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ORINDA

- 100 Acacia Drive, \$2,000,000, 3 Bdrms, 1829 SqFt, 1951 YrBlt, 08-01-19,
Previous Sale: \$250,000, 03-08-17
- 73 Bates Boulevard, \$1,955,000, 5 Bdrms, 2606 SqFt, 1973 YrBlt, 08-01-19,
Previous Sale: \$1,323,000, 10-11-16
- 19 Briones Vwx, \$1,900,000, 4 Bdrms, 3173 SqFt, 1972 YrBlt, 08-01-19,
Previous Sale: \$1,475,000, 03-28-16
- 436 Camino Sobrante, \$668,000, 2 Bdrms, 1282 SqFt, 1937 YrBlt, 08-06-19
- 114 Goodfellow Drive, \$1,615,000, 5 Bdrms, 2735 SqFt, 1973 YrBlt, 08-09-19,
Previous Sale: \$195,000, 10-27-06
- 27 Knickerbocker Lane, \$1,200,000, 5 Bdrms, 2949 SqFt, 1981 YrBlt, 07-30-19,
Previous Sale: \$825,000, 01-04-02
- 11 La Espiral, \$1,085,000, 2 Bdrms, 1405 SqFt, 1957 YrBlt, 08-09-19,
Previous Sale: \$890,000, 03-05-08
- 12 Los Arboles, \$1,480,000, 4 Bdrms, 2884 SqFt, 1947 YrBlt, 08-02-19,
Previous Sale: \$850,000, 01-08-03
- 207 Moraga Way, \$600,000, 2 Bdrms, 772 SqFt, 1953 YrBlt, 07-30-19
- 428 Moraga Way, \$1,265,000, 3 Bdrms, 2108 SqFt, 1950 YrBlt, 08-02-19,
Previous Sale: \$810,000, 10-12-04
- 31 Oak Drive, \$850,000, 4 Bdrms, 1604 SqFt, 1950 YrBlt, 08-08-19,
Previous Sale: \$725,000, 05-24-13
- 127 Rheem Boulevard, \$1,125,000, 4 Bdrms, 1548 SqFt, 1962 YrBlt, 08-06-19,
Previous Sale: \$680,000, 08-04-03
- 537 The Glade, \$1,225,000, 3 Bdrms, 2127 SqFt, 1985 YrBlt, 07-31-19,
Previous Sale: \$360,000, 12-01-85
- 61 Tomcat Way, \$2,418,000, 4 Bdrms, 3538 SqFt, 2018 YrBlt, 08-06-19,
Previous Sale: \$24,440,000, 12-23-15
- 65 Tomcat Way, \$2,863,500, 4 Bdrms, 4194 SqFt, 2018 YrBlt, 08-06-19,
Previous Sale: \$24,440,000, 12-23-15

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30 MORAGA VIA, ORINDA



► OPEN SAT & SUN 1-4:00PM ◀

Sleek, spacious and modern, this Orinda home is significantly remodeled from top to bottom. Top-of-the-line kitchen, vaulted ceilings, open floorplan and chic finishes, luxurious baths on expansive lot. Coveted Glorietta neighborhood near schools and minutes to downtown Orinda.

4+BR • 3BA • \$1,495,000

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Angie Williams

CalBRE #01252913

O: 510.339.4200/398 | C: 925.528.9797

Angie@grubbco.com



Feng Shui

Location, location, location

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Please don't worry if you already live in a home with difficult Feng Shui, because the art of Feng Shui alone can "adjust" even the most challenging Qi. Having said that, it is still recommended to begin with beneficial Feng Shui so that fewer Feng Shui "adjustments" or "cures" are required, to immediately correct and then to maintain balance over time.

Any "feelings" or "vibes" we get from a structure should not be overlooked. This should also include the neighborhood and street that leads to the actual property. Is it hard to find the home or are the streets that lead to the structure narrow? There's not much one can do about those concerns after you purchase a home, but you can create a soothing Feng Shui environment by applying effective time-tested remedies. This can be used for interior fixes of things like the front door aligned with the back door, the kitchen stove visible from the front door, or the bathroom located in the center of the home, for example.

As we move from outer (yang) factors influencing the Qi that comes to your door, the Qi that affects us the most is inside the home (yin).

Always start by overlaying the Bagua over your home and land lot. (Stand in the front yard, looking into the yard. The far right Bagua area is always the Relationships/Marriage area). We can overlay the Bagua over a home, a yard, your office desk, even Ford Motor Company overlaid the Bagua on their cars.

To give you an example of focusing on one Bagua area, a few years ago, a Canyon Ranch Tucson colleague was interested in having a partnership after many years of going solo. When I visited her lovely adobe home, I found that she had numerous broken clay pots in the Relationship yard area.

After clearing the broken pots we next placed two new large clay pots (Earth) with healthy red (Fire) geraniums symbolizing fiery, blooming, and grounded partnerships. It was only a matter of months before she met someone special and moved to Phoenix to make it official. We continue to meet annually to assess new goals for the coming year and the couple remains intact.

If you pay attention to your environment you will experience the true restorative properties that home is meant to create and sleeping well at night will be a blessing ... but that topic is for another time!

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.

