



# LUXURY IS EVERYWHERE *in the hills of Orinda.*



## *100 Sandhill Road, Orinda*

5+ Private acres, with outdoor kitchen, covered pavilion, pool, 160 Sq. Ft bonus room (Yoga Studio/Art studio/Office?) irrigation well, owned solar, 1 Exquisite Home with 5 Bedrooms (4 En-Suite), 1 of which is currently a handsome "work from home" office, grand living room with vaulted ceiling & trestle beams, formal dining room with large picture window, updated eat-in kitchen/family room, Incredibly spacious second family/game room, 3 Car Garage with extra storage and more!

Feel a million miles away, but only minutes to downtown Orinda and Lafayette, BART/FWY commute as well as all K-12 years of top-rated schools!

This custom and extensively remodeled in 2005 and further tastefully updated in 2020 home with oversized rooms, vaulted ceilings, gorgeous bronze European windows & doors, reclaimed Austrian hardwood floors & hand selected materials is perfect for one

who wants a lovely custom estate with "away from it all" privacy yet close proximity to it all in a wonderful Sleepy Hollow Orinda location.

Not to mention, incredible views out every window including Briones Reservoir and Tilden Ridgelines as well as miles of walking/trails from your backyard.

**\$3,750,000 | 100Sandhillrd.com**

<b>5</b> <i>Bed</i>	<b>4.5</b> <i>Bath</i>	<b>5.03</b> <i>Acres</i>	<b>±4,971</b> <i>Sq. ft</i>
<b>1</b> <i>Studio</i>	<b>3</b> <i>Car Garage</i>	<i>Solar (Off the Grid!)</i>	<b>100%</b> <i>Wow!</i>

Amy Rose Smith  
Village Associates  
925.212.3897  
amy@amyrosesmith.com  
www.amyrosesmith.com  
CalBRE: #01855959



FINDING THE *Right* FIT



AMYROSESMITH

villageassociates.com | @villageassociates

Village  
ASSOCIATES

925.254.0505 | It's Village. Of Course.

