

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 14 Issue 11 Wednesday, July 22, 2020



The Real Estate Quarter in Review ... read on Page D4

Digging Deep with Goddess Gardener, Cynthia Brian

Sweet, savory summer



Beautiful pink cherry plums hang on the tree.

Photos Cynthia Brian

By Cynthia Brian

“Steep thyself in a bowl of summer.” – Virgil

Summer! Just saying the word puts a smile on my face.

Since I was a little girl, the months of July and August were times of great joy, working as a laborer picking or cutting apricots, peaches, and pears in neighbors' orchards or

fruit shed to earn money for college during the day, followed by unwinding with evening baseball games in the fields. Sundays were spent with cousins and relatives swimming in the pool at my grandparents' vineyard. Our parents would prepare a feast for dinner after harvesting whatever vegetables were ready in the garden while the kids braved the thorny brambles to find the juiciest berries for dessert. In the station wagon on

the way back to our ranch, we'd fall blissfully asleep, our hearts filled with happy memories and our bellies pleasantly satiated, except, of course, for my Dad, the driver.

Summer boasts a sweet and savory story with harvests of corn, tomatoes, cucumbers, peaches, pears, apples, plums, prunes, eggplants, zucchini, berries, peppers, and other nutritious treats that will grace our dining tables. Although this summer I won't be hosting any barbecue buffets, I still enjoy picking fresh fruit in my orchard and eating my home-grown vegetables. Pink cherry plums are plump and especially delicious this year as are the deep dark purple prunes. Prunes and plums come from the same genus, *prunus*, yet they are not identical.

... continued on Page D10



Shrub filled with black currant berries.

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	24	\$1,010,000	\$2,400,000
MORAGA	11	\$660,000	\$2,125,000
ORINDA	14	\$815,000	\$3,200,000

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

- 3219 Apache Court, \$1,270,000, 3 Bdrms, 1767 SqFt, 1958 YrBlt, 06-04-20
 3232 Brookwood Drive, \$1,845,000, 4 Bdrms, 3644 SqFt, 1964 YrBlt, 06-08-20,
 Previous Sale: \$1,610,000, 06-13-17
 7 Butler Drive, \$2,200,000, 3 Bdrms, 3606 SqFt, 1989 YrBlt, 06-05-20
 376 Castello Road, \$1,575,000, 5 Bdrms, 2319 SqFt, 1961 YrBlt, 06-09-20,
 Previous Sale: \$975,000, 09-28-07
 3164 Cordova Way, \$1,425,000, 3 Bdrms, 1840 SqFt, 1953 YrBlt, 06-05-20,
 Previous Sale: \$1,150,000, 06-03-16
 905 Dewing Avenue, \$2,225,000, 2 Bdrms, 1349 SqFt, 1941 YrBlt, 06-01-20,
 Previous Sale: \$850,000, 06-16-18
 3550 East View Drive, \$1,760,000, 3 Bdrms, 2782 SqFt, 1945 YrBlt, 06-09-20
 3262 Elvia Street, \$1,650,000, 4 Bdrms, 2964 SqFt, 1973 YrBlt, 06-08-20,
 Previous Sale: \$196,000, 07-01-85
 482 Florence Drive, \$1,435,000, 3 Bdrms, 1813 SqFt, 1951 YrBlt, 06-01-20,
 Previous Sale: \$840,000, 09-22-04
 638 Los Palos Drive, \$2,400,000, 4 Bdrms, 2710 SqFt, 1953 YrBlt, 06-08-20,
 Previous Sale: \$1,022,000, 03-16-01
 3143 Old Tunnel Road, \$1,010,000, 3 Bdrms, 2013 SqFt, 1959 YrBlt, 06-10-20,
 Previous Sale: \$1,085,000, 08-24-18
 569 Silverado Drive, \$2,200,000, 4 Bdrms, 2585 SqFt, 1959 YrBlt, 06-03-20,
 Previous Sale: \$1,225,000, 02-21-17
 1015 Silverhill Drive, \$1,650,000, 5 Bdrms, 4877 SqFt, 1989 YrBlt, 05-22-20,
 Previous Sale: \$1,437,000, 07-17-17
 3437 Stage Coach Drive, \$2,250,000, 4 Bdrms, 4042 SqFt, 1989 YrBlt, 05-29-20,
 Previous Sale: \$835,000, 10-01-91
 3379 St Marys Road, \$1,650,000, 4 Bdrms, 2791 SqFt, 1968 YrBlt, 06-12-20
 1154 Sunrise Ridge Drive, \$1,685,000, 5 Bdrms, 3102 SqFt, 1996 YrBlt, 06-08-20,
 Previous Sale: \$1,600,000, 04-09-18
 3266 Sweet Drive, \$1,300,000, 3 Bdrms, 1202 SqFt, 1950 YrBlt, 06-12-20,
 Previous Sale: \$1,395,000, 07-18-18
 1045 Timothy Lane, \$2,180,000, 4 Bdrms, 2833 SqFt, 1973 YrBlt, 05-20-20,
 Previous Sale: \$1,650,000, 05-26-17
 1146 Upper Happy Valley Road, \$1,620,000, 2 Bdrms, 1089 SqFt, 1946 YrBlt,
 06-09-20
 1034 Via Media, \$1,250,000, 2 Bdrms, 3102 SqFt, 1983 YrBlt, 06-08-20
 1049 Via Nueva, \$2,315,000, 4 Bdrms, 3057 SqFt, 1958 YrBlt, 06-08-20,
 Previous Sale: \$395,000, 09-15-98
 1029 Willow Drive, \$2,282,500, 5 Bdrms, 3576 SqFt, 1950 YrBlt, 05-21-20,
 Previous Sale: \$1,760,000, 08-15-17
 3980 Woodside Court, \$1,575,000, 4 Bdrms, 2534 SqFt, 1966 YrBlt, 06-08-20
 3375 Woodview Drive, \$1,925,000, 4 Bdrms, 2803 SqFt, 1977 YrBlt, 06-08-20,
 Previous Sale: \$139,500, 09-01-77

... continued on Page D8



LAMORINDA

999 OAK HILL RD., #100
LAFAYETTE, CA 94549
O: 925.284.1400 F: 925.284.1411

WALNUT CREEK

1910 OLYMPIC BLVD., #100
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O: 925.937.4000 F: 925.937.4001

DANVILLE

500 RAILROAD AVE., #A
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BROKER/OWNER



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DRE# 01290985

LISA TICHENOR



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DRE# 01478540

MATT McLEOD



925.464.6500
DRE# 01310057

3495 BLACK HAWK ROAD, LAFAYETTE \$2,395,000



TINA FRECHMAN/MARITZA SACHS 925.915.0851

116 ALTA MESA COURT, MORAGA \$969,000



RUTH EDDY 925.788.5449

680 & 680-A CENTER ST., SARANAP \$2,200,000



MARY PISCITELLI/PETER GILLIS 925.765.9095

11 CANDLELIGHT LANE, LAFAYETTE \$2,079,500



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RACHEL DREYER



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DRE# 01994561

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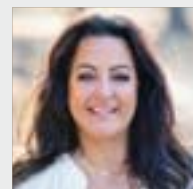
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DRE# 01313819

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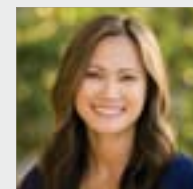
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2821 OAK GROVE RD., WALNUT CREEK \$1,295,000



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11 KETELSEN COURT, MORAGA \$1,385,000



MATT McLEOD 925.464.6500

472 KINGSFORD DRIVE, MORAGA \$1,490,000



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3526 EAGLE POINT ROAD, LAFAYETTE \$2,200,000



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11 EL CAJON, LAFAYETTE \$3,100,000



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3390 ORCHARD VLY LANE, LAFAYETTE \$1,150,000



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The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T

The second quarter of 2020 was surprisingly strong although with a smaller volume of closed sales on the residential side of Lamorinda real estate. The closings that occurred were those that mostly went under contract from mid-February to late May – the beginning several weeks were in flux because of the restrictions on showing homes that were in place and then increased once agents understood the allowable parameters of how to show houses.

Agents have not been able to hold physical broker or public open houses for several weeks, but homes could and can be shown either virtually or through appointments with listing agents.

Supply started the quarter with less than a typical amount of inventory, but that increased through especially May and June.

Per Contra Costa Association of Realtors statistics reported from April 1 through June 30, 65 single family homes closed in Lafayette. This was a sharp decrease from the 105 single family homes closed in the same period one year ago. Sales prices ranged from \$950,000 to \$3.338 million and the average number of days on market was 15. In the year ago second quarter it was 22 days. The average sales price was \$1,794,912 – nearly the same as a year ago when it was \$1,779,112.

In Moraga there were 41 single-family closings, which was down from 52 in the year ago period. Prices ranged from \$900,000 to \$2.265 million. The average sale price was \$1,548,585, again almost identical to 2019 when it was \$1,542,888 and 2018's \$1,508,591. The average marketing time was down slightly to 13 days from 17 days a year ago.

In Orinda, the number of single-family closings was down to 60 from 77 a year ago and 97 in 2Q18. Sales prices ranged from \$785,000 to \$3.8 million with an average price of \$1,808,271, a substantial increase

from \$1,623,995 in this quarter in 2019. In 2018 it was \$1,705,473 and \$1,723,552 in 2017. It took an average of 25 days to have a house go pending, about the same as the 23 days in the same period a year ago.

In the quarter ending June 30, on an average price per square foot basis, Lafayette detached single-family homes sold at \$683.27. One year ago it was \$708.33. It was \$693.66 per square foot in 2018. Moraga homes sold for \$651.11 – a continued increase from the \$620.42 in 2019 and up from \$577.39 per square foot in 2018. Orinda was down again to \$657.88 this quarter from \$672.90 a year ago and up from \$635.35 in 2Q2018.

In Lafayette, the average sales price was 99.6% of the final asking price. In Moraga it was 100.5% and in Orinda it was 99.6%. This is the first time in several quarters where the average sales price was actually below the average list price.

In the condominium/town home category, Lafayette had three closings between \$815,000 and \$1.825 million, Moraga had 10, down from 20 a year ago and in 2018 when there were 34. They ranged from \$329,000 to \$1.31 million. Orinda had none.

As of July 16, there were 100 homes under contract in the MLS in the three communities combined. A year ago, there were 78 homes under contract per the MLS in the three communities combined. It should be pointed out that there is only one foreclosure. This increase can be partially explained by more homes coming on the market in May and June and early July that were withheld at the beginning of the pandemic.

Inventory remains relatively low. There are 127 properties on the market and a year ago there were 146 available properties in the three communities combined.

There are “only” 45 properties on the market in Lafayette – about the same as the 42 at this same time a year ago. Asking prices in Lafayette currently range from \$795,000 to \$5.495 million. In Moraga, buy-

ers have their choice of 37 homes or condominiums listed between \$440,888 and \$3.2 million. A year ago at this time there were 34.

In Orinda there are 45 – again a huge decrease from 70 on the market at the same time a year ago. The list prices range from \$1.165 million to \$8.995 million. And a few are new construction in Wilder. There are no bank-owned or short sales currently in the MLS available in the three communities.

At the high end, 40 homes sold above \$2 million in the three communities combined. A year ago, there were 56. There are also 29 currently available above this amount in Lamorinda.

Interest rates continue to fall making for more affordability, and we are seeing some buyers come to the area because they feel they will likely not be commuting as much (especially on the tech side) and feel that to live further distances from San Francisco or Silicon Valley is now more manageable.

Lastly, it is important to look at what homes are selling for versus their list prices. Often homes come on the market at unrealistic prices, and they do not sell, but in the second quarter of this year still many homes have had multiple offers and have sold at or above the list price.

We are still seeing many buyers having to make offers without the traditional contingencies of obtaining financing or having a home appraise or even having the home inspected. Many sellers are now opting to obtain pre-sale inspections in order to understand the condition of their homes and to also prevent a buyer from trying to renegotiate a lower price or repairs.


Of the 65 single family sales that closed in Lafayette in the second quarter of 2020, 33 sold at or above the final list price.

In Moraga, 27 of the 41 sales were at or above the asking price and in Orinda, 38 of the 60 sold at or above the final listing price.

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 TOM STACK
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LAMORINDA EXPERTS - GLOBAL CONNECTIONS

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<p>Orinda</p> 	<p>Orinda</p> 	<p>Moraga</p> <p>PENDING 10 OFFERS</p> 	<p>Orinda</p> 
<p>10 Rheem Blvd. \$1,999,999 Quintessential Masterpiece Vlatka Bathgate 925-597-1573 Vlatka@BestLamorindahomes.com www.10Rheem.com Lic #01390784</p>	<p>212 El Toyonal \$1,695,000 Light filled Remodeled 2-Stry Rancher w/ Stylish architectural touches Laura Abrams 510-697-3225 www.212eltoyonal.com Lic#01272382</p>	<p>127 Warfield Drive \$1,649,000 Updated/VIEWS!!/Near LP Grammar Tom Stack 925-878-9964 Tom.Stack@cbnorcal.com www.TomStack.com Lic #01501769</p>	<p>1 Madera Lane \$1,625,000 Views! Sunsets! and More Views! Private end of the cul-de-sac location with decks and lawn. Hide from the world! Laura Abrams 510-697-3225 www.1maderalane.com Lic#01272382</p>
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<p>59 Canyon Green Way \$1,399,000 Resort Style Living Vlatka Bathgate 925-597-1573 Vlatka@BestLamorindahomes.com 59CanyonGreenWay.com Lic #01390784</p>	<p>13 Valencia \$1,249,000 Live, Play & Work! Updated with basement and private yard with lush lawn. Lana Fitzpatrick 925-872-4660 Lic #01805218</p>	<p>66 Tara Rd. \$1,165,000 Nature Lover's Paradise Vlatka Bathgate 925-597-1573 Vlatka@BestLamorindahomes.com www.66TaraRd.com Lic #01390784</p>	<p>563 Monarch Ridge \$1,095,000 Summit Ridge – HUGE VIEWS 3 bedroom, 2 ½ bath, Stunning Remodel Kelly Crawford 925-998-5599 Lic #01327015</p>
<p>Concord</p> 	<p>Walnut Creek</p> <p>PRICE REDUCTION</p> 	<p>Oakland</p> <p>PENDING</p> 	<p>Moraga</p> <p>COMING SOON</p> 
<p>5316 Woodgrove Ct \$1,099,000 Crystal Ranch Dream Oasis Vlatka Bathgate 925-597-1573 Vlatka@BestLamorindahomes.com www.OrindaRealty.com Lic #01390784</p>	<p>1549 Pyranees Pl. \$969,000 Heart of Walnut Creek. 2 Oversized Brms, Lots of natural with light! Ana Zimmank 925-640-6008 ana.zimmank@cbnorcal.com Lic #00469962</p>	<p>1175 66th Street \$949,000 Modern Oakland Condo w/Private Elevator Christine Mason 925-900-5288 Christine@christineMason.me Lic #02050542</p>	<p>503 Woodminster Dr. \$749,000 Prime, private setting Vlatka Bathgate 925-597-1573 Vlatka@BestLamorindahomes.com www.OrindaRealty.com Lic #01390784</p>



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Lamorinda home sales recorded

... continued from Page D2

MORAGA

- 63 Ashbrook Place, \$1,557,500, 4 Bdrms, 2578 SqFt, 1968 YrBlt, 06-02-20,
Previous Sale: \$885,000, 09-21-11
- 718 Augusta Drive, \$989,000, 3 Bdrms, 2065 SqFt, 1974 YrBlt, 06-12-20,
Previous Sale: \$745,000, 06-25-09
- 164 Calle La Montana, \$1,550,000, 4 Bdrms, 2416 SqFt, 1973 YrBlt, 06-08-20
- 1435 Camino Peral, \$660,000, 2 Bdrms, 1159 SqFt, 1973 YrBlt, 06-08-20,
Previous Sale: \$395,000, 03-05-10
- 762 Camino Ricardo, \$1,735,000, 4 Bdrms, 2259 SqFt, 1965 YrBlt, 06-03-20,
Previous Sale: \$1,525,000, 12-04-15
- 11 Gloria Court, \$1,350,000, 4 Bdrms, 1573 SqFt, 1960 YrBlt, 06-12-20
- 4 Huff Court, \$1,325,000, 3 Bdrms, 1448 SqFt, 1959 YrBlt, 06-12-20,
Previous Sale: \$655,000, 05-19-10
- 117 Natalie Drive, \$1,250,000, 3 Bdrms, 1942 SqFt, 1968 YrBlt, 06-04-20,
Previous Sale: \$663,000, 11-14-12
- 1743 Spyglass Lane, \$1,350,000, 4 Bdrms, 2828 SqFt, 1985 YrBlt, 05-20-20,
Previous Sale: \$1,310,000, 06-01-18
- 56 Warfield Drive, \$1,543,500, 5 Bdrms, 2205 SqFt, 1964 YrBlt, 06-12-20,
Previous Sale: \$129,000, 06-01-78
- 180 Willowbrook Lane, \$2,125,000, 3 Bdrms, 3000 SqFt, 2016 YrBlt, 06-11-20,
Previous Sale: \$2,005,000, 02-28-17

ORINDA

- 15 Donald Drive, \$1,500,000, 3 Bdrms, 2977 SqFt, 1991 YrBlt, 06-10-20
- 51 Donna Maria Way, \$1,899,000, 4 Bdrms, 3157 SqFt, 1951 YrBlt, 06-01-20,
Previous Sale: \$1,825,000, 10-24-17
- 17 Estabueno Drive, \$1,700,000, 5 Bdrms, 2564 SqFt, 1954 YrBlt, 06-11-20
- 513 Miner Road, \$3,008,000, 3 Bdrms, 3825 SqFt, 1962 YrBlt, 06-12-20
- 458 Moraga Way, \$815,000, 3 Bdrms, 1222 SqFt, 1952 YrBlt, 06-08-20
- 50 Muth Drive, \$1,575,000, 4 Bdrms, 3169 SqFt, 1961 YrBlt, 06-12-20
- 16 Oak Court, \$2,055,000, 4 Bdrms, 3749 SqFt, 2002 YrBlt, 06-12-20,
Previous Sale: \$1,765,000, 10-25-04
- 49 Overhill Road, \$2,700,000, 6 Bdrms, 4970 SqFt, 1960 YrBlt, 06-03-20,
Previous Sale: \$1,575,000, 07-08-15
- 5 Paintbrush Lane, \$2,750,000, 5 Bdrms, 5269 SqFt, 2010 YrBlt, 05-19-20
- 4 Ramona Drive, \$1,265,000, 3 Bdrms, 1296 SqFt, 1955 YrBlt, 06-12-20
- 21 Sycamore Road, \$2,800,000, 3 Bdrms, 4545 SqFt, 1980 YrBlt, 05-27-20
- 121 Tappan Lane, \$2,999,000, 4 Bdrms, 3651 SqFt, 1982 YrBlt, 06-04-20,
Previous Sale: \$1,610,000, 07-21-17
- 2 Van Ripper Lane, \$3,200,000, 6 Bdrms, 4423 SqFt, 1950 YrBlt, 06-04-20,
Previous Sale: \$2,735,000, 06-22-16
- 23 West Hill Way, \$2,150,000, 4 Bdrms, 3016 SqFt, 2017 YrBlt, 05-20-20,
Previous Sale: \$2,150,000, 05-31-19

Just Listed



1985 Reliez Valley Road in Lafayette

4 Bed | 3 Ba | 3078 Sq Ft | Single Story Home | Sparkling Pool | Price Available upon Request

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The Lamorinda market is seeing record-setting prices being driven by low interest rates and more buyers relocating from San Francisco and the Silicon Valley to Lamorinda. Call us to list your home.



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COMPASS



Digging Deep with Goddess Gardener, Cynthia Brian

Sweet, savory summer



Cynthia's mom's Italian traditional tomato summer salad grown in the garden.

... continued from Page D1

Plums are usually round, red or yellow, whereas prunes are oval-shaped and purple, almost blackish with a pit that dislodges easily. Plums and prunes are also related to cherries, peaches and almonds, all in the family *prunus*. This season my cherry plums have a distinct flavor of peaches. My peaches aren't ripe, but they are planted close to the plums. Every year the taste varies. Because cherry plums are the size of cherries and quite crunchy when not over-ripe, I freeze a few and eat them like a popsicle. Sometimes I add the frozen plum to my beverage for an enlivening alternative to ice. I plan on dehydrating some of the prunes or drying them for future use.

My girlfriend, Nora, is a huge fan of black currants, also known as cassis. Over 30 years ago her dad gave her a cutting from their family currant shrub to plant in her garden. Harvesting the currants brings a sweet memory of the times she spent with her



Crocosmia, the firecracker plant is a hummingbird magnet and great for cutting.

doctor dad. This year's crop was profuse. She'll freeze a few cartons of these tasty, complex, and medicinally useful fruit for her family's winter enjoyment. My black currant flowers were prolific, yet my berries were disappointing. A handy tool for harvesting is a Scandinavian berry picker that eliminates having to pluck single berries one by one.

It wouldn't be summer without the sweet and savory ingredients of fresh-picked corn, cucumbers, and heirloom tomatoes. If you are not growing any, farmers' markets have bushels ready to buy. I soak the ears of corn with the husk on in a bucket of water for an hour, then, pull back part of the husks, lather with a basil-garlic butter, and steam them on the barbecue. Yummy! My mother's tomato salad has been a family tradition for ages. Slice heirloom tomatoes, red onions and cucumbers. Add chopped garlic and red, orange, or green bell peppers. Dress with olive oil, wine vinegar, and balsamic. Season to taste. Voila! A beautiful and scrumptious summer salad.



Photos Cynthia Brian

Purple prunes hanging from the branch.

Finally, don't forget to cut a few stems of "pretties" to add to a vase. Right now, the crocosmia or firecracker plant is in full bloom and makes a fantastic cut flower. Leave several in the garden for the hovering hummingbirds. Don't forget to refill fountains so that our bird friends can have a refreshing drink or bath.

Fire season is ramping up and with the recent winds, wildfires could easily ignite. Make sure to cut any tall grass or weeds, trim low hanging branches, clean gutters, and remove debris from around your property.

GardenComm: Garden Communicators International just notified me that I won the 2020 Media Awards Silver Medal of Achievement for a Journalism Newspaper Article, presented by out of 160 entries for my Lamorinda Weekly article, "Scary, scary night." I am honored for this major award and encourage you to have another look at that winning entry because it will help you prepare your landscaping for fire resistance.

... continued on next Page

... continued from Page D10

With this Covid-19 pandemic, the smoke from wildfires has the potential to be extra dangerous or deadly. Read "Scary, scary night" at www.lamorindaweekly.com/archive/issue1318/Digging-Deep-with-Goddess-Gardener-Cynthia-Brian-Scary-scary-night.html

Read about the award here:

www.sbwire.com/press-releases/cynthia-brian-receives-silver-medal-of-achievement-in-the-national-2020-gardencomm-media-awards-1296930.htm#

May you enjoy a sweet and savory summer of social distancing and wearing masks.

Be healthy, hopeful, and positive.
Steep thyself in a bowl of summer. I am!
Happy gardening. Happy growing.



Corn stalks growing.



Summer smiles with Cynthia Brian.

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your spring garden. Raised in the vineyards of Napa County, Cynthia 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 StarStyle® Radio Broadcast at www.StarStyleRadio.com. Buy copies of her best-selling books, including, *Chicken Soup for the Gardener's Soul*, *Growing with the Goddess Gardener*, and *Be the Star You Are! Millennials to Boomers* at www.cynthiabrian.com/online-store. Cynthia is available for virtual writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com www.GoddessGardener.com

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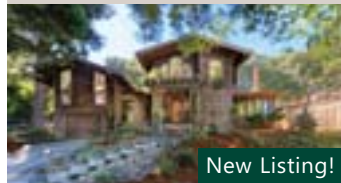
ORINDA



15 Linda Vista

Beautifully maintained 4 bed/ 2 bath home featuring spectacular views across the Orinda Country Club & beyond. **\$1,435,000**

ORINDA



New Listing!

325 El Toyonal

Private custom 5 bed/ 3 bath home with updated baths and kitchen, hardwood floors, and charming curb appeal. **\$1,399,000**

ORINDA



New Price!

30 Rio Vista

Well maintained 3 bed/ 2 bath home w/ workshop, rec room, & separate office. Just 1/2 mile to downtown. **\$1,250,000**

MORAGA



New Listing!

12 Kimberly Drive

Split level nature lover's paradise on 4 acres set at the end of a cul-de-sac Includes 5 bed/ 3.5 bath & views of Mt. Diablo! **\$2,695,000**

MORAGA



165 Danefield Place

4 bed/ 2.5 bath 2487 sqft home featuring ideal home office & wrap around deck. Close to Moraga Country Club. **\$1,595,000**

MORAGA



651 Moraga Road # 15

Peaceful upper end single level 3 bed/ 2 bath condo w/ updated kitchen & baths. Washer & dryer included. **\$640,000**

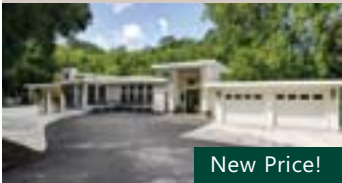
LAFAYETTE



44 Prado Way

Private & gated 3 bed/ 3.5 bath on 19.9 acres with 2 additional rooms in highly coveted neighborhood. **\$4,275,000**

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New Price!

3554 Springhill Road

Upgraded spacious 5 bed/ 4.5 bath contemporary of 5983 sqft at end of Springhill. Includes private office. **\$3,988,000**

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3416 Moraga Boulevard

Gorgeous 2016 new construction 4 bed/ 2 bath home w/ Smart Home features in one of Lafayette's most desirable locations. **\$1,795,000**

WALNUT CREEK



New Listing!

2998 Saklan Indian Drive

Rossmoor Cassia model w/ level-in entry. Beautiful upgrades and lots of light. 2 Bed + office. Lovely views of Oak Grove. **\$995,000**

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103 Glenbridge Court

Two-level 2 bed /2.5 bath condo w/ courtyard entry conveniently located near shopping & commute. **\$515,000**

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