

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 14 Issue 12 Wednesday, August 5, 2020



Digging Deep with Cynthia Brian

... read on Page D14

Feng Shui

Front entrance Feng Shui refresh



Plant red fruit or flowers near the front door.

By Michele Duffy

The front door entry area to one's home remains, especially during a pandemic, the "Mouth of Qi" and one of the most powerful places to thoughtfully ignite healthy Feng Shui.

The front door is often called the 'Mouth of Qi' so when the energy here is positive and activated, it will help nourish the entire home, much like when we take food into our mouths our whole body benefits. The front entrance sets the tone for the entire home and should be welcoming, well lit, and tidy.



Photos Michele Duffy

Sturdy front doors are ideal.

Very active or yang front door colors include red, yellow, orange and black, all excellent choices. It's also good to grow red fruit or flowers in the front yard, and especially along the pathway toward the home. This nod to fruitful abundance at the "Mouth of Qi" will transfer to the home especially if the Bagua is also applied to the entire home and property.

The front entrance door should be sparkling clean, in good working condition, function without squeaking or loose hardware, be constructed solidly with minimal glass for stability and safety, and must be visible from the street. If there is fo-

liage overhanging the front path, everything should receive a tidy trimming so the path to the front door is unobstructed. The front path, if meandering and curvy, would be a positive bonus. If the front pathways are straight and direct, consider planting annuals in pots along the path to slow the rushing Qi down.

Leading up to the home one should be aware of the land forms surrounding the home, including streets in front (and maybe also behind the home). For health and longevity, prosperity and harmonious lives, it's best to avoid homes close to power lines, eyesores, waste, refuse or recycling centers, noisy fire or police stations, homes below the road, on dead-end streets, or with steep drop-offs or water behind the home.

General home Feng Shui guidelines include:

- 1) Gently moving water in front, support/mountain in back of home;
- 2) Home has sufficient natural light;
- 3) Home is above the road;
- 4) Road toward home is gently active; and
- 5) Even shaped land for secure home.

If your home is challenged with any of these you can address them with the following universal Feng Shui antidotes:

- 1) Lacking moving water in front, place an upward flow fountain near the front door; and if the backyard is not higher than front door or at least level, create a boundary in back with potted plants, a retaining wall, or hanging lights to stop the Qi from rolling away from house;
- 2) Adjust a dark house with abundant lighting solutions including recessed ceiling lights and adding high wattage but energy-friendly lamps;
- 3) Home below the road needs a fountain in front, add metal wind chimes from eaves of the house to lift Qi, or place a weathervane on the roof, or add flags to lift Qi (traditional and Tibetan prayer flags);

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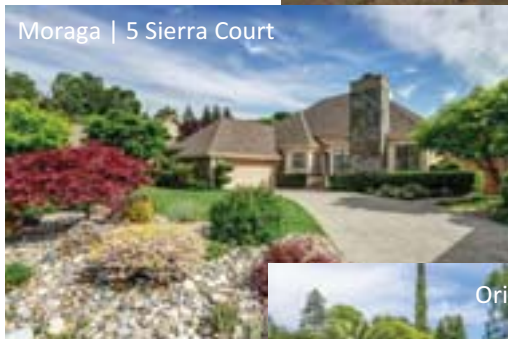


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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	10	\$900,000	\$2,625,000
MORAGA	16	4650,000	\$2,170,000
ORINDA	13	\$946,000	\$3,750,000

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

- 1028 Carol Lane, \$1,030,000, 3 Bdrms, 1187 SqFt, 1951 YrBl, 06-24-20, Previous Sale: \$910,000, 03-28-18
- 916 Dewing Avenue #B, \$900,000, 2 Bdrms, 1016 SqFt, 1992 YrBl, 06-24-20, Previous Sale: \$468,000, 11-12-03
- 3269 Gloria Terrace, \$1,775,000, 4 Bdrms, 2815 SqFt, 1954 YrBl, 06-26-20
- 3357 Mcgraw Lane, \$2,400,000, 4 Bdrms, 2867 SqFt, 1952 YrBl, 06-18-20
- 633 Michael Lane, \$1,480,000, 3 Bdrms, 2295 SqFt, 1977 YrBl, 06-18-20, Previous Sale: \$505,000, 04-22-99
- 3235 Mt Diablo Court #203, \$1,174,000, 41753 SqFt, 2017 YrBl, 06-26-20, Previous Sale: \$2,020,500, 10-15-19
- 10 Rancho Diablo Road, \$2,050,000, 3 Bdrms, 2342 SqFt, 1962 YrBl, 06-17-20, Previous Sale: \$1,215,000, 03-12-15
- 3363 Springhill Road, \$1,525,000, 3 Bdrms, 1533 SqFt, 1949 YrBl, 06-19-20, Previous Sale: \$695,000, 05-24-10
- 1 Tolan Way, \$2,625,000, 3 Bdrms, 3658 SqFt, 1985 YrBl, 06-23-20
- 772 Upper Pond Court, \$1,175,000, 2 Bdrms, 2175 SqFt, 1996 YrBl, 06-23-20, Previous Sale: \$638,000, 10-09-02

MORAGA

- 115 Alta Mesa Court, \$1,310,000, 3 Bdrms, 1954 SqFt, 1974 YrBl, 06-18-20, Previous Sale: \$1,119,000, 12-22-17
- 605 Augusta Drive, \$922,000, 2 Bdrms, 1743 SqFt, 1976 YrBl, 06-26-20, Previous Sale: \$760,000, 04-20-18
- 104 Brookline Street, \$1,200,000, 3 Bdrms, 1962 SqFt, 1985 YrBl, 06-15-20, Previous Sale: \$685,000, 06-19-03
- 5 Buckingham Drive, \$1,015,000, 3 Bdrms, 1364 SqFt, 1960 YrBl, 06-26-20, Previous Sale: \$90,500, 12-01-77

... continued on Page D8



Nichole Farsai

Keller Williams East county

DRE: 02076984

PH: 925.234.5707

Email: Nicholefarsai@kw.com



Just Listed

Charming Cottage - Minutes to Downtown



3 Songbird Ct, Lafayette

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Feng Shui

Front entrance Feng Shui refresh



... continued from Page D1

- 4) Narrow roads choke Qi to the house and need a water fountain and bird feeders in front so good news always travels toward your door;
- 5) Adjust uneven land placing lights, grounding/heavy objects/sculpture, or plant flowers, or place conversationally arranged outdoor seating vignettes.

To ensure our front entrance is doing its job of welcoming positive Qi into our homes, remember the front entrance door is the first of “The Three Pillars” or power areas of the home. (The second pillar is the master bedroom/bed placement and the third is the kitchen/stove placement.)

A few must-do front entrance Feng Shui tips:

Ensure the house numbers are displayed horizontally versus vertically, and are visible, above eye level, easy to spot, and placed before the driveway so Qi flows to the front door versus rushing past the home;

Paint the front entrance door a lively, eye-catching, Qi-attracting color like red, yellow or tangerine;

If you see garage doors instead of the front entrance, the Feng Shui adjustments might include landscaping lighting that points toward the front door, an artistic welcome sign, or thoughtfully placed directional arrows that point toward the front door;

Place healthy eye-catching and Qi-attracting activating flowers or red fruit trees so they flank the door or are at least in the front yard near the front door;

Front entrance doors should ideally be solid construction materials, any glass is best along the top of the door for security reasons, maintain a proportionate sized door to the size of the home, so definitely no double front doors on smaller homes;

Actively enter your home using the front door and even if you enter your home via a secondary door make sure to ask guests to use the front door;

Front entrance welcome mats should be colorful and fit the door frame size so not smaller than the dimension of the door frame;

Landscaping and house lights are a must at the front entrance area; If possible a meandering path is best, versus straight paths to the door;

And placing a soothing water feature fountain and one tinkling metal chime in front, it would nearly be complete!

If we’ve learned anything in COVID it is all about impermanence and change. Embracing this can help you make small changes and then perhaps tweaking and adjusting and adding Feng Shui over time. Notice what shifts. Create mindful changes and work at your own pace, listen quietly and then intuit what comes next for you in your space. If the vibe at home suits you then you will have accomplished the single most important Feng Shui aspiration!

If you have before and after pics of your front entrance I would be honored to review your good Feng Shui efforts so please email me at spaceharmony@gmail.com.

Happy Summer to all!

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 2020 Feng Shui Consultation, contact Michele at (520) 647-4887 or send an email to spaceharmony@gmail.com.





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Lamorinda home sales recorded

... continued from Page D2

MORAGA ... continued

- 1357 Camino Peral #C, \$465,000, 2 Bdrms, 951 SqFt, 1970 YrBlt, 06-19-20, Previous Sale: \$435,000, 07-14-17
1463 Camino Peral, \$700,000, 2 Bdrms, 1159 SqFt, 1973 YrBlt, 06-16-20, Previous Sale: \$650,000, 09-12-17
105 Devin Drive, \$1,610,000, 4 Bdrms, 2316 SqFt, 1960 YrBlt, 06-15-20, Previous Sale: \$1,165,000, 11-04-19
228 Fronteras Drive, \$2,100,000, 3 Bdrms, 4685 SqFt, 2018 YrBlt, 06-19-20
18 Harrington Road, \$1,390,000, 3 Bdrms, 2235 SqFt, 1986 YrBlt, 06-23-20, Previous Sale: \$1,010,000, 07-30-12
411 Kingsford Drive, \$1,905,000, 5 Bdrms, 2646 SqFt, 1968 YrBlt, 06-26-20, Previous Sale: \$875,000, 06-07-02
37 Miramonte Drive, \$595,000, 2 Bdrms, 1152 SqFt, 1964 YrBlt, 06-15-20, Previous Sale: \$125,000, 09-01-88
165 Natalie Drive, \$1,415,000, 4 Bdrms, 2062 SqFt, 1968 YrBlt, 06-16-20, Previous Sale: \$663,500, 04-18-02
45 Sanders Ranch Road, \$1,775,000, 4 Bdrms, 3523 SqFt, 1984 YrBlt, 06-19-20
207 Sonora Road, \$2,110,000, 3 Bdrms, 3036 SqFt, 2018 YrBlt, 06-26-20
215 Sonora Road, \$2,170,000, 4 Bdrms, 4435 SqFt, 2018 YrBlt, 06-24-20
177 Willowbrook Lane, \$1,975,000, 3 Bdrms, 3003 SqFt, 2016 YrBlt, 06-26-20, Previous Sale: \$1,923,500, 12-19-16

ORINDA

- 71 Bates Boulevard, \$1,975,000, 4 Bdrms, 2579 SqFt, 1972 YrBlt, 06-23-20
412 Dalewood Drive, \$2,225,000, 4 Bdrms, 3037 SqFt, 1972 YrBlt, 06-18-20, Previous Sale: \$240,000, 06-01-78
564 Dalewood Drive, \$2,727,000, 5 Bdrms, 3986 SqFt, 1990 YrBlt, 06-16-20, Previous Sale: \$2,430,000, 07-27-06
2 Fleetwood Court, \$1,675,000, 4 Bdrms, 2564 SqFt, 1964 YrBlt, 06-16-20
383 Miner Road, \$2,450,000, 5 Bdrms, 4023 SqFt, 1954 YrBlt, 06-17-20, Previous Sale: \$2,450,000, 06-14-20
20 Monte Vista Road, \$946,000, 2 Bdrms, 1404 SqFt, 1950 YrBlt, 06-17-20
457 Moraga Way, \$1,000,000, 3 Bdrms, 1396 SqFt, 1952 YrBlt, 06-19-20
58 Oak Drive, \$2,415,000, 4 Bdrms, 4132 SqFt, 2004 YrBlt, 06-18-20, Previous Sale: \$1,780,000, 01-07-13
6 Rabble Road, \$3,750,000, 6 Bdrms, 5988 SqFt, 2010 YrBlt, 06-23-20, Previous Sale: \$2,740,000, 10-18-12
9 Sally Ann Road, \$2,030,000, 4 Bdrms, 2527 SqFt, 1950 YrBlt, 06-15-20, Previous Sale: \$950,000, 05-22-15
66 Sleepy Hollow Lane, \$1,505,000, 3 Bdrms, 1883 SqFt, 1949 YrBlt, 06-19-20, Previous Sale: \$1,250,000, 05-19-06
32 Sleepy Hollow Lane, \$2,035,000, 5 Bdrms, 2306 SqFt, 1977 YrBlt, 06-18-20, Previous Sale: \$1,450,000, 10-27-05
469 Tahos Road, \$1,736,000, 4 Bdrms, 2710 SqFt, 1964 YrBlt, 06-18-20

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LAMORINDA EXPERTS - GLOBAL CONNECTIONS

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<p>10 Rheem Blvd. \$1,975,000 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>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>	<p>972 Carol Ln. \$1,175,000 Private haven, steps from the Lafayette Trail Soraya Golesorkhi 925-808-8390 www.soraya4homes.com Lic #01771736</p>
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ACTIVE



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+/- 7160 sq.ft | 5 Bed + Study & Office | 5 Full, 4 Half Bath | 3 Car Garage | Pool |
2.04 Acre Gated Estate | \$8,995,000

PENDING

*101 Hillcrest Drive, Orinda (Seller!)
18 Charles Hill Circle, Orinda (Seller!)
12 Kimberly Drive, Moraga (Seller!)*

SOLD

*257 Overhill Road, Orinda (Seller & Buyer!)
20 Ellen Court, Orinda (Buyer!)
100 Estates Drive, Orinda (Buyer!)
50 Don Gabriel Way, Orinda (Buyer!)
106 Brookline Street, Moraga (Seller!)
100 Sand Hill Road, Orinda (Seller & Buyer!)*



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- 3+ baths
- Office space per plan
- Exquisite details in each unique home
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- Spa-like master suite
- Ample closet and storage space
- 2 car dedicated parking space & garage



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Real Estate Consultant

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Two Fabulous Homes Just Listed in Lamorinda!



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4 Bedrooms | 3 Baths | 2995 sf. | .4 Acre



95 Hardie Drive • Moraga
4 Bedrooms | 2 Baths | 2137 sf | .29 Acre



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New Listing



300 Village View Court, Orinda **\$2,095,000**
2+ Bed 2.5 Bath 2,500± SF 0.16± Acres w/Views

Warm and welcoming from the moment you step onto the property, this magnificent single level Orindawoods home exudes elegance redefined. With impeccable design, timeless finishes and worry-free living, you will rediscover what 'home' should be. The coveted end of cul-de-sac location offers unparalleled privacy and optimized outdoor living spaces for year round entertaining and enjoyment.

300villageview.com

New Listing



3223 Brookwood Drive, Lafayette **\$1,195,000**
4 Bed 2 Bath 2,150± SF 0.18± Level Acres

Tucked at the end of a cul-de-sac is this fabulous single level, four bedroom, two bathroom home in the beautiful Reliez Valley neighborhood. An excellent floor plan boasts spacious rooms, an open gourmet kitchen / family room, and a separate office or media room. The lovely secluded flat back yard is the ideal complement to this hidden gem. You don't want to miss this one!

3223brookwood.com



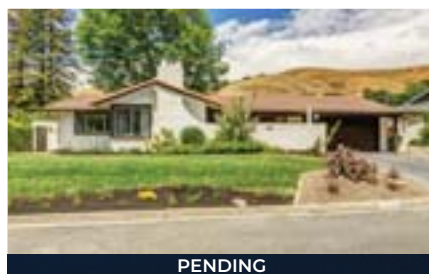
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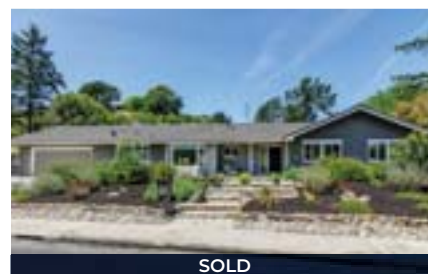
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MY RECENT ACTIVITY... THE MARKET IS STILL MOVING!



PENDING

1143 SANDERS DRIVE, MORAGA
3 BD, 3 BA, 2,113+/- SF
OFFERED AT \$1,249,000



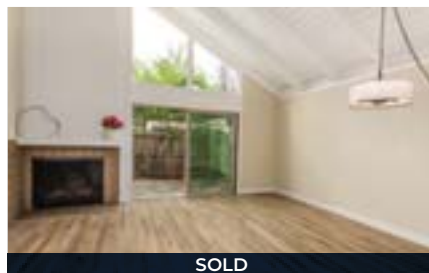
SOLD

217 CORLISS DRIVE, MORAGA
4 BD, 2.5 BA, 2,357+/- SF
SOLD FOR \$1,570,000



SOLD

18 HARRINGTON ROAD, MORAGA
3 BD, 2 BA, 2,235+/- SF
SOLD FOR \$1,390,000



SOLD

511 CHALDA WAY, MORAGA
3 BD, 2 BA, 1,322+/- SF
SOLD FOR \$705,000



SOLD

85 MONTE CRESTA AVE., PLEASANT HILL
3 BD, 2.5 BA, 1,833+/- SF
SOLD FOR \$1,036,000
CO-LISTED WITH SHELLEY RUHMAN



PENDING

2233 PINE KNOLL DR. #1, ROSSMOOR
1 BD, 1 BA, 842+/- SF
OFFERED AT \$325,000
CO-LISTED WITH SHELLEY RUHMAN



Digging Deep with Goddess Gardener, Cynthia Brian

Some like it hot!



Blackberries are sweet and profuse this season.

By Cynthia Brian

“Summer afternoon – summer afternoon; the two most beautiful words in the English language.” ~ Henry James

The blackberry bushes flanked the horse stables on my grandparents’ ranch. My grandmother was a genuine horse whisperer. She lovingly cared for a herd of adopted steeds and rode in parades in her fancy Western wear. She even trained the horse for the television show, “My Friend Flicka.” Together, after an early morning gallop through the fields and vineyards, she would give my cousin and me an empty pail and challenge us to a blackberry picking contest. Our reward was a big bowl of berries with fresh cream dusted with cereal. I adored my horse-loving grandmother and those luscious summer blackberries.

Although I’ve always treasured horses, I stopped liking blackberries when I started growing my own. The thorns are menacing, and the bushes sprout everywhere with their

underground runners. In the heat of summer, my days are filled with pulling out blackberry vines from flower beds instead of picking fruit. But this year I have a bumper crop of big juicy berries in an area where I’ve allowed them to flourish. I decided to risk the scratches to re-live the free-flowing glory days spent with my grandmother riding horses and gobbling blackberries in rich purple cream. It’s a short season for blackberries and they like it hot.

Meteorologists have predicted that 2020 has a 75% chance of being the hottest ever recorded. The good news is that we grow many specimens in our gardens that thrive in the heat. The bad news is that the Arctic is rapidly warming and climate change is sinister. We must strive to reduce our carbon footprint while we indulge in the summer flavors of favorite fruits and vegetables and the beauty of heat-tolerant blossoms.

Unless you can water deeply and daily, August is not an optimal month to plant any-

thing. But it is a month to enjoy the high-temperature lovers. Tomatoes, tomatillos, beans, peppers, eggplant, beets, zucchini, basil and corn are a few of the vegetables/fruit that demand six to eight hours of sunshine to flourish. Other summer fruits that require heat to ripen include peaches, pears, plums, nectarines, cantaloupe, watermelon, apples, blueberries, figs, and, of course, blackberries. Limes are the only citrus that require a blistering summer to be at their best. By growing your choices in containers, specifically tomatoes, peppers and herbs, substantial sunlight can be guaranteed by moving the pots to different areas and watering when necessary.

I have a pistache planted in a large ceramic cask that has already turned a vibrant red while other in-ground pistache trees are still a brilliant green. Crape myrtle trees, hollyhocks, and agapanthus pop into magnificent blooms when the thermometer rises.

... continued on Page D16



Oleanders come in all colors and bloom throughout the warmer seasons.

Photos Cynthia Brian

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Digging Deep with Goddess Gardener, Cynthia Brian

Some like it hot!



This pistache in a pot has already changed to its autumn red coat.

... continued from Page D14

Lavender, salvia, sage and roses grow vigorously in summer. Ubiquitous oleander and the common geranium beat the heat with a profuse of petals lasting until the cold weather begins.

As a child, the four o'clocks lining our country road opened daily exactly at the prescribed hour. The ones that perennially sprout in my Lamorinda garden germinated from those ranch heirloom seeds do not live up to their namesake. My errant sun-worshippers open at 8 a.m. and close by 4 p.m. Blissfully, right on cue, just as my hillside is



Four o'clocks can grow in poor soil and are supposed to open at 4 P.M.

looking drab, dry, and dismal, my Naked Ladies poke their long necks out from their mounds. Every year I delight in their ability to shimmer when most everything else is withering.

The big question in the cauldron of August is when and how to water. Just because a plant is drought resistant or heat-tolerant doesn't mean it doesn't get thirsty. To keep our garden healthy, we can't under-water or over-water. What's the secret? The optimum time to water is very early morning to prepare your garden for the day. The roots will retain the moisture and the plant will stay hydrated.

... continued on next Page

... continued from Page D14

Watering in the afternoon wastes water as it evaporates before it can saturate the soil. The evening is also a good time to water as long as the leaves have enough time to dry out. Watering at night encourages fungus, insects and rot. Deep-root watering is always better than sprinkling. Adding three inches of mulch around all plants and trees will aid in keeping the moisture level correct while keeping the roots cooler.

If you have a swimming pool, pond or fountain, you may discover that honeybees appear to be suicide bombers this month. Rescue them. When it is scorching, bees search for water then return to the hive to let other bees know the location of the source. A group of 15 or more may tap the pool surface bringing back the droplets to receiver bees. According to entomologists, the water is then deposited along the edge of the wax comb while bees inside the comb fan their wings to circulate the air conditioning. Bees prefer hive temperatures of 95 degrees Fahrenheit, so they like it hot, too!

August will be a sizzling month. Make sure you and your garden stay hydrated. Enjoy the fruits, vegetables, and flowers that relish the swelter. Pick a basket of blackberries, with or without horse-back riding.

Stay cool and enjoy a summer afternoon of hot, hot, hot!



A favorite of hot weather, watermelon Crape Myrtle.



A white agapanthus glows at night.

Cynthia Brian's Garden Sales Tips

It's important to frequent and support your local nurseries, garden centers and stores, however, during the pandemic, many people are safely sheltering-in-place as much as possible. If you prefer armchair shopping with delivery to your home, these are affiliate suppliers that offer quality and satisfaction for almost everything outdoor and garden related. Some have current sales and others offer free shipping with minimum orders.

- High-quality gardening products including umbrellas canopies, gazebos, hammocks, furniture, and more with a 15% off sale through Aug. 10. Use Code SELECT15: <https://bit.ly/30L5yUA>
 - An extensive selection of live plants, seeds and gardening accessory products, plus trees, shrubs, fruit trees, perennials and bulbs. <https://bit.ly/2P6FAFL>
 - Furniture and structures for both outdoor and indoor living including pergolas, bridges, gazebos, sunrooms and birdhouses, plus a kids' corner with play structures and more. <https://bit.ly/2D4ymPL>
 - Automatic gates: Go direct to <https://bit.ly/2ZUxJB4>
 - Fountains, firepits, hammocks, carts, umbrellas, bird feeders, relaxation products, and more. <https://bit.ly/3eXqNHU>
 - Get a free flower coloring book download at <https://bit.ly/39CnSDv>
 - For beautiful botanical art and a variety of seeds, go to <https://bit.ly/39spMXe>.
 - And if the pandemic will be ushering in a new baby in the family soon, congratulations, check out the gear, furniture and décor at <https://bit.ly/2WQv7lJ>
- Happy gardening. Happy growing.



Geraniums of all hues enjoy the heat of summer.



The long necks of Naked Ladies sprout from the dry ground.



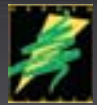
Cynthia Brian likes it hot, hot, hot!

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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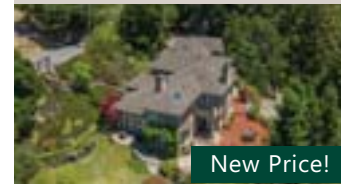
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220 Crestview Drive

Secluded 6 bed/ 5.5 bath home on expansive 1.4 acre lot, offering a unique indoor/outdoor park-like experience. **\$3,295,000**

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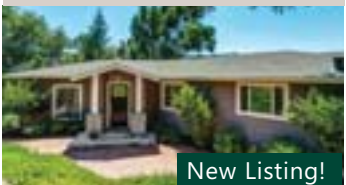


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737 Miner Road

Custom 5 bed/ 4 bath 4088 sqft Orinda Country Club home w/ easy indoor/outdoor living & breathtaking views. **\$2,295,000**

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New Listing!

38 Linda Vista

Wonderful 4 bed/ 3 bath home w/ functional floor plan for comfort & entertaining. Close to BART & Lake Cascade. **\$1,750,000**

ORINDA



21 Los Arboles

Large 3736 sqft 4 bed/ 3.5 bath home on private cul-de-sac w/ easy access to commute, top schools, & recreation. **\$1,689,000**

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15 Linda Vista

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

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325 El Toyonal

Custom 5 bed/ 3 bath home w/ updated baths & kitchen, hardwood floors, & charming curb appeal. Great location! **\$1,395,000**

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30 Rio Vista

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MORAGA



651 Moraga Road # 15

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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**

LAFAYETTE



3554 Springhill Road

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

LAFAYETTE



3541 S Silver Springs Road

Completely renovated 4 bed/ 4 bath home within walking distance to town, schools, & bike trail. **\$3,250,000**

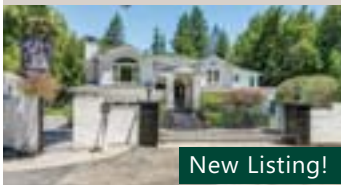
LAFAYETTE



3971 Canyon Road

Private gated 6 Bed/ 4 Bath/ 2 Half bath estate including two-story guest house located in desirable Happy Valley. **\$3,175,000**

LAFAYETTE

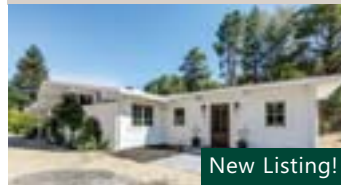


New Listing!

3696 Happy Valley Road

Private gated 6 bed/ 6.5 bath 5500 sqft custom home including chef's kitchen, guest house, & pool on flat .85 acres. **\$2,795,000**

WALNUT CREEK



New Listing!

160 Brodia Way

3 Bed/ 2 bath 1851 home located at the end of the street w/ courtyard, BBQ station, grassy play area & views. **\$1,375,000**

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