

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 14 Issue 17 Wednesday, October 14, 2020



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

Digging Deep with Goddess Gardener Cynthia Brian

Sheltering with Mother Nature

By Cynthia Brian



Eat apples right from the tree.

Photos Cynthia Brian

"Too blessed to be stressed!" ~ Bumper sticker

Are you feeling more in touch with Mother Earth as we near the beginning of eight months of stay-at-home mandates because of Covid-19? Or are you feeling antsy, stressed, and out-of-sorts? Retreating to our landscapes was initially a salve to the pain of the coronavirus, social unrest, and political nastiness as we encountered improved air quality, quieter skies, and increased bird activity. Then the California fires arrived bringing choking smoke, scorching heat, and black ash. An additional layer of frazzle to our daily lives multiplied because we were unable to spend time in our gardens or outdoors for any reason.

In normal times, I work in the garden daily. It is an extension of my home, a serene, yet wild place where I am most creative and 100% myself. Every morning I walk through my property, a mug of java in hand, giving thanks for the beauty, solitude, and bounty of my magical oasis. Getting my hands in the dirt soothes my soul. I lose track of time as I weed, prune, trim, fertilize, water, and bite into a crunchy apple straight off the tree. I come up with the best ideas for

my books, columns, radio shows and lectures. Before they float away with the wind, I race to write my thoughts down.

As a fire prevention strategy, I have been clearing the brush and understory plants from my creeks when the air permits. If you live near open space, hills or creeks, make sure to take time to remove dead trees, limbs and brush as we have at least another month of fire season. Leave a couple of small brush piles as habitat for owls. Owls dine on a smorgasbord of voles, mice, rats, and other rodents that wreak havoc in the garden. A family of owls can devour several thousand rodents during the nesting season with the young eating as many as four per night. Add a nesting box 15 feet off the ground to a branch of an older tree. When you invite owls into your landscape, you won't have to use harmful poisons, plus their hooting sound is calming.

Since sheltering in Mother Nature has been impossible these past two months, I find myself exhausted, jittery, tense, and concerned for the future of our country and our planet. For me, this means getting creative about the sensory experience that being outdoors provides and bringing those familiar feelings and scents indoors. If we can't be 'in' Mother Nature, let's shelter 'with' Mother Nature.

Here are some things you can do to relieve stress, feel energized, and rebalanced:

1. **TAP** into the sounds of nature on your favorite radio network. Listening to the trickling of a creek, the rushing of a river, or the pounding of ocean waves is relaxing.

... continued on Page D18



Pick beets and radishes as needed.

VLATKA BATHGATE

#1 Coldwell Banker Realtor in Orinda



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GLOBAL LUXURY

Recent Sales in 2020

For Sale

3 Valley View Ln,
OrindaOffered at
\$3,195,000

Represented Sellers

I Aghalee Rd, Orinda
234 El Toyonal Rd, Orinda
15 Candlestick Rd, Orinda
34 La Cuesta Rd, Orinda
9 La Fond Ln, Orinda
14 Berkeley Ave, Orinda
1571 1st Ave, Walnut Creek
42 Knox Dr, Lafayette
5316 Woodgrove Ct, Con.
70 Coral Dr, Orinda
59 Canyon Green Way, SR
112 Spring Rd, Orinda
10 Rheem Blvd, Orinda
25 Longridge Rd, Orinda
807 Paseo Roble Ct, WC



Represented Buyers

1128 Sanders Dr, Moraga
9 La Fond Ln, Orinda
516 Estancia Ct, San Ramon
21 Greenwood Ct, Orinda



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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	50	\$190,000	\$5,850,000
MORAGA	16	\$420,000	\$3,365,000
ORINDA	22	\$790,000	\$3,000,000

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

3205 Andreasen Drive, \$2,500,000, 4 Bdrms, 3205 SqFt, 1952 YrBlt, 08-28-20,
Previous Sale: \$1,437,000, 03-17-15
3495 Black Hawk Road, \$2,325,000, 4 Bdrms, 2731 SqFt, 1959 YrBlt, 08-20-20,
Previous Sale: \$1,401,000, 12-12-14
608 Burton Drive, \$2,405,000, 4 Bdrms, 3097 SqFt, 1989 YrBlt, 08-19-20,
Previous Sale: \$1,775,000, 04-02-16
972 Carol Lane, \$1,325,000, 3 Bdrms, 1861 SqFt, 1962 YrBlt, 08-24-20,
Previous Sale: \$710,000, 11-05-03
21 Chapel Drive, \$190,000, 3 Bdrms, 2172 SqFt, 1961 YrBlt, 08-18-20,
Previous Sale: \$450,000, 02-02-18
2460 Cherry Hills Drive, \$1,177,500, 4 Bdrms, 1780 SqFt, 1962 YrBlt, 08-31-20,
Previous Sale: \$940,000, 06-17-16
916 Colina Court, \$869,000, 2 Bdrms, 813 SqFt, 1946 YrBlt, 09-02-20,
Previous Sale: \$465,000, 09-18-09
3116 Del Oceano Drive, \$1,110,000, 4 Bdrms, 1706 SqFt, 1962 YrBlt, 08-17-20
1305 El Curtola Boulevard, \$1,050,000, 3 Bdrms, 1416 SqFt, 1950 YrBlt, 08-21-20,
Previous Sale: \$800,000, 07-11-17
648 Glenside Drive, \$3,650,000, 5 Bdrms, 5716 SqFt, 2004 YrBlt, 08-31-20,
Previous Sale: \$3,600,000, 08-16-17
3644 Happy Valley Road #A, \$2,895,000, 4 Bdrms, 3405 SqFt, 1964 YrBlt, 08-28-20,
Previous Sale: \$1,984,000, 08-05-13
3838 Happy Valley Road, \$3,071,500, 4 Bdrms, 3065 SqFt, 1998 YrBlt, 08-26-20,
Previous Sale: \$2,587,000, 09-04-14
4015 Happy Valley Road, \$4,510,000, 5 Bdrms, 6011 SqFt, 2004 YrBlt, 08-26-20,
Previous Sale: \$4,495,000, 06-28-20
614 Huntleigh Drive, \$1,825,000, 4 Bdrms, 2601 SqFt, 1963 YrBlt, 08-26-20,
Previous Sale: \$1,128,000, 06-08-12
10 Julie Highlands Court, \$1,675,000, 4 Bdrms, 3813 SqFt, 1997 YrBlt, 09-03-20,
Previous Sale: \$1,325,000, 05-29-13
20 Jennifer Highlands Court, \$1,607,000, 4 Bdrms, 3538 SqFt, 1996 YrBlt, 08-28-20,
Previous Sale: \$1,500,000, 07-24-18
3357 Kincheloe Court, \$5,850,000, 5 Bdrms, 5352 SqFt, 2015 YrBlt, 08-19-20,
Previous Sale: \$1,912,500, 04-04-02
3186 Kingsley Place, \$2,650,000, 4 Bdrms, 2435 SqFt, 1957 YrBlt, 08-18-20,
Previous Sale: \$1,600,500, 06-16-05
703 Las Trampas Road, \$1,975,000, 4 Bdrms, 2231 SqFt, 1959 YrBlt, 08-27-20,
Previous Sale: \$725,000, 07-13-00
1055 Lorinda Lane, \$2,706,500, 4 Bdrms, 4094 SqFt, 2008 YrBlt, 08-19-20,
Previous Sale: \$600,000, 07-25-07
750 Los Palos Drive, \$2,800,000, 5 Bdrms, 3682 SqFt, 2018 YrBlt, 09-01-20,
Previous Sale: \$1,375,000, 06-30-14
3226 Lucas Circle, \$1,845,000, 4 Bdrms, 2297 SqFt, 1963 YrBlt, 08-28-20,
Previous Sale: \$1,487,500, 02-24-16
3261 Marlene Drive, \$700,000, 2 Bdrms, 1160 SqFt, 1972 YrBlt, 09-04-20,
Previous Sale: \$590,000, 03-18-16

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LAMORINDA

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

WALNUT CREEK

1910 OLYMPIC BLVD., #100
WALNUT CREEK, CA 94596
O: 925.937.4000 F: 925.937.4001

DANVILLE

100 RAILROAD AVE., #A
DANVILLE, CA 94523
O: 925.800.3510 F: 925.800.3520

BRENTWOOD

60 EAGLE ROCK WAY, #B
BRENTWOOD, CA 94513
O: 925.937.4000 F: 925.937.4001

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925.708.5630
DRE# 01917597

CHRISTINA LINEZO



415.425.3085
DRE# 01964989

JOHN FONDAZIO



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DRE# 01938194

JULIE DEL SANTO
BROKER/OWNER



925.818.5500
DRE# 01290985

LISA TICHENOR



925.285.1093
DRE# 01478540

MATT McLEOD



925.464.6500
DRE# 01310057

2040 MONTCLAIR CIRCLE, W.C.

\$1,279,000



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153 VALLE VISTA, DANVILLE

\$1,750,000



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335 LAS QUEBRADAS, ALAMO

\$2,949,000



MARY PISCITELLI/PETER GILLIS

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9 ROBERT ROAD, ORINDA

\$1,249,000



SMITH HOMES TEAM

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RACHEL DREYER



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DRE# 01994561

RUTH EDDY



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DRE# 01313819

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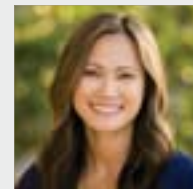
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DRE# 01320608

TERESA ZOCCHI



925.360.8662
DRE# 01907345

TINA FRECHMAN



925.915.0851
DRE# 01970768

BRYAN HURLBUT



925.383.5500
DRE# 01347508

JANE SMITH



925.998.1914
DRE# 01476506

JOY WIEHN



415.377.1884
DRE# 02047712

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HURLBUT TEAM



925.876.4671
DRE#02060294

MARY PISCITELLI



925.765.9095
DRE# 01426129

VALERIE DURANTINI



415.999.6116
DRE# 01376796

1640 CERVATO CIRCLE, ALAMO \$2,299,000



HURLBUT TEAM

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1479 QUAIL VIEW CIR., WALNUT CREEK \$950,000



SHERRY HUTCHENS/ADAM HAMALIAN

925.212.7617

16 RIMA COURT, DANVILLE \$1,989,000



LAUREN DEAL/HURLBUT TEAM

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124 MORAGA WAY, ORINDA \$1,725,000



TINA FRECHMAN

925.915.0851

29 KAZAR COURT, MORAGA \$1,635,000



MATT McLEOD

925.464.6500

3079 CAMINO DIABLO, LAFAYETTE \$749,000



SHERRY HUTCHENS/ADAM HAMALIAN

925.212.7617

2 WELLESLEY COURT, LAFAYETTE \$1,750,000



MATT McLEOD

925.464.6500

124 MORAGA WAY, ORINDA \$1,725,000



JOY WIEHN

415.377.1884

THE MARKET IS HOTTER THAN EVER

Call me to find out how we can work together to get you the highest possible price for your house.

It helps to have an agent with a proven track record, a passion for their work and your best interest at heart.

MY RECENT SALES

261 Claudia Ct	Moraga	\$1,665,000	Rep. Seller
115 Devin Dr	Moraga	\$1,375,000	Rep. Seller
346 Birchwood Dr	Moraga	\$1,350,000	Rep. Seller
359 Donald	Moraga	\$1,700,000	Rep. Buyer
2 Patrick Ln	Orinda	\$1,885,650	Rep. Buyer
236 Calle La Montana	Moraga	\$1,550,000	Rep. Seller
3 Corte Bombero	Orinda	\$1,200,000	Rep. Buyer
1069 Via Alta	Lafayette	\$2,130,000	Rep. Buyer
72 Corte Yolanda	Moraga	\$1,650,000	Rep. Seller
3303 Whitehaven Dr	Walnut Creek	\$1,327,000	Rep. Seller

www.holcenberg.com

Michelle Holcenberg

Coldwell Banker Top 100 SF Bay Area

michelle@holcenberg.com

925-324-0405

BRE #01373412

**COLDWELL
BANKER**



Lamorinda home sales recorded

... continued from Page D2

LAFAYETTE

- 506 Mcbride Drive, \$2,150,000, 4 Bdrms, 2253 SqFt, 1965 YrBlt, 08-25-20, Previous Sale: \$1,189,000, 10-22-19
- 1119 Oak Hill Road, \$1,685,000, 4 Bdrms, 2531 SqFt, 1969 YrBlt, 08-25-20, Previous Sale: \$1,176,000, 07-08-16
- 1161 Oleander Drive, \$1,250,000, 2 Bdrms, 1011 SqFt, 1941 YrBlt, 08-18-20, Previous Sale: \$220,000, 06-01-86
- 1094 Orchard Road, \$1,050,000, 4 Bdrms, 1494 SqFt, 1972 YrBlt, 08-28-20
- 1261 Panorama Drive, \$2,861,000, 5 Bdrms, 5497 SqFt, 1989 YrBlt, 08-24-20, Previous Sale: \$2,855,000, 10-10-19
- 1188 Pleasant Hill Circle, \$1,900,000, 5 Bdrms, 2007 SqFt, 1948 YrBlt, 09-04-20, Previous Sale: \$875,000, 08-04-10
- 3600 Powell Drive, \$2,190,000, 4 Bdrms, 3513 SqFt, 1977 YrBlt, 08-31-20
- 934 Raintree Place, \$1,808,000, 4 Bdrms, 2715 SqFt, 1985 YrBlt, 09-04-20, Previous Sale: \$1,550,000, 06-03-16
- 1514 Rancho View Drive, \$1,740,000, 3 Bdrms, 2942 SqFt, 1956 YrBlt, 08-28-20
- 1845 Reliez Valley Road #A, \$1,075,000, 3 Bdrms, 1870 SqFt, 1973 YrBlt, 08-25-20
- 1750 Reliez Valley Road, \$1,750,000, 3 Bdrms, 2804 SqFt, 1973 YrBlt, 08-28-20, Previous Sale: \$905,000, 03-25-09
- 1985 Reliez Valley Road, \$1,650,000, 4 Bdrms, 3078 SqFt, 1958 YrBlt, 09-01-20
- 1261 Rose Lane, \$3,600,000, 5 Bdrms, 4945 SqFt, 1999 YrBlt, 08-25-20, Previous Sale: \$3,535,000, 12-21-18
- 3541 South Silver Springs Road, \$3,450,000, 4 Bdrms, 3414 SqFt, 1956 YrBlt, 08-19-20, Previous Sale: \$152,500, 11-01-78
- 1624 Silver Dell Road, \$2,500,000, 3 Bdrms, 2578 SqFt, 1963 YrBlt, 09-01-20, Previous Sale: \$1,400,000, 12-23-19
- 1037 Silverhill Drive, \$1,425,000, 5 Bdrms, 2963 SqFt, 1989 YrBlt, 08-19-20, Previous Sale: \$135,000, 03-01-87
- 16 Silverhill Way, \$1,775,000, 5 Bdrms, 3473 SqFt, 1986 YrBlt, 09-04-20, Previous Sale: \$1,050,000, 04-18-12
- 631 Sky Hy Court, \$2,141,000, 4 Bdrms, 3114 SqFt, 1977 YrBlt, 08-20-20, Previous Sale: \$1,626,000, 12-16-14
- 3216 Sharon Court, \$1,620,000, 3 Bdrms, 1907 SqFt, 1958 YrBlt, 08-25-20, Previous Sale: \$1,100,000, 03-25-13
- 51 Silverwood Drive, \$2,337,000, 4 Bdrms, 3376 SqFt, 1962 YrBlt, 08-27-20, Previous Sale: \$1,150,000, 09-13-12
- 27 Southampton Place, \$1,550,000, 4 Bdrms, 2924 SqFt, 1973 YrBlt, 08-25-20, Previous Sale: \$1,394,000, 08-08-17
- 3540 Springhill Road, \$3,900,000, 4 Bdrms, 3920 SqFt, 2001 YrBlt, 08-17-20, Previous Sale: \$4,500,000, 08-07-17
- 1019 Sunnybrook Drive #4, \$1,560,000, 2 Bdrms, 2601 SqFt, 1943 YrBlt, 08-19-20
- 1239 Sunrise Ridge Drive, \$1,399,000, 6 Bdrms, 3653 SqFt, 1998 YrBlt, 08-18-20, Previous Sale: \$1,450,000, 06-16-06
- 1225 Upper Happy Valley Road, \$2,355,000, 4 Bdrms, 3713 SqFt, 1978 YrBlt, 08-24-20
- 1038 Via Roble, \$1,890,000, 4 Bdrms, 3256 SqFt, 1980 YrBlt, 08-31-20, Previous Sale: \$1,525,000, 06-24-16
- 1001 Woodbury Road #101, \$1,395,000, 2 Bdrms, 1495 SqFt, 2015 YrBlt, 08-19-20

... continued on Page D12

Spectacular Lafayette Home



3217 Acalanes Ave

Stunning remodeled home with high ceilings, open floor plan and on a large level lot. This 4 bedroom, 2.5 bath home is finished to the highest standards with exceptional attention to detail and design. The kitchen has all new appliances, designer lighting and an oversized island. The master retreat has a walk-in closet, access to patio and generous bathroom with large shower, free standing tub, double vanity on a beautiful carrara marble floor. The great room has vaulted ceilings, wide plank wood floors and opens to a beautiful level backyard with ample patio area for entertaining, level lawn and room for a pool. Conveniently located to Lafayette's award winning schools, freeway, and downtown.

Price \$1,998,000



PADDY KEHOE TEAM



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Brittany Hogan

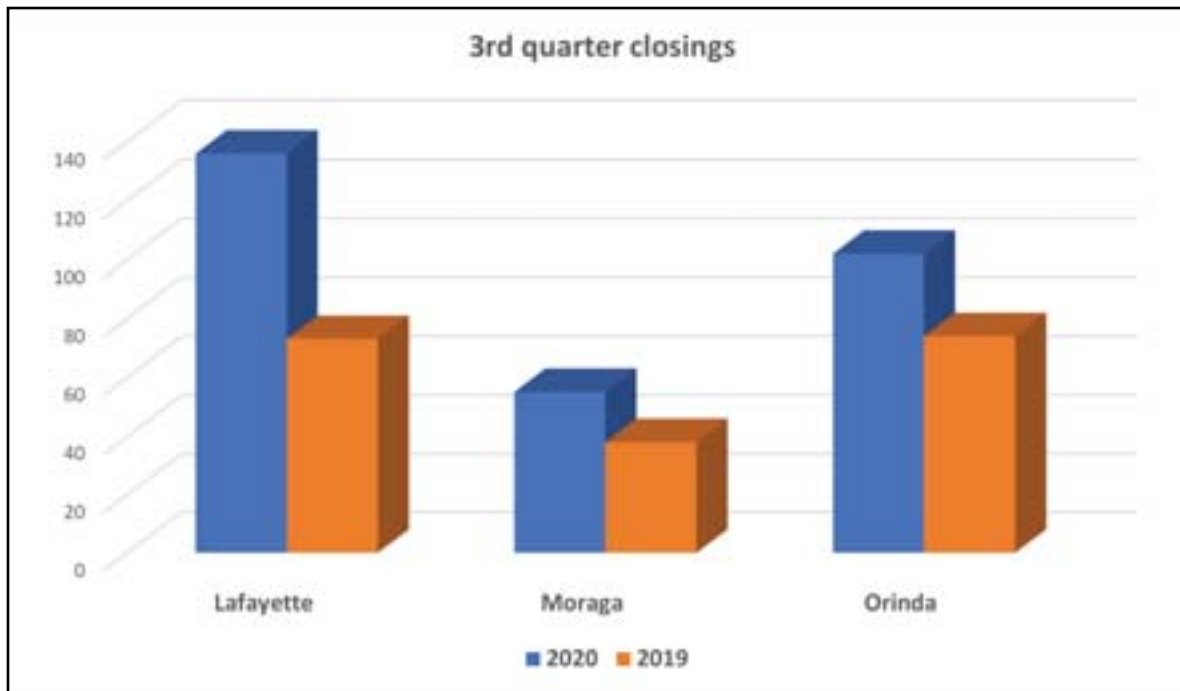
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COMPASS



The Real Estate Quarter in Review



By Conrad Bassett, CRP, GMS-T

The third quarter of 2020 showed tremendous activity on the residential side of Lamorinda real estate versus the year ago quarter. This activity continues to be based upon both a buildup from the lower amount of second quarter closings and an exodus of people moving from San Francisco and the Peninsula to the East Bay.

Per Contra Costa Association of Realtors statistics reported from July 1 through Sept. 30, 136 single-family homes closed in Lafayette, which was a huge increase from the 73 that closed in the third quarter of 2019. Sales prices ranged from \$840,938 to \$5.85 million. The average number of days on market was 19 versus 30 for the same period in 2019. The average sales price was \$1,972,380. In this same quarter in 2019 it was \$1,716,517.

In Moraga, the number of single-family closings was 55, well above the 38 in 3Q2019. Prices ranged from \$930,000 to \$3.365 million. The average sales price was \$1,588,132, which was a 10% increase from a year ago when it was \$1,443,253. The average marketing time was 17 days, down from 25 days a

year ago.

In Orinda, the number of single-family closings was 102, a big increase from 74 the same period a year ago. Sales prices ranged from \$970,000 to \$4.125 million with an average price of \$1,900,069, far above \$1,651,117 in 3Q2019. It took an average of 24 days to expose a home to the market this last quarter. One year ago it took about 37 days.

In the third quarter of this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$719.40 – the highest ever for a quarter. In the 2019 summer quarter it was \$607.09. In 2018 it was \$638.11. Moraga homes sold for \$637.23, up from \$607.47. In Orinda it was \$684.33 – way up from 3Q2019 when it was \$617.98.

In Lafayette, the average sales price was right at 101.3% of the final asking price. In Moraga, it was just under 102.4% of asking and in Orinda it was just over 102.2%. In many cases, there were still multiple offers on homes and the result was a closing price above the asking price.

In Lafayette, 97 of the 136 closings sold at

the list price or above. In Moraga, 38 of the 55 sold at or above asking and in Orinda it was 70 of 102.

In the condominium/town home category, Lafayette had eight resale closings. They were priced from \$659,000 to \$1.395 million; Moraga had 25, up from 17 a year ago and from 25 in the same period two years ago. Sales prices ranged from \$345,000 to \$1.375 million. Moraga Country Club had five attached home sales – \$907,500 to \$1.375 million. Orinda had one townhome sell at \$1.35 million in Orindawoods and one condo sell on Brookwood at \$635,000.

As of Oct. 8, there were 96 pending sales in the three communities combined. A year ago there were 69 pending sales per the MLS. The asking prices for the pending single family detached homes range from \$949,000 to \$8.5 million. It should be pointed out that there are no “Potential Short Sales” or foreclosures that are currently pending.

It is interesting to note that of the 96 pending sales in the area, 28 received acceptable offers in the first week of October. That is an average of four per day. Usually many of the sales are completed prior to the start of school. Depending upon how many of the homes are being purchased by families with children who are new to Lamorinda, it may impact certain grades at the elementary level – especially once the children are back on campuses.

Inventory, however, continues to remain low when looking at the available homes in Lafayette where there are 60 on the market as of Oct. 8 and there were 53 at this time one year ago.

In Moraga, buyers have their choice of only 27 properties, up from 24 properties a year ago.

Orinda inventory has decreased to 43 currently available from 56 one year ago.

Current asking prices range from \$469,000 for a condominium in Moraga to \$25 million for a Lafayette property.

... continued on Page D13

20 years of deep,
community roots

14 agents graduated from
local high schools

34 kids attended
Lamorinda schools

#1 ranked independent
brokerage in East Bay



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BRE# 01301392





New!

432 Miner Road, Orinda

Orinda Country Club Renovated Farmhouse
3 Bedrooms | 2.5 Bathrooms | 2,990 SqFt | .54 Acres
Listing Price \$1,580,000

Coming Soon in Orinda!



Walk To 12 Years of School From This
Turnkey Del Rey Neighborhood Home

Coming Soon in Orinda!



3/4 Acre Property in the Sleepy Hollow Neighborhood
A Rare Find in Today's Market

Pending | Represented Sellers



393 Camino Sobrante, Orinda

4 Bedrooms | 3.5 Bathrooms | 4,167 SqFt | .35 Acres
Listing Price \$2,795,000



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License# 01498053 | www.mollyslist.com

Sold | Represented Buyers



146 Canon Drive, Orinda

3 Bedrooms | 3.5 Bathrooms | 2,798 SqFt | .23 Acres
Listing Price \$1,795,000



93 Moraga Way, Orinda, CA



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 WALTER NELSON
 BRUCE NEWMAN
 DIANE PETEK
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 MELANIE SNOW
 TOM STACK
 TED STREETER
 BO SULLIVAN
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 LINDA VAN DRENT
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 GREG WATKINS
 VAL COOK- WATKINS
 JERRY WENDT
 SCOTT WINBURNE
 FRANK WOODWARD
 JUNE YOUNG
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LAMORINDA EXPERTS - GLOBAL CONNECTIONS



Orinda
20 Hacienda Circle \$3,825,000
 1.3-acre lot adjacent to Orinda Country Club's 13th hole
 Melanie Snow /Laura Abrams
 925-360-0344/510-697-3225
 20haciendacircle.com Lic#00878893/01272382



Orinda
3 Valley View Ln. \$3,195,000
 A Nature Embraced Oases
 Vlatka Bathgate 925-597-1573
 Vlatka@BestLamorindahomes.com
 www.3ValleyViewLn.com Lic #01390784



Orinda
53 Tappan Lane \$2,995,000
 Modern exterior, renovated pool, wine cellar, breathtaking views
 Melanie Snow 925-360-0344
 53tappanlane.com Lic #00878893



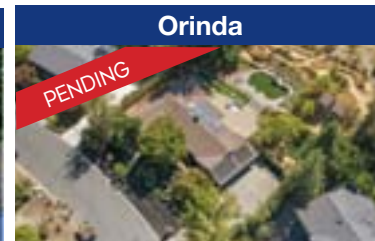
Lafayette
1 Dead Horse Canyon Rd \$2,495,000
 Ultimate Shelter in Place Home!
 Barn serves as ADU
 Suzanne Geoffrion/Dick Holt
 925.699.4832/925.297.9150
 1deadhorsecanyon.com Lic#01878803/ 00827803



Orinda
8 Nobi Lane \$2,359,000
 Hidden Glorietta Jewel. Custom built on 1.06 ac. 5 Bed/3 bath
 Melanie Snow 925-360-0344
 www.8nobilane.com Lic #00878893



Orinda
37 Oak Road \$2,299,500
 Majestic Sanctuary. 5beds/4baths, 4672 sqft
 Vlatka Bathgate 925-597-1573
 Vlatka@BestLamorindahomes.com
 Lic #01390784



Orinda
59 Martha Rd. \$2,225,000
 Rare 1.48 acre in Glorietta.
 Nancy Booth / Soraya Golesorkhi
 925-212-8867/ 925-808-8390
 www.59MarthaRd.com Lic#01341390/01771736



Lafayette
568 Merriewood Drive \$2,150,000
 BURTON VALLEY neighborhood! 4Bd/2Ba, 23-acre flat lot, pool.
 Melanie Snow 925-360-0344
 568merriewood.com Lic #00878893



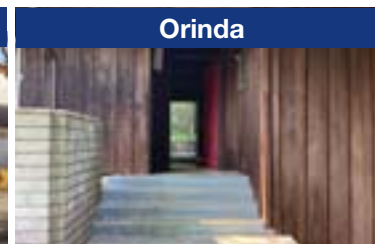
Moraga
4 Haven Court \$1,895,000
 Spectacular single-story on quiet cul-de-sac. 4 Bed/2.5BA on .31 ac lot
 Melanie Snow 925-360-0344
 www.4havencourt.com Lic #00878893



Moraga
11 Francisca Dr. \$925,000
 Best value and beautiful in Moraga
 2,095 sq. ft for under a million!
 Soraya Golesorkhi 925-808-8390
 sg@soraya4homes.com Lic #01771736



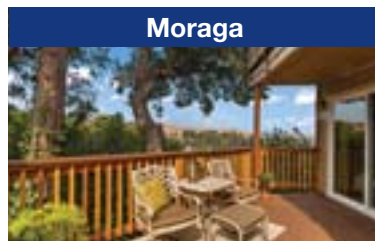
Walnut Creek
1112 Chiltern Dr. \$899,000
 3 Bd/2.5 BA
 2,055 Sq. ft with large patio!
 Suzanne Geoffrion 925-699-4832
 Lic #01878803



Orinda
34 El Toyonal \$799,000
 3Bd/2BA on 0.38 ac lot
 Mid-Century Modern Fixer!
 Shellie Kirby 925-872-4257
 Lic #01251227



Concord
1021 Stimel Dr \$795,000
 Peaceful location bordering Len Hester Park, close to Iron Horse Trail. 6 BD/2BA, large yard.
 Laura Abrams 510-697-3225
 Lic#01272382



Moraga
1965 Ascot Dr., #3 \$539,000
 NEW! Level-in single-level 2BR/2BA with views!
 Mary Beth MacLennan/Tony Conte
 925-324-6246/925-708-1396
 1965AscotDr3.com Lic #01480008/00959101



Walnut Creek
1500 Golden Rain Rd., #4 \$330,000
 LEVEL-IN 1BR | 1BA gem in Rossmoor!
 Mary Beth MacLennan/Tony Conte
 925-324-6246/925-708-1396
 1500GoldenRainRd4.com Lic #01480008/00959101



Pleasant Hill
507 Masefield call agent for price
 Poet's Corner Beauty!
 5 bed/2 bath 1,727sf
 Suzanne Geoffrion 925-699-4832
 Lic #01878803





ONE OF ORINDA'S FAVORITE STREETS.

The perfect
abode in the
heart of Glorietta

46 Martha Road

Call for Details

4BEDS	2.5BATHS	2,648SQFT
-------	----------	-----------

This is the house you've
been waiting for!

Completely remodeled
home with plenty of space
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villageassociates.com | @villageassociates | 925.254.0505 | It's Village. Of Course.

Village
ASSOCIATES





8 Southard Court, Moraga



5 bd | 4 ba | 4152 sqft | .72 acre | \$2,695,000

Impeccably designed home of quality craftsmanship & construction. Enjoy the many amenities Moraga living offers (all within walking distance) including the Farmer's Market, the Commons Park, trails, shops & dining plus Moraga's wide open spaces. (& a brewery too!)



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VILLAGE ASSOCIATES
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www.clarkthompson.com



Lamorinda home sales recorded

... continued from Page D4

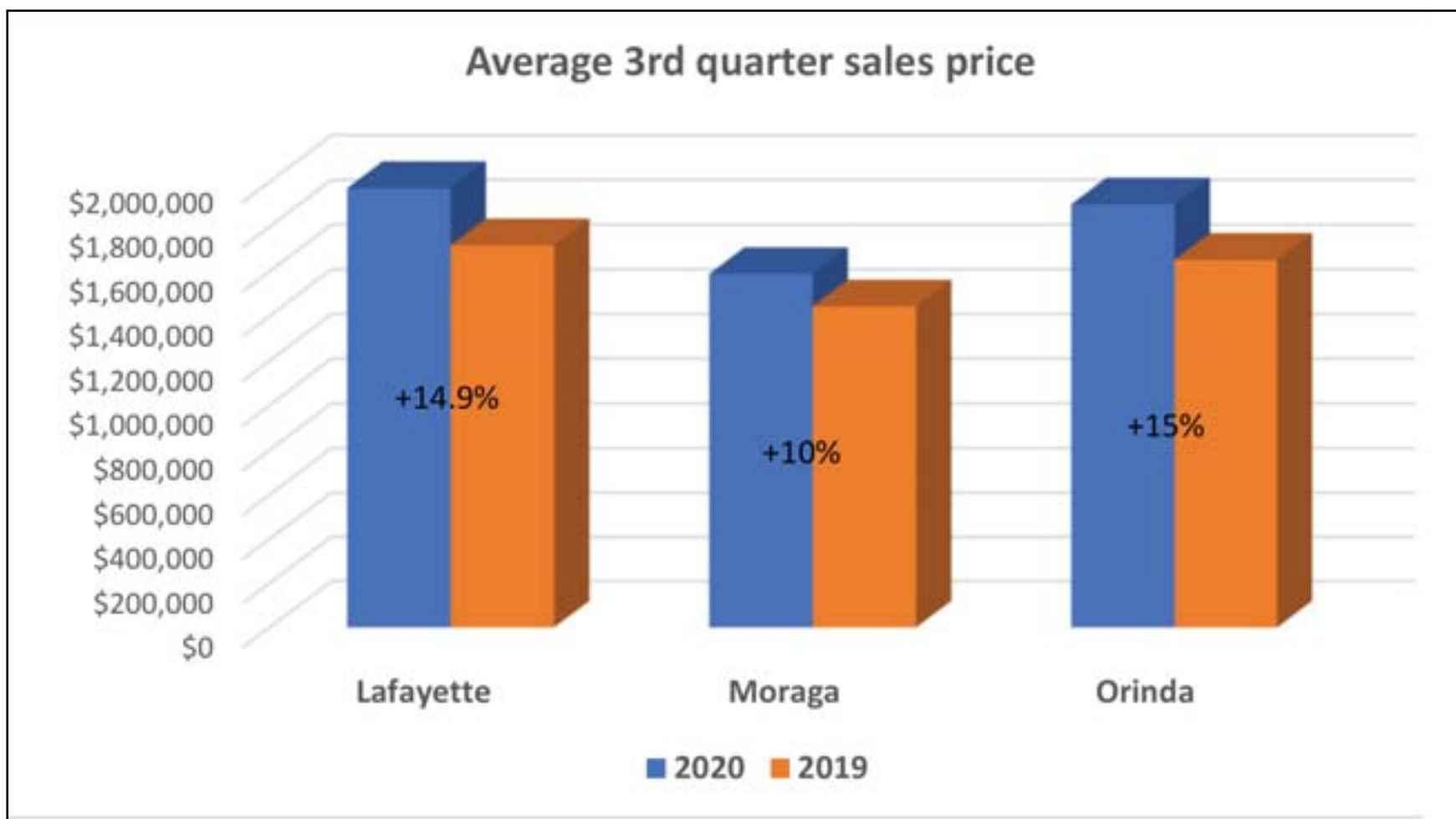
MORAGA

105 Alta Mesa Court, \$1,125,000, 3 Bdrms, 2486 SqFt, 1974 YrBlt, 08-28-20, Previous Sale: \$1,116,000, 05-11-18
2063 Ascot Drive #214, \$420,000, 2 Bdrms, 1082 SqFt, 1971 YrBlt, 08-31-20, Previous Sale: \$211,000, 10-02-12
25 Broadmoor Street, \$930,000, 2 Bdrms, 1887 SqFt, 1984 YrBlt, 09-01-20, Previous Sale: \$768,000, 05-12-16
1473 Camino Peral, \$730,000, 2 Bdrms, 1265 SqFt, 1973 YrBlt, 09-01-20, Previous Sale: \$495,000, 06-19-07
32 Carr Drive, \$2,005,000, 4 Bdrms, 2713 SqFt, 1973 YrBlt, 08-26-20, Previous Sale: \$1,175,000, 07-01-14
165 Danefield Place, \$1,525,000, 4 Bdrms, 2487 SqFt, 1966 YrBlt, 08-17-20
103 Devin Drive, \$1,850,000, 5 Bdrms, 2849 SqFt, 1961 YrBlt, 08-28-20, Previous Sale: \$1,400,000, 11-06-17
212 Fronteras Drive, \$2,010,000, 4 Bdrms, 3773 SqFt, 2018 YrBlt, 08-27-20
95 Hardie Drive, \$1,725,000, 4 Bdrms, 2137 SqFt, 1963 YrBlt, 09-03-20, Previous Sale: \$850,000, 02-25-05
1062 Larch Avenue, \$3,365,000, 5 Bdrms, 3986 SqFt, 1936 YrBlt, 08-21-20, Previous Sale: \$2,625,000, 09-06-16
26 Merrill Circle, \$1,550,000, 4 Bdrms, 3710 SqFt, 1988 YrBlt, 08-20-20, Previous Sale: \$825,000, 02-26-99
123 Oxford Drive, \$1,130,000, 3 Bdrms, 1617 SqFt, 1965 YrBlt, 09-04-20
3 Roberts Court, \$1,500,000, 3 Bdrms, 2162 SqFt, 1960 YrBlt, 09-04-20, Previous Sale: \$814,500, 05-25-11
1867 Saint Andrews Drive, \$1,460,000, 3 Bdrms, 3424 SqFt, 1982 YrBlt, 09-01-20, Previous Sale: \$1,225,000, 10-22-04
1143 Sanders Drive, \$1,305,000, 2 Bdrms, 2113 SqFt, 1963 YrBlt, 08-27-20, Previous Sale: \$1,075,000, 11-16-17
149 Tharp Drive, \$1,235,000, 4 Bdrms, 1879 SqFt, 1964 YrBlt, 09-04-20

ORINDA

18 Charles Hill Road, \$2,950,000, 5 Bdrms, 3981 SqFt, 1940 YrBlt, 08-28-20, Previous Sale: \$2,425,000, 04-02-14
55 Claremont Avenue, \$1,270,000, 4 Bdrms, 2100 SqFt, 1950 YrBlt, 08-25-20, Previous Sale: \$1,150,000, 12-11-17
105 Donna Maria Way, \$1,775,000, 4 Bdrms, 2408 SqFt, 1970 YrBlt, 08-24-20
5 Dover Court, \$1,433,000, 3 Bdrms, 2161 SqFt, 1961 YrBlt, 08-19-20, Previous Sale: \$465,000, 12-02-98
6 Duncan Court, \$2,200,000, 4 Bdrms, 3810 SqFt, 1980 YrBlt, 08-20-20
356 Glorietta Boulevard, \$1,590,000, 4 Bdrms, 1971 SqFt, 1952 YrBlt, 09-03-20, Previous Sale: \$735,000, 07-02-08
650 Kite Hill Road, \$1,875,000, 4 Bdrms, 2854 SqFt, 1978 YrBlt, 08-17-20, Previous Sale: \$1,705,000, 05-11-16
8 La Plaza Drive, \$2,000,000, 4 Bdrms, 2789 SqFt, 1939 YrBlt, 08-20-20, Previous Sale: \$1,850,000, 06-01-18
62 Mira Loma Road, \$1,511,000, 4 Bdrms, 2732 SqFt, 1957 YrBlt, 08-25-20, Previous Sale: \$370,000, 06-01-92
191 Moraga Way, \$790,000, 2 Bdrms, 1369 SqFt, 1959 YrBlt, 08-25-20, Previous Sale: \$325,000, 10-01-89
51 Rheem Boulevard, \$3,000,000, 5 Bdrms, 3258 SqFt, 1954 YrBlt, 08-28-20, Previous Sale: \$1,084,091, 04-01-10
30 Rio Vista, \$1,200,000, 3 Bdrms, 1673 SqFt, 1930 YrBlt, 08-31-20, Previous Sale: \$800,000, 07-28-03
10 Rita Way, \$1,746,000, 3 Bdrms, 2215 SqFt, 1951 YrBlt, 08-21-20, Previous Sale: \$1,300,000, 08-12-14
11 Sandy Court, \$2,500,000, 4 Bdrms, 3364 SqFt, 2005 YrBlt, 08-28-20, Previous Sale: \$1,850,000, 06-06-06
118 Scenic Drive, \$1,810,000, 4 Bdrms, 2274 SqFt, 1958 YrBlt, 09-03-20
112 Spring Road, \$1,225,000, 2 Bdrms, 1310 SqFt, 1948 YrBlt, 08-31-20, Previous Sale: \$760,000, 03-21-14
8 Tappan Court, \$2,265,000, 4 Bdrms, 3424 SqFt, 1983 YrBlt, 08-28-20
20 Wild Lilac Way, \$2,522,500, 4 Bdrms, 4194 SqFt, 2019 YrBlt, 08-25-20, Previous Sale: \$24,440,000, 12-23-15
22 Wild Lilac Way, \$2,563,000, 4 Bdrms, 4194 SqFt, 2019 YrBlt, 08-21-20, Previous Sale: \$24,440,000, 12-23-15
53 Windy Creek Way, \$2,056,500, 4 Bdrms, 3380 SqFt, 2019 YrBlt, 08-31-20, Previous Sale: \$23,750,000, 03-06-15
55 Windy Creek Way, \$2,299,500, 5 Bdrms, 4229 SqFt, 2019 YrBlt, 08-31-20, Previous Sale: \$23,750,000, 03-06-15
59 Windy Creek Way, \$2,011,500, 4 Bdrms, 3380 SqFt, 2019 YrBlt, 08-17-20, Previous Sale: \$23,750,000, 03-06-15

The Real Estate Quarter in Review



... continued from Page D6

At the high end, 89 homes closed above \$2 million in the three communities combined during the quarter. This is also a record for a quarter. In the year ago period there were 36.

There are 60 currently available above this amount—32 in Lafayette, 26 in Orinda, and two in Moraga.

Interest rates are at historical lows and during the pandemic a lot of people have relocated further from their jobs due to the reductions in the need to commute as often or at all.

There has been a large increase in Oakland and San Francisco agents representing buyers in their purchase of Lamorinda homes. Going forward through the end of the year, activity will likely remain strong and a low supply and high demand should continue to push the market higher.

A Peaceful Retreat with Exceptional Views!



COMPASS

632 Terra California Drive #1 | Rossmoor
2 BD | 2 BA | 1,637 SF | Offered for \$989,000

Located in the heart of Rossmoor with views of the golf course and surrounding hills, this stunning one-level condo offers 2 spacious bedrooms, 2 updated full baths, a remodeled eat-in kitchen, separate den & dining room, laundry room, and an attached garage with inside entry.

632terracaliforniad1.com

Leslie Lomond

Compass | Lafayette
650.799.2110

leslie.lomond@compass.com
DRE 01968517



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NINES
OF LAFAYETTE

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Orinda Oasis, Privacy & Serenity



Minutes from Del Rey and Miramonte schools. Single story, spacious modern home has 4 bedrooms, 3 full baths, 2 car garage. Updated kitchen, Hardwood floors. 20,050 sq.ft. lot. View deck, draught tolerant terraced gardens with peach, apple, tomato, zucchini, figs and more.

70 Lost Valley Dr., Orinda

\$1,725,000

<https://www.tourfactory.com/2798474>



Ken Wiessler

415-279-6058

Compass

2 Theatre Square
Orinda, Ca 94563

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SOLD
4 offers

929 Hough Avenue, Lafayette
List Price \$1,350,000



SOLD
18 offers!

20 Crestmont Drive, Oakland
List Price \$995,000



SOLD
off market

162 Northcreek Circle, Walnut Creek
List Price \$760,000



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SOLD

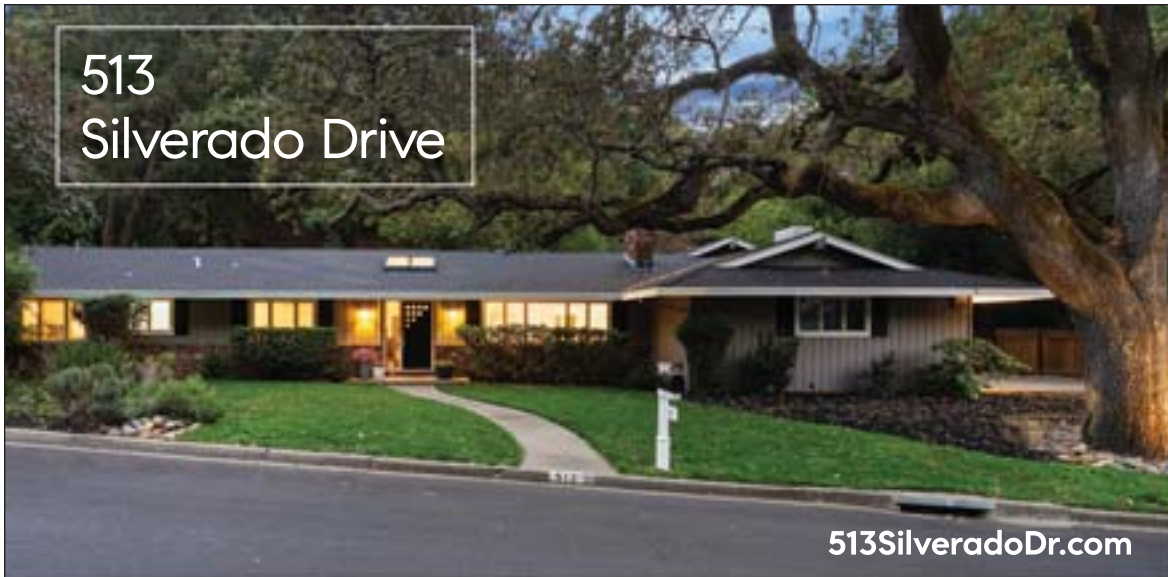
"Striking a Chord in Our Community"

Ariel photo courtesy of Taylor Photography Group



184 Alice Lane, Orinda | List Price \$2,995,000

513
Silverado Drive



513SilveradoDr.com



Burton Valley, Lafayette

5 bedrooms | 3 1/2 bathrooms | 2724 ± sq ft | OFFERED \$1,999,000

This beautiful five bedroom, three and one half bathroom, 2700 +/- sq ft home is perfectly situated on a spectacular flat oversized lot in the heart of Burton Valley. A fabulous traditional floor plan allows for lovely formal rooms, a dramatic kitchen/nook family room combo with vaulted ceilings and walls of glass.

COMPASS



Erin McCain

415.370.8874

erinsmccoin.com

#01410378

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Digging Deep with Goddess Gardener Cynthia Brian

Sheltering with Mother Nature



Make a bouquet of fall flowers, including Black-eyed Susan and echinacea.

... continued from Page D1

Or tune in to the cooing doves or the whistling cockatiels. Nature sounds quiet our beating hearts and quiets our blood pressure.

2. **CREATE** a bedtime spray that will alter your emotional and physiological mood. Gather fragrant roses petals and lavender in a glass jar. Pour boiling water over the petals, cover, and allow to sit in the sun for several hours to make a floral tea. Add a couple of drops of alcohol, strain the petals, and pour the clear liquid into a sprayer. Spray your pillow before going to bed. Lavender alleviates tension and the fragrance of roses stimulates your immune system. You'll



Photos Cynthia Brian

Bright red leaves of a pistache tree flanks succulents.

slumber soundly. Experiment with other florals. Jasmine mitigates anxiety and bergamot increases positivity while reducing stress.

3. **EAT** fresh. Harvest fruits, herbs, and vegetables as needed. Instead of picking a bushel of tomatoes, only pick what you need immediately. Apples, figs, beets, radishes, arugula, eggplant, and peppers are ripe.

4. **PICK** a bouquet of fall blooming flowers such as Black-eyed Susan or echinacea to lessen anxiety. Add a small branch of pistache as it turns red. Just seeing fresh flowers and colorful leaves intensifies luxury and joy.

... continued on next Page

... continued from Page D16

5. **ADD** a small, desktop fountain to your office. Watching the movement of the water and hearing the tinkling helps bring the outdoors in.
6. **LOOK** at photos of nature. Everywhere I go, I snap pictures of nature scenes that inspire me. When I'm feeling blue, I check out the green.
7. **COLLECT** reminders of the outdoors to showcase indoors. Turkeys are leaving their beautiful feathers in yards as they peck at the autumn seeds. Pinecones and acorns are dropping as squirrels stash treasures for winter. Make a fall arrangement to touch and admire.
8. **PAINT** a pumpkin with glitter and glamour. We'll have the second full moon of the month on Oct. 31. Bring on the sparkle!
9. **PLACE** a pot of mums on your patio, porch, or balcony to admire through a window.
10. **BUY** any book from my website at <https://www.CynthiaBrian.com/online-store> and besides the extra seeds and goodies you will receive, I will send you a free musical CD to help you relax and re-balance.

... continued on Page D18



Take pictures of relaxing scenes. This is fall at my friend's home.

ARRIVING SOON IN LAMORINDA



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For more information, contact
REGIONAL DIRECTOR RON MINTZ

e: ron@vanguardproperties.com

p: 925.872.0968 DRE# 01095341

Digging Deep with Goddess Gardener Cynthia Brian

Sheltering with Mother Nature



Paint a pumpkin with glitter and sparkles.

Despite what our current leader says, the coronavirus will not be going away anytime soon. We must continue to only listen to the scientists and heed the warnings of the medical establishment who have the training to understand these dire circumstances. The pandemic does not favor a political party. It recognizes no boundaries. We must be vigilant, diligent, savvy, and continue to wear masks, employ social distancing, and shelter-in-place as much as possible. When the air is clear, spend time outside. Hike, bike, walk, stroll, run, swim and garden.

The leaves are starting to change into their glorious fall wardrobe.

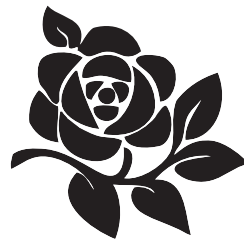


Clear brush and dead limbs to protect against fire danger, but leave habitat for owls.

Autumn is a prime time for planting, but don't risk your health on red-alert or spare-the-air days. There is plenty of time to plant bulbs, trees, and reseed or install lawns as temperatures will be warm into November.

We live in a beautiful area and are indeed too blessed to be stressed. Vote for decency and respect as you shelter with Mother Nature. I wish you peace, tranquility, and good health as we weather these disasters together.

Savor a sunset. Happy growing.



MORAGA GARDEN CENTER

Annual Fall Sale Through October 31st

Free Plants with Purchase

Moraga Garden Center
located at the Moraga Shopping Center
925-376-1810

9am-5pm
7 days a week



On a clear fall day, Cynthia Brian sits on her pergola.

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 c, celebrating 21 years of service to the community. www.BetheSTARYouAre.org. Tune into Cynthia's StarStyle® Radio Broadcast at www.StarStyleRadio.com.

Buy copies of her best-selling books and receive extra freebies including a FREE relaxation CD., Chicken Soup for the Gardener's Soul, Growing with the Goddess Gardener, and Be the Star You Are! series 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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25% off Perennials, Trees and Shrubs
Also find special pricing on
select garden decor.



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ORINDA



10 La Punta

Gated estate on secluded cul-de-sac w/ views of San Pablo reservoir, San Francisco Bay, & the mountains of Marin. **\$6,250,000**

ORINDA



41 Donald Drive

Modern 3929 sqft 4 bed/ 4.5 bath Farmhouse on .77 acre private lot by Blueline Construction w/ pool & sauna. **\$3,375,000**

ORINDA



31 Orinda View Road

Custom 4 bed/ 4 bath home built by local builder, John French, tucked away on expansive .87 acre gated lot. Views! **\$2,495,000**

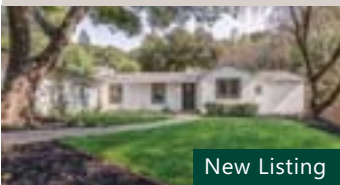
ORINDA



28 Via Callados

Stunning 5 bed + office/ 2.5 bath 3641 sqft contemporary on .60 acres. Close to Sleepy Hollow Swim & Tennis Club. **\$1,995,000**

ORINDA



New Listing

432 Miner Road

Orinda Country Club newly renovated 2290 sqft Farmhouse on .54 acres w/ chef's kitchen & hardwood floors. **\$1,580,000**

ORINDA

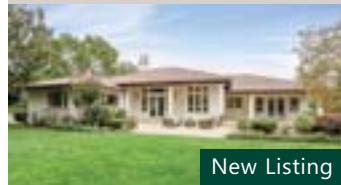


New Listing

48 La Vuelta

Stunning mid century 4 bed/ 3 bath contemporary in the heart of the exclusive Orinda Country Club neighborhood. **\$1,165,000**

MORAGA

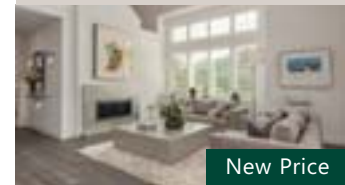


New Listing

8 Southard Court

Mediterranean-style 5 bed/ 4 bath 4152 sqft home situated on majestic estate setting of level, lush .72 acres. **\$2,695,000**

LAFAYETTE

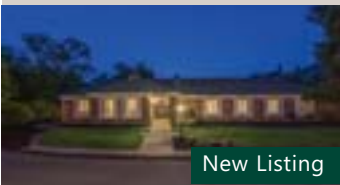


New Price

1004 Woodbury Road 301

One level 3 bed/ 3 bath penthouse in Lafayette's ultra exclusive Woodbury. Designer upgrades throughout! **\$2,345,000**

LAFAYETTE

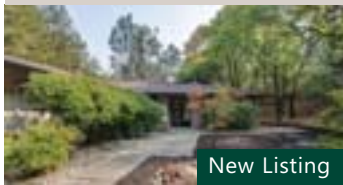


New Listing

2970 Windtree Drive

Quintessential Lafayette charm in this stunning 5 bed + home office/ 3 bath w/ over 3500 sqft, on a level .55 acre lot. **\$2,295,000**

LAFAYETTE



New Listing

3402 Black Hawk Road

Charming 3 bed/ 2 bath in coveted Springhill w/ updated kitchen & baths, dual pane windows & new asphalt driveway. **\$1,485,000**

LAFAYETTE



New Listing

3265 Wooded Creek Lane

Single level 4 bed/ 2 bath home on .36 acre flat lot within walking distance to Springhill Elementary & Acalanes High. **\$1,195,000**

WALNUT CREEK



New Listing

2681 West Newell Ave

Renovated 4 bed/ 3 bath charmer in sought after Saranap neighborhood on level quarter acre on cul-de-sac. **\$1,650,000**

WALNUT CREEK



New Price

541 Monarch Ridge Drive

Fabulous 2 bed/ 2.5 bath end unit townhome in Summit Ridge w/ loft family room/office, vaulted ceilings, & views. **\$829,000**

PLEASANT HILL

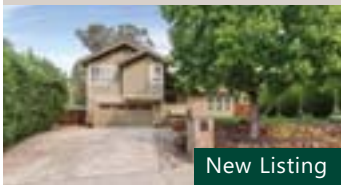


New Listing

32 Warhol Way

Stylish upgraded 3 bed/ 2.5 bath 1676 sqft townhome including fully remodeled kitchen & hardwood floors. **\$775,000**

MARTINEZ



New Listing

233 Briar Drive

Updated 3 bed/ 2.5 bath 2121 sqft home including high ceilings, large living room, & oversized master closet. **\$895,000**

BRIONES



New Listing

1051 Boca Canada Road

Gorgeous 3 bed/ 2 bath country home on 9.91 acres including 8-stall barn w/ paddocks leading to arena. Views for days! **\$1,995,000**

The Village Associates:

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Patricia Battersby

Shannon Conner

Meara Dunsmore

Linda Ehrich

Emily Estrada

Joan Evans

Linda Friedman

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