

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 14 Issue 23 Wednesday, January 6, 2021



Lamorinda Home Sales

... read on Page D2

## *Digging Deep with Goddess Gardener, Cynthia Brian* **Garden trends for 2021**



**Add acanthus to your landscape for lush greenery and interesting spring floral spikes.**



**Climbing sweet peas will brighten any trellis or fence.**



**Purple society garlic is deer-resistant and blooms in winter.**

### **By Cynthia Brian**

*“Cheers to a new year and another chance for us to get it right!”~ Oprah Winfrey*

Hellooooo 2021! We have been holding our collective breaths for the past 10 months desperately anticipating a new beginning with a new year.

Are you feeling a renewed enthusiasm for living? Are you ready to dig in?

Every year the Garden Media Group

releases information on what trends are formulating for the next season of horticulture, with 2021 being dubbed “The Great Reset,” which is aptly titled given that we are still sheltering in place, connecting with loved ones and friends mostly online and by phone. The world is connected through this shared experience of a global pandemic as we impart information to help one another cope and prosper.

The year 2020 was deemed the year where gardens, open spaces and nature, in general, became a priority for maintaining

wellness in body, mind and spirit. Roomier homes with large backyards or acreage were in high demand as social distancing developed into the norm. Gardens became the bridge to building confidence and resilience while connecting communities and neighborhoods.

In 2021, the great outdoors will become even more critical as classes of all creeds move outside. Expect to experience yoga, dance, workouts, art, cooking, entertainment, and activities for kids scheduled in outdoor spaces.

... continued on Page D4

**VLATKA BATHGATE****#1 Coldwell Banker Realtor in Orinda****IF I HAD A BUYER FOR YOUR HOME WOULD YOU SELL IT?**

Call me at 925 597 1573

Vlatka@BestLamorindaHomes.com

CalBRE#01390784

**GLOBAL LUXURY****HAPPY NEW YEAR****2021***In gratitude to my wonderful clients I have donated in their name to the charities of their choice.***Recent Sales**

- 37 Oak Rd, Orinda
- 371 Calle La Montana, Moraga,
- 1295 Shakespeare Dr, Concord
- 1 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, Concord
- 70 Coral Dr, Orinda
- 59 Canyon Green Way, San Ramon
- 112 Spring Rd, Orinda
- 10 Rheem Blvd, Orinda
- 25 Longridge Rd, Orinda
- 807 Paseo Roble Ct, Walnut Creek
- 1128 Sanders Dr, Moraga
- 9 La Fond Ln, Orinda
- 516 Estancia Ct, San Ramon
- 21 Greenwood Ct, Orinda
- 3256 Greenhills Dr, Lafayette

**Lamorinda home sales recorded**

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	24	\$840,000	\$4,500,000
MORAGA	19	\$472,500	\$1,835,000
ORINDA	35	\$305,000	\$3,700,000

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**

- 3539 Boyer Circle, \$1,642,000, 4 Bdrms, 2464 SqFt, 1950 YrBlt, 11-17-20, Previous Sale: \$875,000, 10-24-13
- 918 Dewing Avenue #A, \$850,000, 2 Bdrms, 1245 SqFt, 1991 YrBlt, 11-17-20, Previous Sale: \$790,000, 03-20-17
- 940 Dewing Avenue #A, \$840,000, 2 Bdrms, 1260 SqFt, 1983 YrBlt, 11-13-20
- 3190 Diablo View Road, \$1,507,000, 4 Bdrms, 3024 SqFt, 1991 YrBlt, 11-12-20, Previous Sale: \$1,155,000, 12-11-13
- 3954 El Nido Ranch Road, \$2,300,000, 4 Bdrms, 3459 SqFt, 1981 YrBlt, 11-16-20, Previous Sale: \$1,520,000, 07-14-14
- 3220 Greenhills Drive, \$1,800,000, 3 Bdrms, 2956 SqFt, 1984 YrBlt, 11-13-20, Previous Sale: \$480,000, 07-01-87
- 3230 Greenhills Drive, \$2,200,000, 5 Bdrms, 4899 SqFt, 1987 YrBlt, 11-16-20, Previous Sale: \$1,575,000, 09-26-12
- 23 Greentree Court, \$1,750,000, 4 Bdrms, 3486 SqFt, 1962 YrBlt, 11-09-20
- 3702 Happy Valley Road, \$3,924,000, 5 Bdrms, 4079 SqFt, 1971 YrBlt, 11-23-20, Previous Sale: \$3,550,000, 08-04-17
- 3720 Highland Court, \$1,000,000, 3 Bdrms, 1988 SqFt, 1966 YrBlt, 11-09-20, Previous Sale: \$990,000, 11-04-15
- 1000 Howard Hills Road, \$1,057,000, 4 Bdrms, 2507 SqFt, 1977 YrBlt, 11-25-20
- 1581 Huston Road, \$1,695,000, 4 Bdrms, 3199 SqFt, 1951 YrBlt, 11-20-20, Previous Sale: \$605,000, 06-05-07
- 2 Middle Road, \$1,905,000, 4 Bdrms, 2692 SqFt, 1948 YrBlt, 11-16-20, Previous Sale: \$1,575,000, 08-11-15
- 1146 Nogales Street, \$2,300,000, 3 Bdrms, 3171 SqFt, 1948 YrBlt, 11-13-20
- 1148 Oak Hill Road, \$1,200,000, 3 Bdrms, 1544 SqFt, 1939 YrBlt, 11-19-20, Previous Sale: \$1,100,000, 01-17-18
- 3891 Quail Ridge Road, \$2,150,000, 2 Bdrms, 3528 SqFt, 1978 YrBlt, 11-20-20
- 1982 Reliez Valley Road, \$2,750,000, 3 Bdrms, 3361 SqFt, 2000 YrBlt, 11-03-20, Previous Sale: \$235,000, 03-31-98
- 3164 Somerset Place, \$1,220,000, 4 Bdrms, 2194 SqFt, 1963 YrBlt, 11-16-20
- 3179 Stanley Boulevard, \$1,050,000, 3 Bdrms, 1124 SqFt, 1950 YrBlt, 11-20-20
- 3259 Surmont Drive, \$2,150,000, 4 Bdrms, 2962 SqFt, 1975 YrBlt, 11-10-20, Previous Sale: \$1,493,500, 12-23-15
- 3371 Sweet Drive, \$1,350,000, 3 Bdrms, 1732 SqFt, 1955 YrBlt, 11-19-20
- 1223 Upper Happy Valley Road, \$4,500,000, 5 Bdrms, 3865 SqFt, 1978 YrBlt, 11-10-20, Previous Sale: \$2,835,000, 06-13-12
- 15 Via La Cumbre, \$1,360,000, 3 Bdrms, 3090 SqFt, 1986 YrBlt, 11-09-20, Previous Sale: \$880,000, 09-08-03
- 2970 Windtree Court, \$2,200,000, 5 Bdrms, 3502 SqFt, 1979 YrBlt, 11-16-20, Previous Sale: \$1,203,000, 09-29-10

**MORAGA**

- 117 Ascot Court #B, \$515,000, 2 Bdrms, 1191 SqFt, 1973 YrBlt, 11-24-20, Previous Sale: \$412,000, 12-09-16
- 1921 Ascot Drive, \$825,000, 2 Bdrms, 1455 SqFt, 1973 YrBlt, 11-12-20
- 818 Augusta Drive, \$1,100,000, 3 Bdrms, 2148 SqFt, 1978 YrBlt, 11-10-20, Previous Sale: \$915,000, 12-07-16
- 1355 Camino Pablo, \$1,400,000, 4 Bdrms, 3250 SqFt, 1979 YrBlt, 11-17-20, Previous Sale: \$335,000, 02-01-89
- 3736 Campolindo Drive, \$1,340,000, 4 Bdrms, 2309 SqFt, 1978 YrBlt, 11-19-20
- 44 Cumberland Lane, \$1,200,000, 5 Bdrms, 2230 SqFt, 1967 YrBlt, 11-16-20, Previous Sale: \$222,000, 11-11-20
- 148 Draeger Drive, \$1,200,000, 3 Bdrms, 1402 SqFt, 1959 YrBlt, 11-13-20
- 11 Francisca Drive, \$855,000, 2 Bdrms, 2095 SqFt, 1984 YrBlt, 11-10-20, Previous Sale: \$359,000, 10-12-99
- 15 Gloria Court, \$1,650,000, 4 Bdrms, 2421 SqFt, 1962 YrBlt, 11-10-20
- 23 Indian Wells Street, \$1,835,000, 4 Bdrms, 3122 SqFt, 1988 YrBlt, 11-09-20, Previous Sale: \$1,300,000, 06-26-18

**VLATKA CAN HELP YOU WITH BUYING OR SELLING YOUR HOME. WWW.BESTLAMORINDAHOMES.COM**

©2020 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. CalBRE License # 01908304

... continued on Page D8

# DUDUM REAL ESTATE GROUP



WWW.DUDUM.COM

Happy New Year!



ADAM HAMALIAN



925.708.5630  
DRE# 01917597

CHERYL HATA



510.912.5882  
DRE# 013859346

JANE SMITH



925.998.1914  
DRE# 01476506

JOY WIEHN



415.377.1884  
DRE# 02047712

KAAREN BRICKMAN



925.351.5049  
DRE# 01932119

LISA TICHENOR



925.285.1093  
DRE# 01478540



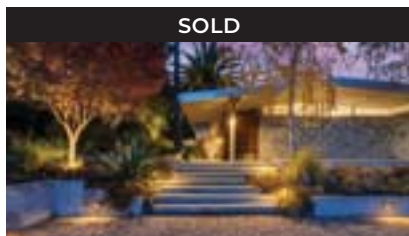
COMING SOON

29 KAZAR COURT, MORAGA  
CALL FOR DETAILS  
MATT MCLEOD | 925.464.6500



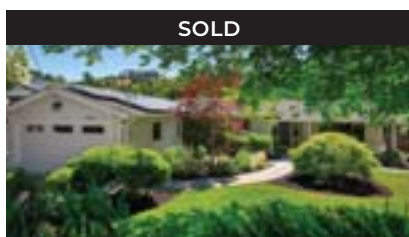
NEW CONSTRUCTION + ADU

UPPER HAPPY VALLEY, LAFAYETTE  
CALL FOR DETAILS  
MARY PISCITELLI | 925.765.9095



SOLD

1215 UPPER HAPPY VALLEY, LAFAYETTE  
SOLD FOR \$3,350,000  
TINA FRECHMAN | 925.925.0851



SOLD

1098 UPPER HAPPY VALLEY, LAFAYETTE  
SOLD FOR \$1,510,000  
DON & PAMELA COLOMBANA 925.878.8047

LORI LEGLER



925.286.1244  
DRE# 00805732

MARY PISCITELLI



925.765.9095  
DRE# 01426129

MATT MCLEOD



925.464.6500  
DRE# 01310057

PAMELA & DON COLOMBANA



925.878.8047  
DRE# 01979180/01979181

RUTH EDDY



925.788.5449  
DRE# 01313819

SHERRY HUTCHENS



925.212.7617  
DRE# 01320608

TINA FRECHMAN



925.915.0851  
DRE# 01970768

VALERIE DURANTINI

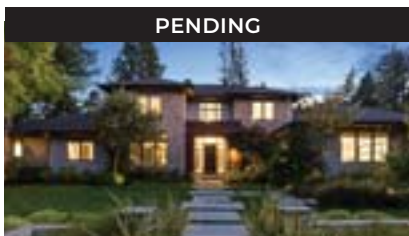


415.999.6116  
DRE# 01376796



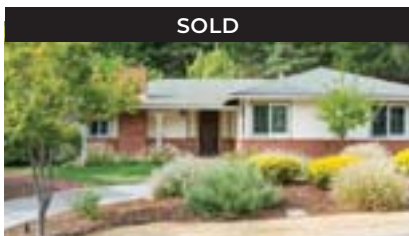
EXCEPTIONAL IN HAPPY VALLEY

3683 HAPPY VALLEY RD., LAFAYETTE  
OFFERED AT \$3,495,000  
J. DEL SANTO/K. BRICKMAN | 925.818.5500



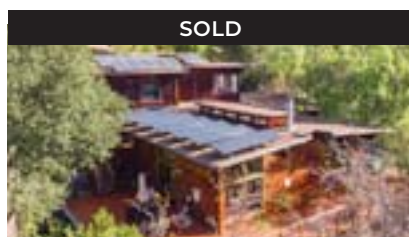
PENDING

80 LARK PLACE, ALAMO  
OFFERED AT \$5,950,000  
J. DEL SANTO/B. HURLBUT | 925.383.5500



SOLD

1179 GLEN ROAD, LAFAYETTE  
SOLD FOR 1,977,000  
CHERYL HATA / LORI LEGLER | 510.912.5882



SOLD

1207 WOODBOROUGH DR., LAFAYETTE  
SOLD FOR \$1,599,000  
SMITH HOMES TEAM | 925.998.1914



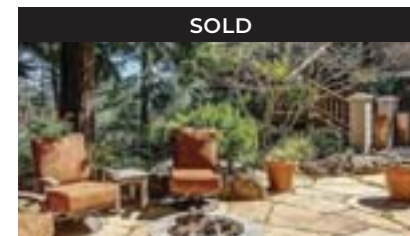
NEW CONSTRUCTION • 2021-22

9 EXTRAORDINARY HOMES IN LAFAYETTE  
CALL FOR DETAILS  
MARY PISCITELLI | 925.765.9095



PENDING

245 IVY PLACE, ORINDA  
OFFERED AT \$1,350,000  
MATT MCLEOD | 925.464.6500



SOLD

153 EL TOYONAL, ORINDA  
SOLD FOR \$1,800,000  
FONDNAZIO TEAM | 925.817.9053



SOLD • REPRESENTED BUYER

2318 HERITAGE HILLS DR., PLEASANT HILL  
SOLD FOR \$1,030,000  
DON & PAMELA COLOMBANA 925.878.8047

BRYAN HURLBUT



925.383.5500  
DRE# 01347508

CHRISTINA LINEZO



415.425.3085  
DRE# 01964989

JOHN FONDNAZIO



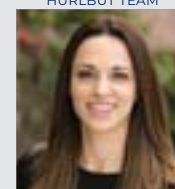
925.817.9053  
DRE# 01938194

JULIE DEL SANTO  
BROKER/OWNER



925.818.5500  
DRE# 01290985

LAUREN DEAL  
HURLBUT TEAM



925.876.4671  
DRE#02060294



## Digging Deep with Goddess Gardener, Cynthia Brian

### Garden trends for 2021



Pick a few sprigs of narcissus to perfume an entire room.

... continued from Page D1

Research indicates that over 16 million people started gardening for the first time during the pandemic and many of them are under the age of 35. More than half of American adults are spending at least two additional hours outside today than before the outbreak started. In 2021, gardening will become a part of everyday life and will infiltrate school curriculums. Currently, 67% of adults are growing or plan to grow edibles. Berries are the most prevalent plus 52% of people are growing vegetables, 33% growing herbs, and 31% growing fruit.

#### What's trending up for 2021?

- Increased online sales of plants and garden products which offer convenience, speed, and safety.
- Parks, trails, and open spaces will

become an integral part of daily life.

- Interiorscaping will become a new buzzword as stores and businesses bring the outdoors in.
- Greater demand for houseplants for every room, especially home offices.
- Tropical plants will grace new “garden rooms” indoors.
- Certified wildlife habitats and pollinator gardens are spreading.
- Educational courses, how-to videos, and garden consultants will become routine learning tools.
- A surge in home cooking and the fear of food scarcity means growing one's own fruits, vegetables, and herbs is a necessity.
- Canning and preserving food for the future will be re-popularized.
- Children will be introduced at a younger

age to the treasures of nature.

- Miniature plants to grow on windowsills, under grow lights, or under glass for those living in small apartments without yards will be more readily available.
- We will live with nature and protect our eco-systems to save lives.

The benefits of gardening are innumerable and will grow even more fashionable. Increased health, decreased stress, improved wellness, and stronger bodies through garden chores will lead to happier more balanced lifestyles.

In 2021, we will embrace nature as part of our being. Nature is not something “out there” in the wilderness. Nature will thrive in our backyards, on rooftops, balconies, porches and windowsills. Our very existence will depend on creating a sustainable balance between humans and all creation.

My hope is that we will all finally understand that there are no mistakes in the garden. Failure is fertilizer to grow anew. Just garden.

Happy New Year with revived cheer. Let's get it right!



The bright shiny foliage of Naked Lady adds green to a bare yard.

**YOUR CB ORINDA REALTORS:**

LAURA ABRAMS  
 BEVERLY ARNOLD  
 EMILY BAHN  
 MARAM BATA  
 VLATKA BATHGATE  
 ALBERT BERNARDO  
 NANCY BOOTH  
 ROBERT BROWN  
 ROBERTA CALDERON  
 TONY CONTE  
 KELLY CRAWFORD  
 COLIN ELBASANI  
 JOANNE FISHMAN  
 LANA FITZPATRICK  
 SUZANNE GEOFFRION  
 JEFFREY GILLET  
 SORAYA GOLESORKHI  
 HANK HAGMAN  
 ANDREA HARRIS  
 MARGARET HARTWELL  
 PETER HATTERSLEY  
 YAN HEIM  
 MICHELLE HOLCENBERG  
 WENDY HOLCENBERG  
 DICK HOLT  
 COOKIE JAVINSKY  
 SHELLIE KIRBY  
 SHERYL KORTRIGHT  
 MEREDITH LINAMEN  
 MARY BETH MACLENNAN  
 LARA MARKEL  
 CHRISTINE MASON  
 CHRISTINA MCCORMICK  
 MICHELE MCKAY  
 CHAD MORRISON  
 PEYMAN MOSHREF  
 AUDREY NEALE  
 WALTER NELSON  
 BRUCE NEWMAN  
 DIANE PETEK  
 MARGARET PRICE  
 SUSAN SCHLICHER  
 CATHY SCHULTHEIS  
 JOEL SHEIMAN  
 MELANIE SNOW  
 TOM STACK  
 TED STREETER  
 BO SULLIVAN  
 NORLA TORRES-TURNEY  
 LINDA VAN DRENT  
 THERESA WANG  
 GREG WATKINS  
 VAL COOK- WATKINS  
 JERRY WENDT  
 SCOTT WINBURNE  
 FRANK WOODWARD  
 JUNE YOUNG  
 ANA ZIMMANK



**Lafayette**



**1201 Cambridge \$3,195,000**

4 Beds/ 3 Baths. Happy Valley Elegance including an extra 600 sq ft Guest Cottage  
 Melanie Snow 925-360-03440  
 www.1201cambridge.com Lic #0878893

**Lafayette**



**1076 Serrano Court \$1,485,000**

3 Beds/ 2 Baths. Quintessential Lafayette rancher with Farmhouse style charm.  
 Laura Abrams 510-697-3225  
 www.1076serranocourt.com Lic#01272382

**Moraga**



**212 Sheila Ct \$1,399,000**

4 Bedrooms/2 Baths. Single-story home on cul-de-sac with gorgeous resort-like pool  
 Michelle Holcenberg 925-324-0405  
 Lic #01373412

**Moraga**



**142 Ascot Court, #3 \$499,000**

2 Beds/ 2 Baths. Fabulously updated cozy condo  
 Mary Beth MacLennan/Tony Conte  
 925-324-6246/925-708-1396  
 142ascotct3.com Lic #01480008/00959101

**Walnut Creek**



**1509 Rockledge Lane \$525,000**

2 Bedrooms/1.5 Baths, 1049 sq. ft., no steps to entry  
 Melanie Snow 925-360-03440  
 vimeo.com/487526929 Lic #0878893

**Orinda**



**20 Hacienda Circle \$3,825,000**

6 Bedrooms/6 Baths, 8063 sq. ft. State of the art, architecturally designed craftsmen estate.  
 Melanie Snow /Laura Abrams  
 925-360-0344/510-697-3225  
 20haciendacircle.com Lic#00878893/01272382



**Orinda**



**2 Camino Del Cielo \$2,288,000**

4 Beds/ 3.5 Baths. 4083 sq. ft Flat .87 ac panoramic view lot, pool and hot tub!  
 Melanie Snow 925-360-03440  
 www.1201cambridge.com Lic #0878893





**KAREN PAULSEN**

Luxury Home Specialist  
DRE 01351931

homes@karenpaulsen.com  
925.698.3252

[karenpaulsen.com](http://karenpaulsen.com)

Compass is a licensed real estate broker (01991628) in the State of California and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed.

# Let's Help Others Have A Happier 2021!

I'm pledging \$500 for every closed sale to either Contra Costa Food Bank or Glide in San Francisco. Both are great organizations for helping those in need.

Selling real estate is a constant reminder that many in our communities are living without adequate shelter or food for their families. The COVID pandemic has been devastating for many.

It's been heartbreaking.  
Together we can do something that will make a difference!

Best Wishes to you and your family in the New Year!

\*2021 home sale mentioning this ad



## EXCEPTIONAL HAPPY VALLEY ESTATE

3683 HAPPY VALLEY ROAD, LAFAYETTE • OFFERED AT \$3,495,000



**5 BEDROOMS • 3.5 BATHROOMS • 4,574± SQ FT • 1.24± ACRES**

Set behind private gates in the sought-after Happy Valley neighborhood, this exceptional estate features a rare combination of privacy, expansive yard with mature gardens, inviting pool area, and pristine Mt. Diablo views.

Please visit [3683HappyValley.com](http://3683HappyValley.com) for more information.

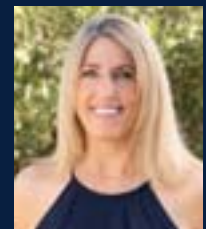


DRE 01882902



**JULIE DEL SANTO**

BROKER/OWNER  
925.818.5500  
[julie@dudum.com](mailto:julie@dudum.com)  
DRE# 01290985



**KAAREN BRICKMAN**

REALTOR®  
925.351.5049  
[kaaren@dudum.com](mailto:kaaren@dudum.com)  
DRE# 01932119



COMPASS



**5837 Ocean View Dr**  
Represented Buyers



**1148 Oak Hill Rd**  
Represented Sellers



**5328 Locksley Ave**  
Represented Sellers



**1079 Underhills Rd**  
Represented Buyers



**123 Devin Dr**  
Represented Sellers



**265 Sandringham Dr N**  
Represented Sellers



**3619 Lincoln Way**  
Represented Sellers



**246 Valleton Ln**  
Represented Buyers



**3468 Midvale Ave**  
Represented Buyers



**2 Jack Tree Knoll**  
Represented Sellers



**17 Cedarbrook Ct**  
Represented Sellers



**1161 Estates Dr**  
Represented Sellers



**Dana Reedy**  
JD | Broker Associate  
415.205.8050  
dana@danareedyhomes.com  
DRE 01880723



**Happy New Year!**

**Make the Right  
Move in 2021.**

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.



# ARRIVING SOON



## IN LAMORINDA

FOR MORE INFORMATION, CONTACT

**Regional Director Ron Mintz**

925.872.0968

ron@vanguardproperties.com

DRE# 01095341

VANGUARDPROPERTIES.COM

DRE#01486075



## Lamorinda home sales recorded

### MORAGA ... continued

- 267 Lakefield Place, \$1,350,000, 5 Bdrms, 2424 SqFt, 1968 YrBlt, 11-17-20  
82 Marie Place, \$1,385,000, 4 Bdrms, 2203 SqFt, 1967 YrBlt, 11-20-20,  
Previous Sale: \$1,200,000, 08-15-19  
73 Miramonte Drive, \$646,500, 3 Bdrms, 1248 SqFt, 1964 YrBlt, 11-24-20,  
Previous Sale: \$555,000, 09-01-20  
262 Paseo Bernal, \$925,000, 3 Bdrms, 2044 SqFt, 1979 YrBlt, 11-02-20,  
Previous Sale: \$679,000, 06-13-05  
1855 Saint Andrews Drive, \$1,101,500, 2 Bdrms, 1903 SqFt, 1983 YrBlt, 11-19-20,  
Previous Sale: \$895,000, 11-09-18  
1866 School Street, \$1,555,000, 4 Bdrms, 2055 SqFt, 1970 YrBlt, 11-10-20,  
Previous Sale: \$795,000, 04-26-11  
817 Villa Lane #4, \$472,500, 2 Bdrms, 882 SqFt, 1968 YrBlt, 11-09-20,  
Previous Sale: \$336,000, 09-08-14  
17 Wandel Drive, \$1,310,000, 4 Bdrms, 1565 SqFt, 1959 YrBlt, 11-13-20,  
Previous Sale: \$868,500, 07-05-13  
1052 Wickham Drive, \$1,532,500, 4 Bdrms, 2189 SqFt, 1969 YrBlt, 11-09-20,  
Previous Sale: \$1,201,000, 06-28-07

### ORINDA

- 38 Brookwood Road, \$1,075,000, 4 Bdrms, 1517 SqFt, 1979 YrBlt, 11-13-20,  
Previous Sale: \$720,000, 11-01-13  
14 Camino Sobrante, \$1,750,000, 4 Bdrms, 2518 SqFt, 1938 YrBlt, 11-20-20,  
Previous Sale: \$1,048,000, 08-06-14  
2 Casa Vieja, \$2,900,000, 3 Bdrms, 4186 SqFt, 2004 YrBlt, 11-09-20,  
Previous Sale: \$1,550,000, 09-27-12  
39 Charles Hill Road, \$1,517,000, 5 Bdrms, 3720 SqFt, 1950 YrBlt, 11-18-20  
48 Charles Hill Road, \$3,700,000, 5 Bdrms, 4738 SqFt, 1941 YrBlt, 11-13-20  
73 Claremont Avenue, \$1,305,000, 3 Bdrms, 1472 SqFt, 1962 YrBlt, 11-23-20,  
Previous Sale: \$640,000, 05-03-02  
41 Donald Drive, \$3,625,000, 4 Bdrms, 3469 SqFt, 1955 YrBlt, 11-10-20,  
Previous Sale: \$1,300,000, 05-10-19  
14 Eastwood Drive, \$1,252,000, 4 Bdrms, 1632 SqFt, 1962 YrBlt, 11-13-20,  
Previous Sale: \$310,000, 01-01-89  
44 El Camino Moraga, \$1,550,000, 3 Bdrms, 1883 SqFt, 1954 YrBlt, 11-20-20  
10 El Toyonal, \$885,000, 3 Bdrms, 1157 SqFt, 1924 YrBlt, 11-18-20  
34 El Toyonal, \$1,020,000, 3 Bdrms, 1457 SqFt, 1954 YrBlt, 11-18-20  
1 Estabueno Drive, \$1,600,000, 3 Bdrms, 2303 SqFt, 1956 YrBlt, 11-03-20  
10 Gardiner Court, \$3,580,000, 4 Bdrms, 5306 SqFt, 2002 YrBlt, 11-13-20,  
Previous Sale: \$3,050,000, 11-02-04  
353 Glorietta Boulevard, \$1,735,000, 4 Bdrms, 2916 SqFt, 1980 YrBlt, 11-17-20,  
Previous Sale: \$585,000, 07-21-99  
22 Knickerbocker Lane, \$1,030,000, 3 Bdrms, 2160 SqFt, 1987 YrBlt, 11-13-20  
34 La Cresta Road, \$1,550,000, 5 Bdrms, 2367 SqFt, 1948 YrBlt, 11-24-20  
21 Los Arboles, \$1,630,000, 4 Bdrms, 3736 SqFt, 1986 YrBlt, 11-24-20  
5 Madrone Place, \$1,310,000, 3 Bdrms, 1859 SqFt, 1970 YrBlt, 11-25-20,  
Previous Sale: \$800,000, 04-28-20

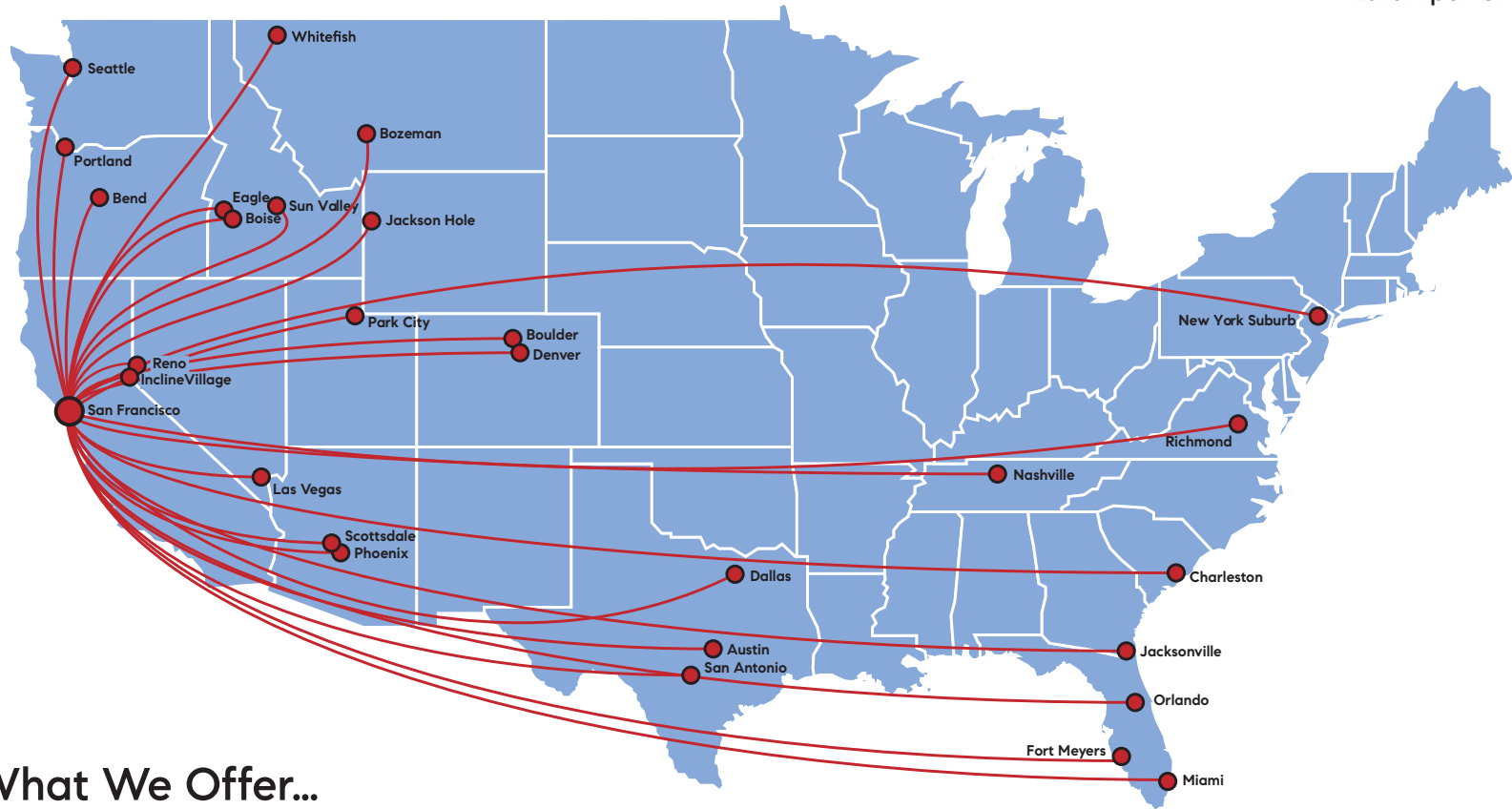
... continued on Page 11



# Moving out of California? We have you covered.



Kurt Piper Group



## What We Offer...

### Departure Services

- Home price evaluation
- Rental price evaluation
- Managing pre-sale improvements
- Assistance with vendor management and maintenance
- Recommendations on staging
- Professional photography
- Inspections and disclosure assistance
- Online and social media marketing
- Postcards and print marketing
- Managing all showings of your home

### Destination Services

- Introduction to relocation Realtor® to provide the following services
- Area and lifestyle counseling
  - Pre-decision counseling
  - Tailored community tours
  - Assistance with mortgage pre-approval
  - Homefinding – purchase or rental
  - Purchase/rental offer and negotiations
  - Recommend inspectors and vendors
  - Neighborhood and community liaison
  - Personal follow-up and client relations



Barb Brawner & Kurt Piper

Go To Site



Kurt@KurtPiperGroup.com  
kurtpipergroup.com  
DRE 01130308



COMPASS



Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01866771. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.



## Cynthia Brian's Garden Guide for January

**DETACH** ornaments, lights, and tinsel from your Christmas trees and leave them on the curb on your garbage pickup day. Flocked trees can be cut up and put in the green bins.

**BEWARE** of wild boars on the rampage. Boars are causing major damage to landscapes and are a danger to people and pets. Fish and Game offers information. For local assistance with wildlife control including boars, coyotes, turkeys, deer, and more, contact licensed and insured Full Boar Depredation, <https://www.fullboar-llc.com>.

**LOWER** your anxiety with the Japanese practice of shrinrin-yoku or forest bathing. Take a walk in nature and you'll immediately experience relaxation.

**REMOVE** wrapping from any holiday gifted plants to allow for drainage.

**PRUNE** deciduous fruit trees, bushes, flowering shrubs and cane berries. Roses can be heavily pruned toward the end of the month.

**SPRAY** your second application of a dormant spray aimed to kill the many overwintering insects and diseases after you have pruned.

**PICK** a few sprigs of narcissus to perfume an entire room.

**PLANT** all bare root fruit trees, perennials, berries and vines. They cost less and will adapt quickly to their new home.

**ADD** acanthus to your landscape for lush greenery and interesting spring floral spikes.

**BUY** healthy meal kits with farm-fresh ingredients from Sun Basket if you aren't growing your own. <https://bit.ly/2DipPsT>

**BUILD** a river rock dry creek to direct runoff rainwater.

**ORDER** bare-root roses from your local nursery or find beautiful, fragrant cultivars at [www.DavidAustin.com](http://www.DavidAustin.com).

**BRIGHTEN** your winter landscape with sweet peas, society garlic, and guara (which looks like floating butterflies).

**CONTINUE** wearing your mask, social distancing, and washing your hands.

Happy Gardening! Happy Growing! Cheers for 2021!



Damage to a lawn from the wild boars invading neighborhoods. Photos Cynthia Brian



Cynthia Brian wears a glitter mask outdoors for the 2021 New Year!

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](http://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](http://www.cynthiabrian.com/online-store). Receive a FREE inspirational music DVD. Hire Cynthia for writing projects, garden consults, and inspirational lectures. [Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com) [www.GoddessGardener.com](http://www.GoddessGardener.com)

# McDonnell Nursery

Outdoor  
Pottery sale  
25% off,  
Christmas  
items  
50% off

family owned since 1933

Flowers • Trees • Succulents • Pottery & Fountains  
Benches • Garden Decor • House Plants  
Gifts • Jewelry

[www.mcdonnellnursery.com](http://www.mcdonnellnursery.com)

196 Moraga Way • (925) 254-3713 • Open Wednesday - Sunday

## Lamorinda home sales recorded

### ORINDA ... continued

- 46 Martha Road, \$2,610,000, 4 Bdrms, 2648 SqFt, 1961 YrBlt, 11-12-20,  
Previous Sale: \$915,000, 05-14-03
- 432 Miner Road, \$1,640,000, 3 Bdrms, 2193 SqFt, 1939 YrBlt, 11-25-20,  
Previous Sale: \$1,150,000, 10-26-18
- 191 Moraga Way, \$1,200,000, 2 Bdrms, 1369 SqFt, 1959 YrBlt, 11-23-20,  
Previous Sale: \$300,000, 11-20-20
- 8 Nobi Lane, \$2,320,000, 5 Bdrms, 2874 SqFt, 1985 YrBlt, 11-16-20,  
Previous Sale: \$660,000, 09-01-91
- 37 Oak Road, \$2,300,000, 5 Bdrms, 4672 SqFt, 1994 YrBlt, 11-23-20,  
Previous Sale: \$1,447,500, 04-21-11
- 282 Orchard Road, \$305,000, 4 Bdrms, 2006 SqFt, 1949 YrBlt, 11-17-20,  
Previous Sale: \$800,000, 01-11-10
- 31 Orinda View Road, \$2,375,000, 4 Bdrms, 3519 SqFt, 1954 YrBlt, 11-19-20
- 2 Rabble Road, \$3,125,000, 4 Bdrms, 5363 SqFt, 2013 YrBlt, 11-13-20,  
Previous Sale: \$2,750,000, 09-15-15
- 34 Sanborn Road, \$1,825,000, 4 Bdrms, 2500 SqFt, 1960 YrBlt, 11-16-20,  
Previous Sale: \$907,000, 05-06-14
- 32 Scenic Drive, \$1,650,000, 5 Bdrms, 2410 SqFt, 1964 YrBlt, 11-13-20,  
Previous Sale: \$1,055,000, 06-18-10
- 56 Sunnyside Lane, \$2,300,000, 6 Bdrms, 3138 SqFt, 1964 YrBlt, 11-19-20
- 521 Tahos Road, \$1,850,000, 4 Bdrms, 2614 SqFt, 1967 YrBlt, 11-10-20,  
Previous Sale: \$1,465,000, 10-02-15
- 46 Valley Drive, \$1,875,000, 3 Bdrms, 2658 SqFt, 1975 YrBlt, 11-18-20,  
Previous Sale: \$1,400,000, 06-10-14
- 38 Valley Drive, \$2,175,000, 4 Bdrms, 3114 SqFt, 2000 YrBlt, 11-16-20,  
Previous Sale: \$1,485,000, 07-12-12
- 28 Via Callados, \$1,920,000, 5 Bdrms, 3288 SqFt, 1976 YrBlt, 11-12-20,  
Previous Sale: \$1,665,000, 08-08-18
- 18 Wild Lilac Way, \$2,163,000, 4 Bdrms, 3006 SqFt, 2019 YrBlt, 11-10-20,  
Previous Sale: \$24,440,000, 12-23-15
- 57 Windy Creek Way, \$2,282,000, 3 Bdrms, 3643 SqFt, 2019 YrBlt, 11-10-20,  
Previous Sale: \$23,750,000, 03-06-15

**valor** THE ORIGINAL  
RADIANT GAS FIREPLACE™

### Top Notch Energy

23 Dutton Ave  
San Leandro

John Notch owner  
Cell 510-703-6956

Call for appointment



## LIVING ON TOP OF THE WORLD



1638 Grand View Drive | Berkeley | Offered for \$1,940,000

This 4,783 square foot 5BD/3.5BA beauty spans four levels and looks down on Berkeley from its hillside perch. The adjoining guest cottage is nearly 700 square feet with its own full bathroom.

[1638Grand.com](http://1638Grand.com)



**Ann Newton Cane**

415.999.0253

[a.newtoncane@ggsir.com](mailto:a.newtoncane@ggsir.com)

Lic.# 02084093

Each Franchise Is Independently Owned And Operated.

Golden  
Gate

**Sotheby's**  
INTERNATIONAL REALTY

# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

## 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



### 33 Dias Dorados

Lovingly restored Spanish-Mediterranean 6 bed/ 6 bath/ 2 half bath home w/ guesthouse on 1.67 gated acres.

**\$4,350,000**

## ORINDA



### 56 Via Floreado

Exceptional 5 bed/ 4.5 bath 4248 sqft home on .54 acres w/ updated kitchen & panoramic views of Orinda. Minutes from Hwy 24.

**\$2,595,000**

## ORINDA

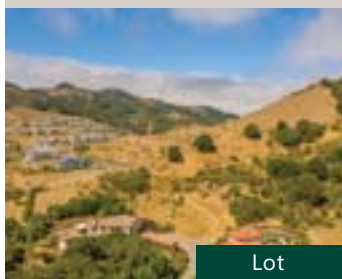


### 42 Oak Road

Spacious 4 bed + bonus room/ 3 bath 2860 sqft home on .28 acres. Close to town, BART & Hwy 24. Excellent schools!

**\$1,595,000**

## ORINDA



Lot

### 20 Oak Court

One of Orinda's last near-acre VIEW properties that is ready to build on & is in a mature neighborhood. Great views!

**\$875,000**

## ORINDA

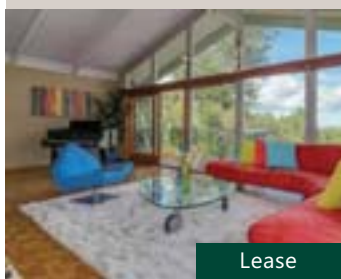


### 67 Brookwood Road # 3

Rarely available 2 bed/ 1 bath first floor condo in charming Orinda Oaks, close to BART, shops, theater & restaurants.

**\$550,000**

## ORINDA



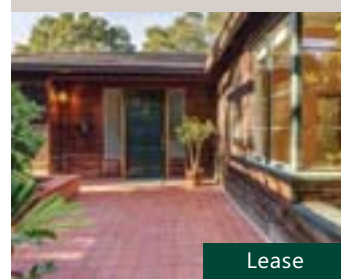
Lease

### 8 Via San Inigo

Beautiful 4 bed/ 3 bath home w/ great commute, flat yard space, solar panels, electric car charger & views!

**\$6,000/ Monthly**

## ORINDA



Lease

### 4 Los Dedos Road

Spacious 4 bed/ 3 bath home located in Orinda Country Club. Includes laundry room & separate work shop.

**\$5,495/ Monthly**

## MORAGA



### 124 Greenbriar

3 bed/ 2 bath 2486 sqft home updated throughout in Moraga Country Club. Garage holds 2 cars plus a golf cart.

**\$1,349,500**

## LAFAYETTE



### 21 Hidden Valley Road

Custom 4 bed/ 3 bath 3679 sqft home on .48 acres minutes from commute, BART, shopping, & top rated schools.

**\$2,750,000**

## LAFAYETTE



### 1000 Dewing Avenue #307

Single level 3 bed/ 2 bath 1568 sqft condo close to vibrant downtown Lafayette w/ private patio & in-closet laundry.

**\$1,185,000**

## ALAMO



### 10 Serenity Lane

Majestic gated 12 bed/ 13 bath/ 3 half bath chateau w/ vineyard, 20 showcase car barn, & trophy club room.

**\$19,500,000**

## The Village Associates:

Ashley Battersby  
Patricia Battersby  
Shannon Conner  
Meara Dunsmore

Linda Ehrich

Joan Evans

Linda Friedman

Claudia Gohler

Dexter Honens II

April Matthews

Hillary Murphy

Karen Murphy

John Nash

Altie Schmitt

Judy Schoenrock

Ann Sharf

Amy Rose Smith

Molly Smith

Jeff Snell

Lynda Snell

Steve Stahle

Clark Thompson

Angie Evans Traxinger

Ignacio Vega

Ann Ward

Margaret Zucker

facebook.com/VillageAssociates  
twitter.com/villageassoc  
instagram.com/VillageAssociates

93 Moraga Way, Suite 103 • Orinda, CA 94563 • Phone: (925) 254-0505

Visit [www.villageassociates.com](http://www.villageassociates.com) Click on [Sunday Open Homes](#)

Village

ASSOCIATES

It's Village. Of Course.

DRE#01301392