

Lamorinda

OUR HOMES



Lamorinda Home Sales

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Lamorinda Weekly Volume 15 Issue 14 Wednesday, September 1, 2021

Digging Deep with Goddess Gardener, Cynthia Brian

Garden gatherings



Photo Cynthia Brian

The porch and patio were turned into an outdoor paradise with socially distanced tables.

By Cynthia Brian

"We need to teach people that the environment has a direct bearing on our own benefit." ~ Dalai Lama

It's official. The Pfizer vaccine has received full and final approval by the FDA with the Moderna and Johnson and Johnson vaccines soon to follow. The Centers for Disease Control and Prevention stated that if we want to spend time with people who don't live with us, outdoor activities are the safest choice. In these dire days of global crises, natural disasters, evacuations, and a highly infectious Delta variant, any positive news is appreciated.

At the beginning of summer, we all had high hopes that we would be able to emerge from our caves to enjoy a quasi-normal season. With the emergence of the Delta variant, it became clear that the pandemic will not be contained until most of the country prioritizes health and gets vaccinated. Humans are social beings and we like getting together. With warm weather predicted for the next two months, gathering in our gardens for a picnic, barbecue, or just a chat will be a safer method of communing.

I recently attended an outdoor birthday party for a dear friend generously orchestrated by her adult children and their spouses. This was the first time since the pandemic began that I had gone to any non-family occasion. Although I was hesitant to be around a few dozen people, every precaution was taken to make guests feel safe and comfortable. Being informed that all guests had been fully vaccinated prompted me to R.S.V.P. "yes." The affair was colorful, fun, and secure. I came away with constructive ideas that we can all utilize to enjoy togetherness outside in our gardens during these challenging times.

How to have a more formal yet guarded, glorious garden gathering:

1. Prepare your patio.
 - a. Add colorful potted plants.
 - b. String lights, flags, garlands, or pennants.
 - c. Set up tables with fun placemats or tablecloths.
 - d. Space tables and chairs for appropriate social distancing.
 - e. Select throw pillows to add comfort and color.
2. Hang hummingbird feeders and birdhouses to attract the birds.
3. Create your scene with a theme and decorate accordingly.
4. Add a vase filled with flowers, branches, or fruit, preferably picked from your garden.
5. Design a thoughtful menu that allows you to be part of the party.
6. Have guests enter via a garden gate or other outside entrance.
7. Set up a "Covid" station with hand sanitizer and masks.
8. Ask that masks be worn when going indoors for any reason.
9. Make a playlist that fits your crowd.
10. If yellowjackets have been bothering your paradise, put up traps the day before your party and keep them in place throughout the event.
11. Invite the partygoers to tour your landscape.
12. Provide a "wow" moment with a special dessert.
13. Light contained candles or lanterns to flicker at dusk.
14. Send your guests home with a gift from the garden.

... continued on Page D10

Lamorinda home sales recorded

| City | Last reported | Lowest amount | Highest amount |
|-----------|---------------|---------------|----------------|
| LAFAYETTE | 10 | \$1,110,000 | \$2,600,000 |
| MORAGA | 7 | \$570,000 | \$3,000,000 |
| ORINDA | 9 | \$450,000 | \$3,005,000 |

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

- 1132 Bacon Way, \$1,215,000, 3 Bdrms, 1366 SqFt, 1954 YrBlt, 07-16-21
 3295 Beechwood Drive, \$1,380,000, 2 Bdrms, 1139 SqFt, 1941 YrBlt, 07-15-21
 3669 Boyer Circle, \$2,200,000, 5 Bdrms, 2693 SqFt, 1926 YrBlt, 07-16-21,
 Previous Sale: \$980,000, 08-06-18
 1044 Carol Lane, \$1,110,000, 3 Bdrms, 1172 SqFt, 1954 YrBlt, 07-16-21,
 Previous Sale: \$381,000, 06-07-18
 1849 Del Rey Street, \$1,825,000, 3 Bdrms, 1946 SqFt, 1961 YrBlt, 07-15-21,
 Previous Sale: \$950,000, 05-20-20
 1145 Estates Drive, \$2,150,000, 4 Bdrms, 2860 SqFt, 1948 YrBlt, 07-16-21
 3187 Lucas Drive, \$1,300,000, 3 Bdrms, 1283 SqFt, 1956 YrBlt, 07-15-21,
 Previous Sale: \$850,000, 05-29-13
 1245 Panorama Drive, \$2,600,000, 3 Bdrms, 2632 SqFt, 1951 YrBlt, 07-13-21,
 Previous Sale: \$1,710,000, 05-23-14
 3236 Rohrer Drive, \$1,500,000, 3 Bdrms, 1496 SqFt, 1968 YrBlt, 07-15-21
 1241 Sunset Loop, \$2,250,000, 4 Bdrms, 2457 SqFt, 1950 YrBlt, 07-14-21,
 Previous Sale: \$340,000, 11-02-98

MORAGA

- 1037 Alta Mesa Drive, \$875,000, 3 Bdrms, 2040 SqFt, 1973 YrBlt, 07-15-21
 1965 Ascot Drive #7, \$570,000, 3 Bdrms, 1236 SqFt, 1966 YrBlt, 07-15-21,
 Previous Sale: \$417,000, 03-30-06
 57 Corte Del Sol, \$2,120,000, 4 Bdrms, 3136 SqFt, 1973 YrBlt, 07-16-21,
 Previous Sale: \$1,250,000, 04-10-12
 62 Miramonte Drive, \$750,000, 2 Bdrms, 1248 SqFt, 1964 YrBlt, 07-16-21,
 Previous Sale: \$605,000, 01-13-17
 3 Netherton Court, \$1,850,000, 4 Bdrms, 2552 SqFt, 1985 YrBlt, 07-16-21,
 Previous Sale: \$1,120,000, 09-26-12
 54 San Pablo Court, \$3,000,000, 4 Bdrms, 2997 SqFt, 1971 YrBlt, 07-15-21
 29 Sullivan Drive, \$1,940,000, 3 Bdrms, 1856 SqFt, 1962 YrBlt, 07-16-21,
 Previous Sale: \$935,000, 05-31-18

ORINDA

- 73 Brookwood Road #49, \$450,000, 1 Bdrms, 673 SqFt, 1962 YrBlt, 07-14-21,
 Previous Sale: \$425,000, 05-17-17
 5 Buena Vista, \$1,950,000, 3 Bdrms, 2034 SqFt, 1958 YrBlt, 07-15-21
 2 Calvin Drive, \$2,100,000, 4 Bdrms, 2068 SqFt, 1973 YrBlt, 07-16-21,
 Previous Sale: \$859,000, 10-05-12
 24 Crestview Drive, \$2,475,000, 5 Bdrms, 3479 SqFt, 1956 YrBlt, 07-13-21,
 Previous Sale: \$842,000, 09-02-03
 19 El Gavilan Road, \$2,680,000, 5 Bdrms, 4541 SqFt, 1948 YrBlt, 07-13-21
 108 Hillcrest Drive, \$1,870,000, 3 Bdrms, 1771 SqFt, 1954 YrBlt, 07-15-21,
 Previous Sale: \$1,000,000, 04-18-16
 29 Irving Lane, \$3,005,000, 4 Bdrms, 2687 SqFt, 1948 YrBlt, 07-15-21,
 Previous Sale: \$630,000, 04-22-99
 236 Ivy Drive, \$1,661,000, 3 Bdrms, 1296 SqFt, 1956 YrBlt, 07-14-21,
 Previous Sale: \$850,000, 10-20-20
 76 Van Ripper Lane, \$2,110,000, 3 Bdrms, 2091 SqFt, 1951 YrBlt, 07-16-21



COMING SOON

409 Dalewood Drive, Orinda
 \$4,998,000

This extraordinary Orinda Downs custom estate was built in 2001 and completely updated with fabulous finishes and amenities on almost an acre of land.

Acute attention to detail in the almost 6,000 square feet of light-filled living space raises this fresh and contemporary East Coast-style home to new heights of

luxury and grand living. Six bedrooms and five full and two half beautifully updated bathrooms include an upper-level one-bedroom, one-bathroom guest suite with private staircase access. Relish the beautiful aesthetic and tranquility of the professionally landscaped grounds featuring more than \$500,000 in updates. Brick walkways meander along park-like front and backyards where mature trees, towering redwoods, and garden beds border multiple venues for entertaining and quiet retreat, plus an inviting pool and spa, outdoor fireplace and BBQ, and full size sport court. This is a truly magnificent property for adults and children!



Glenn & Kellie Beaubelle

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1220 Woodborough Road, Lafayette
4 Bed | 3.5 Bath | 4,630 Sq. Ft.

1220WOODBOROUGH.COM
\$2,875,000



3591 Powell Drive, Lafayette
4 Bed | 3.5 Bath | 3,140 Sq. Ft.

3591POWELL.COM
Sold for \$2,900,000



1220 Echo Springs Road, Lafayette
4 Bed | 3.5 Bath | 3,518 Sq. Ft.

3421ECHOSPRINGS.COM
Sold for \$3,110,000



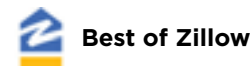
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Chris & Tracy have your new home!



8 Kings Crown Court, Moraga
5 BD | 2.5 BA | 2600± SF | .43± AC
Offered at \$2,275,000

Top of the world views from this stunning single-level home. An entertainer's dream, this home has a 1000 bottle temperature controlled wine closet and flawless indoor-outdoor transitions to your own park-like oasis.
8kingscrown.com



1 Burton Vista Court, Lafayette
4 BD | 3F + 2H BA | 4176± SF | 2.22± AC | Pool
Offered at \$2,995,000

Sweeping Mt. Diablo views from this custom-built traditional home. Enjoy the best of both worlds: wonderful privacy with spectacular natural surroundings while conveniently located to downtown Lafayette.
1burtonvista.com

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Just Sold:
25 Los Cerros, Orinda
(Representing Buyers)



Pending:
114 Merion Terrace, Moraga
(Representing Buyers)



Pending:
29 Crescent, Orinda
(Representing Sellers)



Just Listed:
2009 Stewart Ave,
Walnut Creek

I like being busy.
(The good kind of busy!)



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www.johnbnash.com | DRE # 01995244

JN John Nash
realtor

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Real Estate Agent Judy Sin Closes 9 Sales While Navigating The 'New World' Of Real Estate

Judy Sin, an experienced Compass real estate agent in Lamorinda, California, announced today a slew of new sales due to her transition into "new world" real estate brought on by the pandemic.

Within the last two months, Sin has closed nine deals for over \$10 million, with four of them closing for more than \$1 million.

Sin is a real estate agent bred from the "new talent pool," tasked with navigating the post-COVID world through flexibility, entrepreneurship, and the ability to be innovative. During the pandemic, Sin quickly adopted a new virtual workflow — conducting zoom consultations and facetime showings; prioritized social media marketing, reaching more than 70,000 people a month on Instagram; completing electronic transaction management; and allowing clients to sign documents anywhere nationwide.

"In the post-COVID world, real estate agents have been tasked with the goal of adjusting to a new model of being an agent — and I have been lucky to earn the trust of many through the use of technology," Sin said. "This means conducting virtual meetings and walkthroughs, reducing face-to-face contact while also providing world-class customer service and making all my clients feel safe and comfortable."

With all of these changes being thrust on the world of real estate, Sin has continued to adapt and find the best methods to embrace change.

"Today, agents need the ability to lead and market in a virtual world, and I am extremely happy to have helped sellers and buyers navigate a new world of real estate to ensure everyone is receiving the best possible deal," Sin said. "Going forward, I will continue to adapt to the changes thrown our way by the pandemic to continue serving the community."

Judy Sin and her family moved to Moraga before the pandemic and immediately welcomed 10 chickens to their family. Her curation of living, buying, and selling in Lamorinda California on Instagram is liked and followed by thousands around the world.

For more information, please visit www.judysin.com www.instagram.com/selling_lamorinda

Compass | DRE #02114562



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 MELANIE SNOW
 TOM STACK
 TED STREETER
 BO SULLIVAN
 NORLA TORRES-TURNEY
 LINDA VAN DRENT
 GREG WATKINS
 JERRY WENDT
 FRANK WOODWARD
 JUNE YOUNG
 ANA ZIMMANK


125 Canon Dr \$1,795,000

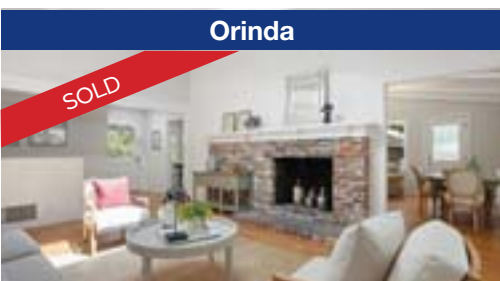
3 BD / 2 BA
 Two housing structures. Huge, beautiful lot. Great location.
 Ana Zimmank 925-640-6008
 Lic#00469962


104 Estates Dr \$1,605,000

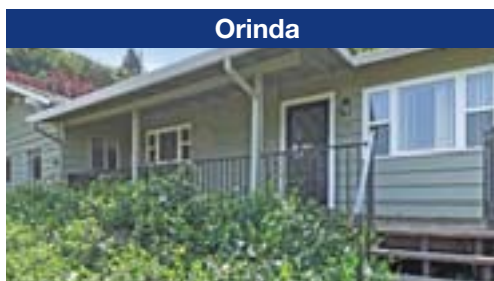
4 bd / 2 ba / 1820 sq ft.
 Single level, private, over 1/2 acre lot. Glorietta Gem!
 Suzanne Geoffrion 925-699-4832
 104EstatesDr.com Lic#01878803


6 Loma Linda \$1,299,000

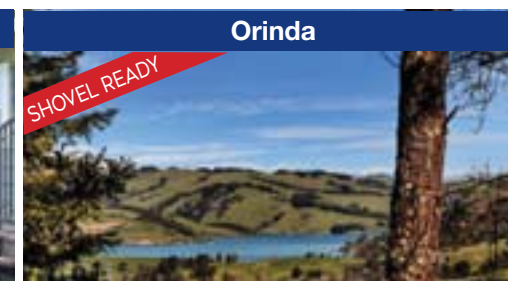
3 Bd / 2 BA / 1331 sq. ft. Charming single level on 1/2 acre lot. Renovated and drenched in light!
 Cathy Schultheis 510-915-2277
 Lic #01005765


44 Camino Encinas \$1,299,000

3 Bd/ 2 BA. Charming sun-filled Orinda rancher. Hardwood floors, vaulted ceilings. Great walk score & commute location.
 Laura Abrams 510-697-3225
 Lic#01272382


10 Lucille Way \$1,100,000

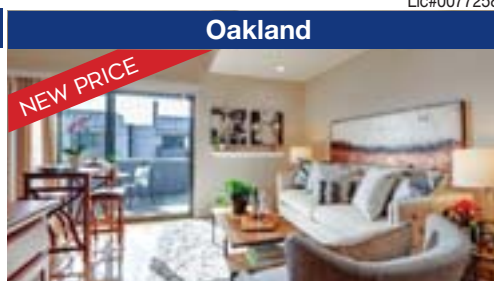
SFR apx. 2,080 Sq. Ft. 3 Bedrooms- 2.5 Baths
 Terry Murphy 925-285-1510
 Lic#00772587


Vacant Lot 221 El Toyonal \$685,000

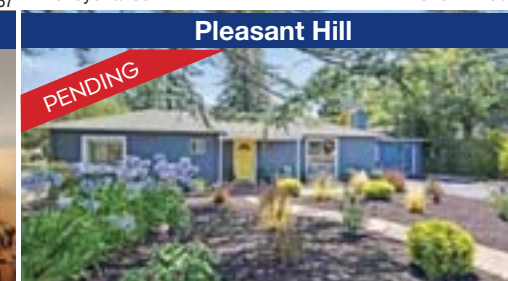
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3 Wellesley Ct \$3,875,000

7 BD / 6.5 BA Contemporary Estate, panoramic views, 5300 Sq. Ft., detached full in-law-unit. Off Happy Valley Road.
 Laura Abrams 510-697-3225
 3Wellesley.com Lic#01272382


3 Embarcadero \$399,000

Updated 1 BD / 1 BA. Open floor plan, sliding door to balcony, SUBZERO fridge, plantation shutters.
 Cathy Schultheis 510-915-2277
 Lic #01005765


170 Stewart Circle \$1,195,000

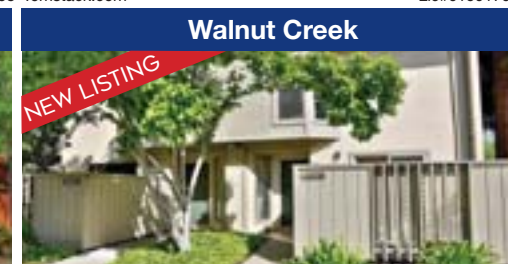
5 BD / 3 BA, 1,983 sq. ft.
 Poet's Corner, Cul-de-sac
 Tom Stack 925-878-9964
 Tomstack.com Lic#01501769


431 Fuchsia Lane \$1,349,000

3+ BD / 2.5 BA, 2,083 sq. ft. Trevari Gale Ranch. Open floor plan, dramatic high ceilings, loft space, and spacious flat backyard! 431fuchsialane.com
 Mary Beth MacLennan 925-324-6246 Lic# 01480008
 Tony Conte 925-708-1396 Lic# 00959101


1948 Highridge Court \$1,089,000

4 bd / 2.5 ba Summit Ridge Stunner! Sophisticated end unit w/ views. Convenient location. Lafayette school district.
 Kelly Crawford 925-998-5599
 Bev Arnold 925-788-8516
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1698 Parkside Dr \$710,000

2/2.5 1,515 sf. Updated TH, end unit, 2 pkg spaces, Commuter's Dream location
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1284 SHELL CIRCLE, CLAYTON
Offered at \$750,000

ULTRA-CHIC TOWNHOME WITH GOLF COURSE VIEWS!

This stylish 3BR/3BA, 1,709 sq. ft. townhome is a gem! The back yard feels huge with the expansive views of the golf course. The kitchen was remodeled in 2019 with top-of-the-line European style cabinets, quartz counters and stainless appliances. This home is equipped to the nines with wine fridge, hybrid water heater for ZERO energy consumption, water softener, key-less entry system, NEST system and owned solar panels—The PG&E bills are lower than you can imagine! It's also approximately two blocks to the BART Shuttle and steps to restaurants and shops in charming downtown Clayton. If you're looking for a spacious home with great schools and an excellent value, this is the one!

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1321 Sunset Loop Lafayette

2 bedroom, 1 bath, with detached 3rd bed or office. .20 acre
Offering price \$1,195,000


Welcome to 1321 Sunset Loop Dr., located in a close-in neighborhood offering a cozy ranch home that is move-in ready but still offers lots of potential. A spacious Entry from the front door leads into a formal Living room w/ a wood burning fireplace & slider that accesses the garden in the back. An Eat-In galley Kitchen is enhanced by granite countertops and white cabinetry. A Dining area, illuminated with natural light, is ideal for everyday family meals or fun entertaining with friends. A large comfortable Family Room is an extension of the entertainment space & also offers easy access to the backyard garden. Incredibly charming farmhouse ceilings & attractive hardwood floors throughout. Step out to a newer deck & expansive lawn to enjoy the view & beautiful sunsets. A separate cottage offers flexibility for use as a 3rd bedroom, office or entertainment room! Space for an RV/Boat or sport court. Close to HWY 24 & 680, BART and Lafayette & WC shopping.



THE *Beaubelle*
GROUP

Nancy Stryker

925.890.6911
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DRE 01290021

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OVER THE MOON FOR THIS ORINDA BEAUTY



172 Lombardy Lane

\$1,395,000

3 BEDS

2 BATHS

1,660 SQFT

Very cool 120 sq ft outdoor studio at this charming home in the heart of Sleepy Hollow!



925.980.3829

Shannon@ShannonConner.com
ShannonConner.com

DRE# 01885058

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Digging Deep with Goddess Gardener, Cynthia Brian

Garden gatherings



Cupcakes made to resemble succulents and dahlias by Sarah Thongopneua of Baked Blooms In San Anselmo www.bakedblooms.com.

... continued from Page D1

Being in a garden setting is always impressive to me. I relish being in nature, listening to the sounds, watching the birds, and appreciating the growing plants. I was especially impressed with the gigantic tomato plants my friend had grown from seed. A rock waterfall planted with abundant succulents echoed the theme. Joyful décor boasted multi-colored, elegant mats, runners, and tablecloths festooned with yarn pom pom ropes and a clear glass vase filled with lemons and fresh cut dahlias on each table. The “wow” factor was provided by the spectacular cupcakes that mimicked the succulents and flowers on the tables. These beautiful cupcakes designed by Sarah Thongopneua of Baked Blooms in San Anselmo (www.bakedblooms.com) were almost too gorgeous to eat. They were



The waterfall, birdhouse, pink geraniums, and multiple succulents echoed the party theme.

devoured with enthusiasm. Each guest was gifted a small succulent reminiscent of those luscious cupcakes and perfect for our drought-parched soil.

When I came home, I found a small empty bird’s nest on my porch. Have you ever closely inspected the intricacy of a bird’s nest? What an architectural marvel. Wouldn’t it be great to create a themed event around this wildlife discovery?

Now that the vaccines are receiving official approval and authorization, I hope that everyone will get vaccinated without delay. Once that is achieved, we will be able to return to the freer glory days of party frivolity.

Fete the final days of summer with a casual gathering or formal gala. A setting in nature sets the tone for a festive, friendly, and safe celebration for the benefit of everyone.

Happy Gardening. Happy Growing.



A beautifully laid table for six with a drought-resistant succulent for each guest.

MARK YOUR CALENDARS!

Saturday, Sept. 25, Be the Star You Are!® will participate in the first live event at the Pear and Wine Festival with a booth sponsored by the Lamorinda Weekly (www.Lamorindaweekly.com) and MB Jessee painting (www.MBJessee.com). Wear your mask and visit us! Details at www.bethestaryouare.org/copy-of-events



A growing gray succulent may be the model for a cupcake topping.

Photos Cynthia Brian



A round table with dahlias and lemons centerpiece and colorful table décor.



Goddess Gardener Cynthia Brian puts on make-up to attend the patio party.

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 books, including, Chicken Soup for the Gardener's Soul, Growing with the Goddess Gardener, and Be the Star You Are! www.cynthiabrian.com/online-store. Receive a FREE inspirational music DVD and special savings.

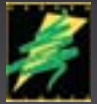
Hire Cynthia for writing projects, garden consults, and inspirational lectures.

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Enlarge your living area with an outdoor kitchen or entertainment space complete with a built in barbecue and the warm glow of a stone or masonry fireplace.

Garden Lights Landscape Development, Inc. is a full service landscape & pool design build firm. We design & install with just one call 925-254-4797 • www.gardenlightslandscape.com

Celebrating over 20 years of service in Lamorinda. Bonded – Licensed & Insured License# 702845 C27 & C53

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Flowers • Trees • Succulents • Pottery & Fountains
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Garden Consultation

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LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

ORINDA



48 Oak Road

Custom 3+ bed/ 3 bath 3594 sqft home on .82 acre lot. Master suite includes fireplace, reading area, & private deck.

\$2,295,000

ORINDA



26 La Cuesta Road

Mid century modern 4 bed/ 3 bath home overlooking Lake Cascade in one of Orinda's most coveted neighborhoods.

\$1,750,000

ORINDA



46 Ivy Drive

Ranch style 4 bed/ 3 bath home in Sleepy Hollow w/ 2 additional buildings for office/studio/exercise & in-law unit.

\$1,599,000

ORINDA



180 Ardith Court

Not to be missed! Classic 3 bed/ 2 bath rancher on gorgeous 1/3 acre lot w/ incredible panoramic views & privacy.

\$1,495,000

ORINDA



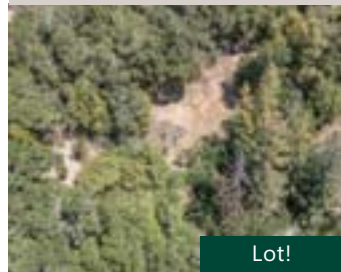
New Listing!

172 Lombardy Lane

Single level 3 bed/ 2 bath Sleepy Hollow rancher on .36 acres w/ office, outdoor studio, patio & level lawn.

\$1,395,000

ORINDA



Lot!

23 Kittiwake Road

Private residential .43 acre lot in one of Bay Area's most sought after neighborhoods. Close to Highway 24 & downtown.

\$625,000

LAFAYETTE



4090 Happy Valley Road

Luxurious 4 bed/ 5.5 bath home on 2.64 acre estate w/ adjoining lovely guest house, a huge lawn & bocce ball court.

\$14,995,000

LAFAYETTE



9 Mountain View Lane

Custom 4 bed/ 3.5 bath home on 9.93 private acres w/ views of the Lafayette Reservoir, pool, & surrounding hills.

\$6,990,000

LAFAYETTE



New Listing!

5 Black Forest Court

Contemporary 4 Bed + office/ 3 bath w/ updated designer features throughout in ideal location close to downtown.

\$2,195,000

MORAGA



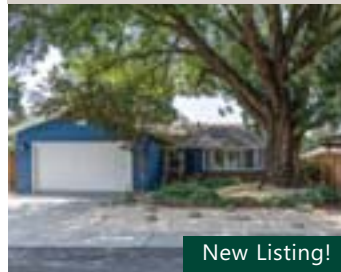
New Listing!

59 Miramonte Drive

Renovated single level end unit 2 bed/ 2 bath townhome in prime location in sought after Miramonte Gardens.

\$675,000

WALNUT CREEK



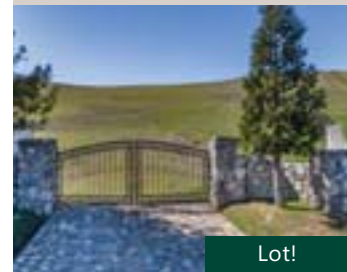
New Listing!

2009 Stewart Avenue

Single level 4 bed/ 3 bath charmer on flat lot w/ easy access to downtown, swim clubs, trails & freeway.

\$1,345,000

LIVERMORE



Lot!

10 Storybook Lane

Perfect opportunity to build in amazing setting near Mt. Diablo on 8 acre gated parcel w/ room for horses & stable.

\$895,000

The Village Associates:

Ashley Battersby
Patricia Battersby
Shannon Conner
Meara Dunsmore

Linda Ehrich
Joan Evans

Linda Friedman
Claudia Gohler
Dexter Honens II

April Matthews
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Karen Murphy

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Village

ASSOCIATES

It's Village. Of Course.

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