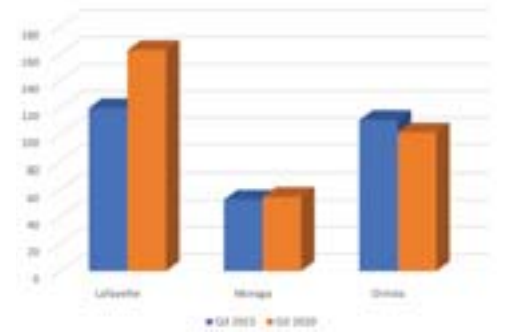


# Lamorinda

# OUR HOMES

Lamorinda Weekly Volume 15 Issue 17 Wednesday, October 13, 2021



The Real Estate Quarter in Review

read on Page D4

## Digging Deep with Goddess Gardener, Cynthia Brian

### Grass roots



Photo Cynthia Brian

Plant red or white clover for a greener, nitrogen-rich lawn.

By Cynthia Brian

*“Life starts all over again when it gets crisp in the fall.” ~ F. Scott Fitzgerald*

The earth trembled. The fires raged. The stock market crashed. October has notoriously become a month when disasters great and small occur. No matter what transpires, life goes on and nature always prevails.

After a summer of extreme heat, cooler weather is a welcome gift. The benefit for gardeners is that the soil is warm making it perfect for rooting, especially when we receive a bit of precipitation.

The next weeks are the optimum time to grow grass. Many lawns died during our heatwave and water shortages. Green areas were replaced with succulents, rocks, and, most sadly, pavement. If you want to seed, re-seed, or install turf, fall is the time to do it. Since I prefer a ver-

dant lawn all year, this season I plan on adding more clover to my grass.

Throughout the hot weather, I sparingly watered, providing just enough H<sub>2</sub>O to keep the lawn alive. What I observed during this drought was that the clover interspersed in my grass was always green, even when I didn't water. Clover is a nitrogen fixer. Like all legumes, it takes nitrogen from the air and through a chemical reaction, deposits it in the ground as an absorbable fertilizer. It is constantly providing fertilizer to itself and the surrounding grass, making the entire lawn healthier. Because my clover is spread throughout my lawn, the entire lawn appears to be greener.

Besides providing nutrients to the soil, clover is also resistant to pet urine. If you are a pet owner, you probably have brown spots on your lawn from the urine of your dog. If you add clover, you'll have a more uniform green.

A positive and a negative of planting clover is that the flowers attract honeybees. As a gardener, I welcome honeybees to my landscape, but honeybees on a lawn can result in unwanted stings if you happen to cartwheel on a bee! Be aware that bees are hovering to avoid a confrontation.

If you've been to the Oakland or Mumbai airports, you may have witnessed the beautiful walls of plants. Vertical gardening is a mixture of plants that grow up and out as a living wall. As our lawns and lot sizes decrease, many people are discovering that embracing vertical gardens is a way to enjoy nature in a smaller space. Try it out this season.

In preparation for Halloween, there are many traditional endeavors to experience.

- It is time to harvest the pumpkins, gourds, and winter squash. If you don't grow your own, you'll find funky as well as colorful pumpkins at the local Farmers' Market and grocery stores.

- Apples and Asian pears are still hanging from the trees awaiting their reaper. Did you enjoy candied or caramel apples as a child during October? There are easy and fun recipes online to enjoy an old-fashioned treat.

- Cut your corn stalks to use in decorations and buy a hay bale to add to the décor. You can later use the hay to cover your newly planted vegetable patch. The hay mulch will keep most weeds from emerging as the ghosts, ghouls, and goblins begin their rampage.

- Build a scarecrow to hang in your front yard for the season, then use it in your vegetable garden when the winter vegetable seeds sprout.

**VLATKA BATHGATE**

IF I HAD A BUYER FOR YOUR HOME WOULD YOU SELL IT?

Call me at 925 597 1573

Vlatka@BestLamorindaHomes.com

CalBRE#01390784



**VLATKA GETS RESULTS ALL OVER THE EAST BAY**

**Coming Soon****9 Patricia Rd, Orinda**

Beautifully updated  
turnkey

3 beds 3.5 baths -

Price Upon Request

**Coming Soon****In Diablo**

Single level on  
golf course on  
pancake flat half acre -

Price Upon Request

**For Sale****25 Dias Ct, El Sobrante  
MID CENTURY  
MODERN.**

Renown Robert Walters  
"Living in the Round"  
house

**Offered at \$949,000**



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

©2021 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

**Lamorinda home sales recorded**

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	36	\$580,000	\$4,200,000
MORAGA	21	\$524,000	\$2,600,000
ORINDA	36	\$1,055,000	\$5,700,000

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**

- 640 Augustine Lane, \$2,700,000, 5 Bdrms, 2705 SqFt, 1955 YrBlt, 08-12-21,  
Previous Sale: \$1,599,000, 08-24-16
- 19 Benthill Court, \$1,720,000, 4 Bdrms, 2906 SqFt, 1981 YrBlt, 08-30-21
- 860 Broadmoor Court, \$3,205,000, 5 Bdrms, 3435 SqFt, 1950 YrBlt, 08-12-21,  
Previous Sale: \$2,409,000, 06-04-18
- 3215 Brookwood Drive, \$1,650,000, 4 Bdrms, 2151 SqFt, 1974 YrBlt, 08-12-21,  
Previous Sale: \$901,000, 06-07-04
- 3 Butler Drive, \$2,395,000, 4 Bdrms, 3121 SqFt, 1957 YrBlt, 08-10-21,  
Previous Sale: \$1,544,000, 11-02-12
- 3071 Camino Diablo, \$580,000, 2 Bdrms, 1253 SqFt, 1979 YrBlt, 08-10-21,  
Previous Sale: \$416,500, 05-04-04
- 4120 Canyon Road, \$2,499,000, 5 Bdrms, 3584 SqFt, 1951 YrBlt, 08-20-21
- 4159 Canyon Road, \$2,700,000, 3 Bdrms, 2662 SqFt, 1951 YrBlt, 08-20-21,  
Previous Sale: \$1,250,000, 06-18-20
- 3227 Elvia Street, \$1,725,000, 4 Bdrms, 2272 SqFt, 1961 YrBlt, 08-09-21,  
Previous Sale: \$363,636, 03-23-99
- 3383 Freeman Road, \$1,300,000, 3 Bdrms, 1780 SqFt, 1947 YrBlt, 08-26-21,  
Previous Sale: \$729,500, 06-18-09
- 3740 Happy Valley Road, \$3,425,000, 4 Bdrms, 2677 SqFt, 1960 YrBlt, 08-16-21
- 1 Harper Court, \$1,138,000, 2 Bdrms, 1091 SqFt, 1969 YrBlt, 08-31-21,  
Previous Sale: \$550,000, 12-08-08
- 155 Haslemere Court, \$980,000, 3 Bdrms, 1638 SqFt, 1988 YrBlt, 08-26-21
- 1003 Hawthorne Drive, \$840,000, 4 Bdrms, 1680 SqFt, 1960 YrBlt, 08-11-21,  
Previous Sale: \$380,000, 12-28-09
- 3719 Highland Court, \$1,949,000, 4 Bdrms, 2835 SqFt, 1980 YrBlt, 08-10-21,  
Previous Sale: \$1,580,000, 04-16-15
- 1104 Hillcrest Drive, \$2,355,000, 4 Bdrms, 2891 SqFt, 1954 YrBlt, 08-27-21,  
Previous Sale: \$950,000, 04-21-21
- 1229 Juanita Drive, \$1,160,000, 2 Bdrms, 928 SqFt, 1951 YrBlt, 08-23-21,  
Previous Sale: \$77,500, 05-01-79
- 3252 La Canada, \$4,200,000, 4 Bdrms, 4427 SqFt, 2003 YrBlt, 08-23-21,  
Previous Sale: \$750,000, 06-17-02
- 307 Lowell Lane, \$1,900,000, 4 Bdrms, 2288 SqFt, 1971 YrBlt, 08-12-21,  
Previous Sale: \$639,500, 11-08-00
- 3184 Lucas Drive, \$3,477,000, 4 Bdrms, 3368 SqFt, 2015 YrBlt, 08-19-21,  
Previous Sale: \$2,600,000, 06-05-19
- 573 Merriewood Drive, \$1,730,000, 4 Bdrms, 1904 SqFt, 1959 YrBlt, 08-12-21
- 593 Michael Lane, \$1,650,000, 3 Bdrms, 1478 SqFt, 1956 YrBlt, 08-12-21,  
Previous Sale: \$1,025,000, 06-09-15
- 3455 Moraga Boulevard, \$1,400,000, 3 Bdrms, 1172 SqFt, 1941 YrBlt, 08-26-21,  
Previous Sale: \$675,000, 06-22-04
- 847 Mountain View Drive, \$2,700,000, 4 Bdrms, 3736 SqFt,  
1949 YrBlt, 08-27-21, Previous Sale: \$380,000, 08-01-89
- 3235 Mt Diablo Court #202, \$1,800,000, 2 Bdrms, 2095 SqFt,  
2019 YrBlt, 08-12-21
- 3235 Mt Diablo Court #206, \$628,000, 2 Bdrms, 1084 SqFt,  
2019 YrBlt, 08-27-21
- 1594 Pleasant Hill Road, \$1,250,000, 4 Bdrms, 2087 SqFt,  
1917 YrBlt, 08-17-21, Previous Sale: \$950,000, 07-06-15
- 3591 Powell Drive, \$2,900,000, 4 Bdrms, 2769 SqFt, 1941 YrBlt, 08-27-21,  
Previous Sale: \$1,470,000, 04-28-11

... continued on Page D6

# DUDUM REAL ESTATE GROUP

WWW.DUDUM.COM

**DUDUM**  
REAL ESTATE GROUP  
DRE# 01882902

*Leading* REAL ESTATE COMPANIES IN THE WORLD®

ADAM HAMALIAN



925.708.5630  
DRE# 01917597

CAROLYN WAY



925.890.4115  
DRE# 00947460

CHRISTINA LINEZO



415.425.3085  
DRE# 01964989

JANE SMITH



925.998.1914  
DRE# 01476506

JULIE DEL SANTO  
BROKER/OWNER

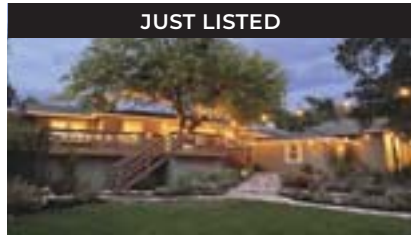


925.818.5500  
DRE# 01290985

KELLY WOOD

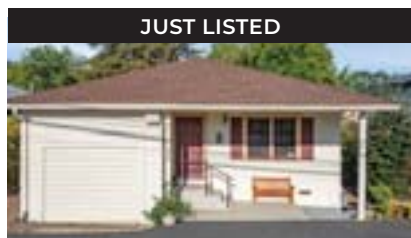


925.381.7172  
DRE# 01931711



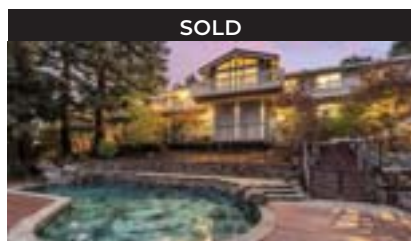
JUST LISTED

2049 STRAND ROAD, WALNUT CREEK  
OFFERED AT \$1,795,000  
KAAREN BRICKMAN | 925.351.5049



JUST LISTED

1030 BROWN AVENUE, LAFAYETTE  
OFFERED AT \$1,049,000  
MATT MCLEOD | 925.464.6500



SOLD

25 BILLINGTON COURT, LAFAYETTE  
SOLD FOR \$2,550,000  
TINA FRECHMAN | 925.915.0851



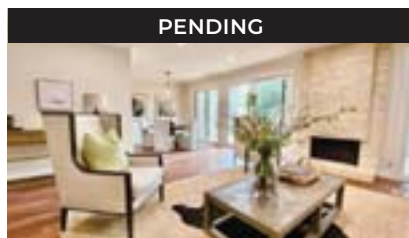
SOLD OFF MARKET

48 LA SALLE DRIVE, MORAGA  
SOLD FOR \$1,100,000  
K. BRICKMAN/S. RUHMAN | 925.351.5049



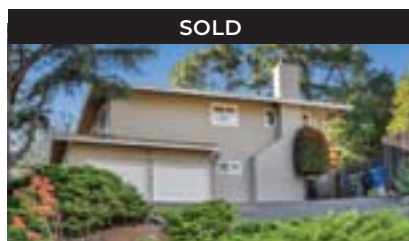
LAFAYETTE SCHOOLS

3260 GLORIA TERRACE, LAFAYETTE  
OFFERED AT \$1,550,000  
CAROLYN WAY | 925.890.4115



PENDING

1937 ASPENRIDGE CT., WALNUT CREEK  
OFFERED AT \$1,150,000  
S.HUTCHENS/A.HAMALIAN | 925.708.5630



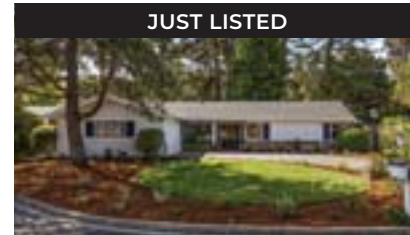
SOLD

3456 SHANGRI LA ROAD, LAFAYETTE  
SOLD FOR \$1,900,000  
CHRISTINA LINEZO | 415.425.3085



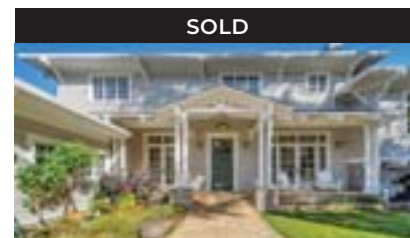
SOLD • REPRESENTED BUYER

326 GOLDEN GRASS DRIVE, ALAMO  
SOLD FOR \$3,650,000  
DON & PAMELA COLOMBANA 925.878.8047



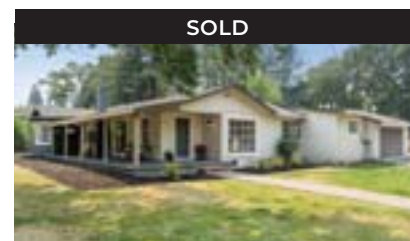
JUST LISTED

14 ASPINWALL COURT, ORINDA  
OFFERED AT \$1,400,000  
RUTH EDDY | 925.788.5449



SOLD

1 MIDDLE ROAD, LAFAYETTE  
SOLD FOR \$3,217,500  
TINA FRECHMAN | 925.915.0851



SOLD

141 SHADY LANE, WALNUT CREEK  
SOLD FOR \$1,470,000  
L. LEGLER / C. HATA 510.912.5882



SOLD • REPRESENTED BUYER

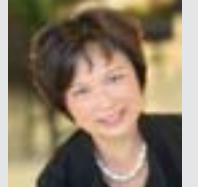
62 MIRAMONTE DRIVE, MORAGA  
SOLD FOR \$750,000  
DON & PAMELA COLOMBANA 925.878.8047

BRYAN HURLBUT



925.383.5500  
DRE# 01347508

CHERYL HATA



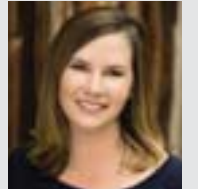
510.912.5882  
DRE# 013859346

DAVE SMITH



415.298.7851  
DRE# 02105225

JOY WIEHN



415.377.1884  
DRE# 02047712

KAAREN BRICKMAN



925.351.5049  
DRE# 01932119

LAUREN DEAL  
HURLBUT TEAM



925.876.4671  
DRE#02060294

LISA TICHENOR



925.285.1093  
DRE# 01478540

LORI LEGLER



925.286.1244  
DRE# 00805732

MATT MCLEOD



925.464.6500  
DRE# 01310057

PAMELA & DON  
COLOMBANA



925.878.8047  
DRE# 01979180/01979181

RUTH EDDY



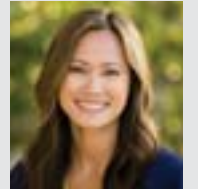
925.788.5449  
DRE# 01313819

SHERRY HUTCHENS



925.212.7617  
DRE# 01320608

TINA FRECHMAN



925.915.0851  
DRE# 01970768



# The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T

The third quarter of 2021 continued to show significant activity on the residential side of Lamorinda real estate. This activity continues to be based upon low interest rates and limited supply coupled with 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, 120 single-family homes closed in Lafayette which was a decrease from the 136 that closed in the third quarter of 2020. Sales prices ranged from \$840,000 to \$11.5 million. The average number of days on market was 12 versus 19 for the same period in 2020. The average sales price was \$2,067,747. In this same quarter in 2020 it was \$1,972,380. In 2019 it was \$1,716,517. In 2018 it was \$1,696,918; in 2017 it was \$1,713,249.

In Moraga, the number of single-family closings was 53, similar to the 55 in 3Q2020. Prices ranged from \$1.135 million to \$4.3 million. The average sales price was \$1,993,792, far exceeding the \$1,588,132 in the year ago three-month period. In 2019 it was \$1,443,253. In 2018 it was \$1,509,248. In 2017 it was \$1,386,634. The average marketing time was 9 days, down from 17 days a year ago.

In Orinda, the number of single-family closings was 111, an increase from the 102 during the same period a year ago. Sales prices ranged from \$925,000 to \$6.125 million with an average price of \$2,147,497, continuing to rise from the \$1,900,069 in the same quarter one year ago. It was \$1,651,117 in 3Q2019. In 2018 it was \$1,777,666 in the third quarter. In 2017 it was \$1,601,869 and in 2016 it was \$1,558,244. It took an average of 12 days to expose a home to the market this last quarter. One year ago, it took 24 days.

There was one closing in Canyon, listed at \$1,095,000 and closing at \$1,325,000.

In the third quarter of this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$846.43, versus \$719.40 per square foot a year ago. In the 2019 summer quarter it was \$607.09. Moraga homes sold for \$768.54, up from the summer period a year ago when it was \$637.23. In Orinda it was \$823.39 – an increase from the \$684.33 a year ago.

In Lafayette, the average sales price was right at 107.2% of the final asking price. In Moraga, it was 107.1% of asking and in Orinda it was just over 109.6%. In many cases, there were multiple offers on homes and the result was a closing price above the asking price.

On the Oakland/Berkeley side of the hills, agents have been asking far below the market value of homes for several years in order to generate multiple offers and sales prices well above asking. This phenomenon (sometimes known as “Teaser Pricing”) has now spilled

over and that is why we see those nearly 10% above asking prices as the ultimate sales prices.

In Lafayette, 103 of the 120 closings sold at the list price or above. In Moraga, 44 of the 53 sold at or above asking and in Orinda it was 94 of 111. In the third quarter, one house in Orinda actually sold for \$1.1 million above the asking price!

In the condominium/town home category, Lafayette had six resale closings. They were priced from \$628,000 to \$1.8 million. Moraga had 38, up from 25 a year ago and from 17 in the same period two years ago. Sales prices ranged from \$390,000 to \$1.375 million. Moraga Country Club had seven attached home sales: \$1 million to \$1.48 million. Orinda had five condos sell on Brookwood at prices of \$420,000 to \$540,000.

As of Oct. 6 there were 91 pending sales in the three communities combined. A year ago there were 96 pending sales per the MLS. The asking prices for the pending single family detached homes range from \$899,000 to \$4.395 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 91 pending sales in the area, 16 received acceptable offers in the first five days of October. That is an average of about three 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, now that children are back on campuses.

Inventory, however, continues to remain low when looking at the available homes in Lafayette where there are 28 on the market as of Oct. 6 and there were 60 at this time one year ago.

In Moraga buyers have their choice of only 19 properties down from 27 properties a year ago.

Orinda inventory has decreased to 20 currently available from 43 one year ago.

Current asking prices range from \$395,000 for a condominium in Moraga to \$12.8 million for a Lafayette property.

At the high end, 30 homes closed above \$3 million in the three communities combined during the quarter; there are 11 currently available above this amount.

Interest rates are at historical lows and during the pandemic a lot of people have relocated further from their jobs as they have not had to and may not have to commute as often.

There has been a large increase in Oakland, San Francisco and Peninsula 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.

**VIEWS FOR DAYS.  
SPECIAL IN  
SO MANY WAYS.**



**26 Tappan Lane**

**Call for Details**

**5**BEDS

**4.5**BATHS

**4,150**SQFT

Sitting on a private 1.18-acre lot amongst the oaks with views of the East Bay hills and Mount Diablo.



**925.980.3829**

Shannon@ShannonConner.com  
ShannonConner.com

**DRE# 01885058**

Villageassociates.com  
925.254.0505

*SC*  
shannon conner

villageassociates.com | @villageassociates | 925.254.0505 | **It's Village. Of Course.**

**Village**  
ASSOCIATES



## JUST SOLD



Listed for \$1,665,000. Sold for \$1,850,000. Represented sellers.

2 Corte Azul, Moraga | 4 bedroom, 2.5 bath single-story Campolindo home with a pool. Close to the Cabana Club and high school.



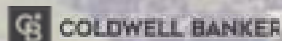
Sold for \$2,135,000. Represented buyers.

165 Canon Drive, Orinda | Mid-Century Modern with walls of glass. 4 bedroom, 3 bath with tons of natural light.

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

**Michelle Holcenberg**  
CB Top 100 East/North Bay Region

michelle@holcenberg.com  
925-324-0405  
BRE #01373412



## Lamorinda home sales recorded

... continued from Page D2

### LAFAYETTE ... continued

- 3114 Ramada Court, \$1,260,000, 4 Bdrms, 2178 SqFt, 1973 YrBlt, 08-17-21, Previous Sale: \$579,000, 07-10-00
- 1261 Rose Lane, \$3,750,000, 5 Bdrms, 4945 SqFt, 1999 YrBlt, 08-26-21, Previous Sale: \$3,600,000, 08-19-20
- 1274 Sunrise Ridge Drive, \$2,300,000, 4 Bdrms, 3813 SqFt, 1999 YrBlt, 08-10-21, Previous Sale: \$1,442,000, 12-23-15
- 1451 Sunset Loop, \$1,764,000, 4 Bdrms, 2105 SqFt, 1949 YrBlt, 08-11-21, Previous Sale: \$880,000, 06-03-13
- 1075 Upper Happy Valley Road, \$1,500,000, 3 Bdrms, 1855 SqFt, 1973 YrBlt, 08-16-21, Previous Sale: \$1,310,000, 08-06-15
- 1055 Via Roble, \$1,995,000, 4 Bdrms, 1938 SqFt, 1962 YrBlt, 08-19-21, Previous Sale: \$525,000, 10-31-00
- 1074 Viela Court, \$2,150,000, 5 Bdrms, 3162 SqFt, 1954 YrBlt, 08-30-21, Previous Sale: \$615,000, 05-02-02
- 3654 Walnut Street, \$1,700,000, 3 Bdrms, 1525 SqFt, 1941 YrBlt, 08-20-21, Previous Sale: \$1,225,000, 06-17-16

### MORAGA

- 2079 Ascot Drive #240, \$577,000, 2 Bdrms, 1193 SqFt, 1971 YrBlt, 08-10-21, Previous Sale: \$225,000, 03-18-11
- 724 Augusta Drive, \$1,065,000, 2 Bdrms, 1262 SqFt, 1974 YrBlt, 08-19-21
- 4 Baltusrol Street, \$1,145,000, 3 Bdrms, 2142 SqFt, 1979 YrBlt, 08-20-21, Previous Sale: \$894,000, 04-12-18
- 285 Birchwood Drive, \$1,705,000, 4 Bdrms, 2293 SqFt, 1970 YrBlt, 08-24-21
- 1411 Camino Peral, \$810,000, 3 Bdrms, 1440 SqFt, 1972 YrBlt, 08-23-21, Previous Sale: \$723,000, 06-23-17
- 308 Corte Gabriel, \$1,155,000, 3 Bdrms, 2018 SqFt, 1980 YrBlt, 08-09-21, Previous Sale: \$840,000, 05-05-16
- 137 Derby Lane, \$1,470,000, 3 Bdrms, 2066 SqFt, 1972 YrBlt, 08-24-21, Previous Sale: \$1,018,000, 09-04-13
- 2121 Donald Drive #4, \$524,000, 2 Bdrms, 1224 SqFt, 1963 YrBlt, 08-11-21
- 121 Eileen Court, \$1,725,000, 5 Bdrms, 2531 SqFt, 1978 YrBlt, 08-31-21, Previous Sale: \$761,000, 10-22-01
- 6 Fieldbrook Place, \$1,775,000, 4 Bdrms, 2676 SqFt, 1962 YrBlt, 08-24-21, Previous Sale: \$299,000, 04-01-86
- 8 Harold Drive, \$1,470,000, 4 Bdrms, 1653 SqFt, 1956 YrBlt, 08-30-21, Previous Sale: \$790,000, 11-23-04
- 12 Josefa Place, \$1,100,000, 2 Bdrms, 1845 SqFt, 1984 YrBlt, 08-18-21, Previous Sale: \$890,000, 10-18-19
- 13 Josefa Place, \$1,175,000, 3 Bdrms, 2095 SqFt, 1984 YrBlt, 08-27-21, Previous Sale: \$595,455, 03-13-12
- 34 Mayfield Place, \$1,325,000, 4 Bdrms, 1905 SqFt, 1966 YrBlt, 08-30-21, Previous Sale: \$390,000, 08-01-90
- 114 Merion Terrace, \$1,525,000, 3 Bdrms, 2828 SqFt, 1988 YrBlt, 08-30-21, Previous Sale: \$1,130,000, 02-12-15
- 263 Paseo Bernal, \$1,050,000, 3 Bdrms, 2018 SqFt, 1980 YrBlt, 08-26-21, Previous Sale: \$865,000, 04-19-17
- 597 Rheem Boulevard, \$1,135,000, 3 Bdrms, 1404 SqFt, 1957 YrBlt, 08-09-21
- 10 Via Barcelona, \$1,100,000, 3 Bdrms, 2109 SqFt, 1986 YrBlt, 08-09-21, Previous Sale: \$315,000, 07-01-92
- 65 Vista Encinos, \$2,370,000, 5 Bdrms, 3564 SqFt, 2020 YrBlt, 08-09-21
- 67 Vista Encinos, \$2,450,000, 4 Bdrms, 3379 SqFt, 2020 YrBlt, 08-13-21
- 3 Whiting Court, \$2,600,000, 4 Bdrms, 2754 SqFt, 1999 YrBlt, 08-31-21, Previous Sale: \$1,185,000, 07-18-12

... continued on Page D12

# Charming & Classic IN ORINDA COUNTRY CLUB



## 22 Camino Sobrante, Orinda

This traditional, charming & classic home is one of the first built in Orinda in 1938 shortly after the completion of the Orinda Country Club (OCC). Enter into this old-world home with an oversized formal Living room with fireplace & Dining Room both with hardwood floors adjacent to the updated eat-in kitchen with new countertops and appliances. Many options with this flexible space & floorplan! Combine this country club charmer, with its incredible location, k-12 top rated schools and you get fabulous 22 Camino Sobrante to call home!

<b>4</b> <i>Bed</i>	<b>4.5</b> <i>Bath</i>	<b>.33</b> <i>Acre</i>
<b>±3,351</b> <i>Sq. ft</i>	<b>1</b> <i>Office</i>	<b>100%</b> <i>Location!</i>

**One of the best lots near OCC!**

*Listed for \$2,195,000 | Visit [22CaminoSobrante.com](http://22CaminoSobrante.com)*

Amy Rose Smith  
Village Associates  
925.212.3897  
amy@amyrosesmith.com  
www.amyrosesmith.com  
CalBRE: #01855959



FINDING THE *Right* FIT



AMYROSESMITH

villageassociates.com | @villageassociates



925.254.0505 | **It's Village. Of Course.**



# TERRI BATES WALKER

REAL ESTATE

## 2021 Lamorinda Sales



**60 Dolores Way, Orinda**  
Pending - offered at \$1,399,000



**8 Kings Crown Ct., Moraga**  
Sold off-market for \$2,250,000



**3337 Walnut Ln., Lafayette**  
Sold off-market for \$1,785,000



**56 Camino del Diablo, Orinda**  
Sold for \$1,850,000



**1003 Woodbury, Lafayette**  
Sold for \$942,500



**28 Merrill Cir., Moraga**  
Sold for \$2,489,000



**1204 Larch Ave., Moraga**  
Sold for \$1,600,000



**58 Tomcat Way, Orinda**  
Sold off-market for \$3,125,000



**48 Via Floreado, Orinda**  
Sold for \$1,800,000



**5 Josefa Place, Moraga**  
Sold off-market for \$1,225,000



**407 Ponderosa Ct., Lafayette**  
Sold for \$2,900,000



**29 Sullivan Dr., Moraga**  
Sold for \$1,940,000





# TERRI BATES WALKER

REAL ESTATE

## Putting People First

*"When my wife was preparing to sell her parents' home, we enlisted the services of Terri Walker. Terri, being a former real estate lawyer, possessed **a level of expertise above and beyond most other realtors.** She guided us through the pitfalls of selling an older, poorly maintained house; she kept us updated on every step in a timely fashion and **sold the house surprisingly quickly and well above the asking price.** But besides her professionalism, what struck us most was that **Terri understands that she is not just selling a house, she is selling a home.** Selling a home is not merely transactional; there is a whole personal history that is every bit a part of that home as the structure itself. Terri's understanding and reassurances alleviated my mother in law's fears and reservations, smoothing what could have been a much more difficult transition. Thank you Terri."*

**Kenny Murakami**  
Owner Moraga Garden Center



**Terri Bates Walker**  
Broker | J.D. | DRE 01330081  
510.282.4420  
terri@terribateswalker.com  
terribateswalker.com



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. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

**COMPASS**



## 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  
 CHRISTINA MCCORMICK  
 MARSHA MCCRAE  
 MICHELE MCKAY  
 CHAD MORRISON  
 PEYMAN MOSHREF  
 TERRY MURPHY  
 AUDREY NEALE  
 BRUCE NEWMAN  
 DIANE PETEK  
 MARGARET PRICE  
 SUSAN SCHLICHER  
 CATHY SCHULTHEIS  
 AUBREY SHAW  
 JOEL SHEIMAN  
 MELANIE SNOW  
 TOM STACK  
 TED STREETER  
 BO SULLIVAN  
 NORLA TORRES-TURNEY  
 LINDA VAN DRENT  
 GREG WATKINS  
 JERRY WENDT  
 FRANK WOODWARD  
 JUNE YOUNG  
 ANA ZIMMANK

## Orinda



**5 Valencia Rd \$1,915,000**

Charming 4 bedroom, 2 bath in sought-after Del Rey. Close to K-12 schools. Gorgeous yard, Updated kitchen  
 Michelle Holcenberg 925-324-0405  
 www.holcenberg.com Lic #01373412

## Orinda



**125 Canon Dr \$1,650,000**

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

## Orinda



**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

## Orinda



**130 La Espiral \$1,099,000**

4 bd / 3 ba, Tahoe Chalet in Orinda with forest views

Ana Zimmank 925-640-6008  
 Lic#00469962

## Lafayette



**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

## Lafayette



**4077 Coralee Lane \$1,495,000**

Sea Ranch in Lafayette! 3 Bed, 2 .5 bath of stunning architecture in Happy Valley Elementary

Kelly Crawford 925-998-5599  
 Lic #01327015

## Lafayette



**3231 Camino Colorados \$1,430,000**

Sweet 3BR/2BA home in Burton Valley. Represented buyer

Soraya Golesorkhi 925-808-8390  
 www.Soraya4homes.com Lic #01771736

## Alamo



**291 Barrington Ln \$3,595,000**

Majestic Stonegate estate. 5977 sq. ft. on almost an acre on Stonegate's most desirable street, 4 en-suite bedrooms plus 2 half baths, Cherry library and Media room. Gorgeous Pool

Kelly Crawford 925-998-5599  
 Lic #01327015

## Clayton



**1284 Shell Cir \$825,000**

Sold for 10% over asking.

Represented seller

Soraya Golesorkhi 925-808-8390  
 www.Soraya4homes.com Lic #01771736

## Pleasant Hill



**16 Saint Louis Lane \$1,255,000**

3/2.5, Golf Course Views, Cul-de-sac, Updates Galore. Represented buyer

Tom Stack 925-878-9964  
 TomStack.com Lic#01501769

## Walnut Creek



**2001 Skycrest Dr #2 \$930,000**

Updated w/amazing Mt. Diablo views. Represented buyer

Soraya Golesorkhi 925-808-8390  
 www.Soraya4homes.com Lic #01771736

## Walnut Creek



**1698 Parkside Dr \$720,000**

2/2.5, End Unit, Updated, Commuter's Dream location, WC amenities

Tom Stack 925-878-9964  
 TomStack.com Lic#01501769

Tom Stack  
REAL ESTATE



"I'll treat you like a Rock Star"

**SOLD**



**1698 Parkside Dr, Walnut Creek**  
Offered at \$710,000

**SOLD**

Represented Buyers



**16 Saint Louis Lane, Pleasant Hill**  
Offered at \$1,149,000

**925.878.9964**  
TomStack.com  
Tom.Stack@cbtnorcal.com



On your mark, get set



Generously Sponsored by



**Sunday, October 24**

5k, 10k (around the Lafayette Reservoir)

or 2 mile fun walk/run

5k: 8am, 10k: 8:15am, 2 mile: 8:45am

Downtown Lafayette, CA

Sign Up at [LafayetteChamber.org/resrun](https://LafayetteChamber.org/resrun)

I'll be back in my role as MC!  
Come find me at the starting line!



## Lamorinda home sales recorded

... continued from Page D6

### ORINDA

- 37 Ardilla Road, \$2,250,000, 3 Bdrms, 3074 SqFt, 1979 YrBlt, 08-30-21  
 73 Barbara Road, \$1,325,000, 3 Bdrms, 1560 SqFt, 1976 YrBlt, 08-12-21  
 71 Camino Don Miguel, \$1,970,000, 3 Bdrms, 2172 SqFt, 1937 YrBlt, 08-13-21,  
 Previous Sale: \$1,625,000, 05-08-18  
 44 Camino Encinas, \$1,299,000, 3 Bdrms, 1650 SqFt, 1954 YrBlt, 08-17-21,  
 Previous Sale: \$805,000, 09-28-05  
 362 Camino Sobrante, \$5,700,000, 4 Bdrms, 4778 SqFt, 1990 YrBlt, 08-30-21,  
 Previous Sale: \$215,000, 05-01-87  
 89 Coral Drive, \$1,730,000, 3 Bdrms, 2224 SqFt, 1959 YrBlt, 08-16-21  
 54 Davis Road, \$1,055,000, 2 Bdrms, 1175 SqFt, 1941 YrBlt, 08-20-21,  
 Previous Sale: \$440,000, 10-15-01  
 87 El Toyonal, \$2,700,000, 4 Bdrms, 2771 SqFt, 2020 YrBlt, 08-25-21,  
 Previous Sale: \$700,000, 07-13-15  
 9 Estabueno Drive, \$2,800,000, 4 Bdrms, 2577 SqFt, 1953 YrBlt, 08-20-21,  
 Previous Sale: \$990,000, 10-14-04  
 104 Estates Drive, \$1,605,000, 4 Bdrms, 1807 SqFt, 1956 YrBlt, 08-27-21  
 1 Fleetwood Court, \$1,620,000, 4 Bdrms, 1880 SqFt, 1960 YrBlt, 08-19-21  
 5 Fleetwood Court, \$2,209,000, 4 Bdrms, 2294 SqFt, 1962 YrBlt, 08-10-21,  
 Previous Sale: \$1,480,000, 07-11-17  
 21 Francisco Court, \$2,000,000, 5 Bdrms, 3101 SqFt, 1950 YrBlt, 08-27-21,  
 Previous Sale: \$1,645,000, 03-08-16  
 262 Glorietta Boulevard, \$2,700,000, 5 Bdrms, 3428 SqFt,  
 1952 YrBlt, 08-19-21, Previous Sale: \$370,000, 08-01-89  
 23 Greenwood Court, \$1,500,000, 4 Bdrms, 2244 SqFt, 1955 YrBlt, 08-11-21,  
 Previous Sale: \$390,000, 04-06-98  
 621 Greystone Terrace, \$2,250,000, 3 Bdrms, 2230 SqFt, 1976 YrBlt, 08-19-21  
 58 Hazel Tree Ridge, \$1,675,000, 5 Bdrms, 2666 SqFt, 2014 YrBlt, 08-09-21  
 36 Heather Lane, \$2,238,000, 4 Bdrms, 2923 SqFt, 1979 YrBlt, 08-27-21,  
 Previous Sale: \$1,030,000, 12-15-19  
 185 Holly Lane, \$1,395,000, 2 Bdrms, 2046 SqFt, 1981 YrBlt, 08-16-21  
 47 Linda Vista, \$1,400,000, 4 Bdrms, 1671 SqFt, 1948 YrBlt, 08-19-21  
 6 Loma Linda Court, \$1,450,000, 3 Bdrms, 1331 SqFt, 1956 YrBlt, 08-17-21  
 9 Loma Vista Drive, \$1,267,000, 4 Bdrms, 2327 SqFt, 1940 YrBlt, 08-25-21,  
 Previous Sale: \$1,050,000, 12-21-20  
 4 Loma Vista Drive, \$1,750,000, 3 Bdrms, 1833 SqFt, 1948 YrBlt, 08-31-21,  
 Previous Sale: \$929,000, 06-17-13  
 25 Los Cerros, \$2,400,000, 2 Bdrms, 3011 SqFt, 1939 YrBlt, 08-13-21  
 113 Rheem Boulevard, \$1,800,000, 4 Bdrms, 2634 SqFt, 1956 YrBlt, 08-23-21,  
 Previous Sale: \$1,583,000, 01-31-18  
 15 Ridge Lane, \$1,080,000, 4 Bdrms, 2713 SqFt, 1957 YrBlt, 08-25-21  
 5 South Point Road, \$1,190,000, 3 Bdrms, 2338 SqFt, 1956 YrBlt, 08-16-21  
 7 Southwaite Court, \$1,385,000, 2 Bdrms, 1664 SqFt, 1961 YrBlt, 08-27-21  
 140 Spring Road, \$1,080,000, 3 Bdrms, 1979 SqFt, 1950 YrBlt, 08-24-21  
 4 Sunrise Hill Road, \$1,475,000, 4 Bdrms, 4551 SqFt, 2019 YrBlt, 08-26-21,  
 Previous Sale: \$350,000, 11-11-13  
 527 Tahos Road, \$2,208,000, 3 Bdrms, 2864 SqFt, 1967 YrBlt, 08-31-21  
 600 Tahos Road, \$3,980,000, 4 Bdrms, 3299 SqFt, 1964 YrBlt, 08-13-21,  
 Previous Sale: \$1,150,000, 03-29-10  
 42 Tarry Lane, \$2,340,000, 5 Bdrms, 3326 SqFt, 1972 YrBlt, 08-17-21,  
 Previous Sale: \$860,000, 02-01-12  
 24 Tarabrook Drive, \$1,510,000, 4 Bdrms, 1680 SqFt, 1961 YrBlt, 08-25-21,  
 Previous Sale: \$605,000, 02-21-02  
 5 Wanfleete Court, \$1,510,000, 4 Bdrms, 1636 SqFt, 1961 YrBlt, 08-25-21,  
 Previous Sale: \$881,000, 07-11-05  
 9 Washington Lane, \$1,906,000, 3 Bdrms, 1896 SqFt, 1951 YrBlt, 08-10-21,  
 Previous Sale: \$303,000, 05-01-86



### Kyle Davis

Owner/Partner  
 Senior Mortgage Consultant  
 Stonecastle Land & Home Financial  
 Direct/fax: 925-314-5299  
 Email: Kyle@Stonecastlemtg.com

380 Diablo Road Suite 201 • Danville, CA 94526 • CADRE #: 01111347 / NMLS #: 274107  
 Broker CA DRE #: 01328838 / BROKER NMLS #: 280803

**RATES ARE NEAR ALL TIME LOWS!**  
**30 YEAR FIXED RATE TO \$2,000,000!**  
**2.999% /3.04% APR**  
**GREAT CONFORMING RATES!**

	Fixed Rates to \$625,000		Fixed Rates to \$937,500	
	RATE	APR	RATE	APR
30 Year Fixed	2.890%	2.890%	2.999%	3.050%
15 Year Fixed	2.100%	2.100%	2.130%	2.130%

"PROVIDING PREMIER LOAN PRODUCTS AND SERVICE FROM THE MOST EXPERIENCED AND SOLUTION-ORIENTED PROFESSIONALS IN YOUR COMMUNITY."

**Call 925-314-5299 for Today's Quote!**

This is not a loan commitment, nor is it a guarantee of any kind. This comparison is based solely on estimated figures and information available at the time of production. Interest rate is subject to borrower and property qualifying. Stonecastle Land and Home Financial, Inc. is an Equal Opportunity Lender.



**Electrical outages got you down?**  
**We'll get you back up!**

**#1 selling Generac is the industry's first and best home backup generator. A permanently installed Generac home backup generator protects your home automatically.**



**IDEAL ENERGY**  
**925-513-4704**  
 idealsolarco.com/idealenergy  
 Serving the Bay Area for over 20 years!



**10% off**  
**Generator installs and transfer switch installations**



**RENT-A-SPACE**  
Store It. You'll Love It. Rent It.

**50**  
YEAR ANNIVERSARY

**FALL INTO SAVINGS!**

**\$50 OFF**

ON SELECT UNITS 9X10 OR SMALLER (UPSTAIRS)  
GOOD FOR 3MONTHS OFFER ENDS 10/31/21  
LIMITED AVAILABILITY

Hours of operation  
Mon-Sat 9am -6pm  
Office and Yard.  
Or call for an appointment.

455 Moraga Rd. Ste. F  
(925) 643-2026  
www.5Aspace.com

RHEEM SHOPPING CENTER  
RHEEM BLVD.

# BNI

Network Online  
Discover BNI Lamorinda



We are forming a BNI Lamorinda Chapter.

Call Ann Newton Cane, **415-999-0253**, for more information.

BNI is the world's largest business networking and referral organization, and its culture is built upon the philosophy of Givers Gain. We seek to exchange business leads and professional development opportunities, and create proactive and reciprocal business relationships.

**Ann Newton Cane**

**415.999.0253** | a.newtoncane@ggsir.com

Each Franchise Is Independently Owned And Operated. Lic.#02084093

Golden Gate | Sotheby's  
INTERNATIONAL REALTY



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



**Just Sold:**  
114 Merion Terrace, Moraga  
(Representing Buyers)



**Just Sold:**  
29 Crescent, Orinda  
(Representing Sellers)



**Pending:**  
35 Underhill, Orinda  
(Representing Buyers)

Another week,  
another set of homes sold!



925-330-9474 | john@johnbnash.com  
www.johnbnash.com | DRE # 01995244

**JN** John Nash  
realtor  
home is where you make it

villageassociates.com | @villageassociates

Village  
ASSOCIATES

925.254.0505 | It's Village. Of Course.

## Cynthia Brian's October Gardening Guide

The next two months are busy ones in the garden as we prepare our beds for a winter's sleep. Chrysanthemums, belladonna lilies, and pelargoniums are in full bloom, a certain beacon of the blazing fall colors to follow.

**FERTILIZE** lawns during the rain for faster absorption. Don't forget to re-seed during these wet days as well.

**PULL** any weeds you find in your garden before they develop seed heads.

**CUT** cattails for an autumn arrangement. Every part of the cattail is edible, too.

**COLLECT** abandoned bird nests to add to holiday décor.

**REPAIR** birdhouses so that overwintering birds such as bluebirds, chickadees, and nuthatches will have a warm, safe, cozy place to rest during the upcoming cold nights.

**INCREASE** bird feeders in your yard as birds consume more food in fall and winter.

**TUNE** up your garden by pruning back overgrown shrubs.

**DIG** and divide iris rhizomes now. Make sure to keep a few inches of the leaves on the stems and bury the roots 2 inches deep, 18 to 20 inches apart.

**FORCE** your final produce to ripen by halting watering.

**PRUNE** berry bushes, including summer raspberries, blackberries, and blueberries by removing dead canes. Thin any new forming canes.

**AMEND** your hard clay soil with large amounts of compost.

**MULCH** with wood chips to prevent erosion and maintain temperate soil temperatures.

**FREEZE** or can your vine tomatoes before the rains rot them.

**PROPAGATE** perennials through root cuttings.

**SAVE** seeds from your favorite annuals, herbs, and vegetables by gathering, drying, labeling, and storing.

**HARVEST** the remainder of ripe produce before the end of the month-apples, Asian pears, peppers, Swiss chard.

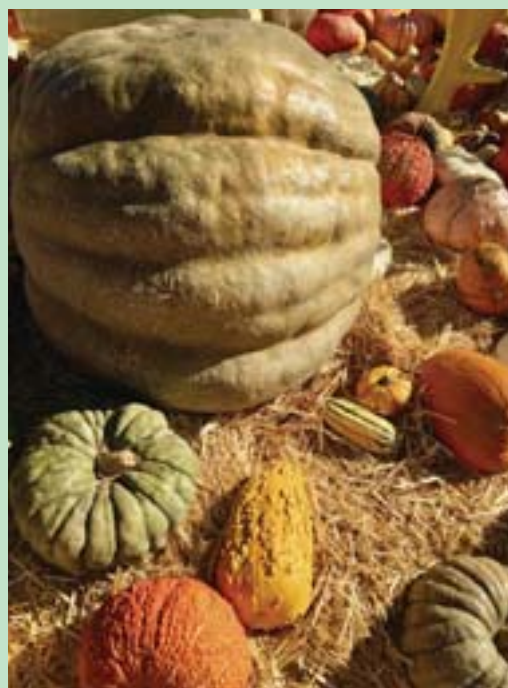
**ROAST** seeds from squash and pumpkins by first cleaning, drying, soaking in salted water, then, baking at 375 degrees until golden brown. What a healthy snack!

Fingers crossed that this October will be disaster-free. Whatever transpires, in the freshness of fall, we'll start anew.

Happy Gardening. Happy Growing.



Belladonna lilies bring a lightness to the landscape.



A variety of fall pumpkins and gourds.



Magenta pelargonium blooms.



**Cynthia Brian with her autumn scarecrow.**

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 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](http://www.cynthiabrian.com/online-store). Receive a FREE inspirational music DVD and special savings.

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

[Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com)  
[www.GoddessGardener.com](http://www.GoddessGardener.com)



**A jungle of happy plants grows vertically on a living wall.**

McDonnell  Nursery

**October Sale!**

**family owned since 1933**

**25% off Perennials, Trees and Shrubs**  
**Also find special pricing on**  
**select garden decor.**



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

196 Moraga Way • Orinda • (925) 254-3713 • Open Daily

# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

## ORINDA



**14 Bobolink Road**  
Ranch style 5 bed/ 4.5 bath 3597 sqft home on lovely, private & intriguing fully landscaped .53 acre parcel.

**\$2,850,000**

## ORINDA



**22 Camino Sobrante**  
Charming 4 bed/ 4.5 bath Orinda Country Club home moments from OCC, top rated schools, & downtown!

**\$2,195,000**

## ORINDA



**2 Haciendas Road**  
Rare 3 bed/ 2.5 bath on 1.19 acres in Oak Arbor neighborhood w/ breathtaking views of the Orinda Hills!

**\$1,899,000**

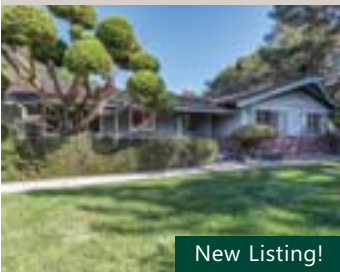
## ORINDA



**75 Ardilla**  
Expanded retreat 2 bed/ 2 bath + den/ office/ 3rd bed on a private 1.04 acre lot. Good commute & top rated schools.

**\$1,575,000**

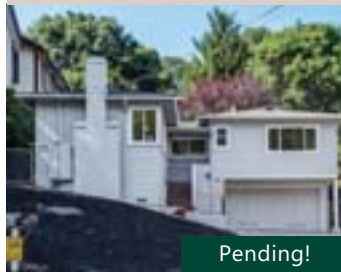
## ORINDA



**2 Keith Drive**  
Lovely single level Ranch style 4 bed/ 3 bath home on a picturesque & usable 1.09 acre lot near Orinda Oaks Park.

**\$1,495,000**

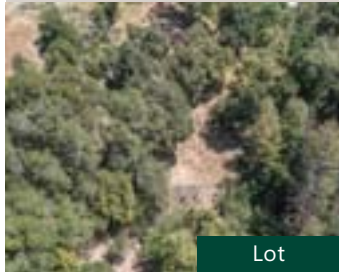
## ORINDA



**24 Crescent Drive**  
Adorable updated 3 bed/ 2.5 bath home just minutes from school, BART, commute routes, shopping, hiking & more.

**\$1,195,000**

## ORINDA



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

**\$575,000**

## 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



**4107 Coralee Lane**  
Unique artistically styled 2900 sqft 4 bed/ 2.5 bath home on very private, wooded .76 acres w/ views of trees & hills.

**\$1,698,000**

## LAFAYETTE



**833 Rosedale Avenue**  
Beautifully updated single level 3 bed/ 2 bath home w/ stunning living areas & detached office, near town & BART.

**\$1,595,000**

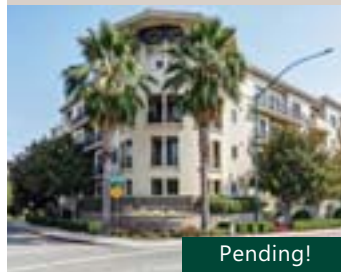
## WALNUT CREEK



**310 Beacon Ridge Lane**  
Private 3 bed/ 3 bath end unit townhouse w/ view of hiking trails & walking distance to pool & tennis courts!

**\$1,198,000**

## WALNUT CREEK



**1315 Alma Ave Unit #412**  
Light & bright 2 bed/ 2 bath modern styled end unit condo. Fabulous Montecito downtown location!

**\$658,000**

## 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

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