

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 15 Issue 21 Wednesday, December 8, 2021



Lamorinda Home Sales

... read on Page D2

Digging Deep with Goddess Gardener, Cynthia Brian

Fall out



Still time to seed or reseed lawns.

Photos Cynthia Brian

By Cynthia Brian

*“Fall, leaves, fall; die, flowers, away;
Lengthen night and shorten day!
Every leaf speaks bliss to me
Fluttering from the autumn tree.”~ Emily Brontë*

Without a doubt, autumn is a beautiful time of the year with cooler weather and spectacular, ever-changing foliage. What I can't get used to is the early setting sun and the dark skies at 5 p.m. as we enter December. My circadian rhythm is out of sync. My preference is to work in the garden as late as possible every day and in the summer that means until 9 or 9:30 p.m. In fall and winter, my style is cramped, leaving me with long to-do lists.

This past week the newspaper publishers and I received an email from the editor of a DIY garden authority from New Zealand who has enjoyed reading the Digging Deep columns. She sent a link to their

fall garden information that I am posting here because it includes everything you need to know about planting your fall garden and it is perfect for our location. How honored and thrilled we are to know that Digging Deep is being read in the Southern Hemisphere! Check out their guide to fall gardening.

<https://happydiyhome.com/fall-garden/>

Since the weather is warm and mild, it is still a great time to reseed your lawn, cover bald spots, or seed a new lawn. I reseeded mine a few weeks ago when the atmospheric river and bomb cyclone hit our area with force, and the grass is gloriously green and growing. I have always liked the award-winning seed, Pearl's Premium, available in California only online at www.PearlsPremium.com. The roots grow deeper than most seeds and the lawn doesn't need as much water or mowing.

I wrote to Jackson, the founder of the company whom I met when I was lecturing at the National Garden Communicators Conference, and asked if there was a discount that I could offer my readers. He kindly responded that he offers a 10% discount at checkout with the code BLACKFRIDAY. He was apologetic that he couldn't offer more of a discount at this time, however, due to the wildfires and the drought, two years of his work were decimated resulting in his costs escalating to over 300%.

... continued on Page D12



Rake gravel paths and remove debris from garden spaces.

Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	27	\$385,000	\$3,634,500
MORAGA	19	\$396,000	\$2,405,000
ORINDA	21	\$1,050,000	\$3,600,000

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

- 3637 Bickerstaff Road, \$1,325,000, 2 Bdrms, 1095 SqFt, 1946 YrBlt, 10-21-21
 1 Burton Vista Court, \$3,280,000, 4 Bdrms, 4176 SqFt, 2003 YrBlt, 10-12-21
 1343 El Curtola Boulevard, \$1,325,000, 3 Bdrms, 1823 SqFt, 1953 YrBlt, 10-13-21,
 Previous Sale: \$342,000, 12-07-98
 1142 Garden Lane, \$1,780,000, 3 Bdrms, 2411 SqFt, 1958 YrBlt, 10-22-21,
 Previous Sale: \$1,325,000, 07-12-18
 1503 Huston Road, \$1,000,000, 6 Bdrms, 2158 SqFt, 1951 YrBlt, 10-12-21,
 Previous Sale: \$1,000,000, 03-02-18
 166 Kendall Road, \$1,250,000, 3 Bdrms, 1636 SqFt, 1949 YrBlt, 10-19-21
 704 Las Trampas Road, \$3,250,000, 4 Bdrms, 2992 SqFt, 1956 YrBlt, 10-27-21,
 Previous Sale: \$1,875,000, 06-25-13
 883 Las Trampas Road, \$2,760,000, 5 Bdrms, 3608 SqFt, 1946 YrBlt, 10-27-21,
 Previous Sale: \$1,995,000, 05-28-19
 3291 Marlene Drive #3293, \$1,940,000, 4 Bdrms, 2705 SqFt, 1951 YrBlt, 10-12-21,
 Previous Sale: \$1,270,500, 05-11-15
 3461 Monroe Avenue, \$1,175,000, 2 Bdrms, 1056 SqFt, 1941 YrBlt, 10-20-21,
 Previous Sale: \$424,000, 04-08-02
 3235 Mt Diablo Court #107, \$1,325,000, 2 Bdrms, 1641 SqFt, 2019 YrBlt, 10-20-21
 3235 Mt Diablo Court #209, \$1,395,000, 2 Bdrms, 1577 SqFt, 2019 YrBlt, 10-22-21
 3279 Mt Diablo Court #14, \$880,000, 2 Bdrms, 1697 SqFt, 1987 YrBlt, 10-26-21,
 Previous Sale: \$555,000, 10-17-13
 2664 West Newell Avenue, \$1,517,000, 4 Bdrms, 1754 SqFt, 1949 YrBlt, 10-27-21,
 Previous Sale: \$925,000, 09-25-15
 1089 Oak Hill Road, \$2,205,000, 4 Bdrms, 2180 SqFt, 1951 YrBlt, 10-18-21,
 Previous Sale: \$1,325,000, 06-26-14
 1144 Palomares Court, \$1,320,000, 3 Bdrms, 1800 SqFt, 1990 YrBlt, 10-14-21,
 Previous Sale: \$95,000, 09-01-87
 1544 Pleasant Lane, \$1,100,000, 3 Bdrms, 1457 SqFt, 1954 YrBlt, 10-18-21
 3231 Quandt Road, \$1,622,000, 3 Bdrms, 2160 SqFt, 1957 YrBlt, 10-22-21
 3397 Reliez Highland Road, \$1,500,000, 3 Bdrms, 2263 SqFt, 1990 YrBlt, 10-13-21,
 Previous Sale: \$258,500, 01-31-03
 833 Rosedale Avenue, \$2,010,000, 3 Bdrms, 1894 SqFt, 1950 YrBlt, 10-22-21,
 Previous Sale: \$667,500, 04-29-03
 525 Silverado Drive, \$2,000,000, 4 Bdrms, 2175 SqFt, 1963 YrBlt, 10-25-21
 790 Solana Drive, \$385,000, 5 Bdrms, 2689 SqFt, 1965 YrBlt, 10-22-21
 3530 Springhill Road, \$2,725,000, 6 Bdrms, 4853 SqFt, 1958 YrBlt, 10-15-21,
 Previous Sale: \$250,000, 07-01-79
 1321 Sunset Loop, \$1,205,000, 2 Bdrms, 1377 SqFt, 1949 YrBlt, 10-20-21,
 Previous Sale: \$952,000, 04-23-19
 637 Sweet Court, \$1,170,000, 3 Bdrms, 1177 SqFt, 1949 YrBlt, 10-22-21
 1230 Warner Court, \$1,125,000, 3 Bdrms, 1124 SqFt, 1952 YrBlt, 10-22-21,
 Previous Sale: \$442,500, 03-24-04
 3 Wellesley Court, \$3,634,500, 3 Bdrms, 5290 SqFt, 1983 YrBlt, 10-22-21,
 Previous Sale: \$2,700,000, 03-29-06

MORAGA

- 109 Alta Mesa Court, \$1,425,000, 4 Bdrms, 2785 SqFt, 1974 YrBlt, 10-20-21
 128 Ascot Court #A, \$450,000, 1 Bdrms, 858 SqFt, 1970 YrBlt, 10-20-21,
 Previous Sale: \$179,000, 02-26-01
 1996 Ascot Drive #C, \$480,000, 2 Bdrms, 1066 SqFt, 1973 YrBlt, 10-26-21

... continued on Page D13

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 3 Moraga Way, Orinda
 CA 94553

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Happy Holidays

Thank you to all my wonderful 2021 clients...

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DRE# 00947460

CHRISTINA LINEZO



415.425.3085
DRE# 01964989

JANE SMITH



925.998.1914
DRE# 01476506

JULIE DEL SANTO
BROKER/OWNER

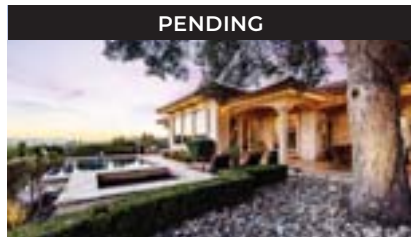


925.818.5500
DRE# 01290985

KELLY WOOD



925.381.7172
DRE# 01931711



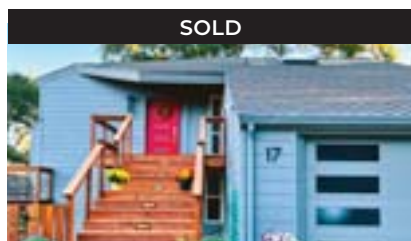
PENDING

2470 CABALLO RANCHERO, DIABLO
OFFERED AT \$3,450,000
B.HURLBUT/J. DEL SANTO | 925.818.5500



PENDING

3369 N. LUCILLE DRIVE, LAFAYETTE
OFFERED AT \$1,195,000
KELLY WOOD | 925.381.7172



SOLD

17 SHADOW CREEK LANE, ORINDA
SOLD FOR \$2,629,000
CHRISTINA LINEZO | 415.425.3085



SOLD • REPRESENTED BUYER

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

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



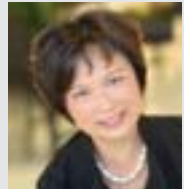
925.212.7617
DRE# 01320608

BRYAN HURLBUT



925.383.5500
DRE# 01347508

CHERYL HATA



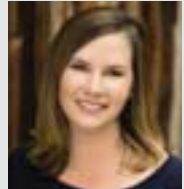
510.912.5882
DRE# 013859346

DAVE SMITH



415.298.7851
DRE# 02105225

JOY WIEHN

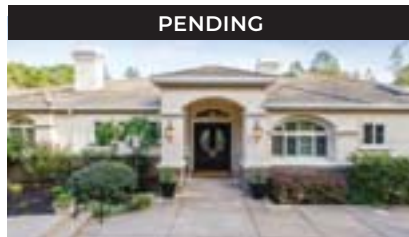


415.377.1884
DRE# 02047712

KAAREN BRICKMAN

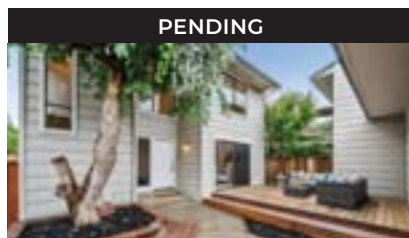


925.351.5049
DRE# 01932119



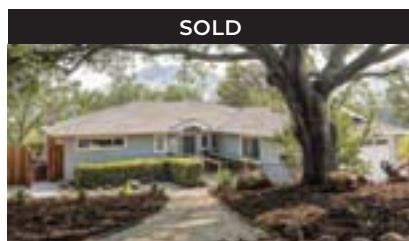
PENDING

36 VALLEY DRIVE, ORINDA
OFFERED AT \$2,800,000
MATT MCLEOD | 925.464.6500



PENDING

827 AUGUSTA DRIVE, MORAGA
OFFERED AT \$1,050,000
MATT MCLEOD | 925.464.6500



SOLD

3260 GLORIA TERRACE, LAFAYETTE
SOLD FOR \$1,525,000
CAROLYN WAY | 925.890.4115



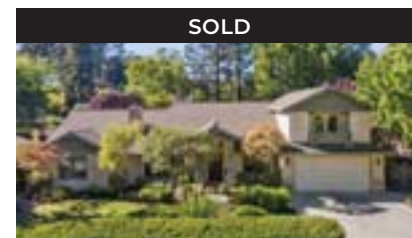
SOLD • REPRESENTED BUYER

136 MANZANITA DRIVE, ORINDA
SOLD FOR \$3,310,000
TINA FRECHMAN | 925.915.0851



PENDING

1069 LARCH AVENUE, MORAGA
OFFERED AT \$1,250,000
RUTH EDDY | 925.788.5449



SOLD

31 DARYL DRIVE, ORINDA
SOLD FOR \$3,600,000
KELLY WOOD | 925.381.7172



SOLD • REPRESENTED BUYER

16 HILLSIDE DRIVE, DANVILLE
SOLD FOR \$4,400,000
DON & PAMELA COLOMBANA 925.878.8047



SOLD • REPRESENTED BUYER

3145 PEACHWILLOW LN, WALNUT CREEK
SOLD FOR \$1,900,000
S.HUTCHENS/A.HAMALIAN | 925.708.5630



What to know about water valves



Angle Stop Ball Valve



Gate Valve



Ball Valve

Photos provided

By Jim Hurley

One of our greatest creature comforts in modern life is the availability of hot and cold running water in our homes. We take this for granted because it is so reliable and constant. Consider how many times each day we wash hands, dishes, clothes and bodies, water gardens, flush toilets, and clean our homes. All this water is readily at hand thanks to the pipes and control valves that are built into the home. Most of the time we don't think about them because they work so well, but sometimes things can go wrong.

How wrong? A client once asked me to determine why only the hot water side of a bathroom faucet had very low pressure. I reached under the sink and screwed the shutoff valve closed so I could assess the problem. The faucet did not stop running completely, but it was only trickling, and I decided to proceed.

I removed the cartridge from the hot side and found small bits of debris in the valve. I reached under the sink and opened the shutoff valve a little to clear the line of debris. What a mistake! Those bits of debris in the faucet turned out to be the brittle remains of the shutoff valve's washer and my attempt to shut off the now open valve was futile, because there was nothing left to seal the valve opening. As hot water gushed unabated into the sink, I ran outside to shut off the house main valve. The house main was an old gate

valve which slowed but did not completely shut off the flow of water. I found the water heater (in the garage) and shut off the ball valve there and was able to complete the repair. All in all, no damage done except my temporarily elevated blood pressure.

Now, about those valves. There are three basic types of valves used in homes: ball, globe, and gate.

In older homes, the main shutoff valve is usually a gate valve. Gate valves have a handle that you turn and turn and turn to close or open. The gate valve has a plate (the "gate") inside, which slides between two walls to allow or block the flow of water. They are typically made of brass and may be problematic as they age. The problem is that if it stays open for a prolonged period, the slide gate and walls can collect corrosion and debris, which can prevent the valve from shutting off completely when you need it. An ounce of prevention: routinely shut it and open it every four months to keep the edges clear.

The shutoff valves under your sinks are typically globe valves. Globe valves also have a handle that you turn multiple times to open or close. The difference is that they have a washer or disk that fits over an orifice in the valve to control the flow of water. Again, a problem arises when the washer gets brittle and cracks or breaks and no longer completely shuts off the flow of water. This can make installing a new faucet

difficult.

The best valve to have is a ball valve. You know it's a ball valve because it only needs a quarter turn to shut on or off. The valve is a solid housing with a ball inside; the ball has a hole through it. When the hole is aligned with the pipe, water flows through. When you turn the handle (a quarter turn), the solid side of the ball blocks the flow of water. An additional benefit of ball valves is that the handle tells you if the valve is open or closed. When the handle is aligned with the pipe, the valve is open; when the handle is perpendicular to the pipe, the valve is closed.

Hopefully, you can enjoy the pleasure of running water in your home without adversity. Should you ever need to replace a defective shut off valve, I highly recommend installing a new ball valve in its place.

Jim Hurley is an independent handyman with over 25 years of experience in residential repairs. Hopefully this free advice is helpful to someone attempting Do-It-Yourself home repairs. The information presented is intended for informational purposes and for use by persons having appropriate technical skill, at their own discretion and risk.



Melanie
Snow

#1 Lamorinda Coldwell Banker Agent YTD 2021



HAPPY BUYERS

114 Bates Court, Orinda
25 Fern Way, Orinda
3337 Walnut Lane, Lafayette
85 Orchard Road, Orinda
244 Claudia Court, Moraga
320 East Lowell Lane, Lafayette
63 Moraga Via, Orinda
24 Orchard Road, Orinda
1090 Marguerite Court, Lafayette
16 Valley View Road, Orinda
36 Owl Hill Road, Orinda
704 Las Trampas, Lafayette

HAPPY SELLERS

20 Hacienda Circle, Orinda
1509 Rockledge #2, Walnut Creek
1201 Cambridge Drive, Lafayette
45 Biehs Court, Oakland
7620 Sterling Drive, Oakland
2 Camino Del Cielo, Orinda
3611 Lincoln Way, Lafayette
85 Orchard Road, Orinda
129 Lombardy Lane, Orinda
58 Tomcat Way, Orinda
1031 Pleasant Hill Road, Lafayette
83 Tiger Tail Court, Orinda
3 Butler Drive, Lafayette
3359 Springhill Road, Lafayette
551 Miner Road, Orinda
3642 Bickerstaff, Lafayette
266 Scofield, Moraga
165 Canon Drive, Orinda
5 Pleasant Place, Lafayette



melanie@melaniesnow.com

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925.360.0344 cell

CAL BRE #00878893

PENDING:

54 St. Stephens Drive, Orinda

Thank-you to my Wonderful Clients and Community. Happy Holidays!



*Guess what's
on my buyers'
wish list?*

YOUR HOUSE!

Sure, the holiday season is busy and thinking about a house sale may feel overwhelming. Think of me as your helpful elf! All you need to do is let me know you are considering a sale in 2022 and I will take it from there! The best time to be on the market is March 1 – May 15. Let's get you ready!
All I want for the holidays is to help prepare your house for a 2022 sale!

I have a proven track record of success and look forward to making your holiday wishes come true! Let's chat!


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Partner, Village Associates
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3801 Ardley, Oakland



1698 Parkside, Walnut Creek



1099 Oak Hill, Lafayette



826 Skywood, Lafayette



4008 Canyon, Lafayette



Reflection. Looking back so the year ahead is even clearer.



Sellers

10 Sales | 44 Total Offers
5 Cities | 2 Bay Area Counties

Sellers Sales Volume--\$18.3M

Buyers

10 Wins | 48 Offers in Competition
7 Cities | 3 Bay Area Counties

Buyer Sales Volume--\$12.5M

Achievements

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Happy Holidays

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3776 Mosswood, Lafayette



4157 Hidden Valley, Lafayette



170 Stewart Circle, Pleasant Hill



4538 Grenadier, Castro Valley



TERRI BATES WALKER

REAL ESTATE

Custom-Built Campolindo Charmer



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



132 Moraga Road, Moraga

3 Bedrooms | 2.5 Bathrooms | 2719± Square Feet

Conveniently situated in the beloved Campolindo neighborhood, this custom-built Spanish-style home offers a flexible floorplan on a beautiful lot. Features include a light-filled living room with fireplace, an updated eat-in kitchen, and a spacious family room with a fireplace, built-ins and a wet bar. The primary suite enjoys a large walk-in closet, fireplace and sizable bathroom. Enjoy access to the Campolindo Cabana Club, with swimming, a playground and BBQ area.

Offered at \$1,585,000 | 132moraga.com

COMPASS

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TERRI BATES WALKER

REAL ESTATE

Exquisite Mediterranean Estate-Style Home



168 Draeger Drive, Moraga

5+ Bedrooms | 3 Bathrooms | 5554± Square Feet

Ideally set on a verdant 5± acre parcel, this Mediterranean estate-style home features a stunning views of the hills. The floorplan offers formal living and dining rooms, two family rooms, an exquisite chef's kitchen, and a primary retreat with spa-like bath and separate paneled office. The spacious level backyard offers plenty of room for gardening, play and potential to add a pool.

Offered at \$2,295,000 | 168draeger.com



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

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COMPASS



SO MANY HAPPY MOMENTS FOR MY BUYERS AND SELLERS THIS YEAR

6 Valencia Dr, Orinda
30 Sea Pines, Moraga
53 Parklane Dr. Orinda
25 Dias Dorados, Orinda
3423 Freeman Rd. Lafayette
38 Muth Dr. Orinda
8 Estates Dr., Orinda
11 Dos Posos, Orinda
9 Sleepy Hollow Lane, Orinda
8 Robert Road, Orinda
154 Camino Sobrante, Orinda
120 Ravenhill Rd. Orinda
63 Orchard Rd. Orinda
236 Ivy Dr., Orinda
2 Calvin Dr., Orinda
4 Crown Court, Orinda
1055 Via Roble, Lafayette
114 Merion Terrace, Moraga
10 Joaquin Patio, Stinson
107 Merion Terrace, Moraga
172 Lombardy Dr., Orinda
30 Owl Hill Rd., Orinda
78 Shuey Dr., Moraga
653 Augusta Dr., Moraga
26 Tappan Dr., Orinda
21 Scenic Dr., Orinda



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VANGUARDPROPERTIES.COM



Digging Deep with Goddess Gardener, Cynthia Brian

Fall out



Because of our water shortage, planting a succulent garden is a great choice.

... continued from Page D1

He has seed in stock right now, but, because of the unique seeds that go into his mix, once this season is sold out, we may not be able to get any more seed for a year or more. If kept in its packaging, the seed is good for at least 18 months. Order now. Again, www.PearlsPremium.com and put in the code BLACKFRIDAY.

Although we only have a few more weeks of fall, because of the current lovely climate, you can continue planting. My jonquils have been blooming for the past month and I continue to install more bulbs. Planting parsley either in beds or in containers is an excellent edible plant that will provide ongoing beauty as well as culinary interest. I've been harvesting my Brussel sprouts and am planting new seedlings for later harvest. If you are looking for specimens that are deer-resistant, consider Hosta, fern, coral bell, boxwood, weigela, and butterfly bush. Keep in mind that no plant is deer-proof. Succulents are available in many varieties and colors and are an excellent choice for our drought-ravaged land.

As we prepare for winter, we still have a few more tasks in the autumn garden to ensure beautiful spring vegetation. Since the rain, weeds have sprouted and need to be pulled as they are not only unsightly and spreading, but they will be detrimental by providing shelter for overwintering uninvited insects and contributing to disease. Pull them out while the soil is still soft and malleable. Once it hardens, the job is much tougher. Remove any dead or diseased



Maintain fountains and enjoy the trickling sound of water.

plants as well. When substantial rain arrives, it will encourage fungus growth.

To add more nitrogen to your beds, plant a cover crop of vetch, rye, oats, or other legumes. In the spring, dig it into the soil. The Farmer's Almanac encourages protecting fruit trees from winter-hungry rodents by installing a guard of fine mesh hardware around the base of the trees.



Weigela is a deer-resistant perennial that can be planted in fall.

Lamorinda home sales recorded

... continued from Page D2

MORAGA ... continued

- 2024 Ascot Drive, \$806,000, 3 Bdrms, 1687 SqFt, 1972 YrBlt, 10-15-21,
Previous Sale: \$469,000, 11-19-13
- 2091 Ascot Drive #128, \$530,000, 2 Bdrms, 1180 SqFt, 1971 YrBlt, 10-22-21
- 653 Augusta Drive, \$1,500,000, 3 Bdrms, 2148 SqFt, 1976 YrBlt, 10-29-21,
Previous Sale: \$751,000, 05-23-14
- 831 Augusta Drive, \$1,260,000, 2 Bdrms, 2142 SqFt, 1978 YrBlt, 10-15-21,
Previous Sale: \$1,200,000, 09-01-21
- 215 Calle La Mesa, \$1,605,000, 3 Bdrms, 1858 SqFt, 1972 YrBlt, 10-25-21
- 1369 Camino Peral #C, \$499,000, 1 Bdrms, 951 SqFt, 1970 YrBlt, 10-29-21,
Previous Sale: \$395,000, 11-25-15
- 1375 Camino Peral #B, \$650,000, 2 Bdrms, 1279 SqFt, 1970 YrBlt, 10-15-21,
Previous Sale: \$290,000, 04-28-00
- 10 Cortes Court, \$2,050,000, 4 Bdrms, 2138 SqFt, 1960 YrBlt, 10-27-21,
Previous Sale: \$810,000, 07-02-03
- 156 Cypress Point Way, \$2,405,000, 3 Bdrms, 2032 SqFt, 1973 YrBlt, 10-19-21,
Previous Sale: \$1,200,000, 04-12-04
- 1605 Del Monte Way, \$1,500,000, 4 Bdrms, 2880 SqFt, 1969 YrBlt, 10-15-21,
Previous Sale: \$643,000, 07-18-00
- 3 Hammond Place, \$1,635,000, 3 Bdrms, 1661 SqFt, 1959 YrBlt, 10-15-21
- 53 Miramonte Drive, \$750,000, 3 Bdrms, 1248 SqFt, 1964 YrBlt, 10-12-21,
Previous Sale: \$195,000, 07-01-92
- 651 Moraga Road #1, \$396,000, 1 Bdrms, 669 SqFt, 1962 YrBlt, 10-13-21,
Previous Sale: \$345,000, 09-10-20
- 60 San Pablo Court, \$1,920,000, 4 Bdrms, 2404 SqFt, 1972 YrBlt, 10-13-21
- 78 Shuey Drive, \$1,950,000, 3 Bdrms, 2203 SqFt, 1968 YrBlt, 10-18-21,
Previous Sale: \$875,000, 09-27-02
- 49 Sullivan Drive, \$2,000,000, 5 Bdrms, 3408 SqFt, 1963 YrBlt, 10-29-21

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- 2 Aghalee Road, \$1,842,000, 3 Bdrms, 2994 SqFt, 1967 YrBlt, 10-26-21,
Previous Sale: \$805,000, 10-11-04
- 75 Ardilla Road, \$1,760,000, 3 Bdrms, 1513 SqFt, 1929 YrBlt, 10-26-21,
Previous Sale: \$980,000, 05-31-13
- 22 Calvin Court, \$2,065,500, 4 Bdrms, 2132 SqFt, 1968 YrBlt, 10-21-21
- 64 Camino Encinas, \$3,400,000, 3 Bdrms, 2450 SqFt, 1951 YrBlt, 10-27-21,
Previous Sale: \$545,000, 01-27-03
- 179 Camino Pablo, \$1,280,000, 2 Bdrms, 1112 SqFt, 1939 YrBlt, 10-25-21,
Previous Sale: \$895,000, 06-11-18
- 24 Crescent Drive, \$1,225,000, 3 Bdrms, 1588 SqFt, 1953 YrBlt, 10-25-21,
Previous Sale: \$1,070,000, 10-01-18
- 31 Daryl Drive, \$3,600,000, 4 Bdrms, 3516 SqFt, 1952 YrBlt, 10-19-21,
Previous Sale: \$2,175,000, 08-16-16
- 60 Dolores Way, \$1,400,000, 4 Bdrms, 2013 SqFt, 1954 YrBlt, 10-29-21
- 149 El Toyonal, \$3,475,000, 2 Bdrms, 2261 SqFt, 2013 YrBlt, 10-27-21,
Previous Sale: \$512,500, 06-19-12
- 111 Glorietta Boulevard, \$1,280,000, 5 Bdrms, 1980 SqFt,
1946 YrBlt, 10-18-21, Previous Sale: \$299,000, 09-01-92
- 2 Haciendas Road, \$2,400,000, 3 Bdrms, 2805 SqFt, 1978 YrBlt, 10-21-21
- 46 Ivy Drive, \$1,550,000, 4 Bdrms, 1827 SqFt, 1958 YrBlt, 10-21-21,
Previous Sale: \$1,045,000, 07-26-17
- 53 La Espiral, \$1,350,000, 3 Bdrms, 1688 SqFt, 1954 YrBlt, 10-26-21,
Previous Sale: \$1,250,000, 08-16-18
- 136 Manzanita Drive, \$3,310,000, 4 Bdrms, 3922 SqFt, 2008 YrBlt, 10-22-21,
Previous Sale: \$1,962,500, 08-06-12
- 26 Meadow Park Court, \$1,905,000, 4 Bdrms, 2376 SqFt, 1949 YrBlt, 10-15-21
- 35 Owl Hill Road, \$2,575,000, 4 Bdrms, 2851 SqFt, 1967 YrBlt, 10-20-21,
Previous Sale: \$1,800,000, 07-27-16
- 152 Ravenhill Road, \$1,385,000, 2 Bdrms, 2546 SqFt, 1983 YrBlt, 10-18-21,
Previous Sale: \$970,000, 03-10-06
- 58 Scenic Drive, \$2,050,000, 4 Bdrms, 2504 SqFt, 1976 YrBlt, 10-29-21,
Previous Sale: \$430,000, 03-18-98
- 116 Scenic Drive, \$2,500,000, 3 Bdrms, 2146 SqFt, 1964 YrBlt, 10-21-21,
Previous Sale: \$1,830,000, 04-04-18
- 69 Singingwood Lane, \$2,415,000, 4 Bdrms, 2826 SqFt, 1973 YrBlt, 10-27-21,
Previous Sale: \$380,000, 09-01-86
- 35 Underhill Road, \$1,050,000, 3 Bdrms, 1829 SqFt, 1930 YrBlt, 10-19-21

THANK YOU

To all the wonderful clients I worked with in 2021:
Wishing you happy holidays and a joyous new year.

So far in 2021, Ann has represented buyers and sellers in more than \$50 million in transactions, surpassing her record sales total for 2020. One of her 2021 transactions, representing the seller of a Happy Valley property in Lafayette, produced the **highest price of any Lafayette sale ever** reported on the Multiple Listing Service. Ann has become the largest sales producer in the Golden Gate Sotheby's Lafayette Office.

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Digging Deep with Goddess Gardener, Cynthia Brian

Fall out

Other last-minute chores before fall falls into winter include:

- **FERTILIZE** your trees while they are dormant. Underground the roots are active and can use the nutrient boost.
- **TAKE** cuttings of coleus, pelargoniums, and geraniums before you prune them back for the winter. Put the stems in a jar of water and when they root, you can transplant them to use indoors.
- **DIVIDE** your peonies daylilies, and bearded iris if you didn't do it last month. Exchange with friends or find new needy places in your garden.
- **CONTINUE** reusing your gray water for outdoor container plants that won't benefit from any rainy weather. Every drop you save is crucial as we are not out of the drought woods.
- **PROTECT** roses from extreme temperature changes by covering plants with eight to ten inches of mulch above the crown.
- **ADD** non-breakable decorative ornaments to trees and shrubs as festive garden features.
- **COVER** frost-prone plants such as bougainvillea with burlap.
- **CLEAN** gazebos, decks, patios, porches, fountains, stairs, bricks, and other structures.
- **RAKE** debris from gravel paths.

Fall gardening is a wonderful way to reap the benefits of nature. Studies show that spending time outdoors decreases levels of the hormone cortisol, lowers blood pressure, and reduces other markers of stress. Relaxation is the reward. When you are working in the garden, you are exercising which is a critical pillar of optimum health. Going outside encourages you to get up and move. With your autumn gardening duties, your mood will be elevated, especially during this hectic holiday season amidst a pandemic. Spend time in green spaces to reduce your anxiety. The magnificence of nature lowers levels of inflammation in the body. Pollution is the culprit for many illnesses including respiratory problems, cancer, and heart disease. Breathe in the fresh air and experience the awe of autumn.

As we watch the final fluttering of autumn leaves, let your garden be a natural prescription to lower your stress and heighten the excitement of the forthcoming holiday season.

Are you shopping for gifts that keep on giving year after year? Books are the answer! Purchase any of my award-winning books from www.CynthiaBrian.com/online-store. Proceeds benefit the literacy, arts, and culture charity, Be the Star You Are!® 501 c3 www.BetheStarYouAre.org.

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Happy Gardening. Happy Growing.



A friend's beautiful mature garden with redwoods and healthy shrubs.



Parsley is a perfect plant for containers.



Fallen leaves cover the pavement.



Clean gazebos, decks, paths, and other outdoor structures before winter.



Cynthia Brian hangs non-breakable ornaments on her shrubs and trees.

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your winter 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.

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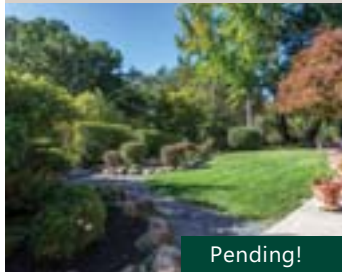
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Sold!

8 Avis Court

Exceptionally charming 4 bed/ 2.5 bath home located at end of cul-de-sac w/ gorgeous pool, patios, decks, & views!

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11 La Fond Lane

Single level 4 bed/ 3 bath home on .71 private acre lot w/ updated kitchen & family room, pool, & outdoor kitchen!

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21 Scenic Drive

Single-level 3 bed/ 3 bath located in beloved Glorietta neighborhood. Sits on almost half an acre w/ views of the hills!

\$1,900,000

ORINDA



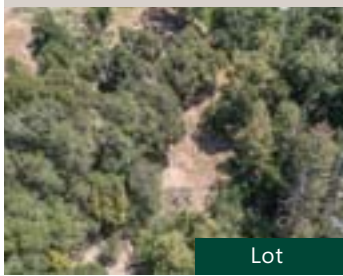
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73 Brookwood Road #13

Updated 2 bed/ 1.5 bath condo conveniently located near BART/ Hwy 24, downtown Orinda, & top-rated schools!

\$689,000

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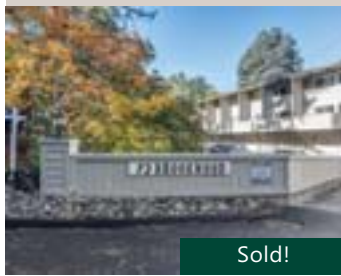
Lot

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

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73 Brookwood Road #43

Chic 1 bed/ 1 bath condo in tree-house like setting! Renovated in 2016 w/ vinyl flooring, quartz counter tops & more!

\$488,000

LAFAYETTE



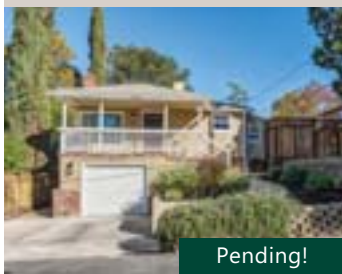
Sold!

22 White Oak Drive

Custom built 5 bed/ 3 bath home w/ single level floor plan perfect for family living & entertaining both inside & outside!

\$2,271,000

LAFAYETTE



Pending!

928 Oak Street

Storybook charm near downtown! 2 bed/ 2 bath w/ work from home or in-law suite set up. Beautifully landscaped!

\$1,295,000

MORAGA



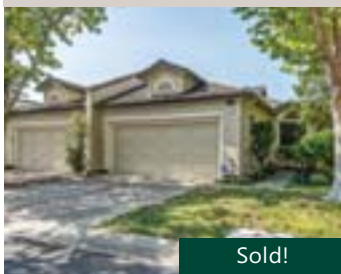
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34 San Pablo Court

Special 4 bed/ 2.5 bath located in The Bluffs neighborhood w/ gorgeous gardens, pool/spa, & private backyard!

\$2,255,000

WALNUT CREEK



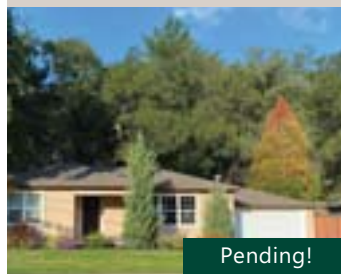
Sold!

310 Beacon Ridge Lane

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

\$1,200,000

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Pending!

1460 Springbrook Road

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