

Lamorinda

OUR HOMES

Lamorinda Weekly

Volume 16

Issue 8

Wednesday, June 8, 2022



Lamorinda Home Sales

... read on Page D2

Digging Deep with Goddess Gardener, Cynthia Brian

Succulent summer

Photos Cynthia Brian

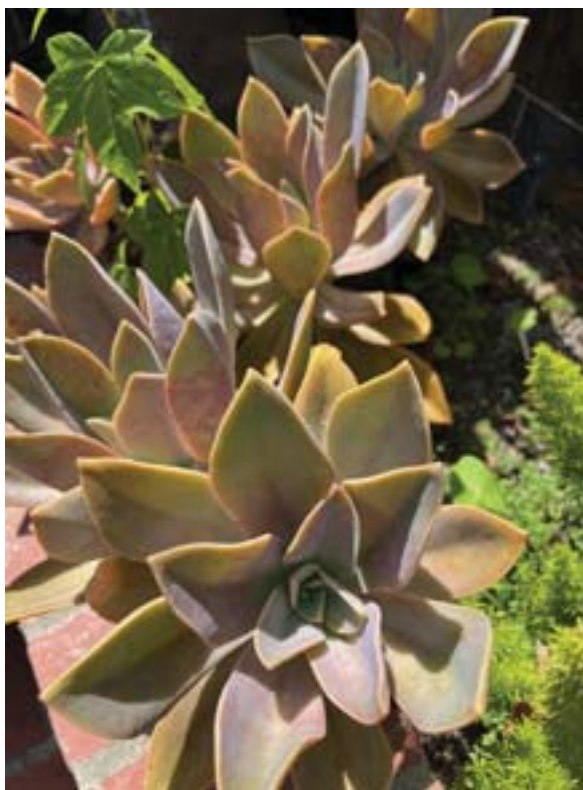


Small succulents in pots result in a minimal maintenance display

By Cynthia Brian

"We Californians are constantly accused of not having seasons, but we do. We have fire, flood, mud, and drought." ~ Phyllis Diller

It's that time of the year again. School is out. The weather is warming. The drought continues. We fear fires. Flood and mud are distant memories. Because of water restrictions, many homeowners are seeking alternatives to thirsty vegetation that demand a constant drink. Enter succulents.



Leather petals, *Graptopetalum rusbyi*, another multi-hued rosette succulent.

Succulents have fleshy, thick leaves that store water and thrive in warm, dry conditions. They are very low maintenance, prefer dry conditions, and enjoy copious amounts of sunshine. Cactus are succulents, although most gardeners prefer succulents that do not have spines, stickers, or prickly pokes. Succulents are beautiful and come in a range of colors including green, silver, orange, yellow, purple, lavender, pink, red, bronze, and mixtures. The more sunlight they receive, the more colorful they become. Many of the fleshy leaves are arranged in rosettes. Succulents are easy to



A kaleidoscope of succulents offers texture and form in a garden.

propagate through cuttings. Sometimes planting a single leaf will result in a new succulent. They have shallow roots and can be packed together for instant impact. Arranging succulents in swaths shows off the varying colors, textures, and forms resulting in a tapestry of interest. Replacing a lawn with an artful array of various succulent species, sizes and shapes is an attractive and waterwise investment. Succulents may be mixed in a garden with other drought-resistant florals such as lavender, lambs' ear, verbena, sage or lantana.

... continued on Page D12



OPPORTUNITY KNOCKS ~ NEW PRICE

1112 Rahara Drive | Lafayette | 3 BD | 2.5 BA | 3.99 AC | \$2,195,000

Single-level charmer in Lafayette's desirable Upper Happy Valley neighborhood celebrates California's indoor/outdoor lifestyle and showcases an open, light-filled floorplan and updated features. Sprawling over an ultra-private, more than third-acre is approx. 2,400 sq. ft. of living space featuring beautiful hardwood floors, vaulted ceilings, large windows and two primary suites with private outdoor access. This peaceful sanctuary among towering redwoods and mature landscape is just moments from the charming downtown shopping district with boutiques, restaurants and cafes.



Glenn & Kellie Beaubelle

925.254.1212

TheBeaubelleGroup.com
Glenn@TheBeaubelleGroup.com



CABRE# 00678426, 01165322

Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	31	\$900,000	\$6,000,000
MORAGA	22	\$340,000	\$3,400,000
ORINDA	20	\$435,000	\$2,850,000

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

- 1188 Bacon Way, \$2,080,000, 4 Bdrms, 1574 SqFt, 1954 YrBl, 04-18-22
 1 Beaumont Court, \$1,750,000, 3 Bdrms, 1675 SqFt, 1962 YrBl, 04-28-22,
 Previous Sale: \$1,026,000, 09-06-17
 3577 Brook Street, \$1,850,000, 5 Bdrms, 2780 SqFt, 1965 YrBl, 04-22-22
 11 Brookdale Court, \$2,250,000, 2 Bdrms, 1784 SqFt, 1961 YrBl, 04-25-22
 1160 Brown Avenue, \$1,661,500, 2 Bdrms, 1152 SqFt, 1958 YrBl, 04-29-22,
 Previous Sale: \$740,000, 05-02-08
 1000 Dewing Avenue #103, \$1,271,500, 2 Bdrms, 1584 SqFt,
 2017 YrBl, 04-25-22, Previous Sale: \$1,188,500, 06-29-18
 1000 Dewing Avenue #409, \$985,000, 2 Bdrms, 1159 SqFt, 2017 YrBl, 04-27-22,
 Previous Sale: \$965,000, 06-28-18
 3455 Goyak Drive, \$2,525,000, 4 Bdrms, 2403 SqFt, 1962 YrBl, 04-18-22,
 Previous Sale: \$1,300,000, 08-24-16
 1024 Hoedel Court, \$3,900,000, 5 Bdrms, 3824 SqFt, 2017 YrBl, 04-29-22,
 Previous Sale: \$900,000, 05-24-17
 1006 Katherine Lane, \$2,100,000, 4 Bdrms, 1901 SqFt, 1966 YrBl, 04-18-22,
 Previous Sale: \$1,320,000, 03-26-20
 3312 North Lucille Lane, \$2,300,000, 5 Bdrms, 2310 SqFt, 1951 YrBl, 04-21-22
 3301 South Lucille Lane, \$2,350,000, 4 Bdrms, 2144 SqFt, 1954 YrBl, 04-29-22,
 Previous Sale: \$1,100,000, 04-07-15
 811 Mountain View Drive, \$4,050,000, 4 Bdrms, 2476 SqFt,
 1962 YrBl, 04-19-22, Previous Sale: \$1,900,000, 08-14-14
 3279 Mt Diablo Court #24, \$915,000, 2 Bdrms, 1697 SqFt, 1986 YrBl, 04-22-22,
 Previous Sale: \$640,000, 01-09-17
 3397 Orchard Valley Lane, \$1,100,000, 3 Bdrms, 1126 SqFt,
 1965 YrBl, 04-28-22, Previous Sale: \$475,000, 11-07-02
 1385 Reliez Valley Road, \$2,250,000, 4 Bdrms, 2826 SqFt, 1979 YrBl, 04-18-22
 3719 Rose Court, \$3,215,000, 6 Bdrms, 2576 SqFt, 1959 YrBl, 04-27-22
 831 Santa Maria Way, \$3,023,000, 3 Bdrms, 2303 SqFt, 1949 YrBl, 04-19-22
 11 Shreve Lane, \$1,163,000, 4 Bdrms, 2002 SqFt, 2013 YrBl, 04-29-22
 645 Sky Ranch Court, \$2,775,000, 4 Bdrms, 3451 SqFt, 1978 YrBl, 04-18-22,
 Previous Sale: \$900,000, 04-15-13
 3348 Stage Coach Drive, \$3,410,000, 5 Bdrms, 3398 SqFt, 1987 YrBl, 04-28-22,
 Previous Sale: \$1,695,000, 03-18-14
 3258 Surmont Drive, \$3,100,000, 5 Bdrms, 3255 SqFt, 1979 YrBl, 04-22-22,
 Previous Sale: \$1,200,000, 01-20-15
 889 Upland Drive, \$2,550,000, 4 Bdrms, 1868 SqFt, 1952 YrBl, 04-28-22,
 Previous Sale: \$125,000, 11-01-78
 995 Victoria Court, \$2,525,000, 3 Bdrms, 1502 SqFt, 1970 YrBl, 04-26-22,
 Previous Sale: \$1,345,000, 07-13-17
 1003 Woodbury Road #108, \$1,225,000, 2 Bdrms, 1110 SqFt,
 2015 YrBl, 04-21-22, Previous Sale: \$942,500, 03-10-21

MORAGA

- 1966 Ascot Drive, \$480,000, 2 Bdrms, 1234 SqFt, 1973 YrBl, 04-19-22,
 Previous Sale: \$112,500, 10-01-88
 1973 Ascot Drive #B, \$565,000, 2 Bdrms, 964 SqFt, 1971 YrBl, 04-29-22,
 Previous Sale: \$173,500, 01-20-12
 633 Augusta Drive, \$1,500,000, 2 Bdrms, 2270 SqFt, 1976 YrBl, 04-25-22,
 Previous Sale: \$1,350,000, 04-06-22
 5 Berkshire Street, \$2,010,000, 3 Bdrms, 2148 SqFt, 1978 YrBl, 04-18-22,
 Previous Sale: \$927,500, 03-02-16
 17 Brandt Drive, \$3,400,000, 4 Bdrms, 2817 SqFt, 1987 YrBl, 04-25-22,
 Previous Sale: \$1,650,000, 10-13-06
 1369 Camino Peral #B, \$656,500, 2 Bdrms, 1279 SqFt, 1970 YrBl, 04-22-22,
 Previous Sale: \$555,000, 11-08-18

... continued on Page D13



PUT OUR PROVEN SUCCESS TO WORK FOR YOU

**JUST
SOLD!**



831 SANTA MARIA WAY, LAFAYETTE
SOLD FOR \$3,023,000 • SOLD FOR 60% OVER LIST PRICE



1126 HIDALGO COURT, LAFAYETTE
SOLD FOR \$2,800,000 • SOLD FOR 34% OVER LIST PRICE



3827 QUAIL RIDGE ROAD, LAFAYETTE
SOLD FOR \$3,850,000 • SOLD FOR 21% OVER LIST PRICE



42 ARDILLA ROAD, ORINDA
SOLD FOR \$3,300,000 • SOLD FOR 18% OVER LIST PRICE



159 LOMBARDY LANE, ORINDA
SOLD FOR \$3,450,000 • SOLD FOR 8% OVER LIST PRICE



1065 VIA BAJA, LAFAYETTE
SOLD FOR \$2,195,000 • LISTED AND CLOSED IN 7 DAYS!



STELLA TSAKONAS • CALDRE #01363574
925.878.6603
STELLA@STELLAANDSTEPHANIE.COM

STEPHANIE MULL • CALDRE #01955633
925.878.1896
STEPHANIE@STELLAANDSTEPHANIE.COM

STELLAANDSTEPHANIE.COM

TOP 1% OF REALTORS IN CONTRA COSTA COUNTY

★★★★★
FIVE STAR AWARD-WINNING REALTORS

WSJ TOP REAL ESTATE
PROFESSIONALS IN AMERICA



COMPASS

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



Having Appraisal Nightmares?

Winning the bid to buy a home is a great feeling during these crazy times with active listings attracting 10, 15, or 20 offers. Homes are frequently selling for \$300K (or more) over the asking price in the East Bay. Sellers may think they are secure when getting offers, waiving the appraisal contingency (usually all contingencies). However, agents are still sweating bricks prior to the appraisal. While unlikely, buyers may walk away from a deal rather than come up with an extra \$100K to \$300K above their down payment, because the property didn't appraise, even if, potentially, forfeiting their Deposit. Sellers are fearful of the stigma of putting their home Back on the Market if a buyer backs out.

Home values in the East Bay are going up about 1.5% or more per month, causing appraisal issues. How can agents prepare their sellers or buyers and what safeguards should be put in place?

Seller's/Listing Agents should be doing the following to help with appraisals:

Know the current value of their listing at the time of sale.

Grill the buyer's lender about buyer reserve funds and Plan B, to deal with appraisal shortfalls.

Try to get sale prices of Pending sales that may help with their appraisal.

Manage the sellers' expectations about offers that may not appraise.

Meet the appraiser at the property and provide them comps supporting the contract price.

Provide the appraiser with the number offers submitted.

Provide the appraiser with a list of recent improvements.

Ensure that the buyer's agent has a backup plan to deal with appraisal shortfall.

Agents and sellers should anticipate a roller coaster ride with regards to appraisal. Listing Agents must help their clients with a contingency plan to address appraisal shortfalls.

View more of my blog posts at

www.YourContrCostaRealtor.com



Cary Amo, Realtor

DRE #01104264

C: 925.818.0880

971 Dewing Ave.

Lafayette

cary@caryamo.com

www.YourContraCostaRealtor.com



The dirty low down



Main Sewer Clean Out

Photo Jim Hurley

By Jim Hurley

One service call that I consistently decline is a plugged sewer main. It is just one of those jobs best left for the specialist to perform. Although the topic is flush with opportunity to be crude, I will explain in the most sanitary language I can muster. So, for the sake of delicacy, please allow me to use the word "roses" as a euphemism for sewage.

How do drain lines get clogged? Sometimes something besides roses gets flushed down the line and plugs it. Sometimes tree roots penetrate seams in the line and clog it. Once it is clogged, the roses don't flow as easily and the line backs up.

A frequent call that I get is to fix a "leaking toilet." The first question is: "Where is it leaking from?" If the answer is "around the base," that means your sewer main is clogged with roses.

How do we know without looking? Because your drain lines are supposed to be empty. Despite the hilarious scenes of roses gushing up out of the sewer we see in movies and TV, there is never a time when roses should back up out from under your toilet. That pipe should be empty. The goose neck bend in the porcelain under your "throne" is a trap that holds enough water to prevent sewer gas from coming back up the pipe. The wax ring on a toilet acts as a seal to prevent air (not roses) from seeping out from under the toilet.

Another sign of a clogged main is when you flush the toilet and roses bubble up in the shower pan or bathtub. No fun, I know, but the problem is with your main line. This is where a handy homeowner might rent a snake and try to fix it himself. My experience has been that you could spend time and money on that with no effect other than to practice creative swearing and possibly get covered in roses. It is time to call a roofer service.

When my clients ask me to recommend a

service, I don't. Guys who deal with clogged pipes full of roses tend to come and go. The services will send the next available "specialist" and he may have three days or three years of experience. It's all luck.

What the service needs to know is "Where is your main Roses Clean Out?" (Should I have added that to my "New Home Primer" articles?) Most modern homes have a large, three-inch pipe with a cap somewhere outside near the foundation. The Roses Specialist runs a mechanical snake down the pipe, hoping to knock the plug out of the way and allowing the roses to run freely. By the way, that main line running under the house and under the ground to the city's main is called a "lateral line." It is how your house main connects to the city main.

If the specialist can't find the main cleanout, he can remove the toilet from its base and run the snake from there, for an extra fee.

If your specialist is unable to get the roses flowing again, that is indeed unfortunate. If the snake does not clear the line, they will talk to you about a possible break in the "lateral line." The better services will contract with you to run a video camera down the pipe. The camera is also connected to a transmitter that can be located from above ground so that the service can point precisely to the spot that the break in the line is. They will then negotiate a price to dig up that spot and fix the pipe. This is where you really want a second estimate.

One of my clients, an older single woman, once called me to say that the Rooter Service was there telling her that it would be \$17,000 to repair her lateral line. The salesman was insisting that she sign the contract immediately and put \$2,000 down on the service. I told her not to sign anything and get a second bid. The second company came in with a \$5,000 estimate and completed the job with no down payment. (I still get angry when I tell this story.)

Here's wishing your life is a bed of roses, just not this kind.

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.



COMING SOON

EXQUISITE HAPPY VALLEY ESTATE

1259 REDWOOD LANE, LAFAYETTE
OFFERED AT \$9,500,000



6 BEDROOMS + DETACHED OFFICE/DEN, 4.5 BATHROOMS, 7,700± SQ FT, 1.25± ACRE LOT

Elegantly set back on a redwood tree-lined 1.25 acre flat lot, this beautiful gated estate in Happy Valley boasts gorgeous classic Alan Page architectural detailing with designer touches and exceptional quality throughout. Offering sophisticated yet comfortable indoor and outdoor living, the main home features dramatic entertaining and living spaces filled with grace and charm. A dream package that offers a loggia, a large firepit, a sprawling grass area, sport court, and a quaint detached guest house with full bath, fireplace, and kitchenette. Working from home? Enjoy doing so in this exquisite oversized office, separate from the house and built above the three-car garage.

This grand estate has over 7,700 square feet of living space, mature lush landscaping, an inviting sparkling pool, and is a very special blend of excellence, breath-taking beauty, and impressive style. Come experience this one-of-a-kind gem in the much-desired Happy Valley community, and make it your very own!

FOR ADDITIONAL DETAILS, PLEASE CONTACT:



JULIE DEL SANTO
BROKER/OWNER
925.818.5500
julie@dudum.com
DRE# 01290985

DUDUM
REAL ESTATE GROUP
DRE 01882902

KELLY WOOD
REALTOR®
925.381.7172
kellywood@dudum.com
DRE# 01931711





SORAYA GOLESORKHI
REALTOR®

MY MOST RECENT HAPPY CLIENTS!



11 REDWOOD CIRCLE, LAFAYETTE

4BR/3BA | 3,707 sq. ft. | 3.33 acres

Represented Seller

Magnificent contemporary in the heart of Happy Valley!
Sold significantly over asking price



137 SHADEWELL DRIVE, DANVILLE

5BR/3.5BA | 4,281 sq. ft. | .49 acres

Represented Buyer

Fabulous traditional in a magical setting in Magee Ranch!
Helped my clients win in a multiple offer situation



2655 CHERRY LANE, WALNUT CREEK

3BR/2BA | 2,067 sq. ft. | .44 acres

Represented Buyer

Fantastic cosmetic fixer in top location with a flat lot!
Helped my clients win in a multiple offer situation



296 BIRCHWOOD DRIVE, MORAGA

4BR/2.5BA | 2,431 sq. ft. | .50 acres

Represented Buyer

Gorgeous property with views, pool and fruit trees on a huge lot!
Helped my clients win in a multiple offer situation



Happy to help you win too!

For a full service, personal, concierge-style experience, call me.

Soraya Golesorkhi

925.808.8390

sg@soraya4homes.com

soraya4homes.com

DRE #01771736



COLDWELL BANKER | 5 Moraga Way, Orinda

PLEASE NOTE: In consideration of my clients' privacy, I am not publishing the sales price of the purchased properties. If you have any questions, please call me.



BRYDON & IVES

REAL ESTATE TEAM



3153 Indian Way, Lafayette
4 BD | 3 BA | 2,457 Sq Ft | .23 Acre
Call for more info.



3357 Mildred Lane, Lafayette
Sold for \$1,361 sq ft | 30% over asking price



7171 Norfolk Road, Berkeley
Sold for 34% over asking price
7171NorfolkRoad.com

Lisa Brydon & Kristi Ives
925.285.8336
bi@brydonivesteam.com
brydonivesteam.com
DRE 01408025 | 01367466



Individually Unique. Collectively Complete.

- Top 100 Highest Producing Agents in Contra Costa County
- 1.5% of Top Ranked Realtors in the U.S.
- 69 5-Star Zillow Reviews



Sweetness IN SLEEPY HOLLOW



15 Ichabod Lane, Orinda

This single level home on a premium level 1.32-acre lot was completely remodeled and expanded in 2006 and has it all! This expansive lot includes a fabulous sports court, hot tub, chicken coop, deck, level grass and more! Inside, enter into a lovely living room that opens to the dining and kitchen and wraps around a centered fireplace to the family room offering both connection and slight separation to common spaces, the best of both worlds! All this steps away from Sleepy Hollow elementary school, and moments to downtown, fwy & BART make 15 Ichabod a fabulous place to call home!

Listed at \$2,745,000 | Open Sat / Sun 1-4 | 15ichabodlane.com

4 <i>Bed</i>	3 <i>Bath</i>	1.32 <i>Acre</i>
±2,518 <i>Sq ft</i>	1 <i>Jacuzzi</i>	100% <i>Location!</i>

Ideal inside / outside entertaining!

Amy Rose Smith
Partner/ Village Associates
925.212.3897
amy@amyrosesmith.com
www.amyrosesmith.com
CalDRE: #01855959



FINDING THE *Right* FIT



AMYROSESMITH

villageassociates.com | @villageassociates



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



Coming Soon - Open Sat. & Sun.



15 La Cuesta Road, Orinda | 6 Bedrooms | 5 Bathrooms | 6125 Square Feet
.32 Acre Parcel | Office | Pool | Sport Court | Grassy Yard



CLARK THOMPSON
REAL ESTATE BROKER
VILLAGE ASSOCIATES
CALBRE# 00903367

Office: 925-998-7898 | ct@clarkthompson.com
www.clarkthompson.com



106 Caro Lane, Orinda

Offered at \$2,875,000



More photos at www.106CaroLane.com

Custom Modern Craftsman with incredible views in the Ivy Drive Neighborhood. Oriented to capture views of Las Trampas Ridge and Moraga hills, and rise of the sun and moon. 5 bedrooms, office, 4 full baths in 3122 sq.ft. on .82 acre.
Call Margaret for more information.



Margaret Weil Zucker
Partner / Realtor
(925) 286-2328
margaretzucker@comcast.net
DRE# 01372762



Village Associates Real Estate
93 Moraga Way, Suite 103
Orinda, CA 94563

Tom Stack
REAL ESTATE



I will be your MC the evening of
Friday, June 17



KEEP ON TRUCKIN'
TRIBUTE TO THE WOODSTOCK GENERATION
www.thevash.com/rockband/KeepOnTruckin



Look for my "Rock Star" chairs



925.878.9964

TomStack.com

Tom.Stack@cbtnorcal.com

"I'll treat you like a Rock Star"

LIVE MUSIC | KIDS' ACTIVITIES | FOOD | LOCAL ART | NONPROFITS

2022
Summer Series
at Lafayette Plaza



ROCK THE PLAZA

FRIDAYS IN JUNE 6PM-8:30PM

3337 Plaza Way, Lafayette, CA (Corner of Mt. Diablo Blvd. & Moraga Road)

LAMORINDA LISTINGS



48 Via Floreado, Orinda | \$2,495,000
48viafloreado.com



3 Josefa Place, Moraga | \$789,000
3josefa.com



3357 Springhill Road, Lafayette | \$2,495,000
3357springhill.com



Terri Bates Walker
C. 510.282.4420 | CalRE #01330081
TerriBatesWalker@gmail.com
TerriBatesWalker.com



LESS STRESS . . . MORE MONEY

When You Work With Chris & Tracy

Chris & Tracy seamlessly navigate your home sale from pre-market advice and preparation to exceptional staging, innovative marketing, and state-of-the-art technology all combined with unparalleled market expertise and experience.

When You Work With
Chris & Tracy
You Are . . .

#1

Attention, Energy And
Time Chris & Tracy
Dedicate To You

100%

When You Work
With Chris & Tracy,
You Get Chris & Tracy

100%

Call Chris & Tracy before you plan your move.



**Chris Swim
Tracy Keaton**

DRE. 00943989 | 01051349
925.766.1447
chris@chrisswim.com
chrisswim.com

COMPASS

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01955771. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.



Digging Deep with Goddess Gardener, Cynthia Brian

Succulent summer



Aeoniums cluster to form a spectacular canvas. Photos Cynthia Brian

... continued from Page D1

Aeonium, Sedum, Echeveria, Sempervivum, Agave and Aloe are just a few of the over 5,000 species of succulents that will thrive in our landscapes.

Aeonium

Native to the Canary Islands, the 35 species of aeoniums tolerate a bit of shade with rosettes that grow taller (some to five feet or more) than ground-hugging succulents. Cascading over containers, they add drama to a patio setting, especially with their conical clusters of flowers that bloom on eight-inch stems.

Sedum

Mostly concentrated in Mexico and Europe, sedums are extremely hardy and useful in dry gardening. They are terrific in containers and often spill over. As ground covers, many are low growing, making them perfect for rock gardens.

Echeveria

Always formed in rosettes and mostly derived from Mexico, these colorful succulents can be frilly, rounded or fuzzy, boasting an arching stalk of a bell-shaped flower.

Sempervivum

Native to Southern and Central Europe, sempervivum is a succulent rosette. The plants flower only once before dying making this genus monocarpic. Before dying, they produce a pup or chick around their mother plant.

Agave

Tequila is made from the agave plant, although the sap from the agave is toxic to both humans and pets. Hailing from North America, these rosette-shaped succulents have long, spiny tips with specimens that grow to 10 feet in height and diameter as well as dish-size varieties. They produce a tall flower stalk from their center at maturity, which could be decades, then die.

Aloe

There are hundreds of species of aloes originating from Africa or Central America. Some are prickly, others thick and fleshy. The Aloe Vera is used for medical applications and is a "must-have" plant for households, especially useful by squeezing the juice from a leaf on a cut or burn.

To get ideas on creating a garden using succulents and other drought-tolerant plants, an enlightening excursion to the natural setting of the Ruth Bancroft Garden in Walnut Creek is encouraged. www.RuthBancroftGarden.org. Specimens may be purchased at their nursery and gift cards are available through their online store.



Fully Furnished Retreat | 50 Brookside Road, Orinda | \$19,500 per month
5 Bedrooms | 4.5 Baths | 4,641 sq. ft. | .76 Acres



Ann Newton Cane

415.999.0253

a.newtoncane@ggsir.com

Lic.#02084093

Jennie Swan

925.858.2856

j.swan@ggsir.com

Lic.#0991109

Golden Gate

Sotheby's
INTERNATIONAL REALTY

Each Franchise Is Independently Owned And Operated.



25% OFF

FOR 4 MONTHS ON SELECT UNITS
OFFER ENDS JUNE 30TH, 2022



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



Lamorinda home sales recorded

... continued from Page D2

MORAGA ... continued

- 1186 Cedarwood Drive, \$2,000,000, 3 Bdrms, 2130 SqFt, 1967 YrBlt, 04-21-22
403 Chalda Way, \$645,000, 2 Bdrms, 1170 SqFt, 1975 YrBlt, 04-29-22,
Previous Sale: \$132,000, 01-01-89
1094 Country Club Drive, \$2,010,000, 3 Bdrms, 1875 SqFt, 1975 YrBlt, 04-22-22,
Previous Sale: \$1,293,500, 04-22-16
5 Dolores Court, \$1,255,000, 2 Bdrms, 1845 SqFt, 1985 YrBlt, 04-27-22,
Previous Sale: \$499,000, 09-03-02
130 Eileen Court, \$1,968,000, 5 Bdrms, 2587 SqFt, 1977 YrBlt, 04-22-22
188 Miramonte Drive, \$1,040,000, 3 Bdrms, 1514 SqFt, 1965 YrBlt, 04-27-22,
Previous Sale: \$805,000, 03-05-20
651 Moraga Road #23, \$675,000, 2 Bdrms, 1144 SqFt, 1962 YrBlt, 04-20-22,
Previous Sale: \$510,000, 04-19-18
1252 Rimer Drive, \$2,700,000, 4 Bdrms, 2285 SqFt, 1964 YrBlt, 04-25-22,
Previous Sale: \$1,870,000, 02-10-21
1849 Saint Andrews Drive, \$1,950,000, 3 Bdrms, 2828 SqFt, 1983 YrBlt, 04-26-22,
Previous Sale: \$1,189,000, 09-10-15
1896 School Street, \$3,150,000, 5 Bdrms, 3254 SqFt, 1969 YrBlt, 04-25-22,
Previous Sale: \$1,760,000, 07-16-14
9 Tia Place, \$2,950,000, 5 Bdrms, 3398 SqFt, 1967 YrBlt, 04-29-22,
Previous Sale: \$1,380,000, 09-16-05

ORINDA

- 1 Arbolado Court, \$1,850,000, 3 Bdrms, 1917 SqFt, 1958 YrBlt, 04-29-22,
Previous Sale: \$1,150,000, 11-06-18
59 Ardilla Road, \$3,075,000, 4 Bdrms, 3070 SqFt, 1957 YrBlt, 04-20-22
2 Bien Venida, \$2,940,000, 2 Bdrms, 2186 SqFt, 1962 YrBlt, 04-18-22,
Previous Sale: \$2,385,000, 07-21-21
5 Brookbank Road, \$3,300,000, 4 Bdrms, 2830 SqFt, 1958 YrBlt, 04-18-22,
Previous Sale: \$1,895,000, 06-07-06
52 Brookwood Road, \$899,000, 3 Bdrms, 1096 SqFt, 1950 YrBlt, 04-29-22
73 Brookwood Road #24, \$510,000, 1 Bdrms, 673 SqFt, 1962 YrBlt, 04-21-22
6 Cedar Lane, \$2,000,000, 3 Bdrms, 1830 SqFt, 1968 YrBlt, 04-21-22,
Previous Sale: \$1,400,000, 05-16-18
9 Darnby Court, \$2,560,000, 3 Bdrms, 2306 SqFt, 1962 YrBlt, 04-26-22
66 Diablo View Drive, \$1,260,000, 2 Bdrms, 1229 SqFt, 1948 YrBlt, 04-22-22
243 El Toyonal, \$1,600,000, 1 Bdrms, 1747 SqFt, 2005 YrBlt, 04-26-22,
Previous Sale: \$975,000, 07-14-16
5 Evans Place, \$1,870,000, 3 Bdrms, 2401 SqFt, 1955 YrBlt, 04-20-22,
Previous Sale: \$25,000, 05-01-91
684 Fox Run, \$2,700,000, 4 Bdrms, 3053 SqFt, 1974 YrBlt, 04-25-22,
Previous Sale: \$1,470,000, 06-25-18
344 Glorietta Boulevard, \$2,300,000, 3 Bdrms, 2388 SqFt, 1954 YrBlt, 04-27-22
247 La Espiral, \$2,855,000, 5 Bdrms, 3095 SqFt, 1966 YrBlt, 04-25-22,
Previous Sale: \$737,500, 12-11-98
27 Martha Road, \$1,850,000, 4 Bdrms, 1772 SqFt, 1963 YrBlt, 04-29-22,
Previous Sale: \$1,295,000, 04-05-17
15 Monte Vista Road, \$1,450,000, 2 Bdrms, 1930 SqFt, 1951 YrBlt, 04-21-22,
Previous Sale: \$765,000, 10-05-15
4 Oakview Terrace, \$2,100,000, 4 Bdrms, 3553 SqFt, 1998 YrBlt, 04-19-22,
Previous Sale: \$1,179,000, 02-24-00
140 Ravenhill Road, \$1,805,000, 3 Bdrms, 2460 SqFt, 1974 YrBlt, 04-21-22,
Previous Sale: \$70,000, 10-03-20
12 Ridge Lane, \$1,950,000, 2 Bdrms, 2249 SqFt, 1952 YrBlt, 04-19-22
7 Rita Way, \$2,700,000, 3 Bdrms, 2638 SqFt, 1951 YrBlt, 04-25-22,
Previous Sale: \$345,000, 10-01-91
44 Robert Road, \$4,650,000, 5 Bdrms, 3287 SqFt, 1954 YrBlt, 04-21-22,
Previous Sale: \$1,200,000, 11-07-18
6 Southwaite Court, \$1,775,000, 3 Bdrms, 1654 SqFt, 1960 YrBlt, 04-19-22,
Previous Sale: \$1,316,000, 05-15-19
75 Stanton Avenue, \$1,650,000, 2 Bdrms, 1819 SqFt, 1950 YrBlt, 04-19-22
28 Via Farallon, \$3,000,000, 5 Bdrms, 4160 SqFt, 1948 YrBlt, 04-19-22,
Previous Sale: \$2,250,000, 05-15-15
7 Westover Court, \$1,712,000, 3 Bdrms, 1655 SqFt, 1960 YrBlt, 04-27-22



MICHELLE
HOLCENBERG
REALTOR

JUST
LISTED

CARMEL
IN CAMPOLINDO

23 Corte Mateo, Moraga



3 bed | 2 bath | 1,808 sq ft | .34 acre

Offered at \$1,695,000

Updated Campolindo single-story charmer
with large, flat yard with lush gardens and
possible space for an ADU.

More information at: www.holcenberg.com

Open June 12, 1 - 4 p.m.

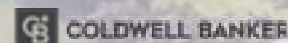
www.holcenberg.com

Michelle Holcenberg
CB Top 100 East/North Bay Region

michelle@holcenberg.com

925-324-0405

BRE #01373412



Goddess Gardener's Guide

Besides boasting about succulents, I am excited that I have been harvesting cauliflower. If you haven't tried growing cole crops, I highly suggest doing so. I grow cabbage, Brussels sprouts, kale, and cauliflower. All parts of the plants are edible, and they are superfoods.

In full bloom now, peonies and gardenias are a couple of my all-time favorite flowers to add to bridal bouquets as well as flower arrangements. Peonies only last a few days in a vase; however, their impact is dramatic. A single gardenia fills a room with glorious fragrance.

June officially begins the fire season. Make sure to

remove debris from around structures and cut wild grasses to the ground. Most importantly, get your Go Bag ready and prepare for an evacuation, if necessary.

We are in a serious drought with mandatory water restrictions. Maintain your landscape by watering deeply but infrequently in the morning and evening.

Perhaps a pot of peonies or a few containers of succulents would be an attractive gift for a garden-loving, water-saving dad for Father's Day?

Relish a succulent summer and stay safe.

Happy Gardening. Happy Growing. Happy Father's Day!



The sweet-smelling gardenia is a joyous June bloomer.



Pretty peonies only last a few days in a vase.

Photos Cynthia Brian

Fresh Coat Restoration LLC

Restore | Refresh | Re-Design | Rebuild



Lic #962764

925-655-7528

**5% off
with mention
of this ad**

New Builds
Staining
Restoration

... and so much more!



Check us out on Yelp and Google!

McDonnell Nursery



family owned since 1933

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

www.mcdonnellnursery.com

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

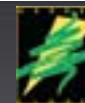


Cynthia Brian in the summer garden.

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your summer 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. Cynthia@GoddessGardener.com www.GoddessGardener.com

Get Out & Stay Out!

In Your New Outdoor Room



Let Garden Lights Landscape Development give you good reason to "Get Out and Stay Out" this summer.



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

LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

ORINDA



Pending

27 Woodland Road

Sprawling single-story rancher 3604 sq ft 5 bd/4 ba main house & 748 sq ft 1 bd/1 ba guest house on large .76 acre lot! **\$3,495,000**

ORINDA



106 Caro Lane

Beautiful custom modern craftsman style 5 bd/ 4 full ba + office home in 3122 sq.ft. on .82 acres! **\$2,875,000**

ORINDA



New Listing

134 Meadow Lane

Stunning 5 bd/ 3 ba rancher features flat backyard, detached studio, & top schools! **\$2,798,000**

ORINDA

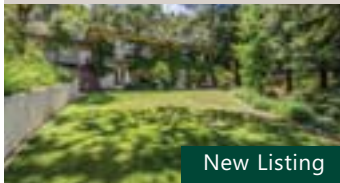


Pending

12 Los Arboles

Don't miss this charming 4 bd/ 3.5 ba home nestled on a peaceful cul de sac in the heart of Orinda Country Club! **\$1,995,000**

ORINDA



New Listing

21 Monte Veda Drive

Mid-century modern 5 bd/ 3.5 ba home w/ flat grassy area, gardens, & minutes to downtown Orinda & BART! **\$1,950,000**

ORINDA



Lot

23 Kittiwake Road

Private residential .43 acre lot in 1 of Bay Area's most sought after neighborhoods. Close to Highway 24 & downtown! **\$499,000**

ORINDA



Lease

138 La Espiral

Rebuilt in 2009, like new beautiful Mediterranean style 4 bd/4.5 ba home was crafted w/ attention to every detail! **\$7,500/mo**

ORINDA



Lease

8 Via San Inigo

Enjoy unparalleled privacy & amazing views from this beautiful 4 bd/ 3 ba home w/ 2 spacious family rooms! **\$6,500/mo**

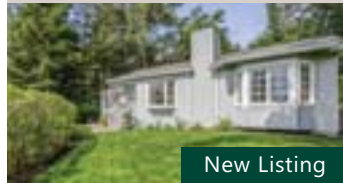
LAFAYETTE



120 Greenbank Drive

Beautiful 4 bd/3 ba 3451 sq ft home w/ amphitheater views from this top-of-the-world sanctuary! **\$3,195,000**

LAFAYETTE



New Listing

1087 Orchard Road

Storybook charm near downtown Lafayette! Beautifully updated 3 bd/ 3 ba home w/ style & many amenities! **\$1,295,000**

MORAGA



Pending

109 Sandringham Drive

Lovely traditional 5 bd/3 ba home in the heart of Moraga, 2622 sq ft with beautiful views! **\$1,995,000**

MORAGA



2135 Ascot Drive #22

Beautifully maintained 2 bd/2.5 ba 1529 sq. ft. two-story condo w/ walking distance to Rheem Shopping Center! **\$799,000**

MORAGA



1996 Ascot Drive Unit D

2 bd/ 2 ba upper-level end unit has it all! Freshly painted and newly carpeted, it is move in ready! **\$2,450/mo**

WALNUT CREEK



440 N Civic Drive #313

Resort Living at The Keys! Fabulous South facing top floor 2 bd/ 1 ba condo with lots of natural light. Tons of amenities! **\$425,000**

PLEASANTON

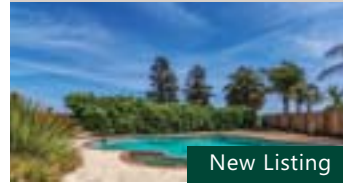


New Listing

862 Bonde Court

Single story 3 bd/ 2 ba Pleasanton Heights home that is walking distance to schools, parks & downtown! **\$1,195,000**

PITTSBURG



New Listing

4287 Oakdale Place

1st open! Stunning 4 bd/ 2.5 ba home! Prime 1/3 acre knoll at end of cul de sac! Sparkling pool & lovely views! **\$729,000**

The Village Associates:

Ashley Battersby

Patricia Battersby

Shannon Conner

Meara Dunsmore

Linda Ehrich

Joan Evans

Linda Friedman

Liz Gallagher

Claudia Gohler

Gillian Hogan

Dexter Honens II

Christina Linezo

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

Village

ASSOCIATES

It's Village. Of Course.

DRE#01301392

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

Sunday Open Homes

