

# Lamorinda

# OUR HOMES

Lamorinda Weekly Volume 16 Issue 16 Wednesday, September 28, 2022



Handyman Jim Hurley about LED lighting read on Page D4

## Digging Deep with Goddess Gardener, Cynthia Brian

### Fall forward



An abundance of nutritious fresh vegetables.

Photo Cynthia Brian

### By Cynthia Brian

*"Delicious Autumn! My soul is wedded to it, and if I were a bird, I would fly about the earth seeking the successive Autumns." ~ George Eliot*

The sweet smell of the recent rain-dampened soil stimulated my soul. Although it wasn't enough moisture to revive a parched earth, my brown lawn exhibits more strands of green. This short respite from the horrendous heat of the first part of September was a welcome beacon of the cooler forthcoming autumn.

This surprise rainfall was also an indication that it is time to complete harvesting our summer crops before the rainy season begins. Nature has a way of informing us about the optimum time to pluck our favorite vegetable or fruit at its peak of flavor. Berries are plump, juicy, and deep in color. Apples fall into our hands the second they are touched. Our noses lead us to the sweet smell of ripe Asian pears, our eyes shine when we see that perfect deep red tomato, and our ears listen for the hollow thump of a crunchy melon. We use our senses to identify the best time to harvest, including our common sense.

In my garden, because of the heatwave we experienced, many of my fruits are self-harvesting including apples, pears and citrus. (Self-harvesting means that when the fruit is ripe, it automatically falls from the tree.) The challenge with self-harvesting is that the fruit bruises or gets dirt, rocks, or sticks stuck in its flesh. Cut out the blemishes, wash, and eat the rest!

To move forward with fall harvesting, pick your produce early in the morning, just as the sun is rising. The air is cooler, and the crops are crisp, allowing them to last longer. If you wait to pick until the heat of the day, lettuces, radishes, peas, chards, and leafy greens will be limp and wilted. The second-best time to harvest your non-droopy crops like zucchini, grapes, tomatoes, and root vegetables is early evening, preferably after the sun has set. The early sunbathing adds to their sugariness.

Harvesting Hints to help you pick, pull, and pluck a sampling of your garden favorites at the peak of perfection.

**Apples:** When you touch a ripe apple, regardless of variety, it should need only a slight pull to fall off the branch.

**Beans:** Pick before the pods begin to swell and when the strings are still slender. Pick often to encourage more bean development.

**Beets:** Pull when beets are 1 ½ inch to 2 inches in diameter. Cut off the tops to use in cooking or chop them into salads.

**Carrots:** Whether you are growing orange, purple, yellow, or white carrots, loosen the soil when they are ½-1 inch thick, then pull.

**Cucumbers:** Harvest cucumbers when they are shiny and small. The bigger they get, the more bitter and seedy they become. Lemon cucumbers will be slightly yellow while English and Armenian cucumbers will be green. Frequent picking encourages more growth.

**Pepino Dulce Melons:** When you see the pink stripe and the fruit is about 2 inches in diameter, these sweet cucumber/melons are ready to eat.

... continued on Page D12



## OPPORTUNITY KNOCKS IN ORINDA



7 Evans Place | 3 BD | 2.5 BA | .65 AC | View | \$2,495,000

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Glenn & Kellie Beaubelle

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## Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	14	\$1,005,000	\$3,400,000
MORAGA	4	\$1,954,000	\$3,615,000
ORINDA	10	\$1,351,500	\$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

- 3219 Andreasen Drive, \$1,925,000, 3 Bdrms, 1500 SqFt, 1952 YrBlt, 08-16-22, Previous Sale: \$1,168,000, 07-01-15
- 3411 Echo Springs Road, \$3,400,000, 4 Bdrms, 3302 SqFt, 1962 YrBlt, 08-11-22, Previous Sale: \$1,803,000, 12-08-12
- 1250 El Curtola Boulevard, \$1,220,000, 3 Bdrms, 1077 SqFt, 1951 YrBlt, 08-19-22, Previous Sale: \$725,000, 08-01-07
- 1124 Glen Road, \$3,300,000, 3 Bdrms, 2641 SqFt, 1966 YrBlt, 08-11-22
- 3270 Judith Lane, \$1,710,000, 3 Bdrms, 1628 SqFt, 1951 YrBlt, 08-08-22, Previous Sale: \$1,550,000, 06-14-18
- 3918 Los Arabis Drive, \$2,621,500, 4 Bdrms, 3715 SqFt, 2000 YrBlt, 08-09-22, Previous Sale: \$1,500,000, 04-29-10
- 3279 Mt Diablo Court #11, \$1,005,000, 3 Bdrms, 1731 SqFt, 1987 YrBlt, 08-15-22, Previous Sale: \$795,000, 01-02-19
- 682 Old Jonas Hill Road, \$2,052,000, 4 Bdrms, 2245 SqFt, 1970 YrBlt, 08-17-22
- 3237 Quandt Road, \$1,300,000, 4 Bdrms, 1670 SqFt, 1957 YrBlt, 08-09-22, Previous Sale: \$327,500, 06-19-13
- 622 North Silverado Drive, \$1,800,000, 4 Bdrms, 2126 SqFt, 1957 YrBlt, 08-09-22
- 581 Silverado Drive, \$2,022,000, 3 Bdrms, 2075 SqFt, 1959 YrBlt, 08-10-22, Previous Sale: \$1,275,000, 03-26-15
- 646 Sweet Court, \$1,705,000, 2 Bdrms, 1591 SqFt, 1949 YrBlt, 08-09-22, Previous Sale: \$1,035,000, 10-22-15
- 3361 Sweet Drive, \$1,650,000, 3 Bdrms, 1796 SqFt, 1955 YrBlt, 08-11-22
- 969 Yorkshire Court, \$1,750,000, 3 Bdrms, 1716 SqFt, 1949 YrBlt, 08-08-22, Previous Sale: \$250,000, 05-05-98

### MORAGA

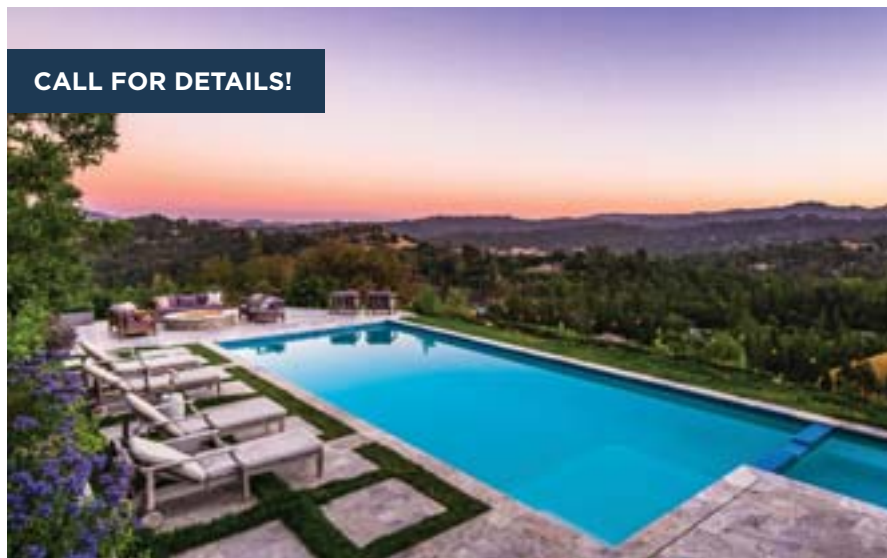
- 344 Fernwood Drive, \$2,125,000, 5 Bdrms, 2547 SqFt, 1967 YrBlt, 08-09-22
- 1283 Larch Avenue, \$1,954,000, 5 Bdrms, 2510 SqFt, 1967 YrBlt, 08-17-22, Previous Sale: \$920,000, 09-19-12
- 16 Quail Xingx, \$3,615,000, 5 Bdrms, 5818 SqFt, 2005 YrBlt, 08-12-22, Previous Sale: \$975,000, 03-29-04
- 1246 Rimer Drive, \$2,200,000, 3 Bdrms, 2182 SqFt, 1964 YrBlt, 08-17-22, Previous Sale: \$818,000, 05-17-01

### ORINDA

- 106 Caro Lane, \$2,550,000, 6 Bdrms, 3122 SqFt, 1984 YrBlt, 08-12-22, Previous Sale: \$385,000, 06-01-89
- 457 Dalewood Drive, \$3,600,000, 5 Bdrms, 3413 SqFt, 1971 YrBlt, 08-17-22, Previous Sale: \$1,325,000, 05-16-11
- 2 Lomas Cantadas, \$1,510,000, 2 Bdrms, 1497 SqFt, 1962 YrBlt, 08-19-22, Previous Sale: \$562,500, 09-09-02
- 65 Meadow View Road, \$3,310,000, 4 Bdrms, 2631 SqFt, 1951 YrBlt, 08-11-22, Previous Sale: \$899,000, 08-19-03
- 14 Risa Court, \$2,212,500, 4 Bdrms, 2118 SqFt, 1959 YrBlt, 08-17-22, Previous Sale: \$1,310,000, 04-09-13
- 103 Tara Road, \$1,351,500, 3 Bdrms, 2080 SqFt, 1950 YrBlt, 08-10-22
- 41 Tarry Lane, \$1,650,000, 4 Bdrms, 1686 SqFt, 1956 YrBlt, 08-08-22, Previous Sale: \$770,000, 08-12-02
- 5 Twig Lane, \$3,155,000, 4 Bdrms, 4567 SqFt, 2021 YrBlt, 08-18-22, Previous Sale: \$2,791,500, 06-16-22
- 62 Van Ripper Lane, \$2,300,000, 3 Bdrms, 2552 SqFt, 1948 YrBlt, 08-12-22, Previous Sale: \$1,600,000, 12-04-17
- 14 Zander Drive, \$2,620,000, 4 Bdrms, 3165 SqFt, 1963 YrBlt, 08-11-22, Previous Sale: \$2,200,000, 03-23-20



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## Shedding light on LED lighting



LED lighting options

Photos Jimm Hurley

### By Jim Hurley

One of my goals as a handyman is to help you save money. One of the best money savers for homeowners is to convert their lighting to LED bulbs and fixtures. One of the frequent calls I get is to fix a light that is misbehaving due to the LED update. Hopefully I can shed some light on this.

Not all light fixtures are created equal. Your home probably has several different kinds of lights: incandescent, fluorescent, condensed fluorescent, halogen, and LED. Let's sort this mess out.

The incandescent bulb is the oldest version of lightbulb. (Thank you, Thomas Edison, or was it Joseph Swan? Google Time ...) The bulb is screwed into a socket. Of course, it's not that simple. Sockets come in different sizes: Standard (medium) and Candelabra (small) are most common. I've also encountered Metric-sized/French-thread (Gaggenau hood fans), and Mogul bases (super large for old-fashioned floor lamps) out there. Incandescent bulbs also come in different wattages. Bulb "wattage" has been the standard measurement of how bright the bulb is, (more about that later). By the way, your parents were right, they do burn a lot of electricity, so turn them off when you leave the room.

The second most common fixture in older homes is the fluorescent tube. Fluorescent fixtures are more energy efficient than incandescent bulbs, but still not as efficient as LED. Fluorescent bulbs use less electricity than incan-

descent to run, but they do use more electricity to start. To save money, leave the fluorescent turned on, rather than turning it on and off when you are at home. The downside to fluorescent lights is they sometimes hum, or flicker, or are just too bright. They are very common in commercial lighting because they are more energy efficient when left on for extended periods of time.

Similar to the long fluorescent bulb is the condensed fluorescent (CF) bulb. These are the bulbs with the glass curlicue, spiral, or prong-like glass tube. Some can be screwed into regular bulb sockets, but many are made with square bottoms that click into the fixture. Replacing them is a fun experience in matching the configuration of the base to the new bulb; two or four pins, clips or tabs. Hint: take the old bulb with you to the hardware store.

Halogen bulbs are small but powerful bulbs that burn very hot. They were popular with designers because they are small, bright and can fit discreetly into small fixtures. They are commonly found in recessed ceiling lights, bookcase "puck-lights," and low voltage garden lights. Halogen bulbs have different bases too. They may have pins that insert into a ceramic block or the GU10 base which clip or twist into the base.

LED stands for Light Emitting Diode. This light source runs on very low voltage and is the most efficient light for power consumption. This is the future and I recommend upgrading to LED wherever possible in your home. LED brightness is measured in Kelvin, not Watts. The K factor is an assessment of their "warmth"

- 2700K is called "warm white" and resembles the soft glow of an old incandescent bulb. From warm white they range up to 5000K or "Daylight." "Daylight" has a blue brightness to it and is great for dark places like your garage, attics, basements, and closets.

Now that we've learned not all bulbs are created equal, neither are light switches. Your standard light switch which toggles on or off can operate with any of the above bulb types. The problems start with dimmer switches. Older dimmer switches may not be compatible with LED lights. How will you know? Sometimes the new LED bulb just refuses to turn on, sometimes it does not shut off completely; sometimes it buzzes and flickers or strobbs when you try to dim the light. Some will work at full brightness and only have trouble when dimmed. If these problems arise when you switch to an LED bulb, a good test is to take the dimmer switch out of the junction box and manually complete the circuit. (If you don't know what that means, then you should probably call your handyperson.) If the lights work when you bypass the switch, then you need to buy a new dimmer with LED compatibility. Read the label of the new switch to make sure it is compatible with LED. Also please be aware, that some LED bulbs may not be "dimmable." Non-dimmable bulbs are usually lower priced at the store. Look for the word "Dimmable," (is that really a word?), on the package before buying the bulb, if you intend to use them with a dimmer.

Some spouses may say, "they can't even change a light bulb" about their unhandy partners. In light of the complexity of bulbs, bases, and switches discussed above, you might consider cutting your better half some slack.

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.





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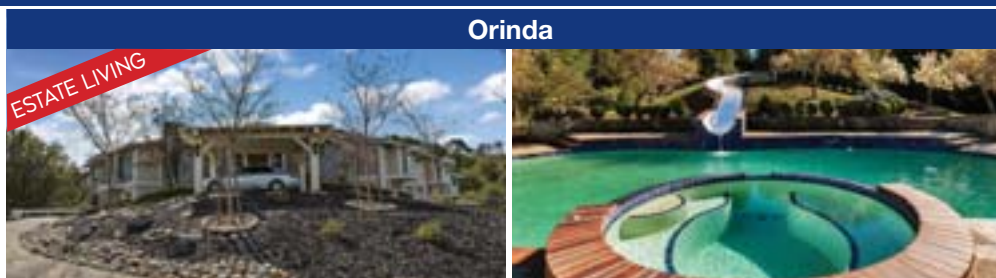
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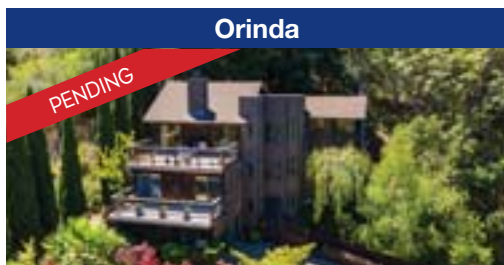


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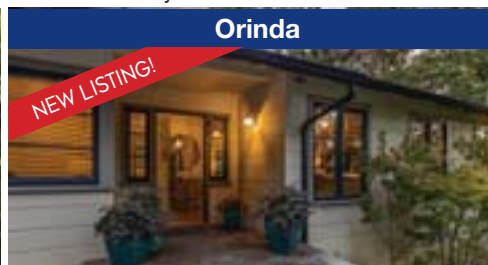
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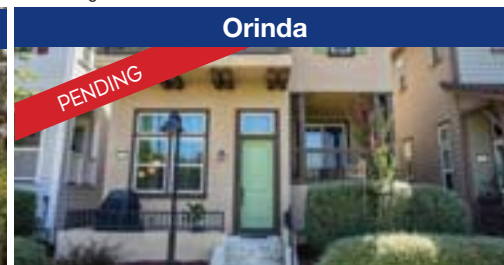
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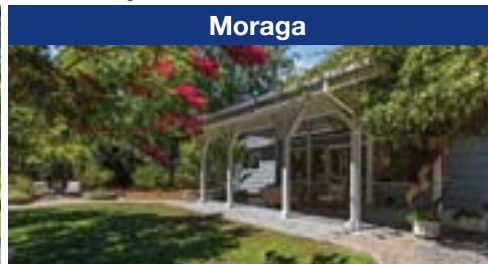
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Melanie  
Snow



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## Central Contra Costa Real Estate – The WILD Ride Continues

Our local real estate market is much like a roller coaster. Affluent cities of Lafayette, Orinda and San Ramon saw an uptick in the number of sales, with San Ramon being the most interesting. Closed sales went from 41 in July to 56 in August. Although this is still well under the 100+ number of sales in prior months for San Ramon. The trend for all 11 cities is that buyers are focusing in on lower priced homes. Good news for sellers, active inventory is shrinking. At the end of July there were 739 active listing in central CC County. At the end of August, it rolled down to 570. As of this writing, active inventory has dropped a little more to 555.

The number of sold units in central county was the same in August as in July with 371 closed sales. The monthly average sales price is again lower. Average sale prices YTD compared to 2021 has 3 cities with less than double digit increases: Concord (9.58%), Orinda (8.63%) and Martinez (7.61%). The increase for the 8 remaining cities ranges from 13.62% (Pleasant Hill) to 21.84% (San Ramon). All these increases are still good to fabulous.

The key market indicator, Pending Sales the last 30 days was 327 transactions. That's up from July which was 292 transactions.

The outlook for both buyers and sellers is good. While shrinking inventory is never a good thing for prices, Days on market average of 26 days is good for buyers. Days on market translate into less transactions being competitive and encourages most sellers to be realistic about sales price.

My last tip for buyers is to build into their budget, funds to buy down their interest rate which will lessen the impact of continued high interest rates.

To see details by city, go to [www.YourContraCostaRealtor.com](http://www.YourContraCostaRealtor.com)



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Specifications could subsequently change due to the unavailability of certain materials, which in that case, would be replaced with materials of equal or better value. Lenox Homes reserves the right to modify colors, alter floor plans, and change specifications or prices without prior notice or obligation. Renderings are the artist's conception and are not precise representations of the final building and residence interiors. All room dimensions and square footage has shown are approximate and will vary slightly from home to home and from the approved set of plans. The selection of options and upgrades is limited according to the stage of construction at the time of purchase.



## TWO BEAUTIFUL LAMORINDA HOMES YOU COULD BE IN FOR THE HOLIDAYS

36 Greenfield Drive, Moraga

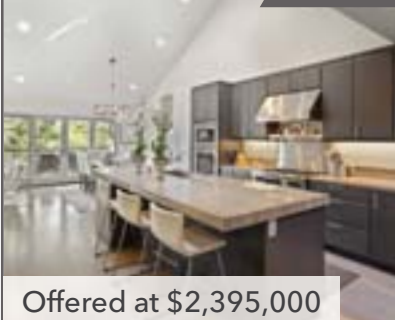


Offered at \$1,795,000

4 bed | 2 bath | 2,474 sq ft | .34 acre

Watch the sun rise from this expanded ranch home in the Corliss neighborhood. With a pool, gorgeous views and a flexible floorplan, there's plenty of space to relax and entertain. Huge bonus room, formal dining room. Close to top schools.

233 Village Gate Road, Orinda



Offered at \$2,395,000

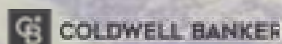
4 bed | 2.5 bath | 2,700+ sq ft

Stunning remodel in sought-after Orindawoods. This two-level home with master on the main level provides a serene escape with an amazing location and wonderful amenities. No surface has been left untouched. A must see!

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

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

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



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## *Digging Deep with Goddess Gardener, Cynthia Brian*

### Fall forward



Japanese eggplant, zucchini, lettuce, and more are harvested.

... continued from Page D1

**Eggplants:** Young eggplants are the tastiest and sweetest. Their flesh is glossy purple. Do not pull eggplants. Cut with a sharp knife.

**Fennel:** Cut bulbing fennel at the soil line. Use the bulb as well as the ferny leaves in recipes. If your fennel has yellow flowers, save the seeds for your culinary recipes.

**Grapes:** If you are growing grapes, you know when they are ready to be harvested by doing a taste test. Don't pull the bunch from the vine. Use a sharp knife to cut individual bunches.

**Kale:** Leave six to eight leaves of the kale on the stem when picking kale. Kale grows quickly and will continue to send out more leaves.

**Peppers:** For the ultimate in flavor and sweetness, allow peppers to grow to their deepest colors of green, red, yellow, orange, and purple. Twist and pick whatever size you wish.

**Pumpkins:** Try to pierce the skin of a pumpkin with your fingernail to determine ripeness. Cut the stem at least 3 inches long and let the pumpkin cure for a week or more in the sun. Pumpkins will last a very long time when stored at 48-50 degrees in a dry environment.

**Tomatoes:** For the richest flavor, be patient and wait for your tomato to reach its full sun-ripened color for the specific variety. When rain threatens, pick your green tomatoes, and leave them on the counter. Most will ripen at room temperature. Whatever you do, never refrigerate tomatoes after picking or you'll lose nutrients and flavor.

**Leafy greens:** Nutritious leafy greens like arugula, lettuce, Swiss chard, and spinach continue to sprout. Harvest as needed to augment



Harvested beets with tomato vine in the rear.

Photos Cynthia Brian

and accent your other edibles. The smaller the greens, the more concentrated the vitamins and minerals.

Keep in mind that the birds, squirrels, skunks, raccoons, deer, rabbits, and other critters are as excited about the fall harvest as you are. They may start their feeding frenzy before your yields are at their optimum ripeness. Be vigilant and if necessary, gather your bounty earlier than expected.

The end of crop harvesting heralds the beginning of autumn as a time for rejoicing. When I was a kid growing up on our farm, a barn dance signaled the finality of the harvest and time to rest from a season of working in the fields. In our communities, we celebrate with festivals and fairs that are filled with family fun. Fall is a delightfully delicious time of year with the abundance of farm-fresh fruits and vegetables ripe and ready. Pick, eat, enjoy!



Fennel blossoms and seeds are excellent for seasoning.

Happy Gardening and Happy Growing!



**SORAYA GOLESORKHI**  
REALTOR®

NEW LISTING



**504 McBride Drive, Lafayette**

4BR/2BA | 2790 sq. ft. | 2.69 acres

Enchanting and unique 4BR/2BA, 2,790 sq. ft. home in highly desirable Burton Valley! Not your usual rancher. It sits on a very private 2.69 acre lot at the end of a cul-de-sac and has a sprawling flat yard with possibilities galore! The huge double-paned windows let the sunshine in and showcase views of the lush greenery surrounding it. The cherry on top... no need to worry about interest rates! You'll have the **INCREDIBLE OPPORTUNITY TO ASSUME A 2.25% VA LOAN for up to \$1,100,000**. There is no requirement to be a veteran to gain access to this loan! Don't miss this special gem! Top Lafayette schools. [CO-LISTED WITH SUSAN SCHLICHER](#)

NEW LISTING



**2001 Skycrest Drive #2, Rossmore**

3BR/3BA | 1739 sq. ft.

Just one look and you'll fall in love with this spectacular 3BR/3BA townhome! Unbelievably stunning life-size views of Mt. Diablo. Wake up in your huge primary bedroom to the unobstructed views of the sunrise over magnificent Mt. Diablo! Unlike most Rossmore properties, this one has storage galore – extra cabinets at the parking space & a separately deeded storage room! The charming resort-like outdoor patio abuts a broad common area lawn. You'll love it! [CO-LISTED WITH MICHELE MCKAY](#)

JUST SOLD



**3172 Rohrer Drive, Lafayette**

4BR/2BA | 1820 sq. ft.

Pristine in Burton Valley with pool!

[Represented Buyers](#)

JUST SOLD



**1115 Pearl Street, Alameda**

4BR/2BA | 2515 sq. ft. | .20 acres

Sold for 29.7% over asking

Rare single-level convenient to restaurants, shops, parks and bay!

[Co-listed with Nancy Booth](#)



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DRE #01771736



COLDWELL BANKER  
REALTY



COLDWELL BANKER  
5 Moraga Way, Orinda





Apples are falling from the tree.



Purple cherry tomatoes are tart.



A garden of frilly kale plants.



Yellow tomatoes growing amidst jacobinia and amaryllis belladonna.



A rare treat, Pepino Dulce melons taste like a sweet cucumber.



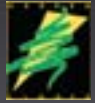
Kumquats are the perfect citrus tree for a container.



**Cynthia Brian by a fall fountain.**

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your fall 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). Her newest children's picture book series, "Stella Bella's Barnyard Adventures," will be available soon. Buy copies of her books, [www.cynthiabrian.com/online-store](http://www.cynthiabrian.com/online-store). Receive a FREE inspirational music DVD and special savings. For an invitation to hang out with Cynthia for fun virtual events, activities, conversations, and special perks, buy a StarStyle® NFT at <https://StarStyleCommunity.com> Hire Cynthia for writing projects, garden consults, and inspirational lectures. [Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com) [www.GoddessGardener.com](http://www.GoddessGardener.com)

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# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

## ORINDA



**160/162 Camino Don Miguel**  
6 bd/6.5 ba Spanish Revival estate w/ views of OCC golf course and hills beyond. Exceptional location!  
**\$6,595,000**

## ORINDA



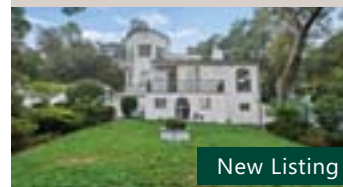
**24 Orchard Road**  
Gorgeous Santa Barbara-inspired home on 1-acre lot in beloved Glorietta neighborhood features one of the most extraordinary yards!  
**\$3,775,000**

## ORINDA



**7 Hilldale Court**  
Gracious 3602 sq.ft. home + huge bonus rm on .96 acre. Level yard, pool, garden. Large farmhouse kitchen!  
**\$2,695,000**

## ORINDA



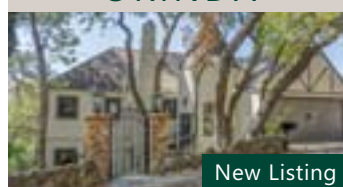
**151 Cañon Drive**  
One of Orinda's signature homes! 5 bd/4.5 ba, 3769 sqft on .67 acre includes 1bd/1ba guest cottage!  
**\$2,495,000**

## ORINDA



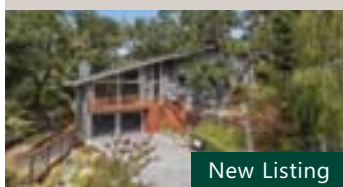
**60 Tarry Lane**  
Enjoy privacy & spectacular views from this 5 bd/4 ba beautiful and spacious Sleepy Hollow Mediterranean!  
**\$2,295,000**

## ORINDA



**40 Via Floreado**  
Charming 5 bd/ 3.5 ba gem is full of old-world features yet perfectly updated w/ all the modern amenities!  
**\$2,150,000**

## ORINDA



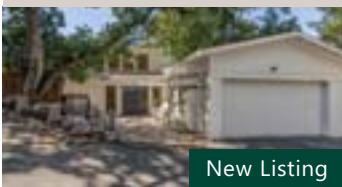
**58 East Altarinda Drive**  
A Family Wonderland! 4 bd/2 ba 2280 turnkey sqft. .5 acre, fenced yard w room to play, peaceful cul-de-sac.  
**\$1,980,000**

## ORINDA



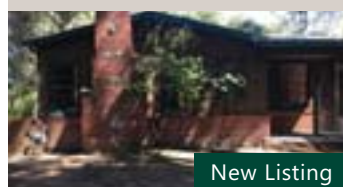
**0 Camino Del Monte**  
Come see this desirable lot located minutes from Hwy 24/BART, top rated schools, downtown, regional parks & views!  
**\$225,000**

## LAFAYETTE



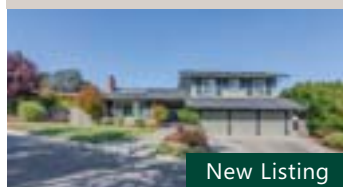
**3015 Bradbury Drive**  
Nestled among majestic oaks 3 bd/ 2.5 ba plus loft sits on 3.2 acres w/ panoramic views, multiple decks & pool!  
**\$1,895,000**

## LAFAYETTE



**660 Moraga Road**  
Calling all Contractors! 5 bd/ 2 ba in a serene setting, surrounded by trees. This peaceful site is waiting for your magic touch!  
**\$825,000**

## MORAGA



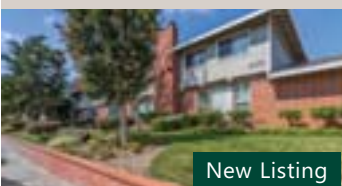
**92 Warfield Drive**  
Classic two story 5 bd/ 3 ba home sits on a private .39 acre parcel w/ 2527 sq.ft of a fully functional floor plan!  
**\$2,050,000**

## MORAGA



**260 Corliss Drive**  
One level 4 bd/ 2 ba 2200 sf on .55 acre Creekside lot w/ walk to Commons, Sunday farmers market & more!  
**\$1,895,000**

## MORAGA



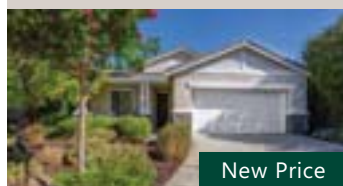
**2135 Ascot Drive #23**  
Darling 2 bd/2.5 ba, 1529 sq. ft. two-story condo is beautifully maintained, has lovely updates w/ a great floor plan!  
**\$765,000**

## BERKELEY



**7164 Buckingham Blvd**  
Sophisticated contemporary 3 bd/ 3 ba set in the Claremont Hills featuring lovely canyon views!  
**\$1,595,000**

## DANVILLE



**45 Lily Court**  
Exceptional single story 3 bd/ 2 ba home w/ open floor plan that is light & bright ideal for entertaining & day to day living!  
**\$1,449,000**

## GRASS VALLEY



**16056 Mount Olive Road**  
Traditional 3 bd/ 3 ba ranch style home set on 1.97 acres, 1248 sqft w/ detached 'studio-like' structure of approx. 320 sqft!  
**\$525,000**

## The Village Associates:

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Patricia Battersby  
Shannon Conner  
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