

# Lamorinda

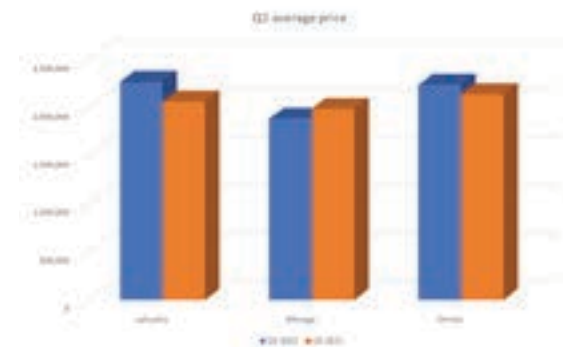
# OUR HOMES

Lamorinda Weekly

Volume 16

Issue 17

Wednesday, October 12, 2022



The Real Estate Quarter in Review

read on Page D4

## Digging Deep with Goddess Gardener, Cynthia Brian

### It's all happening at the zoo



Pumpkins and gourds are piled high for fall.



Squirreling away acorns for winter!

Photos Cynthia Brian

### By Cynthia Brian

*"It's a light and tumble journey  
From the East Side to the park;  
Just a fine and fancy ramble to the zoo!"  
~ Simon & Garfunkel*

When the squirrels start collecting piles of acorns, and pumpkins, gourds, and squash adorn front porches, we know that autumn has arrived. With the cooler weather, we welcome fresh air and respite from the heat waves.

Besides gardening, I have always adored animals (thus, my new children's book series "Stella Bella's Barnyard Adventures" with the first book, "No Barnyard Bullies"). When I have an opportunity to meld those two passions together, my heart is grateful and invigorated.

With my children and their families, I've been fortunate to spend time at both the Oakland and San Diego zoos.

Monkeys, giraffes, elephants, lions, alligators, wolves, bears, zebras, birds, and

more exotic creatures from around the globe mingle in the lush landscapes. Ponds, streams, waterfalls, and lily pads add to the natural ambiance. Interestingly, and most likely on purpose, many of the species planted throughout both zoos borrow names from the animal kingdom: birds of paradise, lion's ear, foxtails, leopard's bane, zebra plant, snake plant, bear's breeches, turtle-head, elephant ears, wolfsbane, goose grass, staghorn ferns, and many more. Walking through the tropical rainforest surrounded by tall, thick bamboo, delicate ferns, bromeliads, and orchids while listening to the calls of the wild transports me to my travel memories of tangled jungles and saturated rainforests in Africa and South America.

Walking the many paths of both zoos is a great way to engage in healthy exercise while fully immersing yourself in the sounds and sights of global nature. Children are mesmerized by the beautiful beasts and enjoy many hands-on exploratory endeavors that contribute to their knowledge of the inhabitants of this earth. The atmosphere is happy and familial. It is all happening at the zoo.

After a day of celebrating children, animals, and landscapes, it is time to regroup to consider what chores are looming in my paradise. I'm waiting for inclement wet weather to transplant the variegated shell ginger sent to me by the online plant nursery, NatureHills. Spring Meadow Nursery and Proven Winners want me to trial Bouvardia Estrellita and Tecoma Chicklet. Friends gave me a struggling rose in a container which I've resuscitated to glory with measured coffee grounds as well as avocado and banana trees.

... continued on Page D14

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**Lamorinda home sales recorded**

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	13	\$825,000	\$5,875,000
MORAGA	9	\$860,000	\$1,680,000
ORINDA	10	\$1,060,000	\$4,995,000

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**

- 830 Broadmoor Court, \$1,350,000, 3 Bdrms, 1508 SqFt, 1953 YrBlt, 08-31-22
- 3564 Brook Street, \$1,025,000, 2 Bdrms, 996 SqFt, 1941 YrBlt, 08-22-22
- 4136 Canyon Road, \$4,750,000, 5 Bdrms, 6489 SqFt, 2005 YrBlt, 08-25-22, Previous Sale: \$3,333,500, 06-08-09
- 4146 Canyon Road, \$5,400,000, 6 Bdrms, 5725 SqFt, 1958 YrBlt, 09-01-22, Previous Sale: \$1,625,000, 12-01-89
- 912 Dana Highlands Court, \$2,350,000, 5 Bdrms, 3103 SqFt, 1994 YrBlt, 08-26-22, Previous Sale: \$1,550,000, 10-12-18
- 1000 Dewing Avenue #218, \$825,000, 1 Bdrms, 1071 SqFt, 2017 YrBlt, 08-24-22
- 451 Fredericka Avenue, \$1,455,000, 3 Bdrms, 1651 SqFt, 1952 YrBlt, 08-29-22
- 929 Hough Avenue, \$1,815,000, 4 Bdrms, 2235 SqFt, 1946 YrBlt, 08-29-22, Previous Sale: \$1,509,000, 10-01-20
- 3172 Rohrer Drive, \$1,800,000, 4 Bdrms, 1820 SqFt, 1953 YrBlt, 08-22-22
- 1261 Rose Lane, \$5,875,000, 5 Bdrms, 4945 SqFt, 1999 YrBlt, 09-02-22, Previous Sale: \$5,675,000, 06-29-22
- 1 Scenic Lane, \$3,375,000, 4 Bdrms, 3797 SqFt, 1987 YrBlt, 08-24-22, Previous Sale: \$1,795,000, 08-05-10
- 3539 Springhill Road #A, \$2,050,000, 4 Bdrms, 2484 SqFt, 1975 YrBlt, 08-31-22
- 1135 Upper Happy Valley Road, \$2,150,000, 4 Bdrms, 2382 SqFt, 1975 YrBlt, 08-22-22, Previous Sale: \$1,900,000, 07-08-20

**MORAGA**

- 1403 Camino Peral, \$1,055,000, 3 Bdrms, 1709 SqFt, 1972 YrBlt, 08-23-22, Previous Sale: \$492,000, 12-08-11
- 132 Donald Drive, \$1,480,000, 4 Bdrms, 1760 SqFt, 1956 YrBlt, 08-26-22
- 29 Francisca Drive, \$860,000, 2 Bdrms, 1211 SqFt, 1985 YrBlt, 08-22-22, Previous Sale: \$355,000, 04-04-12
- 26 Hardie Drive, \$1,680,000, 3 Bdrms, 1964 SqFt, 1962 YrBlt, 08-29-22
- 34 Miramonte Drive, \$860,000, 2 Bdrms, 1762 SqFt, 1964 YrBlt, 08-22-22, Previous Sale: \$715,000, 04-21-17
- 39 Miramonte Drive, \$880,000, 3 Bdrms, 1447 SqFt, 1964 YrBlt, 08-25-22, Previous Sale: \$765,000, 09-25-20
- 169 Miramonte Drive, \$960,000, 2 Bdrms, 1828 SqFt, 1965 YrBlt, 09-01-22
- 307 Rheem Boulevard, \$1,555,000, 3 Bdrms, 1685 SqFt, 1957 YrBlt, 08-31-22, Previous Sale: \$916,500, 01-26-16
- 128 Via Joaquin, \$940,000, 2 Bdrms, 1354 SqFt, 1980 YrBlt, 08-29-22, Previous Sale: \$249,000, 08-01-91

**ORINDA**

- 24 Barbara Road, \$1,080,000, 2 Bdrms, 1341 SqFt, 1935 YrBlt, 09-02-22, Previous Sale: \$765,000, 02-25-14
- 58 Brookside Road, \$2,850,000, 4 Bdrms, 3190 SqFt, 1946 YrBlt, 09-02-22, Previous Sale: \$1,800,000, 02-07-19
- 270 Camino Sobrante, \$1,695,000, 3 Bdrms, 1952 SqFt, 1959 YrBlt, 08-30-22, Previous Sale: \$1,090,000, 08-31-15
- 15 Dias Dorados, \$3,700,000, 5 Bdrms, 3463 SqFt, 2019 YrBlt, 08-25-22, Previous Sale: \$2,985,000, 07-21-20
- 252 Manzanita Drive, \$1,060,000, 3 Bdrms, 1783 SqFt, 1952 YrBlt, 08-31-22
- 6 Meadow Park Court, \$3,125,000, 4 Bdrms, 2725 SqFt, 1952 YrBlt, 08-24-22, Previous Sale: \$1,200,000, 10-29-01
- 29 Normandy Lane, \$1,995,000, 5 Bdrms, 2913 SqFt, 1955 YrBlt, 08-29-22, Previous Sale: \$995,000, 03-20-03
- 6 Oak Lane, \$2,226,000, 3 Bdrms, 2254 SqFt, 1937 YrBlt, 08-29-22
- 47 Orinda View Road, \$4,995,000, 4 Bdrms, 6612 SqFt, 1995 YrBlt, 08-24-22, Previous Sale: \$6,750,000, 03-03-22
- 100 Ravenhill Road, \$1,650,000, 2 Bdrms, 1598 SqFt, 1974 YrBlt, 08-29-22, Previous Sale: \$935,000, 06-20-07

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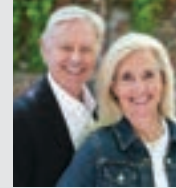
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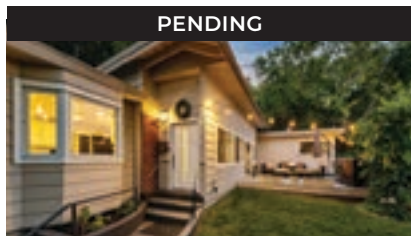
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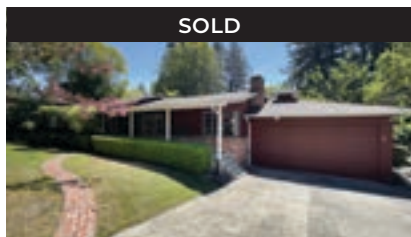
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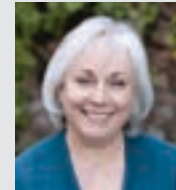
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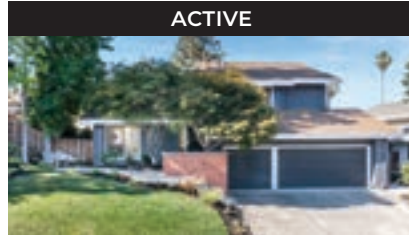


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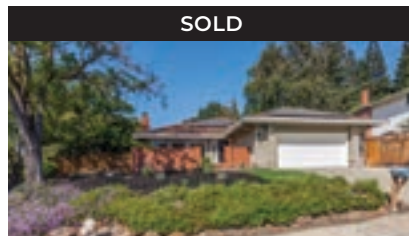
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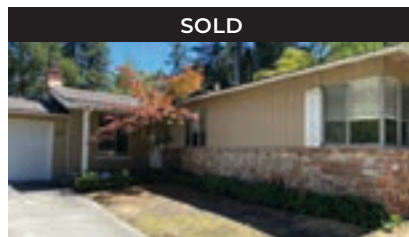
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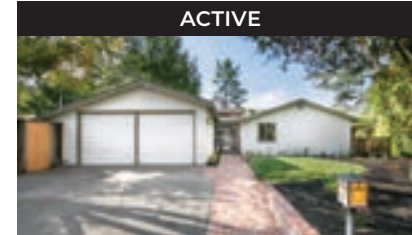
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OFFERED AT \$1,300,000  
SMITH HOMES TEAM | 925.998.1914



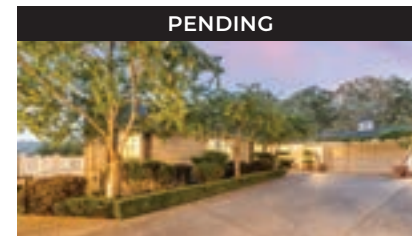
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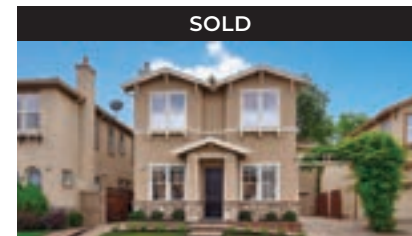
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# The Real Estate Quarter in Review

**By Conrad Bassett, CRP, GMS-T**

The third quarter of 2022, as expected, started to show a significant slowing of activity on the residential side of Lamorinda real estate. This is mostly a result of the increase in mortgage rates over the last several weeks. Supply remains relatively low but the demand has slowed.

Per Contra Costa Association of Realtors statistics reported from July 1 through Sept. 30, 85 single-family homes closed in Lafayette which was a decrease from the 120 that closed in the third quarter of 2021. In this quarter of 2020, 136 homes closed. Sales prices ranged from \$655,000 to \$8.81 million. The average number of days on market was 17 versus 12 for the same period in 2021. The average sales price was \$2,273,646, an increase from a year ago when it was \$2,067,747. In this same quarter in 2020 it was \$1,972,380.

In Moraga, the number of single-family closings was 25 – a big drop from the 53 in 3Q2021. Prices ranged from \$1.35 million to \$3.615 million. The average sales price was \$1,890,272 which was a year over year drop from \$1,993,792. In 2020 it was \$1,588,132 in the year ago three-month period. The average marketing time was 18 days, up from 9 days a year ago.

In Orinda, the number of single-family closings was 56 – essentially half as many as the 111 in 3Q2021. Sales prices ranged from \$1.06 million to \$4.995 million with an average price of \$2,243,571, continuing to rise from the \$2,147,497 in the same quarter a year ago. It was \$1,900,069 in 3Q2020. It took an average of 19 days to expose a home to the market this last quarter. One year ago, it took 12 days.

In the third quarter of this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$897.11. This is an increase from the \$846.43 price per square foot a year ago. Moraga homes sold for \$817.63 up from the summer period a year ago when it was \$768.43. In

Orinda it was \$781.02 – a decrease from the \$823.39 a year ago.

The biggest change came in the area of list price versus sales price. In Lafayette, the average sales price was right at 107.2% of the final asking price in this quarter of 2021. This year it was just below 100%! In Moraga, it was 107.1% of asking last year and this year it was 99.9%, and in Orinda it was just over 109.6% a year ago versus 102.7% this last quarter.

This is likely a factor of sellers realizing that they needed to be more realistic in pricing and buyers understanding that there were fewer buyers to compete with so they were not as aggressive in their offers.

On the Oakland/Berkeley side of the hills, agents have still been asking far below the market value of homes in order to generate the multiple offers and the sales prices well above asking. Often this has failed to work so they raise the asking price and call the list price “Transparent.” This phenomenon (sometimes known as “Teaser Pricing”) has started to slow down in Lamorinda.

In Lafayette, 45 of the 85 sales sold at the final list price or above – a year ago it was 103 of 120. In Moraga, 15 of the 25 sold at or above asking. A year ago, 44 of the 53 sold at or above asking and in Orinda it was 35 of 56, versus 94 of 111 in the third quarter of 2021.

In the condominium/town home category, Lafayette had eight resale closings. They were priced from \$761,000 to \$2.6 million. Moraga had 15, down from 28 a year ago. Sales prices ranged from \$490,000 to \$2.1 million. Orinda had one sale on Raven Hill at \$1.65 million.

As of Oct. 7, there were 56 pending sales in the three communities combined. A year ago, there were 91 pending sales per the MLS. The asking prices for the pending single family detached homes range from \$550,000 to \$5.6 million. It should be pointed out that there are no “Potential Short Sales” or foreclosures that are currently pending, although this trend may change.

It is interesting to note that of the 56

pending sales in the area, seven received acceptable offers in the first six days of October. That is an average of about one per day. Usually many of the sales are completed prior to the start of school. Depending upon how many of the homes are being purchased by families with children who are new to Lamorinda, it may impact certain grades at the elementary level.

Inventory, however, is steadily increasing. When looking at the available homes in Lafayette there are 57 homes on the market as of Oct. 6 and there were 28 at this time one year ago.

In Moraga buyers have their choice of only 18 properties, consistent with the 19 properties a year ago.

Orinda inventory has increased to 45 currently available from 20 one year ago.

Current asking prices range from \$399,000 for a condominium in Moraga to \$9.995 million for a Lafayette property.

At the high end, 22 homes closed above \$3 million in the three communities combined during the quarter – down from 30 one year ago. There are 25 currently available above this amount – a year ago there were 11.

The increase in interest rates that were at historical lows have forced some people out of the market as affordability has decreased. You also have a lot of homeowners who refinanced when rates were very low that are reluctant to sell their homes because they do not want to have to give up this “cheap money” that they may have at 3% or less to go and buy something and have to pay 6% or more. This will help limit supply.

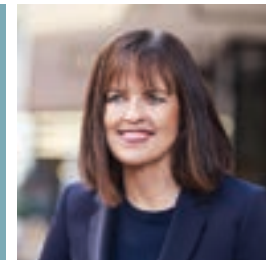
We are still seeing Oakland, San Francisco and Peninsula agents representing buyers in their purchase of Lamorinda homes. They are coming from higher priced areas and have more available equity to use in Lamorinda.

Corporate relocation has also increased as more workers who were working remotely from their old locations are now moving to work in the destination offices.



## ENTERTAINER'S DREAM! GORGEOUS ONE ACRE VIEW PROPERTY

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HUGE DECK, CABANA, POOL, SPA, VIEWS \$3,995,000



Melanie  
Snow



Stunning property framed by gorgeous hillside scenery. Soaring ceilings, Brazilian cherry floors, chef's kitchen, pantry, and sunny great room opening to the generous wraparound deck with southwest exposure. Rec room with full wet bar and 1,000 bottle wine cellar. Pool/spa, cabana with half-bath, outdoor shower and kitchen, firepit. Whole house solar with three Tesla Powerwalls. Close to 12 years of top-rated schools.



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## Spectacular Glorietta Home with Views



9 Bel Air Drive in Orinda is the one you've been waiting for! Located in the cherished Glorietta neighborhood, this 5 bedroom, 4.5 bath home lies on .46 of an acre with private access to the Lafayette Reservoir. As you enter the home you are struck by the incredible views of Mt. Diablo. The living areas are flooded with natural light from the oversized windows throughout the house. The open floor plan is ideal for everyday living or large-scale entertaining. Contact me for more details and visit [9belairdr.com](http://9belairdr.com).

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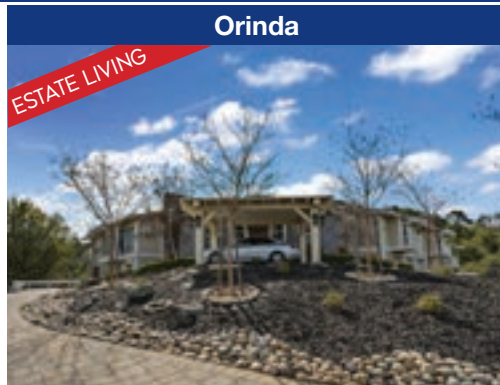
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**Orinda**  
**25 Rustic Way \$5,750,000**  
 Pool, tennis court, flat areas for play and entertaining, 8,514 square feet and an indoor gymnasium-racket ball court. Potential for subdivision of additional parcels.

Laura Abrams 510.697.3225 Melanie Snow 925.360.0344  
 25rusticway.com Lic#01272382 23lafond.com Lic#00878893



**Orinda**  
**23 La Fond Ln \$3,995,000**  
 An Entertainer's Dream!  
 4511 sf | 5 BR | 3 BA | 1.1 acre lot  
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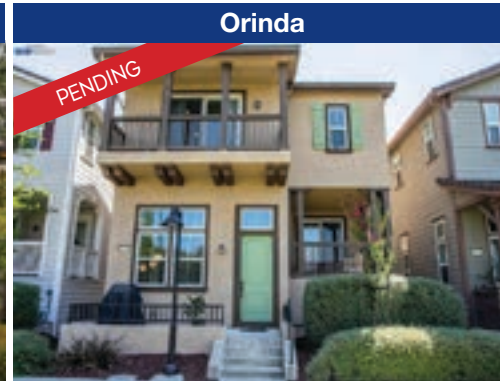
**Orinda**  
**19 Candlestick Rd \$1,895,000**  
 Sophisticated Architect designed Contemporary home with views, outdoor entertaining, flat lawn and located on a cul-de-sac.

Laura Abrams 510.697.3225  
 19candlestick.com Lic#01272382



**Orinda**  
**40 Camino Don Miguel \$1,800,000**  
 Truly Stunning Designers personal residence remodeled exquisitely. Close in County Club location.

Laura Abrams 510.697.3225  
 40caminodonmiguel.com Lic#01272382



**Orinda**  
**10 Hazel Tree Ridge \$1,650,000**  
 4/3.5 Spacious Townhome. Fabulous commute location, Updated throughout, 3 car garage, BART & great Orinda schools. Represented Buyers.

Tom Stack 925.878.9964  
 TomStack.com Lic# 01501769



**Orinda**  
**205 Crestview Ave \$1,295,000**  
 Don't miss this opportunity! Nestled in a prestigious Orinda neighborhood of beautiful homes with views of Mt. Diablo and surrounding areas.

Suzanne Geoffrion 925.699.4832  
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**Lafayette**  
**504 McBride Dr \$2,250,000**  
 Private & bright on a huge lot!

Soraya Golesorkhi 925.808.8390  
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**Lafayette**  
**4045 Marianne Dr \$1,575,000**  
 Updated, Charming & Unique, Flat Lot, Redwood Grove, Indoor-Outdoor Living

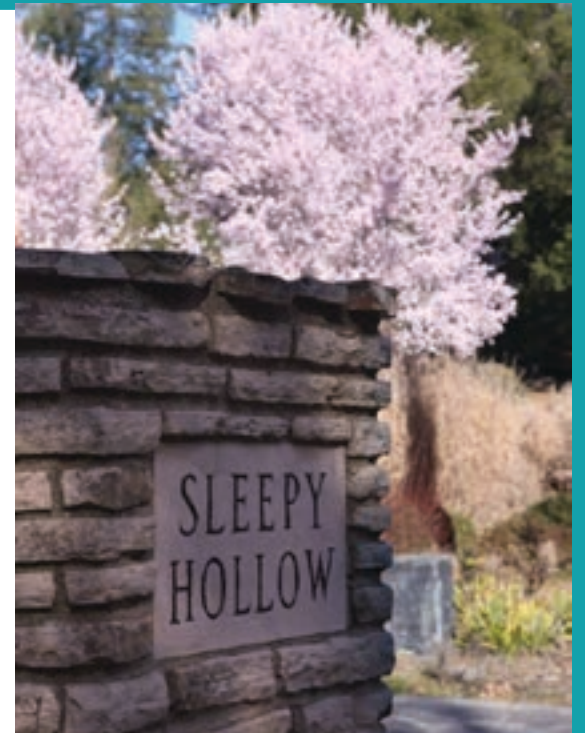
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**Moraga**  
**308 Rheem Blvd \$1,895,000**  
 Fabulous expanded rancher on an acre with an amazing private fenced rear yard, large enough to add a pool and still play soccer!

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It's All About the Setting



8 Tappan Court, Orinda



5 bd | 4 ba | 3880 sqft | .82 ac | \$3,595,000

Nestled on a cul-de-sac in the sought-after Sleepy Hollow neighborhood, enjoy this fully renovated home with attention to every detail and finish. A true gem!



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## 5 De Soto Court, Orinda

3113 Sq.Ft. .58 Acres  
4 Beds | 2.5 Baths

\$2,395,000

[www.5DeSotoCourt.com](http://www.5DeSotoCourt.com)



**Molly Smith**

415.309.1085

[molly@mollyslist.com](mailto:molly@mollyslist.com)

[www.mollyslist.com](http://www.mollyslist.com) / @mollyslist

DRE# 01498053



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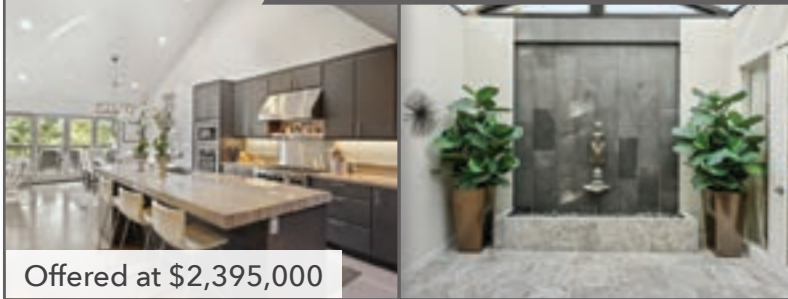


Fall is the perfect time to start preparing your home for the spring market.

If you're thinking of making a move in 2023, let's talk and make a plan.

READY TO FALL FOR ONE OF THESE GORGEOUS HOMES?

233 Village Gate Road, Orinda

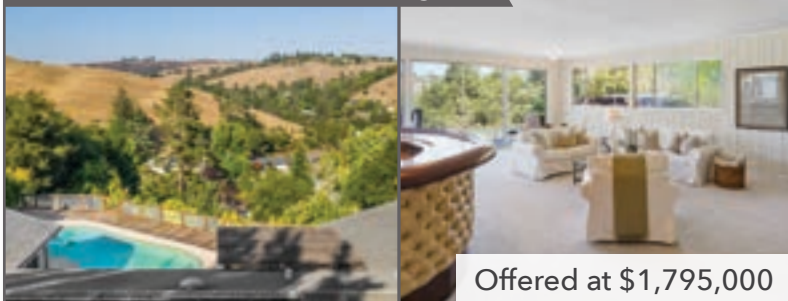


Offered at \$2,395,000

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

Orindawoods stunner updated from top to bottom. 4 bed, 2.5 bath, 2700+ sqr. feet with master on the main level.

36 Greenfield Drive, Moraga



Offered at \$1,795,000

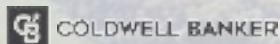
4 bed | 2 bath | 2,474 sq ft | .34 acre

Expanded Moraga rancher with pool and gorgeous views. 4 bed, 2 bath, 2470+ sqr. feet with amazing bonus room.

www.holcenberg.com

Michelle Holcenberg  
CB Top 100 East/North Bay Region

michelle@holcenberg.com  
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335 Lakeview Place, Alamo  
5BD | 4.5BA | 6,485 sq. ft.

Offered for \$8,499,000

335Lakeview.com



**LIFE AT THE PINNACLE OF LAFAYETTE**

6 Tofflemire Drive, Lafayette  
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Offered for \$5,500,000

6TofflemireDrive.com



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# STYLE JUST LANDED

*in the best part of Lafayette*



## *3936 Happy Valley Road, Lafayette*

This property is what dreams are made of! A fabulously unique single level home with soaring ceilings and walls of glass built by a student of Frank Lloyd Wright on an unbelievable private over 3-acre parcel in the heart of coveted Happy Valley with loads of potential and dreamy as-is. This prime parcel is perched off the street, behind a gate with a perfect single level floorplan including grand living & entertaining spaces inside and out.

*\$5,500,000 | Visit [3936happyvalleyrd.com](http://3936happyvalleyrd.com)*

<b>5</b> <i>Bed+office</i>	<b>5.5</b> <i>Bath</i>	<b>3.38</b> <i>Acre</i>
<b>±4,937</b> <i>Sq ft</i>	<b>1</b> <i>ADU</i>	<b>100%</b> <i>Amazing!</i>

Amy Rose Smith  
Partner/ Village Associates  
925.212.3897  
amy@amyrosesmith.com  
www.amyrosesmith.com  
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## September 2022 Sales up from August

The number of closed September sales in Central Contra Costa was up slightly from July & Aug (371 each month) compared to September (383). Active inventory continues to shrink, July (739), August (570) and September (556). YTD Average Sale prices compared with 2021 are still up for all Central Contra Costa cities. The disappointing news for sellers is that prices have come down from their peak in March/April of this year (see my July blog – Did You Miss the Peak). The good news is that all Central Contra Cities average sale prices are still higher to significantly higher than 2021. The cities with the highest YTD increases are Lafayette (20.45%), San Ramon (19.46%) and Danville (17.23%). The lowest Average Sale Price increases were Martinez (6.29%), Orinda (7.95%) and Concord (8.49%). The bad news for buyers in addition to shrinking inventory, is that Concord and Martinez are the only cities in Central County where you can buy a home for less than \$1MM, but still have YTD Average sale prices of \$938,197 (Martinez) and \$927,177 (Concord).

It's not all bad news for buyers. Few homes are receiving multiple offers. The ones that do have substantial, recent updates, designer finishes, and lovely, landscaped yards. Well priced fixers are also seeing multiple offers. The average days on market (DOM) for sold properties in September was 26.64. Pending sales in September had a DOM of 29.55.

The biggest issue for most buyers is rising interest rates. As of Monday, I saw quotes of 30-year Fixed Jumbo rate - 6.375% (zero pts.) and 5.875% (1 pt.). Buyer's budget should include buying down their interest rate. Many sellers are open to concessions, buyer credits, loan, inspections, and appraisal contingencies. Some sellers will consider offers contingent sale of buyer's home.

See details of your city at [www.YourContraCostaRealtor.com](http://www.YourContraCostaRealtor.com)



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### 1321 JUANITA DRIVE, LAFAYETTE



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# TERRI BATES WALKER

REAL ESTATE



**SOLD 30% over list price**

3650 Happy Valley Road, Lafayette  
\$3,250,000

[3650happyvalley.com](http://3650happyvalley.com)



**Terri Bates Walker, Broker, J.D.**

510-282-4420

[terri@terribateswalker.com](mailto:terri@terribateswalker.com)

[terribateswalker.com](http://terribateswalker.com)

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

### **It's all happening at the zoo**



**The bright orange of birds-of-paradise.**



**A garden of frilly kale plants.**



**The fern forest.**

Photos Cynthia Brian

... continued from Page D1

All will be moved to their forever homes as soon as the thermometer allows.

If you have shrubs, trees, bushes, or other plants in need of transplanting, my suggestion is to be patient and wait until heat waves have passed and rain is on the horizon. After three years of record-breaking drought, California is bracing for a fourth year without adequate snow or rain. If we transplant too early in the fall, our plants may not survive.

When the time is right for transplanting, here's what you need to do:

1. Gather the materials needed: gloves, shovel, wheelbarrow, tarp, enriched soil, mulch and your plants.
2. Pre-dig a hole before you take the plant out of the pot or move a plant from another location. The hole needs to be at least 1.5 times the size of the root ball.
3. If the shrub is large, cut it back by 1/3 before transplanting to save energy for growing.
4. Whether digging up a plant or removing it from a container, keep as much soil around the roots as possible.
5. If moving an existing bush, place it in a tarp or wheelbarrow to keep the root ball intact.
6. In the new location, double-check that the hole is the correct size. If it is too small, dig it deeper. If it is too large, refill it with soil.
7. Add a small amount of the new soil to the hole. Position the plant

upright and straight and fill the hole with good soil, tapping down as you go to eliminate air pockets.

8. When the new soil is level with the ground, add two or three inches of mulch.

9. Water slowly and thoroughly.

10. Keep an eye on your new transplant to make sure the soil never dries out yet is not too wet or soggy.

Now, back to the zoo. When you have a free day, consider a fine and fancy ramble to the zoo. The zoo offers a day of respite from the noise, congestion, and distractions of the concrete jungle. Visit an oasis of serenity and marvel at nature's magnificence.



**The sunshine yellow hibiscus hedges welcome zoo-goers.**

**Mark Your Calendars:**

Thursday, Oct. 20, Cynthia Brian presents Water Works to the Moraga Garden Club.  
<https://www.moragagardenclub.com>

Wednesday, Oct. 26, Starstyle® Community, the first NFT drop of one-of-a-kind art derived from characters in Cynthia Brian's picture book, "No Barnyard Bullies." Buy beautiful, collectible NFTs today.  
<https://www.StarStyleCommunity.com>



Resuscitated red roses exhibit a velvety crimson tone.

Photo Cynthia Brian



Cynthia Brian at the zoo.

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, No Barnyard Bullies, from the series, Stella Bella's Barnyard Adventures is available now at [www.cynthiabrian.com/online-store](http://www.cynthiabrian.com/online-store) For an invitation to hang out with Cynthia for fun virtual events, activities, conversations, and exclusive experiences, buy StarStyle® NFTs at <https://StarStyleCommunity.com> Hire Cynthia for writing projects, garden consults, and inspirational lectures.  
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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!  
**\$6,395,000**

## 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



**8 Tappan Court**  
Completely renovated 5 bd/ 4 ba home on an unparalleled level .82 acre knoll parcel!  
**\$3,595,000**

## ORINDA



**9 Bel Air Drive**  
5 bd/ 4.5 ba home lies on .46 acre w/ incredible views of Mt. Diablo & private access to the Lafayette Reservoir!  
**\$3,495,000**

## 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



**5 De Soto Court**  
Mid-Century Contemporary 4 bd/ 2.5 ba offers peaceful private setting on quaint court just minutes from downtown!  
**\$2,395,000**

## ORINDA



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

## ORINDA



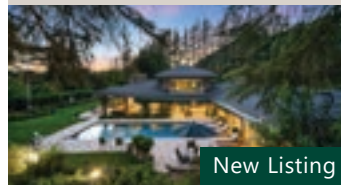
**40 Via Floreado**  
Charming 5 bd/ 3.5 ba gem is full of old-world features yet perfectly updated w/ all the modern amenities!  
**\$1,995,000**

## ORINDA



**2 Orchard Court**  
Home sweet home! 3 bd/ 2 ba home needs lots of TLC now & is awaiting the next generation!  
**\$1,195,000**

## LAFAYETTE



**3936 Happy Valley Road**  
Fabulously unique 5 bd/ 5.5 ba single level home w/ soaring ceilings & walls of glass on private 3.38 acre parcel!  
**\$5,500,000**

## 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**

## 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



**899 Augusta Drive**  
Located in popular Moraga CC near all the new amenities 3 bd/ 2 ba extremely well maintained & renovated!  
**\$1,250,000**

## BERKELEY



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

## DANVILLE



**501 Garden Creek Place**  
Updated 3 bd/ 2.5 ba end-unit townhome less than .5 miles from top-rated schools, downtown & more!  
**\$899,000**

## 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**

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