



Orinda | 22 El Toyonal

4 BD | 3 BA | 3,064 SF | .38 AC | \$1,795,000

Walk to Town, Park and More!

With approximate 3,064 square feet of living space on two levels, this four bedrooms, three bath home boasts both lovely vistas and a large flat yard filled with endless possibilities. The home is drenched in natural light, offers generous-sized rooms, hardwood floors, and dual paned windows. The grand living room and dining area is perfect for entertaining while the bonus/family room is the ideal spot to hangout and relax. Dual paned sliding glass doors open onto a large yard which offers abundant room to play along the trees that provide a canopy of shade and privacy for backyard entertaining. This convenient location is just a short distance from top-rated Orinda schools, Orinda Village, which offers a variety of restaurants and shops including Starbucks, Community Center, trails, BART & Hwy 24.



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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	5	\$1,110,000	\$1,700,000
MORAGA	5	\$410,000	\$1,873,000
ORINDA	8	\$1,000,000	\$2,900,000

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

- 3176 Bradena Lane, \$1,700,000, 4 Bdrms, 2517 SqFt, 1955 YrBlt, 12-28-22
- 1210 El Curtola Boulevard, \$1,290,000, 3 Bdrms, 1607 SqFt, 1950 YrBlt, 12-29-22, Previous Sale: \$899,000, 02-28-06
- 766 Glenside Drive, \$1,500,000, 4 Bdrms, 2490 SqFt, 1947 YrBlt, 01-05-23, Previous Sale: \$1,100,000, 06-20-16
- 996 Hawthorne Drive, \$1,250,000, 3 Bdrms, 1499 SqFt, 1942 YrBlt, 12-30-22, Previous Sale: \$1,300,000, 06-25-19
- 1062 Oak Hill Road, \$1,110,000, 3 Bdrms, 1137 SqFt, 1959 YrBlt, 01-06-23, Previous Sale: \$1,250,000, 06-23-22

MORAGA

- 144 Ascot Court #3, \$467,000, 2 Bdrms, 945 SqFt, 1971 YrBlt, 12-28-22, Previous Sale: \$125,500, 08-01-89
- 2051 Ascot Drive #101, \$410,000, 1 Bdrms, 780 SqFt, 1971 YrBlt, 01-06-23, Previous Sale: \$95,500, 06-01-89
- 1519 Camino Peral #A, \$577,000, 2 Bdrms, 1272 SqFt, 1970 YrBlt, 12-30-22, Previous Sale: \$290,000, 09-11-01
- 28 Corte Mateo, \$1,873,000, 5 Bdrms, 2708 SqFt, 1972 YrBlt, 12-30-22
- 1229 Larch Avenue, \$1,715,000, 4 Bdrms, 2102 SqFt, 1967 YrBlt, 01-06-23

ORINDA

- 19 Bates Boulevard, \$1,000,000, 3 Bdrms, 1891 SqFt, 1957 YrBlt, 12-29-22
- 96 Camino Encinas, \$1,800,000, 5 Bdrms, 4091 SqFt, 2018 YrBlt, 12-30-22
- 30 Crescent Drive, \$1,125,000, 3 Bdrms, 1918 SqFt, 1988 YrBlt, 01-04-23
- 20 El Gavilan Road, \$2,800,000, 3 Bdrms, 3268 SqFt, 1941 YrBlt, 12-28-22, Previous Sale: \$1,808,000, 08-11-04
- 34 Moraga Viax, \$2,900,000, 3 Bdrms, 1641 SqFt, 1948 YrBlt, 12-28-22, Previous Sale: \$1,550,000, 03-25-22
- 81 Muth Drive, \$1,643,500, 4 Bdrms, 2088 SqFt, 1961 YrBlt, 01-05-23, Previous Sale: \$920,000, 02-24-15
- 120 Ravenhill Road, \$1,730,000, 3 Bdrms, 2231 SqFt, 1974 YrBlt, 12-29-22, Previous Sale: \$1,500,000, 06-01-21
- 5 Sleepy Hollow Court, \$2,800,000, 4 Bdrms, 2857 SqFt, 1966 YrBlt, 01-06-23, Previous Sale: \$725,000, 03-16-98