

Lamorinda OUR HOMES

Lamorinda Weekly

Volume 17

Issue 7 Wednesday, May 24, 2023



Lafayette Juniors Lifestyle Tour

... read on Page D4

Digging Deep with Goddess Gardener, Cynthia Brian Plant this. Don't plant that!

Photos Cynthia Brian



Sweet-smelling jasmine climbs the arbor.

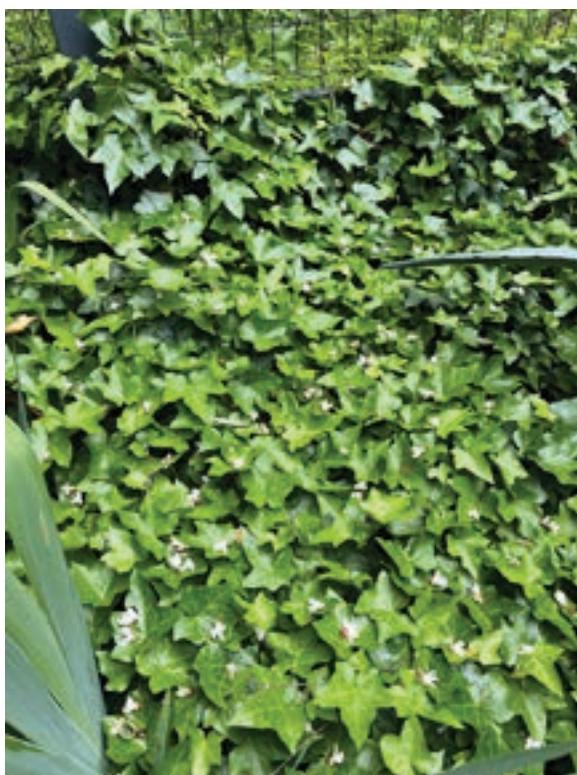
By Cynthia Brian

"Kings and cabbages go back to compost, but good deeds stay green forever."

~ Rick De Marinis

Have you ever thought good deeds may be planted? So many of the flowers, bushes, trees, and vines that we use in our gardens can be both good and bad. Some plants that are excellent in one yard are a disaster in someone else's landscape. Most of these plants are sold at nurseries and garden centers. The key is knowing what will be best for your garden.

In this article, I will share what has worked for me and what has not. I call my hypothesis,



Ivy continues to proliferate through the fence.

"Plant this, but don't plant that!"

Jasmine

As I open my living room doors, the sweet fragrance of jasmine fills the room. If you want a fast-growing vine to cover an arbor, pergola, or fence, jasmine fills the bill. Every spring, the pink-tinged white clusters of delicious smelling blossoms will perfume your yard. Taking cuttings for bouquets will perfume your bathrooms and other areas without the use of any chemical sprays. As much as I love jasmine, I must also caution you that it can be an aggressive grower if not managed. Jasmine climbs trees and can also suffocate other plants. I am forever pulling strands from boxwoods and cutting vines that have climbed over azaleas.



Does anything say spring more than the luxurious lilac?

However, for me, the beauty, blooms, and heady scent throughout my garden pushes the positive check marks. Should you plant jasmine? My verdict: Only you can decide.

Ivy

Three decades ago, a new neighbor wanted an instant green, easy-maintenance ground cover. Against my ardent appeals to not plant an invasive species, they chose ivy. Those neighbors are long gone, yet 30 years later, I am still battling that ivy that crawled under and over fences. I'm sure other neighbors are also attempting to eradicate it. Ivy boasts glossy-green leaves, creates beautiful topiaries, and in many parts of the country, ivy is welcome, even coveted. Yet here in California, this rapidly growing species harbors rats, strangles trees, damages structures, and is almost impossible to completely contain. My verdict: DON'T PLANT IVY!

Lilac

When lilacs bloom, spring has arrived. Lilacs are known for their beautiful, fragrant flowers in colors of white, pink, lavender, purple, and blue, which add an attractive touch to any landscape. ... continued on Page D10

VLATKA BATHGATE**IF I HAD A BUYER FOR YOUR HOME WOULD YOU SELL IT?**

Call me at 925 597 1573

Vlatka@BestLamorindaHomes.com

CalBRE#01390784

**FOR SALE****44 Oak Rd, Orinda****Epic Ultra Modern Home**

44OakRd.com

Offered at
\$2,649,000**FOR SALE****930 Hawthorn Dr, Lafayette****Idyllic Home with Breathtaking Views**

930HawthornDr.com

Offered at
\$1,649,000**SALE PENDING WITH MULTIPLE OFFERS****16 Crestview Dr, Orinda****MCM masterpiece in the heart of Orinda**

16CrestViewDr.com

Offered at
\$1,898,000**VLATKA CAN HELP YOU WITH BUYING OR SELLING YOUR HOME.
WWW.BESTLAMORINDAHOMES.COM**

©2023 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. CalBRE License # 01908304

Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	3	\$1,748,000	\$4,250,000
MORAGA	4	\$2,005,000	\$2,950,000
ORINDA	2	\$1,500,000	\$2,450,000

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

210 Lafayette Circle #203, \$1,748,000, 2 Bdrms, 1706 SqFt,

2021 YrBl, 04-21-23

1547 Rancho View Drive, \$4,250,000, 5 Bdrms, 4312 SqFt,

2016 YrBl, 04-17-23, Previous Sale: \$675,000, 03-21-07

1281 Summit Road, \$3,550,000, 5 Bdrms, 3438 SqFt, 1976 YrBl, 04-19-23,

Previous Sale: \$3,800,000, 05-26-22

MORAGA

427 Donald Drive, \$2,300,000, 4 Bdrms, 2663 SqFt, 1967 YrBl, 04-17-23

205 Fernwood Drive, \$2,850,000, 4 Bdrms, 2609 SqFt, 1967 YrBl, 04-20-23,

Previous Sale: \$1,335,000, 03-25-08

3 Hastings Court, \$2,950,000, 4 Bdrms, 3743 SqFt, 1989 YrBl, 04-18-23,

Previous Sale: \$1,800,000, 04-03-14

29 Sullivan Drive, \$2,005,000, 3 Bdrms, 1856 SqFt, 1962 YrBl, 04-20-23,

Previous Sale: \$1,940,000, 07-09-21

ORINDA

27 Dos Posos, \$1,500,000, 4 Bdrms, 2405 SqFt, 1960 YrBl, 04-17-23

237 Glorietta Boulevard, \$2,450,000, 3 Bdrms, 3013 SqFt,

1948 YrBl, 04-18-23

DUDUM REAL ESTATE GROUP

WWW.DUDUM.COM

ADAM HAMALIAN



925.708.5630
DRE# 01917597

CAROLYN WAY



925.890.4115
DRE# 00947460

CHRISTINE WRIGHT



925.285.5336
DRE# 01896147

JOY WIEHN



415.377.1884
DRE# 02047712

JILL BALAZS



925.804.0200
DRE# 02038791

LAUREN DEAL
HURLBUT TEAM



925.876.4671
DRE#02060294



COMING SOON

197 FERNWOOD DRIVE, MORAGA
CALL FOR INFORMATION
MATT MCLEOD | 925.464.6500



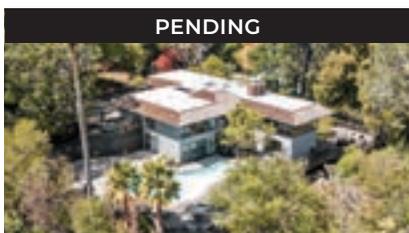
JUST LISTED

89 DAIRY CREEK LANE, ORINDA
OFFERED AT \$5,600,000
RUTH EDDY | 925.788.5449



JUST LISTED

922 DIABLO DRIVE, LAFAYETTE
OFFERED AT \$1,650,000
S.HUTCHENS/A.HAMALIAN | 925.212.7617



PENDING

9 RANCHO DIABLO ROAD, LAFAYETTE
OFFERED AT \$2,495,000
LAUREN DEAL | 925.876.4671



JUST LISTED

4067 HAPPY VALLEY ROAD, LAFAYETTE
OFFERED AT \$8,625,000
J. DEL SANTO / T. FRECHMAN | 925.915.0851



NEW CONSTRUCTION
RENDERING

3 UNIQUE HOMES IN UPPER HAPPY VALLEY
CALL FOR MORE INFORMATION
KAAREN BRICKMAN | 925.351.5049



JUST LISTED

3270 THERESA LANE, LAFAYETTE
OFFERED AT \$1,595,000
RACHEL DREYER | 415.990.1672



SOLD OFF MARKET

345 SAN PABLO AVENUE, MILLBRAE
SOLD FOR \$1,230,000
COLOMBANA GROUP | 925.878.8047



JUST LISTED

3666 HAPPY VALLEY ROAD, LAFAYETTE
OFFERED AT \$7,250,000
J. DEL SANTO / L. TICHENOR | 925.285.1093



JUST LISTED

2888 BRIAN RANCH CT., WALNUT CREEK
OFFERED AT \$2,500,000
LEGLER & HATA / COLHOUN | 925.286.1244



PENDING

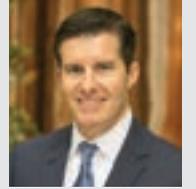
124 HARDIE DRIVE, MORAGA
OFFERED AT \$2,195,000
MATT MCLEOD | 925.464.6500



SOLD - REPRESENTED BUYER

271 MONTECILLO DR., WALNUT CREEK
SOLD FOR \$1,725,000
CHRISTINE WRIGHT | 925.285.5336

BRYAN HURLBUT



925.383.5500
DRE# 01347508

CHERYL HATA



510.912.5882
DRE# 013859346

JANE & DAVE SMITH



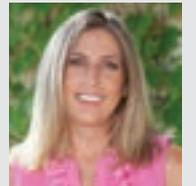
925.998.1914
DRE# 01476506/02105225

JULIE DEL SANTO
BROKER/OWNER



925.818.5500
DRE# 01290985

KAAREN BRICKMAN



925.351.5049
DRE# 01932119

LORI LEGLER



925.286.1244
DRE# 00805732

MATT MCLEOD



925.464.6500
DRE# 01310057

RACHEL DREYER



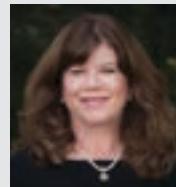
415.990.1672
DRE# 01994561

COLOMBANA
GROUP



925.878.8047
DRE# 01979180

RUTH EDDY



925.788.5449
DRE# 01313819

SHELLEY RUHMAN



510.506.1351
DRE#01180260

SHERRY HUTCHENS



925.212.7617
DRE# 01320608

TINA FRECHMAN



925.915.0851
DRE# 01970768



Lafayette Juniors Lifestyle Tour showcased incredible remodels

The Lafayette Juniors' Lifestyle Tour was its most successful yet, allowing the Juniors to distribute over \$80,000 among their beneficiaries.



This Happy Valley estate in Lafayette (pictured left) is the pinnacle of luxury entertaining and year-round family interaction. The home pays tribute to California modernism and boasts an incredible indoor-outdoor flow, with countless full-length windows that showcase the homeowner's crown jewel: a beautiful backyard filled with greenery and foliage. Here, the wine storage features the same floor to ceiling glass, allowing an uninterrupted view from any angle.

Sports Courts (lower left):
This backyard in Happy Valley



was designed by landscape architect Randy Thueme. The 1.5-acre estate features a large pool, accompanied by a pool bath, shower and shaded fire pit area. Play areas include the sports court, bocce court, and a large expansive lawn for soccer and football. The grounds also house a large vegetable garden and a detached guest house and studio.

Outdoor Oasis (upper right):

This Old Jonas Road home is owned by the founder of the Lafayette Juniors Lifestyle Tour. The exterior landscape was recently reimagined and designed by the homeowners with Ecliptic Landscapes and Aqua Pool. The family finds themselves increasingly drawn to dining in the all-season loggia and enjoying wine around their fire pit. Custom swim jet pool provides the family with a



Photos Sora O'Doherty

swim-in-place option when a rigorous workout at home is desired.

Outdoor dining (lower right):

This Gloria Terrace home in Lafayette was built in 2021 by Reliez Valley Builders and boasts a sprawling 1.1 acre terraced lot. The kitchen opens seamlessly to the natural beauty of the backyard, where an outdoor kitchen is perfect for entertaining. A variety of materials are used to filter water through the permeable areas, including compacted decomposed granite, pebbles and gravel. The result is a patio that is able to keep generally free of debris, and is also varied and provides a minimalistic foundation for the surrounding garden and terraces. -S. O'Doherty



PRICE IMPROVEMENT

OPEN HOUSE: Sat 5/27 1-4PM Sun 5/28 1-4PM



41 Sleepy Hollow Lane, Orinda

3 BD + OFFICE | 2.5 BA | 1932 SF | .54 AC
\$1,598,000



Suzi O'Brien

925.286.8520

suzi.orbrien@compass.com

DRE 01482496

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. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

COMPASS



LISTED
367 Dalewood Drive
\$2,995,000

LISTED
246 Overhill Road
\$3,995,000

LISTED
710 Miner Road
\$2,395,000

PENDING
1 Dos Posos
Listed at \$3,295,000

*** PENDING**
2548 Joseph Drive
Listed at \$1,859,000

*** SOLD**
9 Sunnyside Court
\$3,000,000

*** SOLD**
46 Camino Sobrante
\$1,975,000

SOLD
35 El Toyonal
\$3,450,000

*** SOLD**
1066 Dolores Drive
\$1,859,000

SOLD
11 Diablo View Drive
\$3,995,000

SOLD
10 Calvin Court
\$2,995,000

SOLD
5 DeSoto Court
\$2,900,000

2023 Dollar Amount Sold
\$37

Listing Average Days on Market
5

Listings % Over List Price
9%

SOLD
15 Aspinwall Court
\$1,975,000

**** SOLD**
75 Barbara Road
\$1,850,000

**** SOLD**
49 Las Cascadas
\$2,175,000

*** SOLD**
3217 Acalanes Road
\$2,475,000

SOLD
11 Kittiwake Road
\$1,700,000

SOLD
254 Manzanita Drive
\$1,550,000

*** SOLD**
22 Bel Air Drive
\$2,250,000

SOLD
147 Overhill Road
\$2,000,000

SOLD
92 Warfield Drive
\$1,825,000

SOLD
18 Nelson Lane
\$1,210,000

Going...Going...Gone in 2023
And More Coming Soon (Like 52 Bates Blvd)!

*Represented Buyer

**Represented Seller and Buyer





52 Bates Blvd, Orinda
 4 Bd | 3 Ba | 2677 sqft | .53 acre
 A sprawling, single-story rancher located in one of Orinda's most convenient neighborhoods. Its incredible backyard with vista views is great for play time, entertaining or relaxation.



\$2,350,000



Listed By:

Shannon Conner, Clark Thompson, Amy Rose Smith & Molly Smith

For More Information Contact Shannon Conner

925.980.3829 | Shannon@shannonconner.com

52Bates.com



villageassociates.com | @villageassociates | 925.254.0505 | It's Village. Of Course.

Clark 00903367) | Shannon (01885058) | Amy (01855959) | Molly (01498053) All information herein deemed reliable but not guaranteed.



Lamorinda Native. Lamorinda Expert.

Selling local homes since 2003



CB TOP 20 EAST BAY

www.holcenberg.com

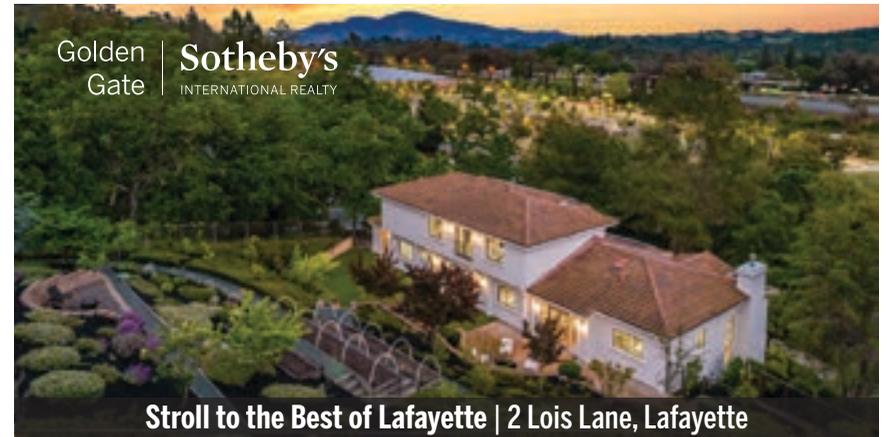
925-324-0405

michelle@holcenberg.com

COLDWELL BANKER REALTY | BRE #01373412



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CalRE #01908304



Stroll to the Best of Lafayette | 2 Lois Lane, Lafayette



\$2,800,000 | 2LoisLane.com
4BD/4BA | 3,615 sq. ft. | 2.48 Acres



Ann Newton Cane
415.999.0253

a.newtoncane@ggsir.com

Lic.#02084093



Jennie Swan
925.858.2856

j.swan@ggsir.com

Lic.#00991109



ACTIVE: OAKMORE DELIGHT

1872 CLEMENS ROAD, OAKLAND
2 Beds | 2 Baths | ±2253 SF | ±0.14 Acre Lot
Offered at \$1,495,000

Step into the captivating world of this Oakmore Mediterranean home, where timeless elegance and modern comforts blend seamlessly.

CW

CHRISTINE WRIGHT HOMES

HAPPY TO ASSIST
BUYERS & SELLERS ON
BOTH SIDES OF THE TUNNEL



CHRISTINE WRIGHT
925.285.5336

REALTOR® DRE 01896147
christine@christinewrighthomes.com
christinewrighthomes.com



REPRESENTED BUYER

271 MONTECILLO DRIVE, WALNUT CREEK
4 Beds | 3 Baths | ±2142 SF | ±0.5 Acre Lot
Sold For \$1,725,000

My buyer is delighted with their purchase! Inside and out, this adorable farmhouse is a very special place to call home.

Melanie
Snow



STUNNING RENOVATIONS, GARDENS, AND VIEWS!

16 LIND COURT, ORINDA
1,411 SF | 3 BR | 2 BA | .63 ACRE
\$1,450,000



Immaculate single-story home with stunning views above a cul-de-sac in Orinda's Glorietta neighborhood near top-rated schools. Gorgeous garden and flat, inviting backyard.

Great room with a two-sided fireplace separates the living and dining rooms with access to a newly remodeled kitchen. Primary bath has dramatic tilework, walk-in shower and sliding barn door.



melanie@melaniesnow.com | melaniesnow.com
925.360.0344 cell | CAL BRE #00878893



VIRTUAL OPEN HOUSE EXPERIENCE:
16lind.com

THE LINDA FRIEDMAN TEAM

Leading Lamorinda Broker since 1990



SPECTACULAR 1 ACRE KNOLL! CUSTOM BRANAGH BUILT 4000+ sf STUNNER!



Offered at \$3,495,000



LINDA FRIEDMAN
JD, Broker
925-899-2336
linda@lindafriedman.com
DRE 00521002



PEGGY HARMATZ
MBA, Realtor
925-899-6321
peggy@lindafriedman.com
DRE 01200791



www.LindaFriedman.com



Digging Deep with Goddess Gardener, Cynthia Brian

Plant this. Don't plant that!



The petals of euphorbia are intricate and fascinating, but don't be fooled!

... continued from Page D1

My mother grew the most spectacular lilacs and I am continuing the tradition. Lilacs are low-maintenance plants that thrive in a variety of soil conditions and climates, making them a versatile choice for gardeners. Beyond their aesthetic appeal, lilacs provide valuable ecosystem services. Bees and hummingbirds are attracted to the delicious and substantial nectar produced by lilacs. Some studies suggest that the scent of lilacs may have a calming effect on the human nervous system, making them a great choice for creating a relaxing outdoor environment. My verdict: Plant this.

Euphorbia

While euphorbia may be a beautiful and eye-catching addition to a garden because of the chartreuse-colored blooms, it is important to exercise caution when considering planting this species. Euphorbia contains a toxic sap that can cause skin irritation, and in some cases, severe allergic reactions. In addition, euphorbia self-



Mock orange attracts bees and smells delightful.

seeds and spread quickly, making it difficult to control and invasive. Seeds from euphorbia blew into my garden from the surrounding hillside. At first, I was thrilled because I had seen this specimen in the nursery and thought the color was so unique. A single plant multiplied the following year to hundreds, then thousands, suffocating and killing most of my other plants as the roots strangled other roots. For the past five years, I have been pulling plants by hand and discarding them into the garbage bin. Despite my earnest efforts, euphorbia still invades my orchard and attempts to creep into my garden beds. My verdict: DON'T PLANT EUPHORBIA.

Mock Orange

The mock orange tree, also known as Philadelphia, is a beautiful flowering shrub that produces fragrant, white, or cream-colored blooms that attract butterflies and hummingbirds. This shrub is relatively low-maintenance and easy to grow, making it an ideal choice for novice gardeners. It is often used as a natural screen or hedge, providing privacy, and adding



Photos Cynthia Brian

The crimson streaks on the stalks of poison hemlock make it easy to identify.

aesthetic value to your outdoor space. I planted my two trees next to a brick stairway to enjoy the soothing and relaxing fragrance as I passed. Prune and shape the way you wish. My verdict: Plant this.

Poisonous Hemlock

Despite being highly toxic to humans and animals, poisonous hemlock was introduced to the United States from Europe as a decorative plant in the 1800s. All parts of the plant are poisonous. It contains a toxin called coniine, which can cause respiratory failure, paralysis, convulsions, and ultimately death if ingested in large amounts. (Remember Socrates?) Poison hemlock is a member of the carrot family and resembles Queen Anne's lace. Hemlock is easy to identify by the crimson streaks on the stems. The leaves are fern-like and the white flowers delicate, but beware, this invasive plant grows to 12 feet or more and is very difficult to eradicate with its long tap roots. Wear protective clothing when pulling or mowing. Do not put the plant in the compost pile. Dispose of the entire plant in the garbage and make sure that the seeds have not spread. Like euphorbia, poison hemlock seeds blew in from the adjacent open space and began to take over my hillside. Euphorbia and hemlock often grow in tandem. Both are extremely difficult to control. Every year I get a bit closer to extermination, but plants still find their way to grow. My verdict: DON'T PLANT HEMLOCK!

... continued on next Page

... continued from Page D10

Roses

Many people believe that roses are challenging to grow and not worth the effort. The thorns are also a major turn-off. Despite my many scratches, I find roses to be one of the most rewarding plants in my garden with a blooming time that lasts nine or 10 months. Although I'll plant a rose from any breeder that captures my fancy, most of my roses are David Austin English roses which were hybridized to combine the characteristics of old-fashioned roses with the repeat flowering of modern roses, resulting in a stunning range of colors, shapes, and sizes. They are also highly fragrant, producing a delightful scent that fills the air and lifts my spirits. I grow climbing, rambling, tea, shrub, and more. Deadhead as flowers fade to encourage continuous blooms. My verdict: Plant this.

As you probably deciphered, I adore plants that supply flowers, fragrance, pollinator benefits, and beauty to my garden. I'm willing to do a bit of extra work to experience the specimens on my "plant this" list, but I do not recommend any of the "do not plant" groups.



This mauve rose is fragrant and makes excellent bouquets.

We will all return to compost one day but meanwhile, what good deeds will stay green in your garden?

Happy Gardening. Happy Growing.

PS: Don't forget the Be the Star You Are!® Shoe Drive. Shoes may be dropped off at Moraga schools through May 25 and through June 30 at <https://5aspace.com/>, 455 Moraga Rd. #F, Moraga or www.TeamHoogs.com, 629 Moraga Road (next to 7/11), Moraga. For more information, visit <https://www.bethestaryouare.org/shoedrive>



Sassy Goddess Gardener, Cynthia Brian with succulents.

Raised in the vineyards of Napa County, Cynthia Brian 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. Her newest children's picture book, No Barnyard Bullies, from the series, Stella Bella's Barnyard Adventures is available now at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com <http://www.GoddessGardener.com>

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

LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

ORINDA



New Price!

246 Overhill Road

Beautifully updated 5 bd/ 4 ba home on an incredibly rare .69 acre flat lot features expansive designer backyard!

\$3,750,000

ORINDA



134 Diablo View Drive

1st time ever on market! Stunning 4000 sf custom built estate! Private 1 acre knoll w/ dazzling panoramic views & level yard!

\$3,495,000

ORINDA



78 Estates Drive

Located in the beloved Glorietta neighborhood, this expansive 5 bd/ 4.5 ba home features seamless flow for indoor & outdoor living!

\$3,325,000

ORINDA



367 Dalewood Drive

Fabulous single level home w/ large chef's kitchen & formal living room w/ doors out to incredible backyard!

\$2,995,000

ORINDA



224 Camino Sobrante

Classic 5 bd/3 ba home sits on a .53-acre rare waterfront lot just right for strolls around Lake Cascade & OCC!

\$2,395,000

ORINDA



New Price!

710 Miner Road

Peaceful 1.15 acre knoll setting w/ sunset views! 5 bd/ 3 ba, 3088 sqft home w/ spacious open floor plan & exceptional separation of space!

\$2,295,000

ORINDA



New Listing!

73 Brookwood Road, #29

Delightful 1 bd/ 1 ba residence offers a cozy & serene living space, ideal for those seeking comfort & tranquility!

\$495,000

ORINDA



Leased!

70 Rheem Blvd

Located in the heart of Orinda on a fabulous .50 acre creekside lot, sits this remodeled beauty with 4 bd/ 3 ba & wonderful interior spaces!

\$6,000/mo.

LAFAYETTE



3243 Ameno Drive

Spacious 4 bd/ 3 ba home offers spectacular view of light & clouds, with panoramic views of Mt. Diablo!

\$1,725,000

LAFAYETTE



New Listing!

3158 Withers Avenue

Charming ranch style 4 bd/ 2 ba home on wonderful private lot ready for pool, gardens, play yard, or ADU!

\$1,288,000

MORAGA



Pending!

30 Ascot Place

This single level 3 bd/ 2 ba home features vaulted ceilings and top of the hill location allowing ample natural light & wonderful views!

\$1,095,000

MORAGA



New Listing!

2129 Ascot Drive, #11

This sweet 2 bd/ 1.5 ba two-story condo has an eat-in kitchen, dining room/living room combo w/ hrdwd floors & a private deck!

\$615,000

ALAMO



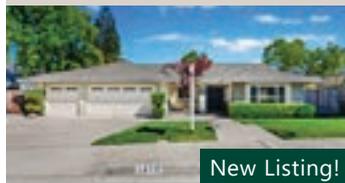
New Listing!

954 Forest Lane

Beautiful custom-built Estate located in the highly coveted West Alamo neighborhood features 5 bd/ 5.5 ba & luxurious backyard!

\$5,500,000

PLEASANT HILL



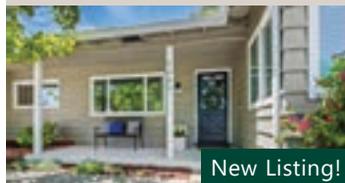
New Listing!

1416 Stonehedge Drive

Lovely 4 bd/ 2 ba single-story home features updated kitchen, lg living room w/ soaring ceilings & spacious backyard!

\$1,399,000

CONCORD



New Listing!

4649 Benbow Court

A complete turn-key home in the heart of the Bishop Park neighborhood! Updated & light filled w/ beautiful finishes throughout!

\$875,000

PLEASANTON



Pending!

3024 Bolero Court

Updated 3 bd/ 2.5 ba end-unit townhome less than .5 miles from top-rated schools, downtown & more!

\$1,190,000

The Village Associates:

Ashley Battersby

Patricia Battersby

Shannon Conner

Meara Dunsmore

Linda Ehrich

Emily Estrada

Joan Evans

Linda Friedman

Liz Gallagher

Claudia Gohler

Gillian Judge 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

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

Village
ASSOCIATES

It's Village. Of Course.

DRE#01301392