

Lamorinda OUR HOMES

Lamorinda Weekly Volume 05 Issue 4 Wednesday, April 27, 2011



Digging Deep with Cynthia Brian ...read on page D8

Lafayette Kitchen Tour Features Kitchens with Distinctive Styles

By Rosylyn Aragonés Stenzel

Offering a wide variety of kitchens to suit just about every design taste, the 12th Annual Lafayette Juniors Kitchen Tour is Saturday, May 14th from 10:00 a.m. to 3:00 p.m. This year's tour features six brand new and remodeled kitchens with an interesting variety; ranging from California Arts and Crafts style to East Coast Traditional. Also showcased are two homes with outdoor kitchens, and not to be missed, a Happy Valley home with a wine cellar built underneath.

Walking into Lance and Kari Grosz's kitchen, it's easy to feel relaxed and at home. It's an open, light-filled kitchen with a soothing color scheme of sage green and soft cream. As the owners of Lamorinda Construction, the Grosz's worked as both designer and contractor for their home. Kari chose sage green polished granite countertops with cream-colored cabinets for the main kitchen work area, and for the large island, designed the opposite; with sage cabinets and a cream marble countertop.

What she likes best about her kitchen is that it has great flow; with a prep sink and main sink, two dishwashers and plenty of counter space, there is lots of room where people can be work-

ing. Kari describes their style as, "California comfortable; kid-friendly, and a place where you can kick back and put your feet up," resulting in a kitchen that was built with a family and entertaining lifestyle in mind.

The eat-in table, which is part of the large island, is where the family of four has their meals and also serves as a place for the kids to do homework. A built-in desk nearby is a great place for Kari to work while multi-tasking and

making dinner. Keeping in the family-friendly theme, the spoke-shaved, distressed maple floors are stylish and classic, yet easy to fix, if dinged.

...Continued on page D4



Lance and Kari Grosz's kitchen functions perfectly for family living and entertaining.

Photo Kelly Wood

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**23 HEATHER LANE
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**133 LOMBARDY LANE
ORINDA**



Fabulous family home in Sleepy Hollow. Offered at \$1,575,000.

Lamorinda Home Sales recorded

LAFAYETTE	Last reported: 8
LOWEST AMOUNT:	\$595,000
HIGHEST AMOUNT:	\$1,715,000
MORAGA	Last reported: 3
LOWEST AMOUNT:	\$204,000
HIGHEST AMOUNT:	\$1,010,000
ORINDA	Last reported: 5
LOWEST AMOUNT:	\$705,000
HIGHEST AMOUNT:	\$1,750,000

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

- 11 Benthill Court, \$820,000, 4 Bdrms, 3215 SqFt, 1976 YrBlt, 3-30-11;
Previous Sale: \$1,295,000, 07-08-05
- 379 Castello Road, \$595,000, 3 Bdrms, 1423 SqFt, 1958 YrBlt, 3-25-11
- 1267 Laurel Lane, \$1,066,000, 4 Bdrms, 2355 SqFt, 1974 YrBlt, 4-1-11;
Previous Sale: \$780,000, 07-15-03
- 3620 Madrone Drive, \$1,075,000, 3 Bdrms, 2518 SqFt, 1950 YrBlt, 3-28-11;
Previous Sale: \$475,000, 07-01-91
- 1335 Martino Road, \$1,715,000, 3 Bdrms, 4076 SqFt, 1994 YrBlt, 3-25-11;
Previous Sale: \$418,000, 08-31-89
- 519 Silverado Drive, \$1,333,500, 4 Bdrms, 2873 SqFt, 1963 YrBlt, 3-25-11;
Previous Sale: \$400,000, 02-19-93
- 2 Tanglewood Place, \$945,000, 2 Bdrms, 2247 SqFt, 1964 YrBlt, 3-24-11;
Previous Sale: \$562,500, 10-31-96
- 1217 Warner Court, \$735,500, 3 Bdrms, 1774 SqFt, 1952 YrBlt, 4-1-11;
Previous Sale: \$732,000, 04-27-04

MORAGA

- 1965 Ascot Drive #12, \$204,000, 2 Bdrms, 1130 SqFt, 1966 YrBlt, 4-1-11;
Previous Sale: \$440,000, 08-22-06
- 787 Augusta Drive, \$1,010,000, 4 Bdrms, 2680 SqFt, 1978 YrBlt, 3-30-11;
Previous Sale: \$1,255,000, 06-17-08
- 39 Sea Pines Street, \$694,000, 2 Bdrms, 2273 SqFt, 1910 YrBlt, 4-1-11

ORINDA

- 42 Diablo View Drive, \$705,000, 2 Bdrms, 2088 SqFt, 1974 YrBlt, 3-30-11;
Previous Sale: \$90,000, 08-17-76
- 133 Lombardy Lane, \$1,535,000, 4 Bdrms, 3112 SqFt, 1950 YrBlt, 3-25-11;
Previous Sale: \$402,000, 11-30-94
- 1 Moraga Court, \$990,000, 4 Bdrms, 2769 SqFt, 1950 YrBlt, 3-25-11;
Previous Sale: \$1,225,000, 01-12-07
- 99 Sleepy Hollow Lane, \$1,750,000, 5 Bdrms, 3368 SqFt, 1950 YrBlt, 3-29-11;
Previous Sale: \$2,625,000, 06-01-06
- 453 Tahos Road, \$799,000, 5 Bdrms, 2461 SqFt, 1958 YrBlt, 3-24-11;
Previous Sale: \$580,000, 12-12-96

Lamorinda Foreclosures recorded

MORAGA

- 144 Ascot Court #1, 94556, Deutsche Bank, 04-04-11, \$289,685, 945 sf, 2 bd
- 217 Rheem Boulevard, 94556, Rww Properties, 04-01-11, \$442,391, 1610 sf, 3 bd

ORINDA

- 18 Oak Court, 94563, Magnate Fund 2, 03-25-11, \$505,088, 3665 sf, 4 bd

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Charming Cottage in Acalanes Valley



This single level updated home is beautifully situated allowing for privacy, views, and a spacious .20 acre lot within walking distance to Springhill Elementary, Acalanes High School, and Springbrook Pool.

The home has a traditional floor plan with crown molding and hardwood floors throughout. The natural light-filled living room includes a brick fireplace and views of Briones Open Space. The home has an updated kitchen with built in eating area. The dining ell flows seamlessly to the inviting patio and backyard for a wonderful California life style of indoor/outdoor living. The sunny level yard is fabulous for child’s play, entertaining and family gatherings.

The home is conveniently located on Quandt Road, a cul de sac that is a gathering place for families and neighborhood children. Enjoy this warm and welcoming home.

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Lafayette Kitchen Tour Features Kitchens with Distinctive Styles

...continued from Page D1

The walk-in pantry serves double duty as food storage and also houses the remote infrared television controls and wireless computer equipment. Off the kitchen and leading into the dining room is a wine bar which can be used to set up a buffet or dessert station.

The whole kitchen opens up into the family room which hosts large sliding doors that opens into the backyard with pool and outdoor kitchen. Weather permitting, the backyard is where the family enjoys spending most of their time. The outdoor kitchen is also great for entertaining; boasting a large gas grill with rotisserie, beverage refrigerator, double kegerator (two beverages on tap), and sink with garbage disposal. Whether it's inside or outside entertaining, for the Grosz Family, it's all about welcoming family, friends, and clients or hosting fundraisers for their kid's school.

Sitting high on top of a hill, Paul and Alison Cocotis's majestic home has sweeping, breathtaking views. Their home, a labor of love as they are also the builders, is designed in the California Arts and Craft style and is inspired by the houses of historic architects Charles Sumner Greene and Henry Mather Greene whose work includes the Gamble House in Pasadena and the Thorsen House in Berkeley.

Those grand views can be seen from almost every room in the home including the kitchen from which the whole house was built around. With ceiling skylights and large windows, lots of natural light flows into the grand space of the kitchen.

Seamlessly matching the Arts and Crafts style with a French bistro theme, the kitchen in itself is a one-of-a-kind masterpiece, with amazing attention to detail and fine craftsmanship at every turn.

Once in the kitchen, one is immediately drawn to the refrigerator door which is an original Bea Johnson painting. The homeowners say it sets the mood as if they were somewhere special - perhaps sitting at a cabaret in 1920s Paris. The yellow in the painting matches the Provence yellow range. This is no ordinary range, but a Lacanche Range - both electric and gas - imported from France.

Around the corner is Alison's favorite feature of their kitchen, a built-in Miele Coffee System where she

can conveniently make an espresso. Nearby is a breakfast nook with built-in seating, a walk-in pantry with custom Enclume cookware shelving, and a freezer with a magnetic board panel to display the children's artwork.

The Cocotis' enjoy having friends over, and it's certainly a kitchen made for entertaining, showcasing a pewter bar that wraps around part of the kitchen; reminiscent of a French bistro. There is a beverage and buffet area complete with a wine refrigerator, and nearby are refrigerator drawers perfect for storing beverages.

Not to be missed is the kitchen island displaying a Calacatta Michelangelo Marble countertop while the kitchen table and remaining countertops feature a pol-

ished black Caesarstone. There are so many other amazing features of this well-appointed kitchen including custom European style cabinets, two dishwashers, an appliance garage, and central vacuum system.

Also featured on the tour are four other spectacular kitchens, including a newly built East Coast Traditional, Contemporary Craftsman, and wine country inspired wine cellar. Proceeds from the tour will benefit Contra Costa Interfaith Housing, a non-profit organization committed to creating a permanent, affordable, supportive solution to local homelessness. For more information or where to purchase tour tickets, visit www.lafayettejuniors.org.



Paul and Alison Cocotis's kitchen features a one-of-a-kind painting on their refrigerator door, flawlessly matching the yellow Lacanche Range.
Photo Kelly Wood

Free Workshops to Help Citizens Prepare for Disasters

Whether you're a seasoned CERT veteran with disaster preparedness training or just beginning to learn about this important topic, there's a workshop coming up in Lamorinda that will help you take the next step.

Orinda

Saturday, April 30, 12:30-4:00 p.m.

The Orinda Citizen Corps Council will sponsor a workshop for Orinda CERTs and Neighborhood Leaders in the Equipment Bay of MOFD station 41. These volunteers will continue to train to make their homes and neighborhoods safe before, during and after a local disaster. Topics will include: Disaster Worker Safety, Neighborhood and City Communications in a Disaster and Transporting Injured Victims. Instructors will include the Moraga Orinda Fire Department, the MOFD Communication Team and Search and Rescue trained volunteers. Recent worldwide events remind us again that we need to be prepared as individuals, neighborhood and communities. Register at rkunzman@comcast.net.

Lafayette

Thursday, April 28, 7:00-9:00 p.m.

Emergency Preparedness for Individuals and Families

This quick and easy session will help you prepare yourself and your family for the next earthquake whether you are at home, work, or out and about. Emphasis will be on earthquake preparation, but the information applies to other emergencies as well. Bring pencil and paper. Materials will be provided.

Thursday, May 12, 8:30 p.m.

Neighborhood Captains' Training

Join other Lafayette residents in becoming a neighborhood captain in the Lafayette Emergency Action Response Network (LEARN). This session is designed to help you organize your block or neighborhood in becoming self-sufficient for the first 72 hours following a major disaster. Attendance at a basic preparedness class (as above, CERT or Red Cross class) is recommended prior to attending this class. Bring paper and pencil. Written materials provided.

All classes will be held at the Lafayette Community Center, 500 St. Mary's Rd. in the Elderberry Room (back parking lot). Classes are taught by the Emergency Preparedness Commission and are free.

Register for these free Lafayette classes by calling the Lafayette Community Center at 284-2232.

Special Classes

The Lafayette Emergency Preparedness Commission can arrange classes specifically for Lafayette Homeowner groups, church or service groups, possibly closer to home. For more information call the Commission at 283-3680 or email csurges@lovelafayette.org.

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- 1) Buy foreclosures in select neighborhoods and cities in Contra Costa County, for strong rental income returns, with future appreciation.
- 2) Buy a home in Lafayette, Moraga, or Orinda, in a rare buyer's market.
- 3) Sell in the under \$1,000,000 range in Lamorinda, where sales are now improving, and move up to your dream house in a higher price range where the best negotiating opportunities exist.
- 4) Downsize, and sell in Lamorinda, where the market has not dropped as much, then buy a great one-story home at a bargain price in a nice neighborhood where homes have dropped more. Keep a low property tax by transferring it to the new house within Contra Costa County.

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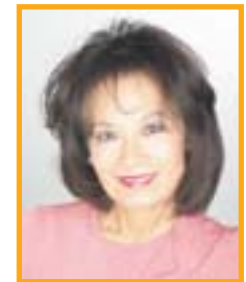
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This lovely 2019 square foot end unit boasts the very best views in Summit Ridge. Two master suites: one with a fireplace, one with a separate sitting room - both have their own decks. A spacious kitchen with vaulted ceiling provides an informal eating area and tons of natural light. The inviting living room with fireplace provides direct access to a welcoming patio while a second access from the formal dining to the charming patio offers gracious entertaining. This home is filled with natural light, has beautiful hardwood floors, and a gracious floor plan for indoor/outdoor living. Steps away from walking and hiking plus excellent Lafayette schools. Simply the best!

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The 1.60 acre grounds are magnificent with level lawn areas, a complete professional outdoor kitchen, fireplace, infinity pool with water slide and beach area, outdoor spa, volleyball court all surrounded by lush gardens and towering Oaks.

Offered at \$2,999,000



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Digging Deep with Cynthia Brian

The Potager Kitchen Garden

By Cynthia Brian

“The miracle of the seed and the soil is not available by affirmation; it is only available by labor.” - Jim Rohn

After two weeks of pulling weeds, hauling manure, spading, triple digging, and finally sowing seeds, my nails are nubs and my back is aching. Yet, I am exuberant for the harvest that will begin soon as a result of my newest experiment—planting my personal potager.

Potager is a French word for a manner of gardening mixing flowers with vegetables, fruit, berries, and herbs in a formal style. If you want fresh, succulent, and abundant produce straight from the garden to the table, planting a potager is the smartest garden practice to adopt.

Americans are used to planting vegetable gardens, the English plant kitchen gardens, and the French have potagers. Since the Middle Ages, the French have been combining anything they want for decor or culinary delights in one garden plot. The advantage of a potager is that this type of cultivating is ideal for any plot size. It saves space, nutrients, and water, all the while adding a bountiful beauty to your landscape. A glorious Renaissance chateau in France, Villandry, is considered one of the world’s most famous potagers with acres of formal beds divided into nine equal squares, edged with boxwood and changed seasonally. Artichokes, leeks, cabbages, pumpkins, peppers, beets, Swiss chard, squash share space with roses, nasturtiums, catmint, marigolds, and violas. The plan has been replicated and copied all over the globe.

Potagers are mostly filled with annuals as opposed to permanent plantings of perennials to allow for rotation and choice. The secret is to blend plants that are edible or are useful as natural pest and insect resistors. When creating your



Leeks and cabbages are the stars of the kitchen potager.



The magnificent formal potager at Chateau Villandry in France with purple kale, tree roses, and peppers edged with clipped boxwood.

Photos Cynthia Brian

Lamorinda potager, start by drawing a design for the beds. A central focal point such as a small tree, decorative frame, a bean teepee, or a dramatic plant such as a globe artichoke sets the stage. The pattern is more effective when you plant generously for an opulent outcome while choosing specimens carefully. Each vegetable, herb, berry, fruit, or flower is meant to shine individually while complementing the looks or habits of its neighbors. Aim for symmetry and balance, planting in patches or clumps as opposed to rows.

I bordered my terraced potager with sunny colored calendulas, also known as pot marigolds, using the bright orange petals in salads for a fresh snappy taste, and in cooking as a poor man’s saffron. Armenian cucumbers are being trained on a tripod I made from pear tree trimmings along with scarlet runner beans. Two large artichokes anchor one corner of the potager where fennel, parsley, and onions nestle beneath the large fronds. A dwarf volunteer apple tree

(with the most delicious crunchy apples) proudly grows on the other side planted with sprawling strawberries, mounds of potatoes, squares of basil and beets. Once sprouted, peppery nasturtiums will spill over the raised edges meeting the thyme growing between the steppingstones, the hues mingling boldly with the variety of lettuces, carrots, spinach, and eggplant. Seven varieties of grapes are trellised along the fence with rosemary as ground cover and black currants as end pillars.

Tomatoes, jalapenos, and white corn will dominate the sunniest spots with sunflowers standing guard.

The patchwork of legumes, vegetables, herbs, flowers, and fruit engaged in a system of succession sowing is decorative in shape, form, color, and texture while being functional in providing quantities of the freshest produce throughout the year. The key element to the high drama of a potager is to create a plan for what you enjoy, then, dig in.

Cynthia Brian's Potager Kitchen Garden Spring Planting Favorites

Vegetables for Delicious Cuisine

Arugula	Eggplant	Peas
Artichoke	Garlic	Peppers
Beets	Kale	Pumpkins
Beans	Kohlrabi	Radishes
Broccoli	Lettuces	Sorrel
Cabbage	Leeks	Squash
Carrots	Melons	Spinach
Chard	Mustard	Tomatoes
Corn	Onions	Tomatillos
Cress	Parsley	Turnips
Cucumber	Purslane	Zucchini

Easy Herbs

Basil	Fennel	Parsley
Bay	Lavender	Rosemary
Chamomile	Lemon Balm	Sage
Chervil	Lovage	Savory
Chives	Marjoram	Stevia
Cilantro	Mints	Tarragon
Dill	Oregano	Thyme

Edible Flowers

Begonia	Daisy	Pansy
Calendula	Hibiscus	Peony
Carnation	Impatiens	Rose
Cornflower	Johnny Jump ups	Scented Geranium
Dandelion	Marigold	Sunflower
Daylily	Nasturtium	Viola



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Vive le potager!

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Cynthia Brian's Gardening Guide for May

"To forget how to dig the earth and to tend the soil is to forget ourselves." - Mahatma Gandhi

The blossoms from the apples, pears, and cherries are almost spent while the buckeye, chestnut, dogwood, and red bud trees flaunt lightning bolts of color. The heady fragrance of lilac shares a beautiful balance with bearded iris, rose, and wisteria as they brighten with a repetition of color moving the eye in soft waves throughout the landscape. Butterflies and bees flock to these plants creating a fluttering pollination habitat. With the warmer weather, we'll need to watch our water consumption. Scientists at the University of Twente in the Netherlands found that producing one rose bloom requires three gallons of water. With your new potager kitchen garden, you'll save water while enjoying exuberant edibles including flowers and herbs. Time to play. Hurray, it's May!

- WELCOME the migrating birds back to your garden by providing plenty of fresh water, food, shelter, and a place to nest.
- KEEP up with the weeds. Pull by hand when they are small and add to your compost pile.
- EMPTY standing water from all containers, downspouts, or saucers (pour in your pots) to prevent the 23 kinds of mosquitoes from breeding and biting (According to Vector Control, mosquitoes mature in five days and travel up to twenty miles.)
- ATTRACT bees, hummingbirds, butterflies, and other pollinators to your garden by planting nectar producing specimens including flowering culinary herbs, poppies, salvias, and sunflowers.
- WEAR boots while gardening and hiking. Snakes are in abundance this year, including rattlers.
- EXPERIMENT with what we call a weed but is really a plant packet of Omega 3's, vitamin A and C by sowing purslane in your potager.
- CHECK health and safety issues before planting a tree. Is it the right tree for the right place? Precautions include those for utilities, fire safety, height restrictions, root damage potential, toxicity, and biogenic emissions.
- ALLOW narcissus, daffodil, and tulip foliage to dry to a crunchy golden brown before cutting back. You are feeding the bulb for next season's show.
- BAIT for snails and slugs, especially when the seeds are sprouting.
- CLEAR the last of the remaining fallen camellias from around your bushes.
- TALK to your plants. Bloom, baby, bloom! It works for me!
- MOW the grass weekly and give one last shot of nitrogen before the weather warms.
- BRIGHTEN your shady areas by planting bleeding heart, astilbe, or big root geranium. Despite what you may read, deer do eat geraniums!
- CLEAN sheds, potting benches, or your garage to make room for summer projects.
- PICK sprays of sweet peas and roses from your garden for a Mother's Day fragrant posy present.
- ADD structure with shrubs such as smokebush or spirea.
- EXPLORE new colorful annuals at your local garden center including the tall spires of self-seeding verbenas bonariensis, or heliotrope to perfume the evening air.
- BUY a California grown living plant for Mother's Day. According to the February 2011 Smithsonian magazine, the majority of bouquets purchased by Americans are grown, designed, and packaged overseas. When buying bouquets, look for the Rainforest Alliance Certification which observe strict sustainability requirements of their floral farms.
- COME to the Be the STAR You Are!® charity car wash on Saturday, May 14th, 10-4pm at the STAR Gas Station on the corner of Rheem Blvd. and Moraga Rd., adjacent to the Moraga Faire for a spring cleaning. Receive a FREE bag of fragrant homegrown and hand made potpourri.
- EXPERIENCE the beauty of the blossoms by sharing a Mother's Day picnic in your backyard with your Mom and family.



Sending big hugs to the most wonderful women of Lamorinda—MOMS!

Wishing you a joyous, sun filled Mother's Day.
Happy Gardening to You!

New. Lamorinda Realtor Marketing Meeting will be held every-other-Tuesday morning in Lafayette. The first meeting will be Tuesday morning, May 3rd at 8:30 am sharp at the Lafayette Library (Mt. Diablo Blvd. and First Street in the Arts & Science Discovery Center room). The meeting is free to attend, Contact Dominic Silvestri at Prospect Mortgage at 925.260.4984 or Raad Ariff at First American Title Company at 925.253.0757 for more information.

Recycling in Lamorinda

The numbers below are provided by the Central Costa County Solid Waste Authority (CCCSWA) and will be included in the Lamorinda Weekly on an ongoing basis when available.

Febuary 2011	Tons Recycled	% change	Tons Landfill	% change	% Recycled
Lafayette	593	83	404	93	59
Moraga	368	83	236	97	61
Orinda	496	83	320	88	61

To register with Recycle Bank:

If you've lost the letter that contained your PIN number, no problem – Go online to recyclebank.com and click on 'register.'

Enter your information, including your address.

Get a new pin by mail or immediately with a message sent to your cell phone; now you can complete your registration.

Lamorinda Weekly

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It Takes a Family



Darren and Lew Edwards

As a boy, Darren Edwards loved to scamper up trees, much to his nursery school teacher's chagrin, and he could often be found 30-feet up in the branches surveying the scenic vistas in his home town of Moraga. After graduating from Campolindo in 1986 he decided to forgo the college route and instead followed his heart to start Advance Tree Service with just a pick-up truck and one helper. Shortly thereafter his father retired and, looking to keep busy, joined him as a partner. Next his mother, Faye (and eventually his sister Lorie), came aboard to run the office; by November of 1994, Advance Tree Service incorporated and business was booming. Along the way, both father and son become ISA Certified Arborists and licensed Landscape Contractors and now enjoy the art and science of planting, caring for, and maintaining trees and landscapes.

Today the Edwards have three officers and a crew of nine regular, full-time employees providing both residential and commercial tree services throughout the Bay Area; including but not limited to emergency tree care, tree pruning, tree removal, landscape design, maintenance, diagnostic and disease control for trees and plants.

Follow them on Twitter ([advancetree](https://twitter.com/advancetree)) and like them on Face Book (ADVANCETREESERVICEANDLANDSCAPINGINC.)



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ORINDA



New Listing

109 Ardith Drive

Contemporary style with expansive views! You'll love the gorgeous Euro-style kitchen w/granite countertops. Hdwd floors, soaring ceilings plus an ideal proximity to K-12 schools.

Offered at \$949,000



ORINDA



New Price

97 Coral Drive

Fabulous 4bd + ofc in sought-after Ivy Dr. neighborhood. Beaut updated Chef's kitchen opens to fam rm. Hdwd flrs, skylights, dual panes, fenced lvl yd. Walk to 12 yrs of schools + tennis/swim club.

Offered at \$940,000



ORINDA



New Listing

99 La Cuesta

Fab 4bd/2.5 ba OCC custom hm w/dazzling views of Lake Cascade & surrounding hills. Lvl yd, decks, beaut renovated thruout w/granite, stainless kitchen, gorgeous fam rm, lovely mstr suite.

Offered at \$1,175,000



ORINDA



New Price

255 La Espiral

4bd/2.5ba Old Orinda classic 1937 beauty lovingly restored & enhanced w/Carmel charm. Elegant yet comfortable formal liv/din rms & Chef's kitchen w/adj family rm. Ideal setting, privacy, views, vineyard.

Offered at \$1,235,000



ORINDA



New Listing

73 El Gavilan

Mid-century modern 5bd/4.5ba with exceptional updating throughout. Spectacular views, lvl yd off kit/fam rm, pool & guest apt in great OCC location. Extensive use of wood, stone, copper & walls of glass.

Offered at \$1,975,000



MORAGA



New Price

528 Tahos Road

Style & design c.e alive in approx. 5100 sf, 5bd/4+ba total renovation, incredible attn to detail, light/bright w/lg windows. EZ access to grassy yd, decks, balconies, views.

Offered at \$2,325,000



LAFAYETTE



New Listing

4 Dolores Court

Well-maintained charming living w/vaulted ceilings, updated kitchen/baths, hdwd flrs & great style. Ideal privacy on cul-de-sac, very quiet. Beautiful gardens & patios, lovely setting. Den used as 3rd bd on main floor.

Offered at \$599,000



LAFAYETTE



New Listing

1230 Quandt Road

Charming cottage style ranch w/hdwd flrs, crown moldings, tons of natural light. Updated kit-, formal dining ell w/access to covered patio & lvl yd. Room to expand. PVt, easy freeway access, walk to school.

Offered at \$690,000



LAFAYETTE



New Listing

3193 Lucas Circle

Tucked away in popular Burton Valley neighborhood, this charming 3bd/3ba home on .5 ac. has wonderful indoor/outdoor flow. French doors open to incredible outdoor space.

Offered at \$879,000



LAFAYETTE



New Listing

1475 Reliez Valley Road

Beaut updated sgl lvl 5bd/3ba w/sep 1bd/1ba guest house on premium .46 ac lvl lot w/3219 total sf. Voltaic solar panels, hdwd flrs, Loewen dual panes, heated pool, mature orchard and more.

Offered at \$1,179,000



LAFAYETTE



New Price

4090 Coralee Lane

Great 5bd/4ba in fabulous low maint landscaped setting. Walls of glass clerestory windows, high ceilings. Extra space for studio or office. Peaceful yet easy freeway access.

Offered at \$1,185,000



LAFAYETTE



819 Las Trampas Road

Custom blt 3548 sf 4bd/4.5ba home on oak studded 1 ac lot in Las Trampas trail neighborhood. Pool & extensive landscape/hardscape. Fabulous flrpln w/grand spaces.

Offered at \$1,495,000



LAFAYETTE



New Listing

3242 Glenside Drive

Traditional 1940's 4bd/2.5ba ranch style cottage uniquely blending Old World charm w/"green" materials. Fab sgl lvl 3018 sf on flat .28 ac w/saltwater pool. Popular Trail neighborhood.

Offered at \$1,499,000



LAFAYETTE



New Listing

3460 La Caminita

Fab unique newer custom 5bd/3ba 4200 sf home on 3 acres at top of ridge w/views, sunlight, privacy! 18" ceilings, antique wood flrs, thermal heating/air system. Room for horses/vineyard.

Offered at \$2,198,000



LAFAYETTE



New Price

20 Monticello Court

Spectacular one-of-a-kind estate tucked away in Happy Valley area on 1.6 ac built in 2000. Incredible yard - maybe the best in all of Lafayette. Reduced \$500k from last year.

Offered at \$2,999,000



WALNUT CREEK



New Price

314 Warwick Drive

Charming 4bd home in Scottsdale w/sidewalks nr Heather Farms, Northgate HS, recreation areas & trails. Lots of updates, hdwd flrs, great yard, lg bedrooms.

Offered at \$685,000

THE VILLAGE ASSOCIATES:

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