



Lic.: #611120

**& Landscaping**

Family owned in Moraga since 1987



*Your friendly neighborhood arborists Darren and Lew Edwards*

### CALL AN ARBORIST

The most common reason a tree owner calls an arborist is concern that something is wrong with a tree. It may be that some of the leaves are discolored, a branch has died, or perhaps the entire tree has been dropping leaves. Sometimes the cause of the concern is a minor problem that is easily explained and corrected. Other times the problem is more complex-with several underlining causes and a remedy that requires treatments extending over several years. Unfortunately, there are instances in which the problem has gone undetected for so long that the tree cannot be helped, and the only option is removal. If an arborist had been called earlier, perhaps the tree could have been saved. So don't wait until it's too late, have a complete inspection by a Certified Arborist at Advance Tree Service and Landscaping.

*Advance Tree Service*

*Your Authority on Trees and Landscape.*

**925-376-6528**

**advancetree@sbcglobal.net www.advancetree.com**

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**Excellence Expertise**

**Troy Feddersen**  
Broker Associate  
J. Rockcliff, Realtors

## Thinking About Buying?

There's a saying that your biggest gains are to be made when you buy, not sell.

Take advantage of once-in-a-generation home buying opportunities this spring.

Get the most for your money by working with a professional buyer agent.

A market expert, with a plan for you.

**925-550-2353**  
**www.TroyFed.com**  
**Troy@Rockcliff.com**

**Talk to Troy !**



### Top 4 Opportunities in 2011

- 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.

DRE# 1835783



**220 The Knoll, Orinda**



## One of a Kind in Orindawoods

Desirable end unit with many custom features:

Gracious floor plan, wonderful natural light, beautiful hardwood floors, vaulted ceilings, and lovely decks. This 2500 plus square foot home features an informal eating area adjacent to the "cooks" kitchen, inviting family room, separate office, formal dining room and gracious living room with game alcove. The amenities are numerous, quality is excellent, and the home welcomes all with warmth and sophistication. [www.220TheKnoll.com](http://www.220TheKnoll.com)

**An Excellent Value offered at \$849,000**



*Presented by*

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