

Experience & Results Count!

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Lamorinda Home Sales recorded

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MORAGA ... continued

4 Teodora Court, \$1,137,000, 3 Bdrms, 2879 SqFt, 1987 YrBlt, 6-29-11;

Previous Sale: \$397,000, 09-30-87

481 Tharp Drive, \$1,085,000, 4 Bdrms, 3073 SqFt, 1965 YrBlt, 7-1-11;

Previous Sale: \$879,500, 04-29-03

3764 Via Granada, \$987,000, 6 Bdrms, 2882 SqFt, 1969 YrBlt, 6-27-11;

Previous Sale: \$745,000, 05-24-02

ORINDA

341 Camino Sobrante, \$935,000, 2 Bdrms, 1941 SqFt, 1960 YrBlt, 6-30-11;

Previous Sale: \$825,000, 05-29-02

2 Charles Hill Lane, \$1,273,500, 3 Bdrms, 2848 SqFt, 1960 YrBlt, 7-7-11;

Previous Sale: \$530,000, 06-23-88

97 Coral Drive, \$900,000, 4 Bdrms, 2405 SqFt, 1956 YrBlt, 7-6-11;

Previous Sale: \$415,000, 06-04-92

1834 El Nido Road, \$1,238,000, 3 Bdrms, 3241 SqFt, 1976 YrBlt, 7-7-11

1848 El Nido, \$1,200,000, 5 Bdrms, 2783 SqFt, 1975 YrBlt, 7-6-11;

Previous Sale: \$229,000, 06-29-79

2 Van Tassel Lane, \$950,000, 3 Bdrms, 2212 SqFt, 1951 YrBlt, 6-28-11

Lamorinda Foreclosures recorded

ORINDA

73 Brookwood Road #52, 94563, Integrity Investment Group, 06-23-11, \$178,412, 673 sf, 1 bd



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.

Excellence Expertise

Troy Feddersen
Broker Associate
J. Rockcliff, Realtors

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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



1350 Bollinger Canyon, Moraga
Tuscan gated estate offering unparalleled views, 33 acres of privacy plus vineyard, cattle grazing and potential for equestrian with lots of flat land. Attractive, spacious home offers many custom features plus walls of glass to enjoy the 360-degree panoramic views.

Offered at \$1,545,000



987 Condit Ct., Lafayette
Desirable Peardale Estates remodeled ranch home located on a quaint cul-de-sac, features 4 bedrooms / 2 bathrooms hardwood floors ideal for indoor & outdoor living all on a huge .4 acre flat lot with fully landscaped park like yard. Remodeled throughout.

Offered at \$995,000

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Your Real Estate Resource

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