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*Client satisfaction: a family tradition*

3767 Via Granada, Moraga



### Updated Campolindo Two-Story

5 bedrooms (with a possibility for 6), 3 updated baths, plus office. Large, level yard with lawn, patio & play area. Hardwood, dual-paned windows, 2 zone a/c. Close to top-rated Campolindo High School & the Cabana Club. **\$1,079,000**

18 Wandel Drive, Moraga



### Cute-as-a-Button

Charming 3 bedroom, 2.5 bath single-story on level corner lot w/office/bonus room. Updated w/dual-paned windows, granite counters, & remodeled master bath. Close to top-rated schools. **\$649,950**



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## Mid-Century Remodel Handle

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Once the jungle outside was tamed, clearing away years of unmaintained brush, a new tranquil zen-like yard began to emerge. A fence was moved back toward a natural gully to do double duty, improving the view and keeping the deer out. Adding multiple skylights at key locations provided light at the ends of the spine of the home illuminating both ends and adding an airy feeling. The new homeowners love the lighting – in addition to the windows and skylights, the architects included built in valence lights on dimmers that emit a soft glow on the ceiling.

The former funky, unheated rumpus room has been transformed into a tranquil master suite with a wall of built in cabinetry. Pristine, unadorned functionality continues in the master bath featuring concrete counters, large rectangular sinks and fresh white rectangular tile. Same size, but different color - bright yellow tile is a focal point of the kitchen, echoing the design theme. Concrete countertops are also repeated throughout the home.

When finished, even this gem was a victim of a tough real estate market, and sat unsold for a year. The current owners started a home search a couple of times. On their first foray into house hunting – they saw the recently renovated property and were intrigued – but not quite ready to make a decision. Twelve months later, the home was still on the market so they took a tour on a Friday and made an offer on Sunday. Unfortunately on Monday there were three offers. When it rains it pours, but the sellers ultimately chose Dorian and Gordon Chong's offer because of Gordon's profession – he's also an architect – they knew their diligent work on the design would be appreciated.

The Chong's prior home was perched high in the Berkeley hills with expansive views of multiple bridges. Although they loved the view, they weren't in love with the 38 steps required to get to the garage. Throw in endless schlepping of groceries and life's essentials and it was time to make a change.

Having lived in the home for about a year, the couple has settled in with their Schnauzer, Shelby, to enjoy the breezy informality of their new and improved Mid-century California modern remodel. This residence was recently included, with seven other unique homes, in the East Bay's first American Institute of Architects home tour celebrating design excellence.



*Yellow rectangular tile sets off kitchen. Stewart Wright.*



*Spacious living room featuring new*



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**Troy Feddersen**  
Broker Associate  
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## 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.

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