Pamorinda OUR HOMES

Lamorinda Weekly Volume 05 Issue 17 Wednesday, October 26, 2011

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

Happy Haunting



The folks in Burton Valley go all out decorating their homes for halloween. This suburban graveyard is just one of many frightening facades getting dolled up for Halloween. Scores of little monsters make the annual pilgrimage to Merriewood Drive...also known as Scary-wood Drive to maximixe treats. Neighborhood kids and their parents have a sweet pre-holiday tradition, Boo burglars do a reverse burgle - ring the doorbell and leave a little basket/pumpkin of candy before running away. For homes hit by the Boo burglar, there are instructions to pay it forward, delivering sugary morsels to other unsuspecting souls.

Photo Cathy Tyson

he signs are unmistakable—they appear on front yards and driveways, in doorways and windows. Everything from scarecrows to skeletons, pumpkin patches to graveyards, and all manner of creepy crawlies in between have taken up residence across Lamorinda as Halloween approaches.

Rebecca Nadauld of Orinda first created a graveyard in front her home five years ago. For her, it's all about the fun factor for her children. She describes her parents as minimalists when it came to Halloween decorations, and she wanted to do something special for her own kids, who "really get into helping with the decorations" now that they are old enough.

The Nadauld home is a popular attraction every fall – the kids' friends start asking in late September when the decorations will go up. Last year, Nadauld even saw a car pull

over and children hop out for a photo in front of a tombstone. "We used to have a zipline – a giant bat would fly down the hill!" she recalls, adding that she feared an accident should a driver be surprised by the sight of a huge, winged creature hurtling down the hillside, so the bat was retired.

Lamorinda is a relatively safe community, but it doesn't hurt to keep a few safety tips in mind while the little monsters are out haunting on October 31:

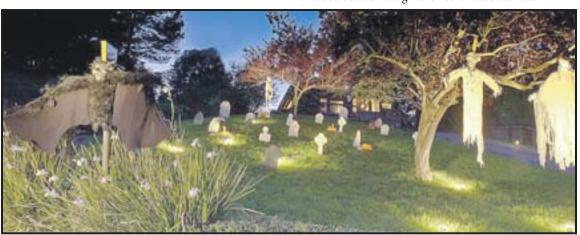
Make sure costumes are safe, allow clear vision and are visible in the dark; "dangerous" props such as knifes and scythes should be avoided or at least made of flexible material so unhappy accidents don't happen; costumes that drag on the ground and high heels can result in injury.

Stay in well-lit areas; if a home is dark, don't ring the doorbell.

If you don't accompany your trick-or-treaters make sure you know the route they are taking and remind them of safety rules regarding crossing streets, never entering the home or car of a stranger, and coming home/calling on time. Children should be well-lit with glow-accessories and flashlights, and you should be able to pick your child out in a crowd should the need arise. Unaccompanied kids should always stay in a group.

Trick-or-treaters of all ages should keep in mind the difference between a trick and vandalism.

We wish pirates, princesses and characters of every kind a safe and thrilling Halloween! *L.Borrowman*



The Nadaulds' home on St. Stephens Drive in Orinda features a graveyard at Halloween



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55 Lombardy Ln, OrindaSold for \$1,345,000, Represented Buyer



I 2 Valley View Dr, OrindaSold for \$970,000, Represented Buyer



I Culver Ct,Orinda Rented for \$4,200/month Represented Landlord and Tenant



740 Glenside Circle, Lafayette Sold at \$1,220,000, Represented Buyer



788 El Pintado, DanvilleSold for \$1,420,000, Represented Buyer



1860 Tice Creek Dr #1307 Sold at \$295,000, Represented Seller

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT
LAFAYETTE	15	\$505,000	\$2,075,000
MORAGA	15	\$185,000	\$1,170,000
ORINDA	5	\$599,000	\$800,000

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

967 3rd Street, \$850,000, 3 Bdrms, 1853 SqFt, 1948 YrBlt, 9-16-11

3567 Boyer Circle, \$650,000, 4 Bdrms, 2570 SqFt, 1938 YrBlt, 9-27-11;

Previous Sale: \$520,000, 01-24-02

3244 Camino Colorados, \$625,000, 3 Bdrms, 1184 SqFt, 1951 YrBlt, 9-16-11; Previous Sale: \$625,000, 02-12-04

1168 Camino Vallecito, \$2,075,000, 6 Bdrms, 5243 SqFt, 1978 YrBlt, 9-16-11; Previous Sale: \$2,600,000, 04-04-06

3618 Chestnut Street, \$570,000, 3 Bdrms, 2334 SqFt, 9-23-11; Previous Sale: \$95,000. - -

37 Diablo Circle, \$1,189,000, 4 Bdrms, 2699 SqFt, 1980 YrBlt, 9-19-11; Previous Sale: \$1,435,000, 07-20-06

800 Mariposa Road, \$1,070,000, 5 Bdrms, 2792 SqFt, 1955 YrBlt, 9-20-11

25 Old Millstone Lane, \$1,515,000, 4 Bdrms, 2249 SqFt, 1963 YrBlt, 9-26-11; Previous Sale: \$625,000, 04-13-98

2596 Pebble Beach Loop, \$505,000, 3 Bdrms, 2052 SqFt, 1963 YrBlt, 9-27-11; Previous Sale: \$475,000, 03-31-08

12 Ruth Court, \$765,000, 3 Bdrms, 1624 SqFt, 1950 YrBlt, 9-20-11; Previous Sale: \$325,000, 12-28-10

3419 Shangri La Road, \$880,000, 5 Bdrms, 3123 SqFt, 1973 YrBlt, 9-20-11; Previous Sale: \$112,500, 03-01-74

3495 Stage Coach Drive, \$1,400,000, 5 Bdrms, 3541 SqFt, 1989 YrBlt, 9-28-11; Previous Sale: \$530,000, 11-10-88

3091 Sweetbrier Circle, \$856,500, 3 Bdrms, 1874 SqFt, 1962 YrBlt, 9-19-11

1 West Creek Court, \$525,000, 3 Bdrms, 1926 SqFt, 1953 YrBlt, 9-28-11; Previous Sale: \$850,000, 04-18-05

1080 Upper Happy Valley Road, \$1,650,000, 5 Bdrms, 3082 SqFt, 1941 YrBlt, 9-15-11; Previous Sale: \$900,000, 10-03-02

MORAGA

798 Augusta Drive, \$905,000, 3 Bdrms, 2430 SqFt, 1978 YrBlt, 9-23-11; Previous Sale: \$510,000, 04-08-94

927 Augusta Drive, \$875,000, 5 Bdrms, 3424 SqFt, 1989 YrBlt, 9-15-11; Previous Sale: \$990,000, 01-06-05

11 Buckingham Drive, \$705,000, 3 Bdrms, 1583 SqFt, 1960 YrBlt, 9-27-11; Previous Sale: \$820,000, 01-12-07

23 Cumberland Lane, \$530,000, 3 Bdrms, 2042 SqFt, 1968 YrBlt, 9-22-11

151 Cypress Point Way, \$785,000, 3 Bdrms, 2060 SqFt, 1973 YrBlt, 9-20-11; Previous Sale: \$255,000, 09-01-83

400 Deerfield Drive, \$1,170,000, 3 Bdrms, 3041 SqFt, 1965 YrBlt, 9-16-11; Previous Sale: \$515,000, 11-18-98

2133 Donald Drive #9, \$185,000, 2 Bdrms, 1224 SqFt, 1963 YrBlt, 9-28-11; Previous Sale: \$469,000, 04-14-06

 $56\,Miramonte\,Drive,\$375,\!000,2\,Bdrms,927\,SqFt,1964\,YrBlt,9-27-11;$

Previous Sale: \$360,000, 07-27-09 ... contined on page **D4**

Lamorinda Foreclosures recorded

LAFAYETTE

Pine Lane, 94549, Aurora Loan Services, 09-13-11, \$1,513,815, 4966 sf, 5 bd



Patricia Battersby 925-330-6663 pb@patriciabattersby.com DRE# 00854469

Ashley Battersby 925-323-9955 ashley@patriciabattersby.com DRE# 01407784





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Art Lehman 925-200-2591 Artlehman.com



Page: D4 OUR HOMES

Wed., October 26, 2011

Lamorinda Home Sales recorded

... continued from page D2

MORAGA continued

107 Miramonte Drive, \$430,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 9-15-11; Previous Sale: \$345,000, 12-06-00

279 Rheem Boulevard, \$680,000, 3 Bdrms, 1682 SqFt, 1955 YrBlt, 9-16-11; Previous Sale: \$830,000, 03-18-05

312 Rheem Boulevard, \$810,000, 3 Bdrms, 2096 SqFt, 1955 YrBlt, 9-23-11; Previous Sale: \$512,500, 06-06-03

1223 Rimer Drive, \$906,000, 4 Bdrms, 2290 SqFt, 1966 YrBlt, 9-26-11

336 Tharp Drive, \$640,000, 3 Bdrms, 1903 SqFt, 1965 YrBlt, 9-23-11; Previous Sale: \$259,500, 05-07-87

12 Wandel Drive, \$620,000, 4 Bdrms, 1643 SqFt, 1963 YrBlt, 9-19-11

18 Wandel Drive, \$640,000, 3 Bdrms, 1514 SqFt, 1959 YrBlt, 9-16-11;

Previous Sale: \$520,000, 03-14-00

ORINDA

52 Las Cascadas Road, \$599,000, 3 Bdrms, 845 SqFt, 1926 YrBlt, 9-26-11; Previous Sale: \$100,000, 10-13-86

9 Oak Road, \$800,000, 3 Bdrms, 2387 SqFt, 1976 YrBlt, 9-28-11; Previous Sale: \$538,000, 07-12-91

5 Wanda Lane, \$630,000, 3 Bdrms, 3101 SqFt, 1987 YrBlt, 9-21-11; Previous Sale: \$875,000, 08-12-05

228 the Knoll, \$668,000, 2 Bdrms, 2141 SqFt, 1974 YrBlt, 9-28-11; Previous Sale: \$800,000, 04-13-06

408 Wovenwood, \$680,000, 2 Bdrms, 2117 SqFt, 1973 YrBlt, 9-19-11; Previous Sale: \$340,000, 04-21-93



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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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The Pereira Team 925.297.0321



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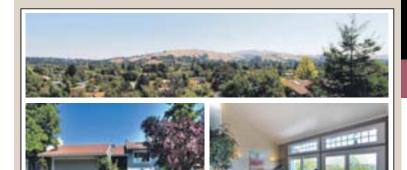
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1825 St. Andrews Drive, Moraga 4 BR, 2.5 BA, 3424 sq. ft. \$979,000

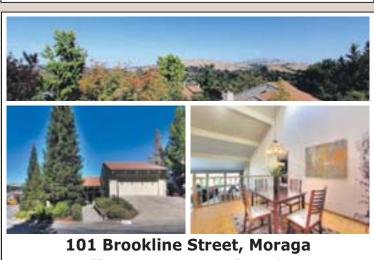
Fabulous updated Sequoyah model - Newer windows and decks, lots of hardwood, updated Kitchen and Master Bath. Great Views!





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18 Lavenida



452 Millfield Place



Del Rio, Lafayette



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The Olsen Team sells houses, but we know that this is a people business. We have a long standing tradition of treating people with empathy, respect and good humor. Here is what some of our recent clients are saying:

The Olsen Team is the most knowledgeable, hard working, competent real estate team in the Lamorinda area, or for that matter - anywhere. We cannot begin to adequately express our deep appreciation....

Don and Dotty Miller

We have bought and sold 7 homes over the past two decades and believe The Olsen Team are the most professional and productive realtors we have ever worked with. They had a comprehensive strategic plan and executed it flawlessly in a very difficult market.

Del and Janice Kolbe

In all respects, the Olsen Team has exceeded our expectations. They are delightful to work with, and they have been consistently responsive, knowledgeable, professional, and helpful. We have worked with other realtors, but we never expected the incredible level of service we received from the Olsen Team.

- The Erickson-King Family

The Olsen Team was easy to work with and their local expertise led to the successful sale of our family home. As an out of town seller, Sue and Ben were able to handle nearly everything for us. The inspections, updates, cleaning and staging of the home were seamless, and all were handled by professional resources that met our high standards.

- Sellers at 50 York Place

Without all your hard work, coordination of all the various contractor jobs and inspections, we never would be where we are. I cannot tell you how much I appreciate all that you did for us. I am well aware of how much work you put into getting the condo sold. You were always calm and patient with me and the rest of my crew.

- Trustee of an Orinda Estate

Helping *nice* people make *smart* Real Estate decisions.

The Olsen Team

Page: D8 LAMORINDA WEEKLY OUR HOMES www.lamorindaweekly.com / 925-377-0977 Wednesday, October 26, 2011

Gimme Shelter

by Andi Peterson Brown

Believe it or not, quite a few communities in the Bay Area are in the midst of a housing shortage, and Lamorinda is no exception. Ok, raise your hand if you just had to reread that sentence. I know—given the negative news out there surrounding all things housing, it seems like it can't be true, right? But I assure you, it is.

In Lamorinda, our inventory is down almost 34% year to date *and* we've sold more homes. We are working through our inventory without replenishing it.

Because of that, the Lamorinda market currently has about 3.5 months of inventory. That means that if no new listings came on the market, at our current pace of sales we would run out of homes in 3.5 months. Conventional wisdom says that a healthy housing market has anywhere from 5-6 months of inventory, with anything less deemed a seller's market, and anything more deemed a buyer's market.

So wait a minute. Does that mean this is a seller's market? The answer is that for some sellers yes, and for some sellers, no. We are seeing homes that are well priced, well staged, and well marketed oftentimes sell within a few short weeks. But the other homes? If the market deems a home to miss the mark in price and/or condition, we are seeing that home languish. For those homes, it's truly a field day for buyers.

Moral of the story? It's ok to sell right now. In fact, we need you. Price and market your home correctly and you just might be surprised to see the buyers come flocking.



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Thrills, Chills, Gourds, and Ghouls

By Cynthia Brian

"From ghoulies and ghosties, And long-leggedy beasties, And things that go bump in the night." Scottish Saying

THRILLS

hen our children were young, October was a favorite month because of the traditional weekend we spent with three other families far from the maddening crowds on Mount St. Helena. The location was a hidden Halloween haven, miles from civilization with enough bewitching brilliance to satisfy any ghost. We stayed in a restored historic Victorian from the 1800's with a wrap around porch perched on several acres of pristine forestland dotted with fruit orchards. There was no electricity and water was pumped from nearby springs. Days were spent harvesting vegetables from the massive gardens for our meals, pressing apples into cider, hiking the hillsides, fishing in the creeks, riding horses bareback, and exploring the haunted barn where the creepy crawlies and battalions of bats burrowed.

As the six children carved hordes of pumpkins on the damp meadow, the parents transformed each of the antiquated

rooms into a wicked wonderland with ghoulish gourds, floating ghosts, and wailing witches on broomsticks. As dusk turned to darkness with only the flicker from candles, oil lamps, and a star-studded sky, a creepy eeriness permeated the pasture. Shadows terrorized the spiderwebbed crevices while the costumed children chowed on spooky servings of spaghetti squash and drank magic juice potions from tombstones and rest in peace goblets. Fearsome and ferocious creatures lurked behind each squeaky door as we adults dressed to thrill our trick or treat offspring with each hesitant knock. The Montesol Halloween's were frightfully fun offering electrifying memories while being completely safe.

The ambling gardens provided the harvest collection of squash, pumpkins, and gourds as the highlight of those October experiences. You can create a comparable Halloween ritual in your own garden by planting gourds galore. Growing is easy. Plan now to directly seed out-

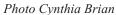
doors in full sun after all frost has passed next spring. We can learn from the Native Americans who planted the "Three Sisters" together—corn (maize), squash, and beans. The corn allowed stalks for the beans to climb, the beans added nitrogen to the soil, and the squash provided ground cover and shade for the roots, lessening weed growth. Since squash require large amounts of nitrogen to flourish, after this year's harvest, plant cover crops of crimson clover, hairy vetch, or fava beans to enrich the soil.

Squash has been grown for at least 8,000 years. In the 16th century, the Spanish conqueror of the Incan world, Francisco Pizarro (now that's a great Halloween costume) introduced squash to the European community. Native to South America and Mexico, there are four species of the genus Curcubita. Varieties of edible squash include many zucchinis, crooknecks, spaghetti squash, pumpkins, butternuts, and "pepos" or old world melons. We call them a vegetable, but they are truly a fruit. Cucumbers and many gourds are squash relatives. The wart covered, lavishly colored gourds that decorate our autumn atmospheres are inedible "pepos".

...continued on page D10



A smiling Jack O' Lantern and Indian corn





The saffron and burnt umber shades of the pistache tree.

Page:

Cynthia Brian's Gardening Guide for November

No shade, no shine, no butterflies, no bees, no fruits, no flowers, no leaves, no birds - November! ~ Thomas Hood, "No!"

November is not as dire as Thomas Hood writes, yet, with the falling leaves, the chilly winds, and shorter days of sun light, we understand that Mother Nature is bedding down for the upcoming winter. Whether you build a big bonfire on the driveway, play croquet on the lawn, or listen to the sighing of the soil, be a humble pilgrim while experiencing a grateful gathering with friends and family on Thanksgiving Day.

- ATTRACT lizards by raking leaves and brush into a pile. The shelter invites these helpful reptiles to your garden.
- ALLOW a smattering of spent rose blooms to develop rose hips. Excellent for tea as a vitamin C booster.

925-377-0977

- DEADHEAD the rest of your roses as the petals fade to maintain a steady stream of colorful, fragrant bouquet through the New Year.
- COLOR your world by planting bushes that boast fall and winter berries such as cotoneaster, holly, and pyracantha. Robins may get drunk on the red berries, while migratory birds are grateful for the nutritious fuel.
- MULCH by shredding the raked leaves from the deciduous trees adding grass clippings, dried plants stems, and trimmings all which provide water conservation, better drainage, and nutrients to the soil.
- **DECORATE** your front door with a wreath made from gourds, tiny pumpkins, and autumn leaves. Add a witch or goblin for a spooky Halloween, then, for Thanksgiving switch to a wood cut out of pilgrims or turkeys plus Indian corn, apples, and nuts. One arrangement doubles as a star cornucopia for fall fun.
- **DISCOVER** trees that tickle your fancy with their brilliant fall foliage at your local nurseries. When you see trees dressed in their full autumn attire, it's easier to choose ones that best suit your garden. Make sure to consider size, sun, and spread when buying a tree.
- ADD texture, color, and all season interest to your landscape by planting low maintenance ornamental grasses such as purple fountaingrass, arching maidengrass, blue fescue, or the popular, upright feather reedgrass.
- STAY ALERT for brush fire danger. As you cut branches and rake leaves, keep them far from your home and other burnable structures. Despite recent rains, fires happen when the winds kick up. Clean your chimney before igniting your wood burning fireplaces. Twenty years ago at this time in 1991, the East Bay hills witnessed one of the most devastating late season fires in history.
- PLANT your spring blooming bulbs now including daffodils, crocus, tulips, and other favorites. You'll be able to continue planting bulbs through January. Mark the location with plant tags or wooden paint sticks.
- PERK up your optimism quotient with perennials that energize, soothe, and lift your mood. It's planting time for Oriental Poppies, Peonies, and Bearded Iris.
- LOOKING for an extravagant gift for that special someone? You can have a rose commissioned with their name for fees beginning around \$9500. Roses are registered with the International Cultivar Registration Authority. I'd love a Starstyle® rose, but it may have to wait. Darn! If you have the bucks, visit http://paulzimmermanroses.com/?page_id=1141.
- PICK up acorns that fall from the oak trees before they take root.
 Put them in a pile outside of your garden fence to feed the deer and the squirrels.
- ROAST sweet potatoes with sliced garlic, chopped hazelnuts, sprigs
 of rosemary tossed with olive oil and balsamic for a savory sweet
 treat. Top with peppery arugula and nasturtium blossoms picked
 from your garden.
- CLOSE your garage and shed doors as you enter and leave to avoid unwanted intruders such as slithering serpents and rambling rodents who are anxious to bed down for a long winters nap. (Experience on this one, most certainly!)
- PAMPER our feathered friends with clean nesting boxes and plenty
 of food. As the weather changes, they appreciate a little help from humans.
- SUBJECT your Christmas cactus to cold temperatures in the 50's or leave pots of them in the dark for 12 hours a day to encourage holiday blooms.
- WINTERIZE your patio by covering or storing furniture, pads, and accessories Move frost tender plants in pots near the house for warmth.
- **BREATHE** in the chilly air on a clear day as you savor the season's final blossoms and scented flower fragrances. Winter is drawing near.
- GRATITUDE works. My heartfelt thank you to all of you who read my column faithfully. Wishing you a healthy holiday and terrific Thanksgiving.

Happy Gardening to YOU!

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The Goddess Gardener
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My virtual door is always open. I am available as a speaker and consultant. Feel free to contact me..



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New Tree Planting

Think of the tree you just purchased as a lifetime investment. How well your tree, and investment, grows depends on the type of tree and location you select for planting, the care you provide when the tree is planted, and follow-up care the tree receives after planting. The ideal time to plant trees and shrubs is during the dormant season-in the fall after their leaves drop or early spring before bud breaks. Weather conditions are cool and allow plants to establish roots in the new location. The proper handling during planting is essential to ensure a healthy future for new trees and shrubs.

So don't wait until it's too late, call your local Arborist at Advance Tree Service and Landscaping to help you find your perfect tree.

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Thrills, Chills, Gourds, and Ghouls ...continued from page D8

The blossoms of squash are delicious, but make sure you are frying or stuffing the male blossoms and not the female ones or you won't have a crop. Although both blossoms look similar, you can tell the difference because the females have a tiny fruit at the base, which matures into the vegetable we cook, while the males are smooth. Also, don't forget to save seeds both for planting and for enjoying. Dry them for a couple of weeks and roast them for school snacks.

Are you wondering what the differences are between advertised "summer" squash and "winter" squash? Simple, you pick summer squash early, at any size, when the fruit is immature-such as very small zucchini. Winter squash is harvested at full maturity when the stem is brown and frost is looming. Store all squash varieties up to three months in a cool room of 50-60 degrees instead of in the refrigerator. Winter squash recipes abound for your Thanksgiving feast.

Squash and gourds have symbolized the autumn season for centuries because of their varied colors and harvest times in fall. Orange has become the signature color for October and November. Since the origin of the Irish myth of Stingy Jack roaming the dark night with only a piece of fiery coal to light the way, children have been carving scary faces into turnips, potatoes, and of course, pumpkins to illuminate Halloween with the Jack O'Lantern,

As Albert Camus wrote, "Autumn is a second spring when every leaf is a flower." After Halloween, save those uncarved fruits, corn stalks, and hay bales for November adornment. For the Thanksgiving season, a colorful cornucopia of blue, while, and orange pumpkins combined with the multihued gourds, squash, and autumn leaves

make a welcome greeting on the doorstep.

CHILLS

A suicide honeybee? Never would have I believed this possible had I not witnessed its desire to drown with my own eyes. In the throes of heat of our Indian summer, I always make sure to keep my garden water elements filled as a cool respite for our flying friends. This week as I filled the fountain, a bee flew into the gurgling froth. Being too deep for a bee to extricate himself (I refer to the bees as male!), I carefully lifted the bee to a nearby leaf with my hand trowel. Two minutes later, the bee dove back into the water. Again, I removed him to a nearby shrub where I watched his behavior. He shook off the dampness, flapped his fairy wings, and nosedived into the water yet again. We repeated our dance thirteen times until I realized I couldn't save him from himself. With colony collapse syndrome a real threat to agriculture and vegetation renewal, why was this honeybee determined to die? Was his demise due to the unlucky number thirteen, or was he forecasting the arrival of ghost bees in

Enjoy the thrills, chills, gourds, and ghouls. Carve a pumpkin with wolves howling at the full moon, hear the churchyards yawn, and grab your broomstick for the witching hour. Happy Hallowed Eve! Boo!



Pyrancantha berries beckon the birds to dine!

when available.

July 201

August 2011

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RECYCLE - OMETERS
60%
55%
50%
45%
60%
65%
60%
65%
Moraga's Recycling Rate for July

60%
55%
60%
65%

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



RECYCLE - OMETERS 60% 55% 50% 45% 45% 60% 50% 50% 65% 50% 65% 70% 45% 65% 70% 65% 70% 65% 70% 65% 70% 65% 70% 65% 70% 65% 70%

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.





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675 Carroll Drive

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502 Silverado Drive

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Offered at \$829,000



855 Mt. View Drive

Sophisticated design comes together boldly w/the finest materials in this fully renovated 4bd/3ba hm ready for holiday occupancy! Elegant yet comfortable, lovely pvt setting w/views.

Offered at \$1,295,000



255 La Espiral

4bd/2.5ba Old Orinda classic 1937 beauty lovingly restored & enhanced w/Carmel charm. Chef's kitchen w/adj fam rm, ideal setting, privacy, views, vineyard!

Offered at \$997,000



3363 St. Mary's Road

Classic ranch on prem lot set back from road. Near Laf/Moraga trail. Great oppty for Laf schools. Nice outdoor spaces + pool. LR w/frplc & vaulted beam ceiling. Granite counters in kitchen.

Offered at \$749,000



3286 Sweet Drive

Lovely large home, flexible floor plan, updated throughout, granite kitchen. Sweeping views, 2 master bedrooms plus 2 more bedrooms & 4 baths in Burton Valley.

Offered at \$917,000



8 Hawks Hill Court

Huge price reduction! Absolutely stunning pano vus of Mt. Diablo, hills & Carquinez. Blt in 2006 w/master suite, LR/DR/FR, kitchen on main lvl, 3 more bdrms & 2nd fam rm dwnstrs. Wine room too!

Offered at \$1,458,000



345 Camino Sobrante

Updated 4bd/3ba, 3301 sf contemp on .55 ac in primo country club loc w/spacious great rm, updated kitchen, hdwd flrs, lower lvl guest apt w/pvt entrance, ofc, lg master suite. Too schls.

Offered at \$998,000



1825 St. Andrews Drive

Updated Sequoyah in MCC with 4bds/2.5ba. Spacious kitchen/family room combo. French doors open to courtyard, plenty of storage, striking views

Offered at \$979,000



3272 Woodview Drive

Spacious 4bd/3ba home on sprawling .37 ac lot w/beautiful lawns in Burton Valley. Terrific views & privacy, gleaming hdwd flrs, lovely kitchen & huge family rm or use as possible full in-law!

Offered at \$949,000



3829 Happy Valley Road

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w/marvelous detail. Incl Art Deco movie theater!

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NEW PRICE! Great value for this remodeled Glorietta charmer on a beautiufl lot. www.63MoragaVia.com

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3376 Ridge Road

Affordable 4bd detached hm in popular Trail neighborhood surrounded by heritage oaks - truly a beautiful setting. Tons of recent improvements, walk to town/trail/schools.

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3217 Sharon Court

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