

Lamorinda's Leading Independent Real Estate Firm.



40 Dos Osos
Incredible Orinda, San Pablo Dam, Mt. Diablo views + abundance of nature surrounds this supersized parcel bordering EBMUD land. Exceptional beauty. Once in a lifetime oppty raw land sale.

Offered at \$647,000



3 Owl Hill Court
Charming modern 3bd/2ba classic on gorg. priv. 2/3 ac w/fab. oak trees & lovely views. High ceilings, lots of glass. Nestled at end of cul de sac w/in walking distance of downtown Orinda.

Offered at \$799,000



73 La Espiral
Well maint. 4bd/3ba hm for easy living. Vaulted ceilings & abundance of windows. Updated baths & mod. kit. This 2825 sf hm offers "Great Room" concept, stylish decor, & quality features.

Offered at \$1,060,000



43 Canyon View Drive
One of a kind, secluded, Tahoe-like 4bd/3.5+ba hm on 1.25 ac w/views of hills & Mt. Diablo. Sep 1bd cottage, & artist studio/ofc. Fruit trees abound. Stone fireplace. Updated kit/baths.

Offered at \$1,439,000



251 Monte Vista Ridge Road
Stunning gated custom estate hm w/pano views of Briones. Outdoor living at its best w/expansive terrace featuring fabulous kitchen. Romantic mstr retreat w/spa bath.

Offered at \$1,995,000



65 La Espiral
Updated w/beautiful custom features & amenities. Very well maintained. Majestic setting, lovely gardens, new pool + views/ privacy, fully fenced. Tuscany ambiance, European flair.

Offered at \$2,350,000



60 Coachwood Terrace
An Estate in prime location. 5bd/4.5ba, pool/spa, apx. 6000 sq ft on apx. 6.54 acres. Fabulous stone walled gardens, many fruit trees. Reflects Orinda living at its best.

Offered at \$2,495,000



15 Silvia Court
Wonderful 6 bd hm on small cul-de-sac. Dual panes, hdwd flrs, expanded thru/out. Fab. lvl. 4 ac w/ lawns/ gardens/ fruit trees. Originally 3-car gar., one stall converted to large laundry rm.

Offered at \$948,000



1690 Reliez Valley Road
Fab 1+ ac ridgeline ppty w/spectacular views of Mt. Diablo etc. Paved driveway to building site w/utilities & sewer at ppty. Incl preliminary plans for 4900+ sq ft home.

Offered at \$650,000



3773 Happy Valley Road
Charming 4bd on .32 ac lot. Walk to H.V. school & town. Trad. open flr plan, hdwd flrs, tons of nat. light & easy in/outdr living. Remod. kit., bkfst bar & formal din. area w/creekside setting.

Offered at \$899,000



3898 Happy Valley Road
Fab orig owner property in Happy Valley's "Golden Mile". Prime 1.5 ac w/lvl lawn, secluded patio, towering redwoods. Gorgeous vus. Restore 1948 farmhouse or build new dream hm.

Offered at \$1,295,000



3645 Boyer Circle
Uniquely pvt 4bd/3.5ba 3600 sf custom hm on .76 ac natural setting close to town. Lovely views, lvl play area, fab decks, 3-car garage. Vaulted ceilings, hdwd flrs, French & sliding doors.

Offered at \$1,299,000



3767 Happy Valley Road
Fabulous updated H.V. Trad. Dream kit., spacious mstr ste. Hdwd flrs, custom detail Fr. doors open to priv. deck. Lush setting w/lvl lawn. Top neighborhood, walk to town.

Offered at \$1,349,000



34 Winding Glen
Classic ranch style 4bd/3ba home combines sophisticated elegance w/ charming ease. Huge park like yard features, .42 acre yard with grass play areas, covered patio, pool & spa.

Offered at \$1,425,000



324 Grapevine Place
Desirable Sun Valley Vineyards in P.H.! Updated 2 bd/2ba twnhm feat. open kit./fam. rm combo, covered porch & priv. patio, 2 car gar. w/lots of stor. & vaulted ceilingsâ€updates thruout!

Offered at \$249,000



1720 Orchard Lane
Original Orchard Lane Estate. 4bd/ 4.5ba + office. 4792 sq. ft. home on 1.32 acres. Updated and remodeled in 2004. Simply Fabulous! By appointment only.

Offered at \$2,350,000

THE VILLAGE ASSOCIATES:

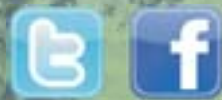
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