

Lamorinda OUR HOMES

Lamorinda Weekly Volume 06 Issue 21 Wednesday, December 19, 2012



The Home Designer with Brandon Neff

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Cozy Fireplaces Bring Warmth to Chilly Winter Nights

Oh, the weather outside is frightful, but these fireplaces are so delightful ...

By Cathy Tyson



Copper fireplace at the Kangeter home.

Photos Cathy Tyson



Kiva style, Kangeter family.

From a senior apartment to stately hillside estate to an historic ranch home, and beyond, it's not unusual to own a fireplace – or two – in this neck of the woods. In a completely random sampling of fireplace styles, Lamorinda residents opened their doors to share their unique fireplaces from kiva style, to a pellet stove, to a see-through model that truly brings the outdoors in.

About six years ago, Ed and Amie Kangeter purchased an historic 1930s home in Orinda. Kangeter was smitten when she saw the home's massive fireplace with its distinctive copper hood. Bringing back the shine was a major workout after years of oxidation; the copper had been seen better days, sporting a weathered patina when they bought the house. Rolls of paper towels and some elbow grease brought back the original youthful, but now 80-year-old sheen. The new owners replaced the terra cotta tile mantel and brick along the sides with opalescent tile, giving it a more contemporary look.

"It's kind of ironic, since we are in the scrap metal business, we know how valuable copper is," says Kangeter. "We tried to respect the continuity of the home, but have done some major updates."

Along with the copper fireplace, there's a kiva or "bee hive" round fireplace in a corner of what they call the Spanish room. This one gets a fair amount of use, since that room can be a little chilly. Son Louie Kangeter, 13, proudly reports, "I'm the official fire guy. My parents trust me." Regardless of who lights it, Louie, his little brother and sister, mom, dad and especially the dog really enjoy a warm fire on winter evenings.

Moraga homeowners Curtis and Shannon Hamm are thrilled with the Whitfield pellet stove in their family room, installed as part of a remodel in 1993. Standing in front of it is like being near a hair dryer blowing out warm air. They estimate they use up to 1.25 tons of pellets per year, the equivalent of burning one 40-pound bag every two days. The pellets are made of leftover wood residue from furniture manufacturing and sawdust from lumber production that is dried and compressed into small pellet-sized bits.

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	17	\$167,000	\$2,000,500
MORAGA	9	\$165,000	\$1,136,500
ORINDA	6	\$795,000	\$1,455,000

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

- 1051 Aileen Street, \$167,000, 1584 SqFt, 1938 YrBlt, 11-15-12
 1059 Aileen Street, \$333,500, 2451 SqFt, 1954 YrBlt, 11-15-12
 634 Augustine Lane, \$946,000, 4 Bdrms, 2380 SqFt, 1956 YrBlt, 11-9-12
 3347 Beechwood Drive, \$1,060,000, 3 Bdrms, 1422 SqFt, 1955 YrBlt, 11-7-12;
 Previous Sale: \$1,065,000, 07-31-07
 3471 Black Hawk Road, \$1,510,000, 4 Bdrms, 2548 SqFt, 1959 YrBlt, 11-15-12
 3 Butler Drive, \$1,544,000, 4 Bdrms, 3121 SqFt, 1957 YrBlt, 11-9-12;
 Previous Sale: \$1,725,000, 03-20-08
 19 Del Rio Court, \$650,000, 4 Bdrms, 1900 SqFt, 1963 YrBlt, 11-19-12;
 Previous Sale: \$278,000, 05-18-93
 609 Murray Lane, \$1,500,000, 4 Bdrms, 3067 SqFt, 1990 YrBlt, 11-9-12;
 Previous Sale: \$1,500,000, 11-09-12
 3646 Robertson Road, \$500,000, 3 Bdrms, 1655 SqFt, 1959 YrBlt, 11-16-12
 24 Ruth Court, \$2,000,500, 4 Bdrms, 3857 SqFt, 2006 YrBlt, 11-13-12;
 Previous Sale: \$320,000, 02-18-05
 3195 Stanley Boulevard, \$899,000, 4 Bdrms, 2435 SqFt, 1950 YrBlt, 11-16-12;
 Previous Sale: \$345,000, 03-10-00
 1044 Stuart Street, \$333,500, 1753 SqFt, 1955 YrBlt, 11-15-12
 1303 Summit Road, \$1,550,000, 4 Bdrms, 3723 SqFt, 1980 YrBlt, 11-16-12;
 Previous Sale: \$1,410,000, 07-23-04
 1321 Sunset Loop, \$569,000, 3 Bdrms, 1377 SqFt, 1949 YrBlt, 11-9-12;
 Previous Sale: \$550,000, 03-05-10
 1061 Via Alta, \$975,000, 4 Bdrms, 2760 SqFt, 1965 YrBlt, 11-9-12;
 Previous Sale: \$107,500, 08-15-74
 1063 Via Roble, \$1,150,000, 4 Bdrms, 3217 SqFt, 1956 YrBlt, 11-6-12;
 Previous Sale: \$789,000, 03-24-98
 2940 Windtree Court, \$1,100,000, 4 Bdrms, 3014 SqFt, 1982 YrBlt, 11-9-12;
 Previous Sale: \$269,000, 12-01-82

MORAGA

- 2079 Ascot Drive #140, \$165,000, 1 Bdrms, 713 SqFt, 1971 YrBlt, 11-16-12;
 Previous Sale: \$331,000, 05-27-05
 1631 Camino Pablo, \$885,000, 5 Bdrms, 2817 SqFt, 1968 YrBlt, 11-6-12
 115 Cypress Point Way, \$549,000, 2 Bdrms, 1262 SqFt, 1973 YrBlt, 11-16-12;
 Previous Sale: \$480,000, 03-09-10
 373 Donald Drive, \$965,000, 4 Bdrms, 2050 SqFt, 1970 YrBlt, 11-15-12
 4 El Paraiso Court, \$1,099,000, 5 Bdrms, 3108 SqFt, 1960 YrBlt, 11-8-12
 15 Inverleith Terrace, \$820,000, 3 Bdrms, 1863 SqFt, 1973 YrBlt, 11-15-12;
 Previous Sale: \$13,000, 09-27-72
 160 Sandringham Drive #S, \$1,160,000, 5 Bdrms, 2435 SqFt, 1977 YrBlt, 11-6-12;
 Previous Sale: \$890,000, 08-31-01
 15 Silvia Court, \$1,136,500, 5 Bdrms, 3095 SqFt, 1967 YrBlt, 11-15-12;
 Previous Sale: \$350,000, 08-09-88
 491 Woodminster Drive, \$485,000, 3 Bdrms, 1572 SqFt, 1974 YrBlt, 11-14-12;
 Previous Sale: \$625,000, 04-28-06

... continued on page D7

Lamorinda Foreclosures recorded

LAFAYETTE

- Woodview Drive, 94549, Woodview Drive Trust, 11-19-12, \$1,055,000, 3163 sf, 4 bd



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and Prosperous 2013.*

*Happy
Holidays!*

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Winter Pruning

Winter is the best time to start pruning deciduous plants and trees, such as maples, shrubs, roses, most fruit trees and most of all your Monterey pines. They go dormant in the winter and some lose their leaves. Deciduous plants are best pruned in the winter because that's when they're dormant and less prone to disease.

Before you start hacking away at your yard, you may want to call in a professional Arborist from Advance Tree Service to give you their advice on what should be done, the proper handling during pruning is essential to ensure a healthy future for your trees and shrubs. So don't wait until it's too late, call your local Arborist at Advance Tree Service and Landscaping to help make your yard its very best.

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Happy Holidays!

*Here's to a season filled
with warmth, comfort
and good cheer*



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Cozy Fireplaces

...continued from page D1



Very efficient pellet stove at the Hamm's house.

Pellets burn cleaner and more efficiently than conventional logs, and leave less ash to clean up. Their model has a handy automatic pellet feeder and adjustable blower to control the temperature, and on top sits a whale-shaped container that, when filled with water and heated, pushes steam out of its blowhole – an instant humidifier. With a large comfy couch, big screen TV and built-in bookcases, their family room couldn't be more inviting.

Perched on a hilltop off of Reliez Road in Lafayette is the spacious dramatic home of Meggin and Bill Schlinkert. The couple and their four grown children love to travel, and Schlinkert calls her family room "Ode to Africa" in homage to the hand-carved wooden animals the kids brought back from their



Sailfish atop the Schlinkert's family room fireplace.



Dramatic window wall surrounding the Schlinkert's living room fireplace.

African adventures. In 1982, the prior owner installed the striking black granite fireplace as well as the built-in TV and audio niche in rich dark stained cherry.

The see-through fireplace, also clad in black granite in the airy living room, is surrounded by windows that lead to the generous dining room. Schlinkert, who teaches art, added an array of plants along with colorful paint and furnishings to enliven the space. "The cool part is, when you look outside and the azaleas and rhododendrons are blooming, it's magnificent," she says.

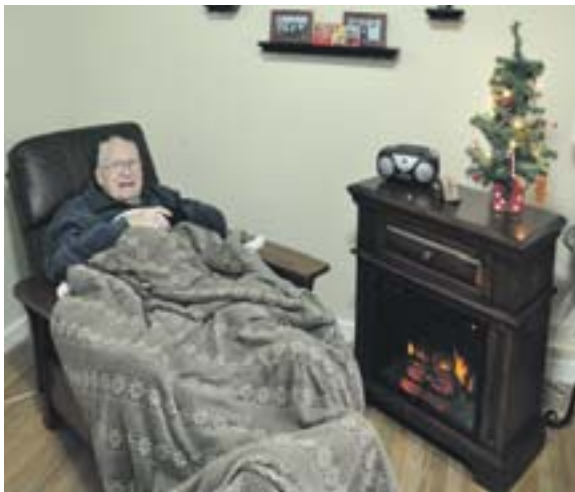
Semi-empty nesters, Jill and Jim Larsen have lived in Orinda for years, oldest kids Molly and Sam are in college with just their youngest child, Hank, at home. When they decided to remodel about six years ago, the one detail they were sure about was what kind of fireplace they wanted. They were inspired by the substantial rustic fireplace with stone hearth at their favorite Gualala restaurant, St. Orres, and recreated it as a focal point in their remodeled living room.



Classic stone fireplace at the Larsen home.

Finally, a Moraga couple was looking for added warmth at their senior care facility. Their daughter was able to purchase an electric fireplace heater that reminded her of an old TV set, similar to a piece of furniture. They come in three sizes to accommodate a variety of rooms. The pair loves to stretch out in comfortable chairs and listen to audio-books on a CD player and not have the bother of wood, smoke, bringing in a gas line or cleaning out ashes. They just plug it in and go, with zero emissions or pollutants – and since it's portable, they can create a cozy spot wherever it's needed.

What better way to take the chill off a cold winter night than cozying up to a crackling fire?



Jack Wuerth enjoys his electric fireplace.



Fireplace in the Schlinkert's breakfast room.

HAPPY HOLIDAYS



Lana Fitzpatrick,
Top 100 Realtor

... Lamorinda and a big
THANK YOU
for your business!

It has been my pleasure to
work with you this year.

I am grateful for your support
and appreciate your referrals!

A Happy, Healthy and Prosperous 2013 To All

Lana's sales in 2012

- 159 Lombardy, Orinda** 1,555,000 (buyer)
- 62 Moraga Via, Orinda** 920,000 (buyer)
- 8 Beaconsfield Ct., Orinda** 910,000 (buyer)
- 193 Holly, Orinda** 699,000 (listing)
- 57 Corte Del Sol, Moraga** 1,250,000 (listing sold off market, over list)
- 131 Walford, Moraga** 1,135,000 (buyer)
- 101 Brookline, Moraga** 625,000 (buyer)
- 114 Brookline, Moraga** (lease)
- 1903 Lakeshire, Walnut Creek,** 975,000 (buyer)
- 2307 Chesterton, Walnut Creek** 860,000 (buyer)
- 1871 Lamplight Ct., Walnut Creek** 525,000 (buyer)
- 1400 Ptarmigan #9, Walnut Creek** 115,000
- 1367 Silverwood, Danville** 757,000 (buyer)
- 527 Silver Oak, Danville** (lease)

Lana Fitzpatrick

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www.lanafitzpatrick.com

DRE # 01805218



The Home Designer

Inviting Guest Rooms

By Brandon Neff

It's the holidays, and chances are your home may be the outpost for a traveler, or two. Hopes are high for a joyful and peaceful time had by all, so take my advice and get that guest room ready. Creating a five star experience for your guests doesn't take a lot of money, but rather, it takes creativity, effort and some imagination.

What do all great guest rooms have in common? Comfort. Style. Luxury. Yes, and a few touches that make your guests feel spoiled.

What makes a guest room great are the thoughtful items that show your friends and family who stay there just how much you care about them and the time they spend in your home. To paraphrase the eccentric and flinty Diana Vreeland, it takes just as much energy to create an ugly space as it does to create something wonderful. Which do you prefer?

Bedtime Stories. When I have guests I always try and bring something spe-

cial to their stay, and I start with the bed. Nothing pampers your guests more than freshly washed sheets and fluffy down pillows. The simplicity of good bedding goes a long way toward saying, "Welcome home."

Add a touch of lavender to the sheets either in the wash, or by using scented dryer sheets - try Mrs. Meyers - a seductively simple, aromatherapy sleep inducer. Always keep an extra blanket handy, and a change of sheets available and at the ready. Extra points for a feather bed to pad the mattress. Heaven.

Hit List. Stocking the nightstand with the essentials is essential. Making your guests feel comfortable is the key, and anticipating a few of their needs will make everyone's visit (theirs and yours), more enjoyable. There's nothing worse than being woken up in the middle of the night by a voyager in search of a box of Kleenex, or an extra outlet to plug in

their ipad - am I right?

In addition to orienting your lodger with the lay of the room, I have a few items I always place by the bed for my guests - these are my preference, and I encourage you to come up with a few of your own. For starters, keep a glass handy and drinking water in an interesting flask or bottle, a vase with fresh flowers in one color (mandatory!), a pad of paper and a pen, an unscented candle (no one likes that Strawberry Shortcake variety) and a proper reading light.

Trust me, even the most modest accommodations will shine when accompanied by a few luxury touches.

Step up the pampering with a couple of good reads (a juicy paperback or travel book), a deck of cards and a local map or guide outlining a few sites you recommend in the area. If this all sounds a bit too Martha, get over it. This is your chance to open your home to the people you care about in a gesture of solemn generosity. I promise that in return you'll receive not only high praise from your guests, but the joy that comes from providing a taste of gracious living - it may even soothe a few savage beasts around the holidays! Can I get an Amen?

Design Is In The Details. In addition to the bedroom, take a look around the bathroom they'll be using - a close look around. Now is the time swap out that moldy shower curtain and polish up those dingy tiles - you're not running the Bates Motel, so step it up, people.

Keep an extra toothbrush, razor and hair dryer within reach - travelers tend to forget the simple things, and your thoughtfulness will not go unnoticed. Place your guest's shower and hand towels out - I suggest a different



Just a few amenities make your friends and family feel pampered

Photo courtesy A. Nisbet

color than your own if sharing the bathroom - in their room to avoid confusion.

Lastly, maybe most importantly, put out extra toilet paper - enough said about that.

I often say that life is short - fleeting and ignored by most. Sharing beautiful moments and providing comfort to those that you care about is your legacy. You have a choice to either go through your life like the masses, or to create your own experience for yourself and those you love - choose wisely.



Fresh sheets and an extra blanket make for a welcoming guest room.

Photo courtesy Brandon Neff Design



Brandon Neff is a Bay Area based Interior Designer. He can be reached at BrandonNeffDesign.com or at brandonneffdesign@yahoo.com.

ASK CYNTHIA: Reader Requests

Mushrooms

Hey Cynthia!

What do you know about collecting wild mushrooms? With the recent rains, we have 'shrooms springing up everywhere and we are wondering if they are edible?

Appreciate your knowledge.

Matthew

Hey Mathew:

Up until about 15 years ago I would have regaled readers with my fungi foraging forte since I regularly plucked Portobello's, pinkies, shaggy manes, shitake, puffballs, horn of plenty, and chicken mushrooms from pastures, trees, and grassy knolls. I salivate at the memory of these sublime delicacies gently sautéed in garlic, wine, and parsley smothering our Sunday supper entrees! Then a knowledgeable ol'timer near our ranch died from eating a poisonous champignon gathered on his property. My identification confidence disappeared and I now limit my mushroom stalking to farmer's markets.

If you are considering becoming a forager, remember to never eat any plant, berry, leaf, or seed without being 100 percent certain that it is edible. Even safe mushrooms may cause an allergic reaction in some individuals and there are many "look a likes" that are toxic and/or deadly. I call the poisonous fungi toadstools. In France, we used to bring suspect champignons to the nearest pharmacy for positive identification. I wish pharmacists in the U.S. possessed this training!

There are several good books on wild mushrooms, however, your better bet would be to study mycology, and the best bet would be to join a Mycological Society. There is one in San Francisco with a myriad of mushroom activities during the September through May growing season. Visit <http://www.mssf.org/>.

Be Safe! Happy Hunting and Bon Appetite!

Cynthia

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Cynthia Brian

The Goddess Gardener

Cynthia@GoddessGardener.com

www.GoddessGardener.com

I am available as a speaker, designer, and consultant.

Cynthia will answer one or more questions every other issue as space allows. Email your comments or questions to Cynthia@GoddessGardener.com

Lamorinda Home Sales recorded

...continued from Page D2

ORINDA

50 Donna Maria Way, \$1,250,000, 4 Bdrms, 2790 SqFt, 1951 YrBlt, 11-8-12;

Previous Sale: \$407,000, 08-29-96

3 Owl Hill Court, \$795,000, 3 Bdrms, 1519 SqFt, 1956 YrBlt, 11-7-12;

Previous Sale: \$44,500, 08-25-71

31 Parklane Drive, \$1,566,000, 4 Bdrms, 2594 SqFt, 1950 YrBlt, 11-6-12;

Previous Sale: \$1,400,000, 10-05-07

70 Rheem Boulevard, \$958,000, 3 Bdrms, 1909 SqFt, 1954 YrBlt, 11-9-12;

Previous Sale: \$730,000, 06-02-04

29 Van Ripper Lane, \$830,000, 3 Bdrms, 1428 SqFt, 1951 YrBlt, 11-9-12

120 Via Floreado, \$1,455,000, 5 Bdrms, 3482 SqFt, 1956 YrBlt, 11-14-12;

Previous Sale: \$900,000, 05-05-99

Happy Holidays!



J. Rockcliff



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ORINDA



55 Oak Road

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Offered at \$219,000

ORINDA



50 Camino Don Miguel

Special Country Club location amidst expensive homes. Lush setting with building site knoll and towering oaks, filtered views & total privacy.

Offered at \$545,000

ORINDA



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 opportunity raw land sale.

Offered at \$545,000

ORINDA



270 Camino Sobrante

Chic, mid-century modern in best OCC location. Beautifully remodeled 3bd/2ba features vaulted ceilings, gourmet kit. w/built in ofc level out to private patio & play area; spacious flat yard w/terraced flower beds & view deck.

Offered at \$999,000

ORINDA



81 Van Ripper Lane

Great 4bd/ 3.5ba rancher on one of the best Orinda streets. Great price too - move right in or remodel.

Offered at \$1,250,000

ORINDA



71 Camino Don Miguel

Beautifully renovated trad. charmer on priv. lane in heart of OCC. Custom detail throughout - fabulous redone kitchen, gorgeous mstr ste, formal LR & inviting FR. Lovely lvl garden w/ expansive brick patio + outdoor fireplace.

Offered at \$1,285,000

ORINDA



65 La Espiral

Updated 4bd/4ba w/beautiful custom features & amenities. Very well maintained. Majestic setting, lovely gardens, new pool + views/ privacy, fully fenced. Tuscany ambiance, European flair.

Offered at \$2,195,000

ORINDA



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

LAFAYETTE



1690 Reliez Valley Rd.

Fab 1+ acre ridgeline property w/ spectacular views of Mt. Diablo etc. Paved driveway to building site w/utilities & sewer at property. Includes preliminary plans for 4900+ sq ft home.

Offered at \$650,000

OAKLAND



4226 Terrace Street

Adorable remodeled 2bd/1.5ba bungalow walking distance to Piedmont Ave. w/ hardwood floors, open kitchen/ family room, formal living/dining rooms, great storage, & level grassy backyard. Walkscore of 94!

Offered at \$579,000

PLEASANT HILL



220 Gregory Lane

2bd/1ba major fixer on .21 acre lot that needs lots of TLC but real possibilities. Bring your contractor and investor. Good floor plan and hardwood floors. Price includes separate .23 acre lot.

Offered at \$475,000

WALNUT CREEK



3706 Waterford Lane

Gorgeous Traditional 4bd/3.5ba Northgate home. Many upgrades! New carpet, paint, re-finished hdwd flrs. Huge eat-in kit/FR. Formal dining & LR. Professionally landscaped back yard. Grand master w/adjoining den.

Offered at \$1,370,000

THE VILLAGE ASSOCIATES:

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Patricia Battersby
Joan Cleveland
Shannon Conner

Joan Eggers

Linda Ehrlich

Joan Evans

Linda S Friedman

Marianne Greene

Dexter Honens II

Anne Knight

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Art Lehman

Charles Levine

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Sue Olsen

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Jaime Roder

Altie Schmitt

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Ann Sharf

Molly Smith

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Lynda Snell

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Angie Evans Traxinger

Ignacio Vega

Terri Bates Walker

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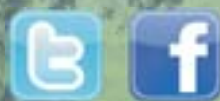
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