

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 07 Issue 9 Wednesday, July 3, 2013

## Honey, it's Harvest Time!

By Cathy Tyson



Everyone involved in this photo was stung.

Photo Jaya Griggs

For Andy and Wendy Scheck, publishers of Lamorinda Weekly, it was a day that was over a year in the making. They got their debut bee hive from Mike Vigo, also known as the Bee Rancher, back in 2012. After a tough winter, and their queen flying the coop, they patiently hoped for the day they could finally experience a bountiful honey harvest.

Andy Scheck clearly caught the honey-making bug, and regularly kept an eye on his backyard

hive when not attending to the paper. He described their first honey extraction as an “amazing experience” – golden yellow payback time.

With generally good, if slightly dry weather this spring, the accompanying nectar flow was just what these buzzing workers needed for honey production. With a new prolific queen, the couple witnessed an explosion of bee activity as their backyard guests foraged around their lush garden and around the neighborhood.



Digging Deep with Cynthia Brian

...read on page D8

After the bees did their part, it was time for the humans to suit up and get cranking – literally. The Schecks recently purchased their own shiny extractor – basically a stainless steel drum with a version of a rotisserie inside – that holds frames from the ‘honey super’ with a hand crank at the top.

The ‘honey super’ holds the honey-stocked comb in a slightly shallower box containing about 10 frames placed directly above the hive – kind of a spacious penthouse addition for the bees to stretch out and use for processed nectar deposits. When the honeycomb is full, the bees cap the comb with beeswax.

During the honey procuring process, the wax cap is first removed very carefully with a hot knife, then the frames are placed in the extractor and like a giant homemade ice cream machine, the cranking creates centrifugal force that sucks the honey out of the comb and down the interior of the drum to collect at the bottom, leaving the frames and the comb intact.

On a recent warm afternoon, toasty temperatures helped with the viscosity of the honey; Wendy Scheck was armed for the first time ever with a hot knife and specific instructions from the Bee Rancher.

The couple set up in their garage for their initial extraction, the four frames that they took honey from that day producing about 10.20 pounds of honey. Partnering in the newspaper business as well as in honey harvesting, Wendy Scheck carefully sliced off the top layer of waxy comb. She had to be diligent; it's easy to melt the entire comb if the knife is too close or slices too slowly.

...continued on page D4



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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	15	\$520,000	\$3,200,000
MORAGA	6	\$750,000	\$1,650,000
ORINDA	17	\$339,000	\$1,740,000

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

- 3394 Angelo Street, \$895,000, 3 Bdrms, 1704 SqFt, 1950 YrBlt, 5-31-13  
3577 Boyer Circle, \$520,000, 3 Bdrms, 1662 SqFt, 1948 YrBlt, 5-31-13;  
Previous Sale: \$745,000, 04-30-09  
150 Castle Court, \$1,355,000, 4 Bdrms, 3538 SqFt, 1970 YrBlt, 5-22-13  
3396 East Terrace, \$950,000, 3 Bdrms, 1301 SqFt, 1955 YrBlt, 5-29-13;  
Previous Sale: \$986,000, 05-23-07  
3767 Happy Valley Road, \$1,365,000, 4 Bdrms, 2973 SqFt, 1989 YrBlt, 5-31-13;  
Previous Sale: \$1,360,000, 05-23-07  
1122 Hidalgo Court, \$1,119,000, 4 Bdrms, 1774 SqFt, 1960 YrBlt, 6-4-13;  
Previous Sale: \$1,101,000, 05-08-07  
825 Hidden Pond Court, \$1,050,000, 3 Bdrms, 2784 SqFt, 1991 YrBlt, 5-29-13;  
Previous Sale: \$850,000, 03-16-04  
1244 Laurel Lane, \$1,050,000, 3 Bdrms, 1740 SqFt, 1950 YrBlt, 5-31-13;  
Previous Sale: \$240,000, 02-06-98  
660 Los Palos Drive, \$1,775,000, 5 Bdrms, 3388 SqFt, 1953 YrBlt, 5-23-13;  
Previous Sale: \$409,000, 05-26-95  
3187 Lucas Drive, \$850,000, 3 Bdrms, 1283 SqFt, 1956 YrBlt, 5-31-13;  
Previous Sale: \$87,000, 02-23-78  
852 Moraga Road, \$990,000, 3 Bdrms, 1922 SqFt, 1946 YrBlt, 6-3-13;  
Previous Sale: \$879,000, 11-08-04  
3232 Quandt Road, \$1,388,000, 6 Bdrms, 3480 SqFt, 1965 YrBlt, 5-22-13  
26 Sanford Lane, \$3,200,000, 4 Bdrms, 4923 SqFt, 2008 YrBlt, 5-31-13;  
Previous Sale: \$3,000,000, 09-16-09  
3493 Silver Springs Road, \$1,200,000, 3 Bdrms, 2143 SqFt, 1958 YrBlt, 5-24-13  
3256 Woodview Drive, \$832,500, 3 Bdrms, 1475 SqFt, 1949 YrBlt, 5-24-13;  
Previous Sale: \$325,000, 05-14-97

### MORAGA

- 77 Marie Place, \$885,000, 4 Bdrms, 2102 SqFt, 1967 YrBlt, 5-29-13;  
Previous Sale: \$780,000, 03-26-10  
57 Parson Brown Court, \$1,650,000, 4 Bdrms, 2796 SqFt, 2001 YrBlt, 5-24-13;  
Previous Sale: \$1,264,000, 10-31-01  
349 Tharp Drive, \$1,050,000, 4 Bdrms, 2470 SqFt, 1966 YrBlt, 5-30-13;  
Previous Sale: \$1,057,500, 10-20-06  
28 Via Barcelona, \$750,000, 3 Bdrms, 2234 SqFt, 1989 YrBlt, 5-31-13;  
Previous Sale: \$649,000, 03-26-10  
8 Warfield Drive, \$1,150,000, 5 Bdrms, 2860 SqFt, 1968 YrBlt, 5-30-13;  
Previous Sale: \$499,000, 07-28-98  
4 Whiting Court, \$1,350,000, 4 Bdrms, 3197 SqFt, 1999 YrBlt, 5-24-13;  
Previous Sale: \$1,100,000, 05-01-03

... continued on page D6



*Laura Abrams*

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# Honey, it's Harvest Time!

...continued from page D1



*Wendy Scheck uncaps a frame with the hot knife*

After the frames were spun in the extractor, any debris or bits of wax comb that may have gotten loose were filtered out, leaving only fresh clear honey that was finally poured into glass containers.

The Vigos had a bountiful harvest as well, and will sell jars of the liquid gold at Jennifer Vigo's store in Orinda, ReChic Boutique 101, under the very exclusive Bee Rancher "Lamorinda Wild Flower Honey" label.

The Schecks said leaving the remainder of the comb intact was good advice from Vigo – it's like doing a slight remodel, rather than a complete tear

down. This way the bees won't have to expend as much energy to re-create an entire comb, giving them more energy to focus on honey production. They gently cleaned the frames and returned them to the hive.

"In theory a hive should produce 50 to 100 pounds of honey in one full season," said Vigo. The total honey production number includes a second harvest in late fall. "My worry about 2013 is rainfall; especially after a dry 2012, it might not produce an ample nectar flow."

The Schecks are thrilled with their first harvest, and consider themselves bee landlords since the estimated 60,000 to 70,000 bees in their hive can always leave if they're not happy.

And much like any good landlord, the Schecks give the bees enough space, a well maintained home

and, mostly, leave them alone.

For information about honeybees, harvesting and more, visit [beerancherbuzz.com](http://beerancherbuzz.com).



*Honey drains from Vigo's extractor Photo Barbara Boster*



*Uncapped honey*

*Photo Barbara Boster*



*Capped honey*

*Photo Barbara Boster*



*Empty frames*

*Photo Andy Scheck*

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### One-Story Campolindo Home With Large Level Yard



117 Calle La Montana, Moraga

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#### Pleasant Hill



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#### Moraga



Represented Buyer; preemptive offer accepted

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Represented Buyer; winning bid, multiple offers

#### Pleasant Hill



Represented Seller; sold for 15% over-asking

#### Redwood Heights



Represented Buyer; winning bid, multiple offers

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## Lamorinda Home Sales recorded

...continued from Page D2

### ORINDA

- 30 Carisbrook Drive, \$947,500, 3 Bdrms, 1723 SqFt, 1958 YrBlt, 5-31-13  
119 Coral Drive, \$950,000, 3 Bdrms, 1470 SqFt, 1960 YrBlt, 5-22-13;  
Previous Sale: \$775,000, 09-01-09  
2 Crown Court, \$827,500, 3 Bdrms, 1453 SqFt, 1957 YrBlt, 5-24-13  
15 Descanso Drive, \$1,043,000, 4 Bdrms, 2015 SqFt, 1960 YrBlt, 5-23-13;  
Previous Sale: \$93,500, 06-04-76  
33 Knickerbocker Lane, \$1,100,000, 3 Bdrms, 1767 SqFt, 1961 YrBlt, 5-30-13;  
Previous Sale: \$772,000, 05-30-02  
41 Meadow View Road, \$900,000, 3 Bdrms, 1633 SqFt, 1951 YrBlt, 5-23-13  
19 Monte Vista Road, \$640,000, 3 Bdrms, 1760 SqFt, 1958 YrBlt, 5-28-13;  
Previous Sale: \$615,000, 08-05-03  
634 Moraga Way, \$872,500, 3 Bdrms, 1868 SqFt, 1959 YrBlt, 5-22-13  
31 Oak Drive, \$725,000, 4 Bdrms, 1604 SqFt, 1950 YrBlt, 5-30-13  
1 Oak Flat Road, \$1,360,500, 3 Bdrms, 2479 SqFt, 1946 YrBlt, 5-30-13;  
Previous Sale: \$1,000,000, 01-30-02  
102 Oak Road, \$1,740,000, 3 Bdrms, 3770 SqFt, 1998 YrBlt, 6-4-13;  
Previous Sale: \$1,225,000, 05-03-00  
11 Overhill Court, \$1,435,000, 5 Bdrms, 3650 SqFt, 1982 YrBlt, 6-4-13;  
Previous Sale: \$1,320,000, 04-11-08  
9 Patricia Road, \$850,000, 3 Bdrms, 1400 SqFt, 1999 YrBlt, 5-24-13;  
Previous Sale: \$55,000, 11-14-97  
5 Sunrise Hill Road, \$339,000, 4 Bdrms, 3518 SqFt, 2001 YrBlt, 5-23-13;  
Previous Sale: \$1,300,000, 11-12-03  
22 Valencia Road, \$1,037,500, 3 Bdrms, 2777 SqFt, 1952 YrBlt, 5-22-13;  
Previous Sale: \$465,000, 07-27-98  
84 Van Ripper Lane, \$1,305,000, 3 Bdrms, 2182 SqFt, 1953 YrBlt, 5-29-13;  
Previous Sale: \$1,100,000, 09-15-05  
15 Via Floreado, \$1,215,000, 4 Bdrms, 2352 SqFt, 1946 YrBlt, 6-4-13

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## Digging Deep with Cynthia Brian

# Salute to the Season

By Cynthia Brian

Like a middle child, July emerges with a bang, fireworks, parades, and the celebration of our American independence. Sandwiched between the end of school, graduation, and Father's Day month of June and the vacation, travel, back-to-school month of August, July must grab our attention swiftly, lest it be lost between its frenzied siblings. And capture our interest it does with an abundance of luscious fresh fruits, vegetables, herbs to nurture our bellies, and a profusion of sizzling hot hued plants to seduce our spirits.

Summer is in full swing in the garden. This is the season of plenty. For a gardener, the shed becomes a playhouse, and shears the tool of choice as we trim, cut, prune, and fill our baskets with food and flowers to share. Containers are overflowing with pretty petunias and spilling lobelia as we welcome our visitors to a party on the patio.

We witness the bud burst of agapanthus into brilliant blue blooms within days. Gladioli spires shoot for the stars, their cherry throats contrasting spectacularly with the grays of the dusty miller. Honeybees dance on the magnolias, hollyhocks, penstemons, and



*Pink bower vine twines around a pergola.*

flowering succulents, sucking the nectar and pollinating surrounding specimens. Fences of scarlet trumpet vine herald the arrival of butterflies and humming-

*Photos Cynthia Brian*

birds. Asiatic lilies in colors of the rainbow poke their heads above the crowd making sure they are recognized. Hydrangea blooms are as big as beach balls, mandevilla and pink bower vine enliven arbors and pergolas. The garden is alive, vibrant, and waiting to be enjoyed.

Like all celebrations, there are always a few inconveniences that need to be addressed. Here are my favorite ways of eliminating the pests.



*Fennel seeds are delicious raw or dried. Stems make lovely cut arrangements.*



*Butter colored Asiatic lilies reach for the sun.*



**Yellow Jackets:** If you have yellow jackets plaguing your summer barbecues, you need to follow the yellow flyers back to their nest. Yellow jackets live and hatch in holes in the ground. While it is advised to hang a trap only on the day of your event, contrary to popular belief, the more yellow jacket traps you set, the more yellow jackets you'll have to contend with because when a soldier dies, the Queen doubles her duty to produce more warriors for the colony. The hard part is finding the nest. Once you've located it, instead of buying a spray, call Vector Control. A professional will come free of charge, dress in a bee keeper's suit, and go to work spraying the nest with long hoses to kill the queen. The problem with commercial repellents is that they can't get far enough into the tunnels. When my yellow jacket issue arose, Vector informed me that the underground nest was probably at least thirty feet of winding chambers filled with thousands of yellow jackets.

...continued on page D10



*Agapanthus budding. Deer will eat the buds and blooms so plant in protected areas.*

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# Digging Deep with Cynthia Brian

...continued from page D9



*Fence completely covered in scarlet trumpet vine.*

*Photos Cynthia Brian*

**Mosquitoes:** Plant lemongrass, the main repellent ingredient in citronella candles. Crush or dry the leaves, mix with alcohol or oil and apply to your body, clothing, or make a spray for outdoor areas as a deterrent. Set out citronella candles and torches. Buy Dunks for your fountains, which don't hurt wildlife but kill the mosquito larvae, and call Vector Control again to get mosquito fish if you have a pond. The ThermaCell Mosquito Repellent Patio Lantern sold at hardware and home stores is another great resource.

**Snails and Slugs:** If snails and slugs are munching your seedlings, handpick at night when they are feeding, wrap copper strips around perimeters of the problem area, or trap in pans of beer. Coffee grinds and wood ash are also deterrents. Make sure to remove garden debris and look under rocks and flowerpots. Since they are hermaphroditic, they will fertilize themselves producing 30 to 120 offspring that begin eating the moment they hatch.

With the irritants under control, focus your attention on pleasant summer guests. Quail, robins, finches, and orioles brighten the landscape with their song and their antics. Provide birdbaths, fountains, and feeders to keep them frolicking in your yard. Fill a clay saucer with water for the butterflies and if you have a swimming pool, rescue the bees that attempt a drink but are doomed to drown. Don't confuse bees with yellow jackets. Bees don't hover around food, only yellow jackets do.

The feast begins in the orchards, potagers, vegetable, and herb gardens. Plums, apricots, peaches, apples, nectarines, and cumquats are at their peak. Berries of many varieties ripen this month including blackberries, elderberries, blueberries, raspberries, fuchsia berries, and strawberries. With the exception of the elderberry, pick and eat straight from the vine or tree or make heavenly pies, smoothies, jams,

jellies, and sorbets. Bulb fennel boasts sprays of yellow flowers, tomatoes, peppers, zucchini, and cucumbers are sweet and prolific. Home gardeners are privy to their own customized produce aisle.

The season of plenty is upon us. Stand, salute, and raise the flag. The greatest reward is sharing the treasures from our own soil. A garden is to give. A garden is to grow.



*Magenta hydrangea blooms get as big as beach balls adding beauty to any landscape.*

# Cynthia Brian's Gardening Guide for July

*"Nature exists to be enjoyed, not controlled." – Alan Cohen*

We are all witness to the bizarre weather patterns that our planet has experienced in the past few months. As much as we want to be kings of the world, the reality is that Mother Nature is always in charge. While we can do our part to be eco-friendly and sustainable, we also need to prepare our homes, gardens, families, and pets for the unexpected. July is a wonderful time to get up, get out, and get going on a local level whether it be a short jaunt around the neighborhood or a pool party in the backyard. Get in touch with what we have. Be a tourist in your own town. Whatever you do, spend as much time as possible soaking up the nurture of nature. As of a friend of mine exclaimed, "Be it ever so brief, a time in the garden soothes your soul as a sensual experience, and a summer gift."

- **UNPLUG** from electronic devices for at least 20 minutes per day five days a week and walk in nature. A study of hikers found that they scored 50 percent better on creativity test after spending four days in nature disconnected.
- **CURSED** with a black thumb, check out the Bluetooth-enabled, low-energy, smart sensor that is placed in the soil of a potted plant to beam real-time data of fertilizer, PH levels, sunlight, humidity, and temperatures to an app on your smartphone. Visit [www.parrot.com](http://www.parrot.com).
- **SHADE** your hydrangeas or other shade-loving plants by adding concrete into a partially buried terracotta pot to create an umbrella holder. (Submitted by reader Candy Kattenburg)
- **PICNIC** with produce from your garden or farmer's market after a hike at the Lafayette Reservoir or other local trails.
- **ADD** drama to a drab arrangement with the dangling seed heads of amaranths. In a vase the blooms last 10-14 days. Hang bunches upside down to dry.
- **PREPARE** for fall color by planting the shrubs of barberry, cotoneaster, nandina, and pyracantha or add a dwarf Japanese maple to a container.
- **START** thinking about what bulbs you want for next spring. Catalogues are already filled with the newest attractions and will be in nurseries by September. My favorites are the easy-to-grow perennial bulbs like narcissus, wood hyacinth, and freesia, which spread and return year after year in our mild climate.
- **KEEP** a bottle of hydrogen peroxide in your gardening kit. When you get pricked by a bramble or cut by a branch, a quick clean up is in order. And don't forget to have your tetanus shot every 10 years.
- **STAKE** tomatoes and tall perennials before they tumble.
- **REDUCE** your mosquito population by emptying any vessel with even a few drops of water. If you have a pond, call Vector Control for free mosquito fish, (925) 685-9301. Ask for Felipe.
- **CLEAR** dry grasses, brush, wood, and other flammable materials as far from your home as possible. Fire season is raging this year.
- **CONTINUE** the cornucopia of fresh produce through succession planting. Plant pole beans where you had broccoli, peppers where kale grew, replace spinach with eggplant. In addition, every three weeks, sow more seeds of arugula, beets, lettuce, carrots, radishes, edamame, and whatever you consume the most.
- **RAISE** the red, white, and blue not only on the Fourth of July. Everyday is Independence Day for those of us fortunate to live in America. Plant a patch of red begonias, white candytuft, and blue salvia in honor of our freedom.
- **ENSURE** a flush of bloom past Labor Day by planting colorful annuals of cosmos, zinnia, nasturtiums, marigold, and sunflower.
- **PINCH** the tops of herbs to keep them from bolting or going to seed. The flowers are edible, flavorful, and filled with vitamins.
- **MOW** your lawns properly by raising the blades as the weather warms to encourage deeper roots and green grass.
- **MULCH** around your shrubs and bushes with a layer of wood chips or shredded bark to conserve water and keep the soil cooler. In your veggie garden, use straw or decomposed leaves as they decompose faster.
- **WASH** clothes and shower after working in the yard or hiking in the hills. Check yourself for ticks and fleas.
- **KEEP** your houseplants content and flourishing by watering deeply when the soil is 20 percent dry to the touch. Make sure they have plenty of light, but not direct scorching sunlight. Scan for bugs and if found, spray outside with organic insecticide.
- **MUDDLE** mint and whip up a refreshing summer cocktail or infuse basil in your favorite beverage.
- **WAVE** at your favorite writers and publishers from the Lamorinda Weekly as they march in the Orinda Fourth of July Parade.

Have a blast of a day on the Fourth of July and may the entire month be filled with fireworks, fun, family, friends, and frivolity. Salute the summer season.

Happy gardening and happy growing to you!

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The Goddess Gardener

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925-377-7827, Cynthia is available as a speaker and consultant.



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## KEEPING TREES HEALTHY

Generally speaking, trees don't need us to grow. But they need our help to stay healthy and safe. Having your trees checked by an ISA arborist on a regular basis is a wise choice. As a professional we may be able to see the dangers that lurk ahead and can solve them before they can become a bigger problem or even dangerous.

So don't wait until it's too late, have a complete inspection by your local ISA Certified Arborist at Advance Tree Service and Landscaping for all your tree care needs.

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## ORINDA



New Price

**9 Las Piedras** Picturesque 6 bedroom private estate in a park like setting. Views, level lawn and recreational pool. Classic custom home with vaulted ceilings, walls of windows, and hardwood floors.

**\$1,295,000**

## ORINDA



**199 Crestview Drive** Fab 3400 sf home built in 2006 w/beautiful architectural detail. Gorgeous granite kit opens to expansive family room w/vaulted ceiling, custom fireplace. Outdoor kit, huge level lawn. Private & quiet.

**\$1,498,000**

## ORINDA



**29 La Vuelta** Custom built contemporary in heart of OCC. Impressive entry, spacious living & well-appointed kit, walls of windows, master w/private terrace. Au pair quarters w/full kit. Separate office.

**\$1,595,000**

## ORINDA



**393 Camino Sobrante** Elegant 4bd/3.5ba, 3653sf updated custom traditional in country club location. Chef's kitchen/din&fam rm combo; 2nd family room on lower level; large patio w/outdoor kitchen, pool & spa. A showplace!

**\$1,999,000**

## ORINDA



**17 Tappan Lane** Vistas across Orinda come alive from all rms of this spacious 4,155 sf w/ 6 bd/4 ba & 2 half ba. High ceilings & light & bright. Perfect for fun in the sun w/yards, decks, pool, & vineyard on 1.15 ac.

**\$2,495,000**

## ORINDA



**40 Los Altos** Majestic, inspiring, tranquil. It doesn't get any better! 5bd/3.5ba on private gated 2.27 ac with pool/ cabana, tennis court/ cabana and serene garden paths.

**\$3,595,000**

## ORINDA



**33 Dias Dorados** OCC prime location historical Spanish Hacienda on 1.67 acre spectacular grounds. Beautifully updated, Grand living areas, wine cellar, library, fabulous master, stylish guest house, 4 car garage.

**\$3,950,000**

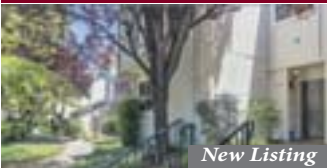
## ORINDA



**92 Sandhill Road** Absolutely One-of-a-Kind Bay Area Home w/captivating, sweeping views from every rm. Perched on foremost knoll of the coveted Sandhill enclave. Ideal for active family as well as large scale entertaining.

**\$5,800,000**

## MORAGA



New Listing

**537 Chalda Way** Rheem Gardens Townhome - Beautifully updated kitchen w/granite countertops & stainless appliances, 3bd/2ba, indoor laundry, fireplace, & lots of storage.

**\$479,000**

## MORAGA



New Listing

**21 Tamarisk** Beautifully maintained Moraga Country Club home with 3bd/2ba, eat-in kitchen, indoor laundry, hardwood floors, vaulted ceilings, new deck, and private backyard.

**\$789,000**

## LAFAYETTE



New Listing

**3381 S. Lucille Lane** Cute 3bd/2ba with Mt. Diablo views. Quiet setting that backs to open space. Great starter home in Lafayette.

**\$679,000**

## LAFAYETTE



Pending

**3385 Angelo Street** Lovingly expanded to be a charming 3bd/2ba 1955 sq ft home on gorgeous .3 ac lot in the heart of Reliez Valley. History and panache! Detached extra rms for play/work/exercise.

**\$1,079,000**

## MARTINEZ



New Listing

**110 Alhambra Hills Drive** Pride of ownership! Beautifully maintained 3bd/2ba, 1420 sq ft home nestled in hills near Pleasant Hill/ Lafayette border, commute, and shopping. Lovely yard and loads of charm.

**\$525,000**

## PLEASANT HILL



New Listing

**537 Viking Drive** 3bd/2ba within walking distance to 12+ yrs of schools, Paso Nogal Park, Contra Costa Canal Trail. Convenient to commute & shopping. Larger, private fenced backyard perfect for play & entertaining.

**\$450,000**

## PLEASANT HILL



**148 Beverly Drive** Beautifully renovated two story home. Wood floors, crown molding, granite kit., 5 well appointed bedrooms. Fabulous level yard w/expansive lawn & patio. Side yard for boat or RV. Great family neighborhood.

**\$619,000**

## RICHMOND



**6170 Plymouth Avenue** 3bd/1.5ba with 2850 sq ft Richmond View home, needs lots of TLC but real possibilities. Price includes separate .40 acre lot for possible development. Possible probate sale!

**\$489,000**



## THE VILLAGE ASSOCIATES:

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 Patricia Battersby  
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