

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 07 Issue 12 Wednesday, August 14, 2013



Looking for Fruit Flies

...read on page D10

## An Automotive Innovator's Historical Home *The house that busses built*

By Cathy Tyson

The stately Mediterranean home on the ninth fairway of the Orinda Country Club, built in 1929, can trace its history back to one of the brothers who was a leader in the bus construction business with the Fageol Motor Company started in Oakland in 1916. Innovators Frank and Bill Fageol had a vision that began with the redesign of a tractor, and turned it into a successful business that revolutionized how buses and trucks were built.

Prior to the 1906 earthquake, the Fageol brothers were in charge of sales and service at the Rambler dealership at the corner of Telegraph and 37th Street in Oakland, eventually acquiring the Rambler distributorship. Business of these new-fangled cars must have been good – a directory circa 1908 reveals that six other Fageol family members, no mention of spouses or children, had moved to Oakland from Iowa and were working at the dealership. Presumably the grandiose Orinda home was meant to house the large extended family.

Fageol Motor Company was in the right place at the right time to leverage growth in California; the firm purchased four acres of land



View of the front of the Casa del Sueño.

near Foothill Boulevard and 106th Avenue for their auto, truck and bus plant in 1917. In the early days of bus manufacturing, multi-passenger vehicles were basically stretched automobile touring cars mounted on a truck chassis.

The Fageol brothers teamed up

with designer Horatio Smith, and started building busses from the ground up with a wider stance to resist flipping over while cornering, unfortunately a common occurrence back in the day. The vehicles were called “safety coaches,” featuring a floor just two feet above the roadway

for ease of use, and a door at the end of each row of seats, firsts for the fledgling bus business. Business was good, the Oakland Tribune announced, “gross sales of Fageol Motors in 1925 were \$5,345,000.”

...continued on page D4



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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	14	\$605,000	\$2,436,500
MORAGA	12	\$237,000	\$1,620,000
ORINDA	16	\$625,000	\$2,400,000

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

- 938 1st Street, \$1,098,000, 3 Bdrms, 2095 SqFt, 1996 YrBl, 7-3-13;  
Previous Sale: \$394,500, 11-27-96
- 317 Buckeye Court, \$815,000, 5 Bdrms, 2799 SqFt, 1971 YrBl, 7-9-13;  
Previous Sale: \$1,225,000, 10-07-05
- 663 Glenside Drive, \$2,436,500, 4 Bdrms, 2162 SqFt, 1949 YrBl, 7-2-13;  
Previous Sale: \$830,000, 04-03-12
- 133 Haslemere Court, \$675,000, 3 Bdrms, 1638 SqFt, 1988 YrBl, 7-12-13;  
Previous Sale: \$513,000, 05-08-13
- 3381 Hermosa Way, \$1,900,000, 4 Bdrms, 3439 SqFt, 1953 YrBl, 7-16-13;  
Previous Sale: \$1,280,000, 12-07-05
- 625 Huntleigh Drive, \$1,550,000, 5 Bdrms, 2760 SqFt, 1958 YrBl, 7-16-13;  
Previous Sale: \$1,387,500, 10-09-09
- 704 Las Trampas Road, \$1,875,000, 4 Bdrms, 2992 SqFt, 1956 YrBl, 7-3-13;  
Previous Sale: \$575,000, 05-31-95
- 3232 Lucas Circle, \$1,110,000, 3 Bdrms, 2413 SqFt, 1986 YrBl, 7-11-13;  
Previous Sale: \$549,000, 07-22-99
- 3200 Lucas Drive, \$1,475,000, 3 Bdrms, 1358 SqFt, 1956 YrBl, 7-12-13
- 2608 Pebble Beach Loop, \$605,000, 4 Bdrms, 1604 SqFt, 1963 YrBl, 7-15-13;  
Previous Sale: \$295,000, 12-22-98
- 3948 Quail Ridge Road, \$1,979,000, 4 Bdrms, 4222 SqFt, 1981 YrBl, 7-16-13;  
Previous Sale: \$1,800,000, 09-27-04
- 567 Silverado Drive, \$1,185,000, 4 Bdrms, 1851 SqFt, 1959 YrBl, 7-10-13;  
Previous Sale: \$900,000, 12-17-09
- 1000 South Thompson Road, \$877,000, 3014 SqFt, 1950 YrBl, 7-3-13;  
Previous Sale: \$282,000, 05-01-87
- 3256 Sweet Drive, \$930,000, 3 Bdrms, 1218 SqFt, 1952 YrBl, 7-11-13;  
Previous Sale: \$725,000, 08-31-04

### MORAGA

- 148 Ascot Court #2, \$237,000, 2 Bdrms, 945 SqFt, 1971 YrBl, 7-16-13;  
Previous Sale: \$361,000, 02-16-05
- 1965 Ascot Drive #2, \$365,000, 2 Bdrms, 1421 SqFt, 1966 YrBl, 7-3-13;  
Previous Sale: \$330,000, 06-06-02
- 1996 Ascot Drive #D, \$354,000, 2 Bdrms, 1066 SqFt, 1973 YrBl, 7-3-13
- 2075 Ascot Drive #120, \$320,000, 2 Bdrms, 1204 SqFt, 1971 YrBl, 7-16-13;  
Previous Sale: \$140,000, 07-15-98
- 2083 Ascot Drive #232, \$400,000, 3 Bdrms, 1491 SqFt, 1971 YrBl, 7-10-13;  
Previous Sale: \$369,000, 09-17-08
- 341 Constance Place, \$1,620,000, 5 Bdrms, 3663 SqFt, 1969 YrBl, 7-5-13
- 237 Corliss Drive, \$1,095,000, 4 Bdrms, 2821 SqFt, 1978 YrBl, 7-15-13;  
Previous Sale: \$532,000, 08-12-98
- 1011 Del Rio Way, \$1,290,000, 4 Bdrms, 2437 SqFt, 1967 YrBl, 7-9-13;  
Previous Sale: \$650,000, 08-24-00
- 9 Francisca Drive, \$675,000, 3 Bdrms, 2095 SqFt, 1984 YrBl, 7-10-13;  
Previous Sale: \$754,000, 08-30-05
- 293 Lakefield Place, \$1,025,000, 5 Bdrms, 2358 SqFt, 1966 YrBl, 7-3-13;  
Previous Sale: \$925,000, 03-25-04
- 415 Stonefield Place, \$1,285,000, 4 Bdrms, 2187 SqFt, 1968 YrBl, 7-9-13;  
Previous Sale: \$1,085,000, 06-20-12
- 17 Wandel Drive, \$868,500, 4 Bdrms, 1565 SqFt, 1959 YrBl, 7-11-13;  
Previous Sale: \$64,900, 04-23-76

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# Historical Home

...continued from page D1

Bolstered by the company's success, Frank Fageol and wife started on the home that shares many design elements found in the Orinda Country Club, which was founded a few years before construction started on the home in 1926 and was completed in 1929.

Call it creative differences, the brothers left Fageol Motor Company in 1927 to form a venture in Ohio that focused on a dual engine city bus called Twin Coach. That enterprise eventually branched out into trolley buses to keep pace with demand. The streetcar version for city use featured what's believed to be the first bus with air brakes. Sadly the firm couldn't survive the Depression, and went into receivership. It was re-organized as Fageol Truck and Coach in 1938. The factory was purchased by T.A. Peterman which produced Peterbilt trucks starting in 1939.

The gracious hacienda-style home just off Camino Sobrante, now 84-years-old, has three apartments on the property, set up as a family compound around a central patio area facing the golf course. Each apartment – two in the main house and one above the detached garage – has a separate kitchen with one bathroom and one bedroom. With a total of five kitchens, nine-plus bedrooms and nine full bathrooms with two powder rooms, the property has approximately 11,000 square feet of living space.

Original owner Frank Fageol and his wife had a

keen eye for detail; the main home is full of custom design work that has stood the test of time along with many current upgrades, like wi-fi that was unimagin-

able when ground was broken on the house at the time Herbert Hoover was president.

...continued on page D6



Rear courtyard area with fountain.

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### 798 Ruth Dr, Pleasant Hill



Totally updated with high-end finishes; near new roof & dual pane windows; granite counters; maple cabinets; stainless appliances; crown molding; built in surround system; walking distance to schools. \$529,950

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## The Summer Sale Mark-Up

By Andi Peterson Brown

It's no secret that the housing market is on the rebound this year, and Lamorinda has been no exception. Compared to 2012, Lamorinda prices jumped about 20% during the first half of this year, with a 22% average price increase in Lafayette leading the pack. Moraga and Orinda averages increased 19% and 17% respectively—not too shabby either.

Ask any local realtor and they will all tell you the same thing: the 2013 spring market was intense. Competition was fierce for homes, and listing agents put offer deadlines in place to add order and fairness to what could have become utter chaos. Almost every single listing received 5, 10, or even 15+ offers and sold for well over the asking price. Most buyers geared up to write at least three to five offers before landing a home.

Since mid-July, the intensity seems to have eased somewhat. Many homes are still receiving multiple offers, but not to the same degree as in the spring. Some homes are not receiving multiple offers at all, and not every listing has an offer deadline anymore. With prices up and interest rates now around 4.5 -5% (still historically low), some balance seems to be returning to the market.



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## Historical Home

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Main lounge with custom chandeliers.

It's unclear how many amenities are original to the home and which were added in later years but the secluded home on over an acre lot features a green house, koi pond, forge, swimming pool, shady secret garden with babbling brook and two ponds covered in lily pads that are screened from the golf course with mature oak and pine trees. On the lowest level is a spacious cantina party room with generous fireplace and full kitchen.

One of the highlights of Casa del Sueño, or "house of dreams," is the massive main salon that typifies Mediterranean style with a stunning stone floor, dramatic windows, and immense fireplace featuring a dragon-inspired firewood holder and fireplace screen that compliment the extraordinarily large chandeliers mimicking the dragon motif.

All the iron work was hand-forged on the property, including the Juliette balconies that open onto the stately two-story lounge. The original stone floors are in excellent condition, along with the unique mosaic tiled staircase.

Hand-painted designs on the beams in the main living room include tiny carved monks that support the rafters. An original organ sits in the mezzanine balcony to entertain guests.



One of the hand crafted monk figurines at the base of the rafters.

In the dramatic turret, accessed just off the main entryway via a narrow winding flight of stairs is command central, where the current owner had a number of computers spread out on an enormous desk. With windows on three sides, the room deftly shows off a view of the manicured front garden and fountain.

While most of the main spaces of the property, grand salon, central kitchen, and bedrooms have been lovingly restored to their original glory, some parts of the property are in need of updating – specifically the apartments.

Casa del Sueño, which is scheduled to be on the market soon, is truly spectacular, but definitely has some quirky elements that could provide a new owner with a blank slate to personalize.



Juliette balcony overlooking main lounge with dragon motif railing that was forged on the site.

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**Jennifer Chen**

**925.216.1772**



**124 Alamo Springs Drive, Alamo** Beautifully landscaped front yard w/circular driveway, masonry columns, fountain, and private motor court w/automatic iron gates. Spectacular iron & glass entry door illuminates the foyer. Sensational kitchen w/all the bells & whistles including Wolf, Subzero, Fisher-Paykel, a wine closet. 5bds, 4/5baths & so much more!

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**Peter Polce**

**925.362.0476**

<http://www.alamospringsdrive.com/>



**Walnut Creek ~ Views, Views, Views,** from almost every room of this 5200 sq. ft. 5 bedroom 5 bath home with separate office or 6th bedroom. Gorgeous grounds include large deck with spa overlooking the City Lights and vineyard. Minutes to town, bart, and top rated schools. Call for private showing!

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## Lamorinda Home Sales recorded

...continued from Page D2

### ORINDA

- 67 Ardilla Road, \$675,000, 3 Bdrms, 1976 SqFt, 1938 YrBlt, 7-12-13  
 108 Camino Sobrante, \$1,014,000, 3 Bdrms, 1836 SqFt, 1975 YrBlt, 7-16-13; Previous Sale: \$665,000, 02-11-03  
 32 Claremont Avenue, \$759,000, 3 Bdrms, 1095 SqFt, 1957 YrBlt, 7-3-13; Previous Sale: \$667,000, 10-27-09  
 5 Cresta Blanca, \$625,000, 2 Bdrms, 1210 SqFt, 1951 YrBlt, 7-10-13  
 12 Dias Dorados, \$1,265,000, 4 Bdrms, 2989 SqFt, 2000 YrBlt, 7-3-13; Previous Sale: \$1,375,000, 10-13-05  
 266 Glorietta Boulevard, \$1,307,000, 3 Bdrms, 2279 SqFt, 1946 YrBlt, 7-5-13; Previous Sale: \$695,000, 06-14-01  
 23 Honey Hill Road, \$996,000, 3 Bdrms, 2189 SqFt, 1955 YrBlt, 7-11-13  
 649 Ironbark Circle, \$1,220,000, 3 Bdrms, 2335 SqFt, 1976 YrBlt, 7-12-13; Previous Sale: \$709,000, 09-30-98  
 4 Kenmore Court, \$901,000, 3 Bdrms, 1832 SqFt, 1947 YrBlt, 7-2-13; Previous Sale: \$340,000, 04-15-91  
 17 Kittiwake Road, \$675,000, 4 Bdrms, 1719 SqFt, 1962 YrBlt, 7-3-13; Previous Sale: \$625,000, 10-15-12  
 158 La Espiral, \$805,000, 2 Bdrms, 1300 SqFt, 1955 YrBlt, 7-12-13; Previous Sale: \$879,000, 06-13-07  
 33 Las Cascadas Road, \$2,400,000, 5 Bdrms, 3633 SqFt, 1997 YrBlt, 7-9-13; Previous Sale: \$2,350,000, 08-07-09  
 8 Lost Valley Drive #A, \$819,000, 3 Bdrms, 1591 SqFt, 1970 YrBlt, 7-15-13; Previous Sale: \$715,000, 07-29-10  
 621 Miner Road, \$2,100,000, 4 Bdrms, 2728 SqFt, 1954 YrBlt, 7-12-13  
 26 Oakwood Road, \$1,900,000, 4 Bdrms, 5067 SqFt, 2000 YrBlt, 7-16-13; Previous Sale: \$1,600,000, 07-29-11  
 8 Sager Court, \$965,000, 4 Bdrms, 2075 SqFt, 1958 YrBlt, 7-16-13

## The Best of Moraga Country Club!

Open house this Sunday 8/11 from 1-4pm.



### 1903 Saint Andrews Drive, Moraga

This stunning, beautifully updated home boasts quality throughout. Spacious 3 bedroom, 2.5 bath floor plan boasting approximately 3,424 square feet with built-ins, vaulted ceilings, hardwood floors, and gourmet kitchen. Luxurious Master Suite with fireplace and private balcony. Additional family room/office. Abundant natural light and walls of glass throughout offering views of the surrounding hills and gorgeous landscaped backyard. Truly an entertainer's paradise!

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## Get Ready to Sell Your Home!

Home values are up, and rates are still low, making this the best time in years to make your move!

Visit [www.Lamorinda.net](http://www.Lamorinda.net)

- See details on each home that has sold this year in Lafayette, Moraga, and Orinda.
- At a glance, see sold price vs. list price for each.

I recommend doing inspections up front, as part of preparations to sell, and to give you the upper hand in negotiations. Mention this ad and get a professional home or pest inspection, before marketing your property, ordered and paid for as soon as you list your home with Troy Feddersen. *Offer good thru 9/30/2013.*

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# Looking for Fruit Flies in all the Right Places

By Cathy Dausman



Local residents are notified when traps are being placed on their property.  
Photo provided

Summer for Lamorindans means warm weather, an abundance of ripening backyard fruit and plentiful travel opportunities. That is as true for fruit fly pests as it is for the human residents, which is why you may see bug traps in your neighborhood trees.

Identifying, and hopefully containing or eradicating, any infestation is the goal of the Contra Costa County Department of Agriculture and their trusty little bug trap program. "We like to find infestations when they're small," said agricultural biologist Nancy Niemeyer. The Mediterranean fruit fly is only one of a dozen pests they seek, among them the oriental fruit fly, melon fruit fly and the gypsy moth.

The aforementioned flies are about the size of a small house fly. In 2011, the business of agriculture in Contra Costa County amounted to nearly 93 million dollars. That same year the county installed over 900 bug traps. The traps containing pheromones (think bug cologne) are serviced every 7-14 days by county agricultural staff. Traps are placed among the trees each species finds most desirable.

Melon flies prefer tomatoes, Mexican fruit flies like citrus and guavas, and fruit flies in general like peaches, apricots and nectarines. Mediterranean fruit flies will eat ripe olives, which is how this writer came to have her very own bug trap placed among the branches of a front yard olive tree. ... continued on next page



30 San Pablo Court, Moraga

Diamond in the Rough! Rare opportunity to remodel and update this 4 bdrm, 2 bath home on Wonderful flat yard with large grass area, rock gardens and privacy. A great "The Bluffs" neighborhood with top rated schools.

List price \$849,000



1908 Joseph Drive, Moraga

Incredible .66 acre offering private park-like yard. This 4 bdrm, 3 bath home offers a remodeled kitchen plus a bonus recroom and is located in Moraga Bluff's neighborhood and offers a great setting for entertaining.

List price \$1,125,000



279 Claudia Court, Moraga

Attractive Moraga home has been updated by original owner offering 5 bdrms plus bonus game room with 3 full baths. The home offers large living, dining and family room and updated kitchen. Views of Mt. Diablo and surrounding hills.

List price \$1,299,000

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*Mediterranean fruit fly**iStock Photo*

Niemeyer said California has been worried about the Mediterranean fruit fly since the early 1900s. When freight and passenger ships began arriving from Hawaii (which was infested fast and furiously by then), California became the first state to quarantine against invading pests. Recently peach fruit flies have been found in San Jose and the guava fruit fly was identified in Alameda County. An oriental fruit fly infestation in Stockton in 2011 had farmers plowing under their crops to prevent its spread. The state funded program runs seasonally from April to October or November. Field inspections are made on site and any suspicious bugs are taken to a laboratory in Sacramento for further testing.

"If there is an infestation, we will find it as soon as possible," Niemeyer said. She encouraged homeowners to cooperate with the county.

"Please let us use your fruit trees," she said.



*A female (top) and male (bottom) European gypsy moth.  
Credit: National Invasive Species Information Center*

## Tom Stack *presents ...*

### Burton Valley Jewel

559 Silverado Drive, Lafayette



4BR/2BA 2,101 sq feet. H/W Floors throughout, FLAT lot, pool, updated BA's, new S/S appliances, fixtures

**Offered at \$1,185,000**

### Affordability in Orinda

392 Moraga Way, Orinda



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**Offered at \$765,000**



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## ORINDA



New Listing

**102 Orchard Road** Glorietta traditional charm 4bd/3ba home w/ grand sized living room, walls of glass, bay window, formal dining, open to private yard, pool, patio, gardens. Great location between downtown & 12 years top rated schools. **\$995,000**

## ORINDA



New Price

**29 La Vuelta** Custom built contemporary in heart of OCC. Impressive entry, spacious living & well-appointed kitchen, walls of windows, master w/private terrace. Au pair quarters w/full kitchen. Separate office. **\$1,495,000**

## ORINDA



**108 Barbara Road** Mediterranean style view home, 4 bedrooms and 4 and a half bathrooms, Chef's kitchen with stainless appliances, huge office, lots of natural light. **\$1,595,000**

## ORINDA



New Listing

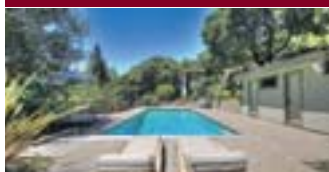
**1 Camino del Cielo** Spacious, almost 5000 sq. ft., newer construction 4+ bedroom, 3.5 bath brown shingle style home offers spectacular views and exceptional privacy yet is conveniently located just minutes from downtown Orinda. **\$1,749,000**

## 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 acres with pool/ cabana, tennis court/ cabana and serene garden paths. **\$3,595,000**

## 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



**21 Tamarisk** Beautifully maintained Moraga Country Club home on cul-de-sac with 3 bedrooms and 2 baths, eat-in kitchen, indoor laundry, hardwood floors, vaulted ceilings, and private backyard. **\$769,000**

## MORAGA



New Listing

**1743 Spyglass Lane** Open floor plan in Moraga Country Club! Forest Hills, updates throughout include new kitchen appliances, granite counters, updated bath, hardwood floors, new carpet, paint and lighting. **\$950,000**

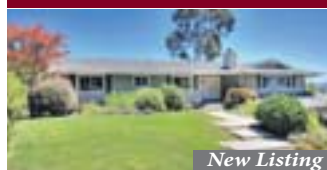
## MORAGA



New Listing

**159 Corliss Drive** Lovely single story home on private lot. Great 4bd/2.5ba + bonus room on .62 acres in sought after Moraga neighborhood. Approximately 2515 square feet with walls of glass, lovely gardens. **\$1,050,000**

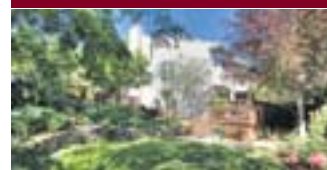
## MORAGA



New Listing

**80 Warfield Drive** Delightful well-maintained home of attractive spaces inside and out. Exceptional quality with dual pane windows & easy access to decks/ patios/ lawns/ gardens. Incredible views, privacy, lush landscaping. **\$1,065,000**

## MORAGA



**1903 Saint Andrews Drive** Stunning 3+bd/2.5ba, 3424 sq. ft. home in Moraga Country Club boasting high end finishes, spacious floor plan, fabulous patios, views & gorgeous landscaped yard. Gracious living both indoors & out! **\$1,295,000**

## MORAGA



New Listing

**1103 Country Club Drive** Traditional Tudor on fabulously landscaped .41 acre view lot. 5bd/3ba, great floor plan, Chef's kitchen, gorgeous pool with spa and waterfall, 3 car garage, over 3000 sq. ft. Must see to appreciate. **\$1,495,000**

## LAFAYETTE



New Listing

**1342 Reliez Valley Road** Beautiful Reliez Valley 4bd/3.5ba home of 3300+ sq. ft. including HUGE office with separate entrance. Soaring ceilings, spacious rooms. Level very private half acre, close to town, BART & schools. **\$1,294,000**

## LAFAYETTE



New Listing

**4037 Natasha Drive** Dramatic home built in 1989 w/ 4bd/3.5ba, office, study. 4221 sf of perfection, 2 large fam rms, Chef's kitchen, wonderful master. 2.61 ac of privacy w/pool, spa, mature landscaping & views. 3 car gar. & possible vineyard. **\$1,925,000**

## LAFAYETTE



**3802 Happy Valley Road** Most extraordinary Happy Valley estate. Rare 3.35 level acres - two separate parcels sold as one. 1940 charming Spanish Hacienda with 5bd/4.5ba, walls of glass, views of hills, grand sized living areas. **\$5,700,000**



## THE VILLAGE ASSOCIATES:

Ashley Battersby  
 Patricia Battersby  
 Joan Cleveland  
 Shannon Conner  
 Joan Eggers  
 Linda Ehrlich  
 Joan Evans  
 Linda S. Friedman  
 Marianne Greene  
 Dexter Honens II  
 Anne Knight  
 Susan Zeh Layng  
 Art Lehman  
 Charles Levine  
 April Matthews  
 Karen Murphy  
 Ben Olsen  
 Sue Olsen  
 Tara Rochlin  
 Jaime Roder  
 Altie Schmitt  
 Judy Schoenrock  
 Ann Sharf  
 Amy Rose Smith  
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 Jeff Snell  
 Lynda Snell  
 Clark Thompson  
 Angie Evans Traxinger  
 Ignacio Vega  
 Terri Bates Walker  
 Ann Ward  
 Dan Weil  
 Margaret Zucker



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93 Moraga Way, Suite 103 • Orinda, CA 94563 • Phone: (925) 254-0505

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