

Lamorinda OUR HOMES

Lamorinda Weekly Volume 07 Issue 13 Wednesday, August 28, 2013

Valley of it All

By Cathy Dausman

Burton Valley almost wasn't a Lafayette neighborhood. It originally belonged to Moraga, said Laura Torkelson of the Lafayette Historical Society. The land was a portion of the grant belonging to Joaquin Moraga known as Rancho de Laguna de los Palos Colorados.

Burton Valley Road names today still reflect that with streets which include Los Palos Drive, Los Palos Circle and Via Los Colorados. In the mid-1800s, a land speculator and swindler known as Carpentier outmaneuvered the original Mexican owners and picked up the entire land grant, Torkelson explained. He built a beautiful house in the valley and had a caretaker who lived there named Burton.

Carpentier never sold his land, instead allowing tenant farmers to work it. Up until the 1920s, Torkelson said, the area was filled with pear and walnut orchards. The Sacramento Northern Railroad ran through the area that is now the Lafayette-Moraga trail.

With the demise of the railroad in the 1950s the area began its conversion to suburban land, and allied itself with Lafayette. A 1957 Contra Costa County Public Works photo shows the housing boom taking hold along both sides of St. Mary's Road near Glenside Drive at the present day community center. Even today Burton Valley remains a neighborhood of predominantly single story ranch homes.

Las Trampas Creek and Grizzly Creek wind through the area. Lafayette Community and Senior Services Center is housed in what was once Burton Grammar School. There are two neighborhood pools – Las Trampas and Rancho Colorados Swim and Tennis Club. Hunsaker Canyon Road, named after another early resident, winds its way into hills to the south. Merriewood Elementary and Fairview Junior High were once housed on Burton Valley Elementary School land.

The Merriewood name today refers to a a nursery



Photo Cathy Dausman

school and day care facility. Longtime Burton Valley resident and realtor Diana Parker jokingly said Burton Valley is such a coveted address that homeowners often describe the area as encompassing "anything within a 15 mile radius."

Parker moved into her home on the south end during the second phase of home construction in the early 1970s. She recalls rattlesnakes slithering beneath Eucalyptus trees, and red tail deer, hawk and fox making homes near today's baseball fields.

"The schools were great," Parker said. "It was a real 'Leave it to Beaver' environment," with stay-at-home moms. "Nobody had a gardener," she added.

In the 1970s homes could be purchased for about \$44,000, Parker said. Today Burton Valley homes sell



Digging Deep with Cynthia Brian ...read on page D5

from \$900,000 to \$2.4 million dollars, said realtor Dana Green, adding the majority of sales prices fall between \$1.1 and \$1.5 million dollars.

Jon Wheeler moved to Burton Valley in 2002, in part to take advantage of the Lafayette school system. While he said the neighborhood has a reputation of being pretty quiet, "the people are super friendly and always looking out for each other. Even if you forgot to ask, your newspaper gets picked up when you're gone," he said.

Carol Spiering's family didn't even realize Burton Valley existed when they first moved in 16 years ago. "It's been a wonderful place to raise the kids," she said.

... continued on page D4



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RECENTLY SOLD

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Represented Buyer

Spectacular Estate with views, pool and vineyard and wine cellar.

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	15	\$150,000	\$3,400,000
MORAGA	11	\$450,000	\$1,300,000
ORINDA	16	\$627,000	\$2,995,000

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

- 960 2nd Street, \$150,000, 2 Bdrms, 1272 SqFt, 1954 YrBlT, 7-26-13
 850 Acalanes Road, \$820,000, 2 Bdrms, 2081 SqFt, 1957 YrBlT, 7-22-13;
 Previous Sale: \$585,000, 12-03-12
 3385 Angelo Street, \$1,165,500, 3 Bdrms, 1955 SqFt, 1947 YrBlT, 7-26-13;
 Previous Sale: \$800,000, 04-15-08
 432 Donegal Way, \$765,000, 3 Bdrms, 1836 SqFt, 1967 YrBlT, 7-30-13;
 Previous Sale: \$670,000, 08-11-04
 389 Hermosa Court, \$710,000, 3 Bdrms, 1294 SqFt, 1953 YrBlT, 7-17-13
 1035 Lorinda Lane, \$1,225,000, 2 Bdrms, 2222 SqFt, 1950 YrBlT, 7-25-13;
 Previous Sale: \$635,000, 04-14-00
 1 Maloyan Lane, \$3,400,000, 5 Bdrms, 5175 SqFt, 1932 YrBlT, 7-22-13;
 Previous Sale: \$885,000, 11-21-97
 3242 Marlene Drive, \$435,000, 3 Bdrms, 1160 SqFt, 1972 YrBlT, 7-19-13;
 Previous Sale: \$369,000, 01-29-03
 3498 Monroe Avenue, \$1,325,000, 3 Bdrms, 2127 SqFt, 2005 YrBlT, 7-19-13;
 Previous Sale: \$97,000, 08-18-97
 3321 Moraga Boulevard, \$1,150,000, 3 Bdrms, 1464 SqFt, 1941 YrBlT, 7-19-13
 5 Park Gate, \$1,340,000, 5 Bdrms, 3524 SqFt, 1969 YrBlT, 7-26-13;
 Previous Sale: \$1,250,000, 02-15-05
 866 Solana Drive, \$1,450,000, 5 Bdrms, 2321 SqFt, 1948 YrBlT, 7-18-13;
 Previous Sale: \$407,000, 04-27-99
 3381 South Lucille Lane, \$740,000, 3 Bdrms, 1268 SqFt, 1934 YrBlT, 7-25-13;
 Previous Sale: \$240,000, 04-09-91
 1108 Sunrise Ridge Drive, \$1,350,000, 5 Bdrms, 3102 SqFt, 1996 YrBlT, 7-23-13;
 Previous Sale: \$1,185,000, 03-15-12
 4065 Valente Court, \$1,200,000, 3 Bdrms, 2157 SqFt, 1942 YrBlT, 7-19-13;
 Previous Sale: \$800,000, 07-12-05

MORAGA

- 2135 Ascot Drive #30, \$450,000, 3 Bdrms, 1590 SqFt, 1969 YrBlT, 7-17-13
 927 Augusta Drive, \$1,075,000, 5 Bdrms, 3424 SqFt, 1989 YrBlT, 7-24-13;
 Previous Sale: \$875,000, 09-15-11
 117 Calle La Montana, \$1,001,000, 3 Bdrms, 2180 SqFt, 1973 YrBlT, 7-29-13
 1411 Camino Peral, \$523,000, 3 Bdrms, 1440 SqFt, 1972 YrBlT, 7-24-13;
 Previous Sale: \$445,000, 05-29-09
 1189 Cedarwood Drive, \$1,200,000, 6 Bdrms, 2847 SqFt, 1967 YrBlT, 7-17-13;
 Previous Sale: \$699,000, 05-19-00
 1426 De La Cruz Way, \$915,000, 4 Bdrms, 2160 SqFt, 1967 YrBlT, 7-26-13;
 Previous Sale: \$370,000, 08-11-95
 136 Greenbriar, \$685,000, 3 Bdrms, 1819 SqFt, 1987 YrBlT, 7-18-13;
 Previous Sale: \$825,000, 02-26-07
 20 Harrington Road, \$989,000, 3 Bdrms, 2235 SqFt, 1985 YrBlT, 7-30-13;
 Previous Sale: \$443,000, 05-10-89
 4 Peralta Court, \$1,260,000, 5 Bdrms, 2628 SqFt, 1988 YrBlT, 7-26-13;
 Previous Sale: \$770,000, 02-14-02
 43 Pembroke Court, \$1,300,000, 5 Bdrms, 2398 SqFt, 1970 YrBlT, 7-22-13;
 Previous Sale: \$450,000, 12-03-96
 117 Westchester Street, \$800,000, 2 Bdrms, 2142 SqFt, 1979 YrBlT, 7-24-13;
 Previous Sale: \$731,500, 07-08-04

... continued on page D4

KAREN RICHARDSON PRESENTS

1440 Toyon, Lafayette

Beautiful New Construction
Tuscan Mediterranean Dream
Home with Breath Taking Views!

This home is approximately
4,430sq ft. on just over an acre
lot. Available for pre-sale.
Home to be completed this
year. Please call Karen to view
plans or for more information.

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custom Tuscan styled 5
bedroom 3.5 bath home that
exudes a passion for living! This
builder/designer created a
thoughtful floor plan, with lovely
valley views and includes a grand entryway, large great room, and chef's kitchen with a large island, breakfast
nook, formal dining room, bonus room, extra- large sauna, and wine tasting room. A labor of love! Not a
detail was overlooked from the Verona Clay roof, cathedral ceilings, barreled archways, custom wrought Iron
front door, Knotty Alder interior 8' doors, oval and rectangular pillar candle chandeliers in the dining room
and great room, hardwood floors, stone countertops, two gas fireplaces, Subzero side by side refrigerator,
Dacor 48" gas/dual range, separate Dacor ovens and warmer and beverage bar island.

Take a step outside and enjoy tranquility and privacy. Enjoy a full outdoor kitchen, tons of flat green space
and plenty of room for a pool. The front yard backs into Briones Regional Park with miles of endless hiking
and open space. With award winning Lafayette schools, this home is conveniently located just minutes from
downtown Lafayette, BART, Hwy 24 and all that Lamorinda has to offer.



Karen Richardson
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Valley of it All

... continued from page D1



Lafayette Community Park

Photos Cathy Dausman

Spiering said moving in felt like “the old times” – the area was a safe haven where neighbors watched out for each other’s children while they biked to school, to a neighborhood pool or played in the hills.

“A lot of families who move here have

similar values,” Spiering said. She still enjoys seeing families trick-or-treating along Merriewood Drive on Halloween or watching “dads in suits and ties” walk their young children to Burton Valley Elementary on the first day of school. Spiering said many families

elect to remain even after their children complete high school.

The area is “a nice mixture of young and old,” agreed Green, who posts a Burton Valley video on her real estate website (www.danagreenteam.com/neighborhoods/burton-valley). Green said “there’s always life in Burton Valley.”

To prove her point she ticked off a list of activities, from the parade of kids walking to school, joggers, lemonade stands, and block parties, to the near-legendary Burton Valley trick-or-treating experience. “It truly is an old-fashioned neighborhood which attracts families living and interacting,” she said, adding that Burton Valley residents are “welcoming, friendly, and excited to be part of the community.”

The Lafayette Historical Society recently hosted a presentation on the Sacramento Northern railroad line. More photos are available online at www.eastbayhillsproject.org.



A Burton Valley Elementary School statue seems to capture the essence of a child's summer.

MJ St. Jean and Branagh Development Present



41 Prado Way
LAFAYETTE



Set against the backdrop of Briones Park with views of Mt. Diablo, this new Contemporary Napa Style home by Branagh Development exudes elegance and style for casual living at its best. This 5 bedroom, 4 bath home features a grand great room with hanging barn doors, extensive millwork, gourmet kitchen, bonus room, covered loggia with stone fireplace and more on a beautiful large lot with stunning views. www.41PradoWay.com

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Lamorinda Home Sales recorded

...continued from Page D2

ORINDA

- 10 Alice Place, \$2,995,000, 5 Bdrms, 4165 SqFt, 1989 YrBlt, 7-26-13;
Previous Sale: \$2,310,000, 07-08-02
- 5 Bonita Lane, \$788,500, 3 Bdrms, 1987 SqFt, 1946 YrBlt, 7-26-13
- 199 Crestview Drive, \$1,485,000, 4 Bdrms, 3427 SqFt, 2005 YrBlt, 7-30-13;
Previous Sale: \$1,550,000, 02-22-07
- 67 El Toyonal, \$1,240,000, 5 Bdrms, 2847 SqFt, 1953 YrBlt, 7-25-13
- 3 Estates Court, \$1,100,000, 4 Bdrms, 2244 SqFt, 1977 YrBlt, 7-30-13;
Previous Sale: \$31,000, 11-29-76
- 133 Glorietta Boulevard, \$850,000, 3 Bdrms, 1457 SqFt, 1968 YrBlt, 7-30-13;
Previous Sale: \$835,000, 06-03-08
- 65 Hillcrest Drive, \$740,000, 3 Bdrms, 1760 SqFt, 1950 YrBlt, 7-19-13
- 73 La Campana Road, \$1,369,000, 5 Bdrms, 2376 SqFt, 1941 YrBlt, 7-30-13;
Previous Sale: \$1,510,000, 03-02-05
- 151 La Espiral, \$1,140,000, 4 Bdrms, 2812 SqFt, 1976 YrBlt, 7-30-13
- 5 La Noria, \$1,325,000, 7-29-13
- 5 Lavenida Drive, \$1,260,000, 3 Bdrms, 2195 SqFt, 1953 YrBlt, 7-30-13;
Previous Sale: \$1,235,000, 07-24-07
- 14 Lavina Court, \$627,000, 3 Bdrms, 1272 SqFt, 1952 YrBlt, 7-26-13;
Previous Sale: \$280,000, 10-01-93
- 14 Loma Linda Court, \$865,000, 3 Bdrms, 1636 SqFt, 1961 YrBlt, 7-26-13;
Previous Sale: \$400,000, 12-09-03
- 109 Lombardy Lane, \$850,000, 3 Bdrms, 1392 SqFt, 1951 YrBlt, 7-29-13;
Previous Sale: \$103,000, - -
- 107 Moraga Way, \$710,000, 2 Bdrms, 1367 SqFt, 1949 YrBlt, 7-23-13;
Previous Sale: \$600,000, 06-24-04
- 43 Oakwood Road, \$750,000, 2 Bdrms, 1175 SqFt, 1958 YrBlt, 7-26-13

Digging Deep with Cynthia Brian

Naked Ladies Save the Day!

By Cynthia Brian

"To see you naked is to recall the Earth." Federico Lorca Garcia, Spanish Poet



Close up of the Magic Lily

Photo Cynthia Brian

To say that I was depressed belied my true emotions. I was despondent, discouraged, and utterly forlorn. Only 10 days remained until the tropical honeymoon party I was throwing for my daughter and her fiancé and thanks to the rampaging deer destroyers, my backyard was trampled, pillaged, and plundered. In less than 18 days, the battalion of bucks bounding over backyard boundaries had ransacked several moons of careful tending to my cornucopia of curated color. Anything that bloomed or boasted greenery had been snapped, crackled, and popped. Those virulent males had used their antlers as battering rams, ripping off limbs, bark, and breaking in half heirloom bushes of roses two decades old.

Despair set in, despite the numerous suggestions offered by dedicated readers (see next page). My final solution was to erect higher fences. Finally, the fracas was finished, yet my landscape hardly invited a garden gathering.

Then I saw them.

Tiny grey bonnets reached for the sunlight. One by one the resplendent Naked Ladies emerged with bare legs and beautiful pink throats until hundreds danced in the breeze awaiting my approval. "Art can never exist without naked beauty," wrote William Blake, and nature was painting. It was as if their appearance signaled other plants to follow suit: the crepe myrtles burst into bloom, purple beans climbed the trellis, zucchini blossoms erupted, and light lavender fluff florets developed on the spearmint. I was so overjoyed to welcome this renaissance that I danced a jig. Because the bulbs had no foliage for months, I had completely overlooked their turtlebacks and had forgotten that this was the month that favored their presence.

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Finola Fellner and Suzi O'Brien

present:

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Glorietta Gem

19 Moraga Via, Orinda



Conveniently located in the heart of the beautiful Glorietta neighborhood, this 4 bedroom 2 ½ bath home awaits your arrival. The welcoming circular drive, classic brick façade and leaded glass style windows evoke an old world charm and with approx 2818 sq ft of interior living space and a .33 acre lot, there is plenty of room to enjoy. Bonus - top schools, close to shopping, recreation, & BART.

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Digging Deep with Cynthia Brian

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As native South Africans, Naked Ladies go by many names-Magic Lilies, Amaryllis Belladonna, Belladonna Lily, Pink Ladies, even, Madonna lily. Whatever their name, they are certainly mystical with green spiky foliage that resembles agapanthus emerging in late winter, dying back by June, followed by long elegant leafless stalks highlighted by pure pink flower heads in late summer. Plant them anywhere you have deer invaders as deer won't eat them. Part of the Amaryllis family, they are toxic if ingested. Obviously warn children and keep pets from nibbling. They love full sun, tolerate a multitude of soil types, and don't drink much water. A single bulb multiplies quickly into many. Plant bulbs about three to four inches deep with their necks above ground and at least a foot apart. When they bloom, their two to three foot naked stems sway in the wind. Their sexy name derives from the fact that when they do bloom, not a trace of foliage is on the plant. Naked Ladies make terrific cut flowers and I used them throughout my décor to great advantage. As an added bonus, the hummingbirds flock to

their fragrant funnels.

Thanks to the boisterous and beautiful Naked Ladies, my garden party was a splendid success. After guests departed I sat on my deck gazing at the hillside. Sometimes I believe I live inside a Disney movie, the forest of Bambi, to be precise. Two mother deer with their fawns grazed on the remaining fallen plums, a young buck stood on his haunches reaching for the still green persimmons, cotton-tails joined the group foraging for leftovers as squirrels scampered to and from the apple trees. A flock of turkey hens flew into my Asian pear tree and began knocking the fruit down to their young poults. That was the end. I yelled: "Enough – the party is over!" The wild bunch stayed behind the newly erected higher fence line and no one bothered my precious Madonnas. As soon as they are finished parading their pretties, I will be dividing the clumps to fill my barren orchards. Perhaps I have discovered the ultimate plant predator proof product.

You can never underestimate the power of a woman, especially a Naked Lady.

Hurray for the parade of leggy Naked Ladies dancing in the beds of violet spearmint flanked by the lavender crepe myrtles.

Comments from last month's "What We'll Do for a Buck!"

Thank you to the numerous readers who took the time to email me suggestions to arrest the plant plundering by the marauding bucks. From the number of emails I received, it's obvious that the wildlife is wreaking havoc on many of our landscapes and gardeners are trying everything possible. Below is a smattering of fun and funny notes that I received:

"Someday, we'll have to revert to buck shot guns!"

– Marcia

"Those varmints are mowing my plants. My dog has managed to exit. I am considering a higher fence. This might make an eagerly awaited Ph.D. thesis at some university school of forestry...?" – Bob

"Deer don't confront whirlygigs. The WGs move with the wind during the daytime or in the middle of the night and catch them unprepared. Scares them." – Lynn

"My buddies and I attempted to mark our territory along all our fence lines. Wish I could tell you it worked, but the bucks just added their more powerful piss." – Mark

"I found 'mountain lion urine' online at www.predatorpee.com. It hasn't deterred deer yet, but I sure would like to know how they gather that stuff!" – Irene



Grapes, missed by the deer, are beginning to show color on the arbor.

Photos Cynthia Brian

Cynthia Brian's Gardening Guide for September

"The best time to plant a tree was 20 years ago. The second best time is now." Chinese Proverb

The kids are back in school, we are packing lunches, and our vegetable gardens are overflowing with nutrient rich edibles. It's fall harvest and a great time to get the entire family involved in picking and planting fresh fruits and vegetables for meal preparation. Kids adopt the patterns of parents, thus, we need to be great examples of healthy dining. In the coming weeks, crops, like cabbages, broccoli, brussels sprouts, carrots, cauliflower, kale, kohlrabi, lettuce, peas, radishes, salad greens, scallions, spinach, and Swiss chard can be planted. They actually prefer the growing conditions that late summer and early fall offer and taste better when grown in cooler temperatures. Autumn is filled with gardening chores. What better way to enjoy the dog days of sunshine and color!

- **PLANT** trees and shrubs throughout the next two months. For colorful fall foliage, visit your nursery to examine the trees that would look best in your landscape. Ask for growing advice.
- **CUT** peonies stalks to within two inches above the ground level and discard all felled cuttings (they are not good for compost).
- **SHEAR** back leggy petunias, lobelia, and other annuals to keep them blooming until frost.
- **ORDER** new varieties of spring bulbs (tulips, hyacinths, narcissus, scilla, crocus) from your favorite catalogues that you won't find in local nurseries.
- **FERTILIZE** budding plants.
- **PRUNE** berry bushes once the harvest is complete.
- **PROTECT** your home from wildfires by creating defensible space around your property. Fire season extends through November. Make sure to clear brush, weeds, flammable landscaping under eaves, leaves from gutters, and tree limbs near the house.
- **CLEAN UP** is essential around the yard as leaves begin to fall and perennials die back. Get out the rake and broom for a good work out.
- **CHECK** out new favorite fall planting perennials (Echinacea, ornamental grasses, peonies, hydrangeas).
- **TRANSPLANT** Naked Lady bulbs in fall right after blooms fade. Divide with a spade and plant bulbs at the surface. It could take two years before they sprout their pretty heads, but you will get the deep green strap-like foliage in late winter/early spring.
- **HARVEST** beans, tomatoes, beets, peppers, zucchini, cucumbers, pears, apples, corn, leeks, and other edibles.
- **TOP** cilantro to keep it from bolting, or gather the seeds of coriander if your plant has already dried as well as those from fennel plants.
- **RAKE** any fallen fruit from trees to keep disease and deer at bay.
- **PAY** close attention to soil fertility when planting year round else your garden won't flourish. Always supply new beds with fresh nutrients of compost and other organic soil amendments.
- **WATER** regularly until winter arrives. September and October can be the hottest and driest months of the year in our region.
- **COOK** elderberries before eating. They do make a wonderful syrup or jelly.
- **THINK** ahead to winter gardening. If you plan on growing lettuces or delicate crops, consider floating row covers, cold frames, or covered hoop tunnels to protect your plants from frost. Rapid temperature changes are damaging.
- **VISIT** the Be the Star You Are!® booth sponsored by Lamorinda Weekly at the Moraga Pear and Wine Festival on Saturday, Sept. 28 from 10 to 4 p.m. to meet me, our Teen Scene writers, and pick up a packet of FREE potpourri. My autographed books will be available for sale benefiting charity. http://www.btsya.com/events_calendar.html
- **CALCULATE** fall planting with this easy guide: http://www.johnnyseeds.com/t-Summer_Plant_Fall_Harvest.aspx?source=Home_Slide2_082013-vegetables
- **PHOTOGRAPH** your September garden to remember for next season. My Naked Ladies surprised and delighted me and I now have lots of photographs of their graceful legs.

See you at the Pear and Wine Festival. Enjoy the final days of summer and the advent of autumn. Life is precious, school is in session, driving carefully!

Happy Gardening and Growing to you!

©2013

Cynthia Brian

The Goddess Gardener

Cynthia@goddessgardener.com

www.goddessgardener.com

925-377-7827

Cynthia is available as a speaker and consultant.



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California Trees

Darren lives his life with passion, and trees have been his passion since he was a kid, working with his father in the tree care company, he is a firm believer in the power of planning, and in the importance of giving back to those aspects of life that sustain you.

California has a rich horticultural history and many extraordinary specimens of trees can be seen in nearly every community here. Each of the many tree species provides unique form, texture, color and often aroma. These are the trees that provide shade, help to conserve energy, improves property value, reduces storm-water runoff, sequester CO2, mitigate air pollution, and make urban living healthier and more peaceful. "We all have a role to play in planning for the future of our trees". So invest in the future and plant the correct type of tree in the proper location.

So don't wait until it's too late, have a complete inspection by a Certified Arborist at Advance Tree Service and Landscaping

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8 La Campana Super clean & ready one level living with 3bd/2ba, floor to ceiling windows, vaulted ceilings and lots of light. Easy access outside. New kitchen. Special setting, great high-end street, set for occupancy. **\$865,000**

ORINDA



102 Orchard Road Glorietta neighborhood, charm, grand sized living room, bay window, walls of glass open to private yard, patio, pool, gardens. Great location between downtown & 12 years top rated schools. Potential +. **\$995,000**

ORINDA



New Listing

17 Sleepy Hollow Lane One story Sleepy Hollow gem features 3bd/2ba, 1803 sf on .86 acre, a gardener's paradise. Elegant Lr/Dr, updated eat-in kitchen opens to family room, fruit trees, patio; large level play/develop backyard. **\$995,000**

ORINDA



New Listing

29 Charles Hill Circle Stylish, sophisticated on .75 acre, this inviting 3bd/2ba home has a lovely, updated kitchen with custom cherry wood cabinets and private setting yet easy access to commute and town. **\$1,150,000**

ORINDA



27 Via Hermosa Beautifully updated 4bd/3ba, 3172 sf traditional in desirable Country Club location. Formal Lr & Dr w/hwd flrs & Mt. Diablo view, updated eat-in kitchen w/fplc, ofc, two family rms, lovely patio w/water feature. **\$1,250,000**

ORINDA



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



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 rooms of this spacious 4,155 sf with 6 bd/4 ba & 2 half ba. High ceilings & light & bright. Perfect for fun in the sun with yards, decks, pool, & vineyard on 1.15 ac. **\$2,495,000**

ORINDA



40 Los Altos Road 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**

MORAGA



New Listing

651 Moraga Road # 24 Pottery Barn Style! Chic updated end unit in quiet location at rear of Rheem Terraces. Lovely fenced private patio. Dual pane windows, wood floors, stainless steel kitchen. Walk to shops, restaurants, Rheem Theatre!. **\$307,000**

MORAGA



New Listing

744 Augusta Drive Stunning 3bd/3.5ba remodel on the golf course in sought-after Moraga Country Club! Sunny eat-in kitchen. Fabulous fenced yard w/expansive level lawn, patio. Versatile bonus room w/updated full bath. **\$759,000**

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, new deck, and private backyard. **\$769,000**

MORAGA



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

MORAGA



New Listing

359 Deerfield Drive Entertainers' rancher 4bd/3.5ba-Great rm features updated kitchen, cathedral ceilings, distressed wood floors, "wall of windows" providing spectacular views to large level backyd w/patio, pool, lawn & deck. **\$1,065,000**

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 & waterfall, 3 car garage, over 3000 sq. ft. Must see to appreciate. **\$1,495,000**

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**



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