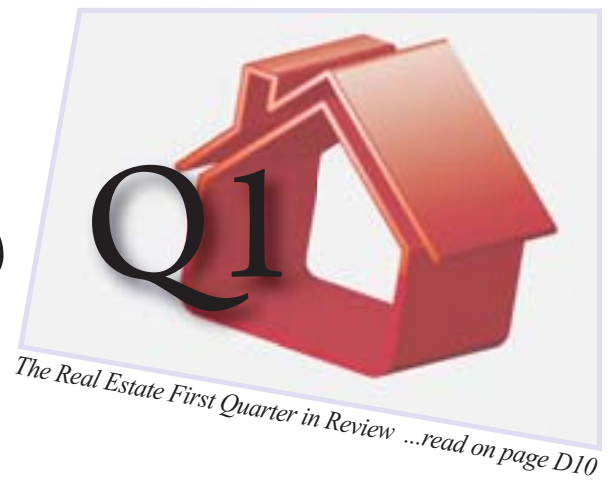


Lamorinda OUR HOMES

Lamorinda Weekly Volume 08 Issue 4 Wednesday, April 23, 2014



The Real Estate First Quarter in Review ...read on page D10

Outdoor Spaces Redefined

Moraga Juniors 2014 Garden Tour scheduled for May 3

By Cathy Dausman



A bird's eye view of this pool reveals a different kind of ship.

Five Lamorinda outdoor spaces will be on display to benefit the homeless during the 2014 Moraga Juniors Garden Tour May 3. The self-guided tour runs from 10 a.m. to 3 p.m., rain or shine; this year proceeds benefit Contra Costa Interfaith Housing. This very diverse collection of home gardens in Lafayette, Moraga and Orinda should wow the tour-goers with “fabulous spaces,” said event co-chair Heather Myers. Their outdoor living spaces include vineyards, roses,

infinity pools and spas, sports courts, a unique wine cellar and “amazing plants and trees,” added co-chair Jennifer Wen. “This is our ninth tour.”

Landscape designer Dan Waters of Creative Environment took six months to complete one of the tour yards. Waters said his client gave them “free rein” over the design work, which he described as “California casual.”

... continued on page D4



THE *Beaubelle* GROUP



ORINDA ~ \$2,595,000

This Orinda Downs spectacular residence is filled with imported materials, custom fixtures and artistic touches around every corner. The 5-bedroom, office, library, 4-bath estate home is embraced by approx. .77 acres of private, sun-drenched terraced gardens, stunning infinity pool, breathtaking views and guest house/cabana.



MORAGA ~ \$875,000

This remodeled 3-bedroom, 2-bath home in the heart of Moraga is filled with modern amenities that begin with a welcoming curb appeal and continues through its open floor plan to the more than one third acre of land. Enjoy dual pane windows, plantation shutters, gleaming hardwood floors, updated bathrooms and kitchen and a park-like backyard.



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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	12	\$450,000	\$1,695,000
MORAGA	17	\$310,000	\$2,230,000
ORINDA	13	\$750,000	\$1,425,000

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

3649 Boyer Circle, \$450,000, 2 Bdrms, 1014 SqFt, 1940 YrBlt, 3-18-14;

Previous Sale: \$275,000, 03-15-12

15 Brookdale Court, \$1,208,000, 4 Bdrms, 2016 SqFt, 1960 YrBlt, 3-25-14

12 Cerro Encantado, \$1,129,500, 4 Bdrms, 1848 SqFt, 1926 YrBlt, 3-26-14;

Previous Sale: \$160,000, 12-06-82

206 Contessa Court, \$949,000, 4 Bdrms, 1864 SqFt, 1967 YrBlt, 3-21-14

3382 Johnson Road, \$850,000, 3 Bdrms, 2834 SqFt, 1939 YrBlt, 3-20-14

820 Las Trampas Road, \$1,100,000, 3 Bdrms, 1622 SqFt, 1955 YrBlt, 3-21-14;

Previous Sale: \$575,000, 07-09-09

1322 Martino Road, \$1,300,000, 3 Bdrms, 1713 SqFt, 1959 YrBlt, 3-26-14;

Previous Sale: \$826,000, 04-30-02

4035 Natasha Drive, \$1,550,000, 4 Bdrms, 3282 SqFt, 1985 YrBlt, 3-18-14

961 Oak View Circle, \$610,000, 2 Bdrms, 1113 SqFt, 1942 YrBlt, 3-24-14

3396 Orchard Valley Lane, \$738,000, 4 Bdrms, 1305 SqFt, 1953 YrBlt, 3-20-14

571 Silverado Drive, \$1,156,000, 4 Bdrms, 2344 SqFt, 1959 YrBlt, 3-21-14

3348 Stage Coach Drive, \$1,695,000, 5 Bdrms, 3398 SqFt, 1987 YrBlt, 3-26-14;

Previous Sale: \$1,125,000, 07-26-01

MORAGA

1984 Ascot Drive #B, \$420,500, 2 Bdrms, 1233 SqFt, 1970 YrBlt, 3-27-14;

Previous Sale: \$255,000, 04-22-09

20 Corliss Drive, \$1,180,000, 4 Bdrms, 2541 SqFt, 1961 YrBlt, 3-18-14;

Previous Sale: \$1,035,000, 02-26-08

248 Miramonte Drive, \$450,000, 2 Bdrms, 927 SqFt, 1964 YrBlt, 3-20-14;

Previous Sale: \$172,500, 01-02-90

651 Moraga Road #33, \$310,000, 2 Bdrms, 1144 SqFt, 1962 YrBlt, 3-18-14;

Previous Sale: \$420,000, 07-28-05

23 Corliss Drive, \$1,300,000, 3 Bdrms, 2312 SqFt, 1966 YrBlt, 3-27-14

817 Thune Avenue, \$1,135,000, 4 Bdrms, 2167 SqFt, 1960 YrBlt, 3-18-14;

Previous Sale: \$565,000, 07-21-99

Southard Court, \$2,230,000, 5 Bdrms, 4152 SqFt, 1999 YrBlt, 3-24-14;

Previous Sale: \$365,000, 01-23-01

... continued on page D12



KURT PIPER GROUP

Expanded Trail Neighborhood Remodel

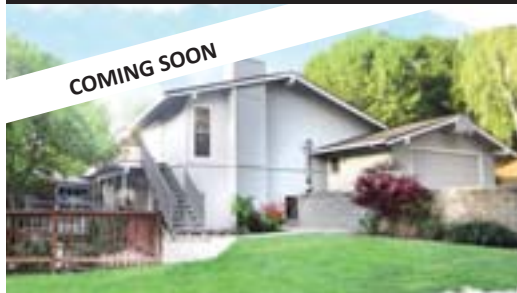


OFF MARKET

- 5 bedrooms, 4 baths
- Flat .3±AC with pool
- 3100± sq. ft.
- Close to town, trail, schools

679 Los Palos Dr, Lafayette • \$1,750,000

Custom Built in Burton Valley



COMING SOON

- 5 bedrooms, 4 baths
- Spacious decks
- 3769± sq. ft. big floor plan
- .63±AC beautiful yard

529 Morecroft Dr, Lafayette • \$1,650,000

Flat .74± Acre Lot



COMING SOON

- 3 bedrooms + office, 2 baths
- Expandable lot
- Remodeled 1700± sq. ft.
- Close to town, trail

710 Saint Marys Rd, Lafayette • \$1,350,000

Mount Diablo Views



COMING SOON

- 4 bedrooms + office, 2 baths
- .62±AC with views
- Single level rancher
- Lovely flat yard spaces

Reliez Valley Remodel, Lafayette • \$1,195,000

Prime Location



PENDING

- 4 bedrooms, 2 baths
- Sparkling pool & big yard
- 2000± sq. ft.
- .25±AC cul-de-sac lot

326 Lowell Ln East, Lafayette • \$1,149,000

Close-In Orinda Location



PENDING

- 4 bedrooms, 2.5 baths
- Spacious kitchen
- 2298± sq. ft.
- Built in 1975

52 Miner Rd, Orinda • \$919,000

Kurt Piper



925.818.8000

Christine Gallegos



415.606.2047

Leslie Piper



415.990.4929

Amy Price



925.997.6808

Scott Sans



925.216.7583



KurtPiperGroup.com

Realtors Recommended for a Reason



Outdoor Spaces Redefined

... continued from page D1



Back yard pergolas stretch skyward seemingly supported by a beach pebble stone wall. Photos provided



The barbecue was intentionally placed below the line of sight as guests enter this yard from the kitchen. The pool surface (foreground) is smooth as glass.

Originally the yard contained a very large pool which was difficult to fence off (the new owners had young children). Waters' team removed the old pool, and prepped the site for a new scene and new setting. Then it rained. The project suffered six weeks of rain delay, which Waters said proved their toughest challenge. When the rain stopped, the company installed a "spool"—a small pool, something Waters said better suits the limited number of "summer days" in Lafayette. "It's bigger than a spa and smaller than a pool," he explained. The spool contains swim jets, so it functions as a therapy pool. It also provides a current for swimming "upstream" during swim lessons for the owners' children. Because it was built as a zero edge water feature, it also functions as an art piece.

Achieving a perfectly level spool surface is a complex, intricate process, Waters said, one that has been used since the Egyptians used water to level the pyramid construction. He must have gotten this pool just right – in still photos it appears less a water feature than a black slate walkway. Waters called the entire backyard a "visual experience," with pergolas arching over the spool, and basalt columns grouped within a stone bed, each column representing a family member.

Hand-set black Mexican beach pebble decorates the downhill spool wall and lends an acoustic dimension to the space, as it softly disperses sounds. Waters

said the owners told him they did "almost zero" in-home entertaining before the transformation. Now, however, the kitchen's sliding doors retract, seamlessly connecting the interior with the outdoors. Their yard has now become the central gathering point of their social group.

Anne Cole's Lamorinda back yard also boasts a pool, but in comparison and by her own definition, it is huge. That probably suits the primary school children, her children's classmates who gather for year-end pool parties at the site, just fine. Its former owner was an energy company executive who managed a pool design that is truly unique, and believe it or not, best appreciated from a Google Earth perspective.

Cole, a former Arizona resident, first moved to the East Bay in 1999, but didn't even know where Lamorinda was. Now she can't imagine raising her children anywhere else. "I don't put my kids in camp for the summer," she said, "I send them outside."

Cole purchased the home in late 2010, and kept the yard the way it was. "I think it was built in about 2003," she recalled. In addition to a commanding view looking out across the pool (her favorite), the yard features a fountain and fragrant roses, plus a vineyard growing cabernet sauvignon, cabernet franc, and malbec grapes.

... continued on page D8



Roses in full bloom greet the guests coming through the entry gate of this Garden Tour home.

Photo Cathy Dausman

The RE/MAX Collection

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Alhambra Valley ~ Beautiful solar powered 3000sf farmhouse style home on 6+ acres backing to open space was built in 2000. In a private valley with a peaceful natural setting, this 4 bed/2.5 bath home w/ large bonus room has an environmentally friendly focus.

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1720 Toyon Road, Lafayette



A fusion of Tuscan architecture and the California lifestyle is masterfully crafted at this tranquil creek-side setting within the Reliez Valley. Echoing the meandering creek below, the trickling water feature leads you towards the stately front door of this 4 bedroom, 3.5 bath home nestled on .94± acres with almost 4000± sq. ft. of thoughtfully designed interior space and impeccable finishes.

The grounds surrounding the residence offer astonishing beauty and well-conceived areas for outdoor living. Stone pathways encourage tranquil strolls. Colorful Japanese maples, creeping fig, yellow daisies, and fragrant lavender will delight your senses! With three patios, two outdoor fireplaces, and a sprawling level lawn, a resort-like living experience awaits.

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Outdoor Spaces Redefined

... continued from page D4



The Coles look forward to the summer with pool fun and barbecues. Anne Cole with son Logan and daughter Madison.



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Final touches on the landscaping, in the form of 39 pots of red flowers, makes the yard pop with color. "We are very outdoorsy people," she said, "we live outside."

She cooks outside in the full kitchen almost continuously from May through November. When extreme fog blankets the area in the morning or evening the family can huddle near the outside fireplace.

Moraga Juniors Garden Tour tickets are \$35, \$25 of which is tax-deductible. "We expect to raise \$20,000 for CCIH, which will allow some very deserving families to move into affordable housing and get vital support services at a time of crisis in their lives," Myers said.

Tickets are available at Across the Way in Moraga, McDonnell Nursery in Orinda and Orchard Nursery in Lafayette. They are also available online at [www.moragajuniors.org](#). Gourmet box lunches are available for an additional \$10; they will be served at one location only.

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The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T

The first quarter of 2014 showed a continued fast pace in activity on the residential side of Lamorinda real estate. Supply has increased a little but most of the homes that have recently come on the market have quickly gone pending. Closed sales are down in numbers but only because the supply has been down. The average sales price continues to increase in Moraga, Orinda and Lafayette versus the same period last year.

Per Contra Costa Association of Realtors statistics reported from Jan. 1 through March 31, 48 single-family homes closed in Lafayette which was a decrease from 55 one year ago. Sales prices ranged from \$681,000 to \$3.375 million and the average number of days on market was 39, versus 40 days a year ago, and 41 days in 2012. The average sales price was \$1,323,841 up from \$1,283,618 in the same period in 2013 and continuing the upward trend from the \$971,889 in the first quarter of 2012 and the first quarter of 2011 when it was 973,341.

In Moraga the number of single-family closings was 25, consistent with the



1Q2012 when 23 closed and 1Q2012 when 21 closed. Prices ranged from \$525,000 to \$2.23 million. The average sale price was \$1,151,360, a slight increase from the \$1,137,226 in the first quarter of 2013, and again a huge increase from the same quarter in 2012 when it was \$959,857, and from the \$823,931 in 1Q2011. The average marketing time was 19 days ... almost half as few as the 34 days in 1Q2013. In the first quarter of 2012 it was 72 days.

In Orinda the number of single-family closings was 36 versus 33 in 1Q2013 and 24 in 1Q2012. Sales prices ranged from \$700,000 to \$2.11 million with an average price of \$1,128,161, down a little from \$1,151,882, a year ago. In the first 90 days of 2012 it was \$934,541. In 2011 it was 894,857. It took an average of 28 days on the market to sell a home, the same as the first quarter of last year; it was 67 in the identical quarter in 2012.

In the first quarter of this year, Lafayette homes sold at \$524.42 per square foot; Moraga at \$461.83, and Orinda at \$494.85. To this point in 2013, the average price per square foot in Lafayette was \$440 per square foot, Moraga was \$424 and Orinda was at \$439. In the first quarter of 2012, Lafayette detached single-family homes sold at \$384 per square foot, Moraga homes sold for \$388 and Orinda was at \$379. In same quarter in 2011, these amounts were \$384, \$374, and \$366, respectively.

In the condominium/town home category, Lafayette had eight closings up from zero in the period last year. They ranged in price from \$500,000 to \$781,236. Moraga had 10 ranging from \$245,000 to \$765,000 and Orinda had three – \$710,000 and \$735,000 and \$850,000.

... continued on page D12

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Just Sold in Moraga -- Two Beautiful Campolindo Homes



Sold with 5 offers

3872 Paseo Grande, Moraga

Updated 1-Story Rancher with Level Yard

This 4 bedroom, 2.5 bath single-story home with workshop features a remodeled kitchen open to the family room and looking onto the yard with lawn, patio & deck. Hardwood floors extend through the formal dining room & living room with raised ceiling, & down the hallway to the bedrooms. The spacious master bedroom features a walk-in closet & luxurious master bath.

Closed in 10 days. Offered at \$1,195,000.

Sold for \$1,290,000.



Sold

38 Corte Pinon, Moraga

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Located on a cul-de-sac, this striking contemporary delights with sweeping views of Mt. Diablo. With 4 bedrooms plus an office, and 3 full baths on two levels, the home is roomy and comfortable. It features a gracious living room with vaulted ceiling, open to a formal dining area, a kitchen/dinette combo, and a large family room. The more than half-acre property has fruit trees and many areas to explore.

Sold for \$1,165,000.



Wendy Holcenberg

wendy@holcenberg.com

925.253.4630

CalBRE#00637795

Michelle Holcenberg

michelle@holcenberg.com

925.253.4663

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The Real Estate Quarter in Review

... continued from page D10

As of April 10 there were 82 homes under contract per the MLS in the three combined communities with asking prices of \$350,000 to \$3.75 million. A year ago there were 88 pending homes with asking prices of \$341,000 to \$3.95 million. Two years ago on the same date there were 127 homes under contract with asking prices of \$149,000 to \$3.69 million. It should be pointed out that there is only one pending "Potential Short Sale." A year ago there were 13; and 23 in 2012. There are no pending sales that are REOs (bank owned properties) at this time.

Inventory has finally increased however, as there are 117 condominiums, town homes and single family homes on the market. A year ago there were 70, so we are closer to the 115 that were available at this time in 2012.

There are 43 Lafayette properties currently on the market versus 31 properties on the market in April, 2013 and 61 properties in April, 2012. Asking prices in Lafayette currently range from \$495,888 to \$7.75 million. Of these, there are no distressed sales – attempted short sales or REOs. In Moraga, buyers have their choice of 24 homes or condos versus only nine a year ago. They are listed between \$669,000 and

\$3.5 million. There are no short sales or REOs listed in the MLS.

In Orinda there are 50 on the market, versus 30 a year ago. The list prices range from \$695,000 to \$6.3 million. There are no short sales or REOs.

As is the case nearly every quarter, the most active sales are in the more "affordable" price range. At the high end, seven homes sold above \$2 million in the three communities combined. A year ago there were nine. There are 35 currently available above this amount in the three communities combined.

Interest rates continue to be attractive and many corporations continue to relocate families both in to and out of the area. The real estate markets in San Francisco, the Peninsula, and the other side of the hill in Oakland and Piedmont have been even more active so there has been some spillover effect where buyers are willing to make longer commutes in order to find more "affordable housing." Of course, Lamorinda and affordable housing are seldom mentioned in the same breath.

Other factors of note are that there is now some new construction in Orinda and Lafayette that has added some supply and the completion of the new

bore for the Caldecott Tunnel in the non-commute direction has had some effect.

Lastly, it is important to look at what homes are selling for versus their list prices. Often homes come on the market at unrealistic prices, and they do not sell, but in the first quarter of this year many homes have had multiple offers and have sold at or above the list price.

Of the 48 single-family home sales that closed in Lafayette in the first quarter of 2014, 32 sold at or above the list price. In Moraga, 19 of the 25 sales were at or above the asking price and in Orinda, 23 of the 36 sold at or above the final listing price.

This will typically happen when a house goes pending in the two weeks on the market. Of the 82 currently pending sales in the three Lamorinda communities combined, 54 went pending in 15 days or less. The actual average days on the market would be markedly lower but most agents are setting up marketing plans where they hold the home open to the public and to brokers and follow with an offer date in a week or so after exposing the property to the market – pointing to a high likelihood of a continued trend in homes selling above the asking price.

Lamorinda Home Sales recorded

... continued from page D2

ORINDA

1 Altarinda Circle, \$1,100,000, 4 Bdrms, 2900 SqFt, 1974 YrBlt, 3-27-14

1 Bel Air Drive, \$1,256,500, 5 Bdrms, 2189 SqFt, 1955 YrBlt, 3-24-14;

Previous Sale: \$842,000, 10-20-04

163 Crestview Drive, \$999,000, 4 Bdrms, 2247 SqFt, 1950 YrBlt, 3-19-14;

Previous Sale: \$1,075,000, 08-09-05

48 Dolores Way, \$1,030,000, 4 Bdrms, 2073 SqFt, 1952 YrBlt, 3-21-14;

Previous Sale: \$849,000, 12-31-09

71 Evergreen Drive, \$1,140,000, 4 Bdrms, 2786 SqFt, 1968 YrBlt, 3-25-14;

Previous Sale: \$875,000, 11-04-11

21 Greenwood Court, \$1,145,000, 4 Bdrms, 2308 SqFt, 1973 YrBlt, 3-18-14;

Previous Sale: \$152,000, 09-22-78

113 Hillcrest Drive, \$750,000, 4 Bdrms, 2079 SqFt, 1957 YrBlt, 3-19-14

29 La Vuelta, \$1,425,000, 5 Bdrms, 3655 SqFt, 1958 YrBlt, 3-28-14;

Previous Sale: \$1,150,000, 07-28-11

2 Lloyd Lane, \$865,000, 4 Bdrms, 1849 SqFt, 1950 YrBlt, 3-19-14;

Previous Sale: \$860,000, 03-16-05

61 Meadow View Road, \$1,060,000, 3 Bdrms, 1409 SqFt, 1952 YrBlt, 3-28-14;

Previous Sale: \$676,000, 11-02-00

110 Ravenhill Road, \$850,000, 2 Bdrms, 2116 SqFt, 1974 YrBlt, 3-27-14;

Previous Sale: \$775,000, 08-20-08

26 St. Stephens Drive, \$1,099,000, 4 Bdrms, 2452 SqFt, 1974 YrBlt, 3-18-14;

Previous Sale: \$927,000, 10-17-08

8 Williams Court, \$976,000, 4 Bdrms, 2094 SqFt, 1973 YrBlt, 3-21-14;

Previous Sale: \$649,000, 01-31-03



Ask Cynthia Brian-Avocado Pit

Reader's Request

Dear Ms. Cynthia:

You helped me root an avocado pit in water by using four toothpicks. Now that it has leaves, what do I do?

Brian, Moraga

Dear Mr. Brian

Wow! From your photo that avocado pit is a happy camper. I'm glad you wrote again because this is a great project for kids to have gardening success. (Editor's note: Brian had emailed long before ASK CYNTHIA BRIAN became a column and Cynthia gave him advice on how to root an avocado seed in water.) Now that the seed has sprouted a stem and leaves and has a thick root system, it's ready to plant. Grab a pot about 10-12 inches in diameter, fill with rich humus. Plant the pit so that half of it is above ground, just like when you used the four toothpicks to anchor the seed halfway in the water. Add redwood bark or mulch to the base to maintain their optimum PH of 6 to 6.5. Water frequently and keep the soil moist, but not soggy. Put in a sunny place, the sunnier the better. When it's about 12 inches tall, cut it back to 6 inches to encourage bushiness. If you have the space, you can transplant to the garden. Keep in mind avocado trees grow to 20-40 feet but you can keep them smaller in containers. It may take several years to bear fruit, if it bears at all. I once grew a 30-foot avocado tree at a former house and had to beat the bark to get it to produce avocados. The crop was so colossal that neighbors nicknamed me Guacamole Mama. With the high price of avocados today, I'd sure like to have that that exotic fruit tree now. Have fun – this is a delicious and rewarding experiment and one to share with other young gardeners as it is easy and low-maintenance.

Cynthia

Postscript: This request from Brian came to me a while ago. Recently he invited me to visit his "guacamole" tree, now living in a half wine barrel and has grown to several feet! (see photo). I definitely recommend trying this with children as a very fun project!

Happy Gardening and happy growing!

Cynthia

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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





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Importance of FengShui Principles When Buying or Selling a Home

By Michele Duffy



The water feature outside this Orinda resident's entryway creates a flow of life force to the home. Photos provided

We all know what it feels like to walk into a home that oozes open, airy, positive energy, or when a dwelling sometimes feels draining, dark, heavy and unhealthy. The reason could be good – or bad – FengShui.

FengShui (pronounced Fung Schway) is literally translated “wind” and “water,” based on the Taoist belief that everything is interconnected. The art and science of FengShui represents a way of living “on purpose” which acknowledges the existence of Qi or energy

(sometimes called ch'i or prana) that is everywhere and influences us at all times.

FengShui experts use a tool called the Bagua map and overlay it over each space from the front entrance, to analyze the specific energy in nine different areas of our lives; it is individual in scope. (See diagram)

While the price of a home is a strong determinant to potential buyers, the energy of the home can be equally important. When searching for a home with good Qi, a few examples of what buyers should look for include: homes with an even shape or lot; homes with abundant natural light; or homes not located at the end of a cul-de-sac or T-intersection.

When a home/lot is an uneven shape various areas of the FengShui Bagua are “missing,” meaning there is no energy or Qi circulating or bringing life to that area. Cul-de-sacs are similar to stagnant dead ends energetically, and the home facing a T-intersection is weakened and drained energetically by the overwhelming Qi from the road.

Qi cannot be stopped or destroyed, but energy certainly can be productively redirected or transformed, which is the goal of FengShui work. FengShui acknowledges the positive relationship of the natural world to human beings. Long before western studies confirmed that a walk in the woods stimulated brain activity, Taoists understood that profound connection.

And even if “bad” FengShui exists in a potential new home, with the help of a certified FengShui expert, the property can be transformed with “cures,” like water features, plants, mirrors, sculptures, and wind chimes, which are then blessed.

So how can sellers create a home that buyers will connect with immediately and imagine themselves living in happily? First, create a magical garden experience for buyers all along the path to the home so the curb appeal sets the home apart from other properties, while enticing buyers to enter and see more. The best cure for any entry way is a FengShui water feature, like a fountain to activate the water element associated with that area

of the home. Water is life itself and is also symbolic of cash flow, life path, opportunities and good fortune. A water feature activates the powerful entryway to the home and creates a flow of life force to your home.

Clutter can drain energy, so sellers should rid their homes of personal belongings to let the energy flow, allowing buyers to imagine themselves in the space. Arrange chairs, for example, on a deck that overlooks a view; create in the buyer's mind a desire to watch sunsets, entertain, or enjoy the view from that home. Or create a warm and inviting master bedroom to connect emotionally with buyers and help them to imagine themselves loving that retreat.

Enlisting the help of a FengShui expert will educate you on what homes will promote health, happiness and prosperity, the three jewels of FengShui.



Bagua map



Placing a wind chime outside a home can help to redirect and discourage negative energy from entering.

FengShui Guidelines for Home Buyers and Sellers

Five FengShui elements buyers should avoid:

- 1) Homes below the road or on a busy road;
- 2) Uneven home shape, layout or lot;
- 3) Little natural light;
- 4) Homes with unhealthy vegetation or plants that have difficulty growing; and
- 5) Homes that sit at a dead end, the end of a cul-de-sac or at a T-intersection.

Five FungShui tips for sellers:

- 1) Include all family members in the blessing of your home to lay a foundation for success;
- 2) Clean, de-clutter, de-personalize, and repair as if your sale depends upon it;
- 3) Pay special attention to entrance, foyer, master bedroom, kitchen and baths;
- 4) Add FengShui "cures" to the "Money/Career" Bagua area and ask for blessings that include buyers who offer at your asking price, "Relationship" area so each person who plays a significant role enjoys their desired outcome, and finally the "Completion" area so the sale comes to fruition and closes; and
- 5) Deck out your curb appeal.

Michele Duffy, BTB M.F.S., is an Orinda resident who enjoys creating "Space as Medicine" FengShui one space at a time, as well as hiking in nature, cooking, and spending time with her family; Canyon Ranch Feng-Shui Master, IFSG Red Ribbon Professional. For information, visit www.mandalafengshui.com, email spaceharmony@gmail.com or call (520) 647-4887.

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ORINDA



New Listing

528 Tahos Road Style+design come alive in this total renovation 5bd/4+ba hm of exceptional quality. Granite, stone+custom wood moldings/trims of finest materials. All rms light/bright w/lrg wndws. Grassy yd, decks, balconies.

\$2,295,000

ORINDA



New Listing

36 Charles Hill Circle Stylish upscale 5bd/5ba, 4168 sf gated contemporary on 1.46 ac, updated & gorgeous! Lrg open kitchen/fam rm+outdr kitchen; 2 mstr suites; 2 ofc/study rms; heated pool; lighted tennis crt; 1,000 bottle wine cellar.

\$2,395,000

ORINDA



81 Mossbridge Lane Beautifully updated approx. 4540 sf, 6bd/5.5ba Traditional Orinda Downs gem! Form meets function in this exquisite home perched on a private lane. This is the home you have been waiting for!

\$2,795,000

ORINDA



11 Scenic Drive Gorgeous 4bd/3.5ba, 4695 sf single-story Orinda estate on .64 ac lot w/exceptional style & quality; LR & DR; office; showplace kitchen/dining/fam rm; 1bd/1ba guest house; solar heated pool & large poolside patio.

\$2,998,000

MORAGA



127 Cypress Point Way Stunning 3bd/2.5ba MCC twnhm w/new hwd flrs in entry, LR, DR, kitchen/fam rm. Fabulous kitchen w/slab granite & SS appliances. Large fenced patio. Great loc. close to clubhouse, golf, swim, tennis & town.

\$759,000

MORAGA



New Listing

113 Merion Terrace Inverness alternate model w/custom features. 3bd/2ba plus office/den & breakfast nook off updated kitchen. Beautiful & private outdoor living 2059 sf on .20 acre lot on cul-de-sac. Includes club membership.

\$829,000

MORAGA



New Listing

133 Westchester Street Exceptional three bedroom and three and a half bath Plan 3 with Bonus in Moraga Country Club. Beautifully remodeled kitchen, hardwood floors, indoor laundry.

\$839,000

MORAGA



New Listing

27 Via Barcelona Situated at end of priv. cul de sac, this 5bd/3.5ba, 3129sf hm offers great views & conv. loc. Updated open granite kit/fam rm, pristine bamboo flrs, new crpt, dual panes, cathedral ceils. Wrap around deck, lvl lawn.

\$1,050,000

MORAGA



Pending

110 Quintas Lane Stunning Campolindo 4bd/3ba hm, all updated w/high end finishes, high ceilings, random planked hwd flrs, walls of glass. Fr. drs open to sensational private yd. Close to commute, neighborhood Cabana Club.

\$1,385,000

MORAGA



New Listing

1879 Joseph Drive Wonderful single level hm in great family nghbrhd. Oversized rms, formal liv. & din. rms along w/abundance of wndws provide open feel thruout. Modern kit/fam rm combo. Priv. setting, lush landscaping.

\$1,450,000

MORAGA



New Listing

701 Augusta Drive Rare opportunity. Totally remodeled detached hm in MCC. Lrg lvl lot w/beaut. landscaping, stone patio, firepit, view of 8th hole. Walk to clubhouse. Completely renovated w/high end finishes & sophisticated style.

\$1,495,000

LAFAYETTE



New Listing

945 Mountain View Drive Cutest home on the block! Charm abounds in this exceptionally cozy 1bd/1ba full of 1940's style bungalow. Ambiance & style. Enjoy incredible curb appeal. Lawn & garden, very private, ideal loc. near everything!

\$565,000

LAFAYETTE



New Listing

11 White Oak Drive Stylish contemporary Hidden Valley home close to town, commute. Beautifully updated, walls of glass, high ceilings, dramatic living & dining rms. Fab. kitchen/family rm. Neighborhood pool/tennis nearby.

\$1,215,000

LAFAYETTE



New Listing

4 Greenvalley Court Very desirable cul de sac loc. in beautiful Reliez Valley. 3000+sf, 4bd/2.5ba contemp. w/updated kit/fam. rm, large formal DR, step down LR w/frplc, hwd flrs & spacious rms. Decks, grdns, yd & hot tub on .6 ac.

\$1,538,000

BLACKHAWK



New Price

20 Chestnut Place Extraordinary Blackhawk Country Club 4975 square foot, country French style estate with pool on sought after cul de sac. Vaulted ceilings, Master suite with fireplace and adjoining office.

\$1,899,000

WALNUT CREEK



New Listing

909 Terra California LEVEL IN! No steps to this beautiful updated Rossmoor hm & no one above. New Mahogany hwd flrs thruout liv. & bdrms. Dual panes, newer kit. w/maple cabs & granite cntrs. Vaulted LR ceiling. VIEWS of hills.

\$635,000



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