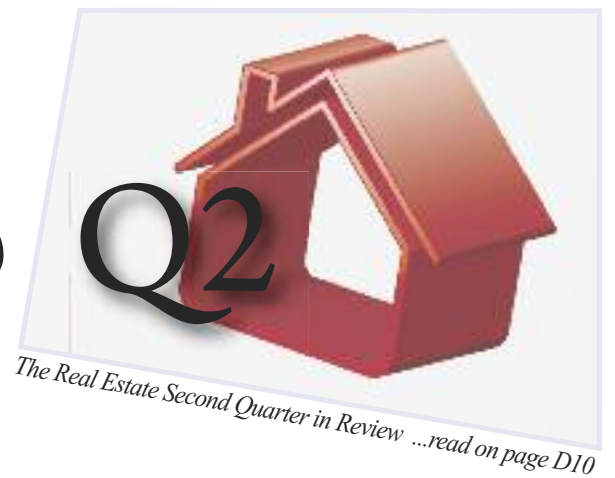


Lamorinda OUR HOMES

Lamorinda Weekly Volume 08 Issue 10 Wednesday, July 16, 2014



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

Situating Technology for Teens

The challenges of arranging home entertainment

By Chris Lavin



This living room is regularly taken over by pre-teens and teens, who surf the Internet on the TV, or interact via laptops and other technological devices that they bring to each other's homes when "hanging out."

Photos Chris Lavin

The admonitions ring throughout the day. "Not at the dinner table!" Or "turn that light off and go to bed." One such recent command was made by the mother of 15-year-old Sam Russo in Canyon. A request that was met with, "You don't seem to get this, Mom," Sam said.

"I cannot live – I mean I cannot live – without the Internet."

In an age when children are practically born into the world with iPhones in their hands, families with teens are not only wrestling with limits on technology use, they are having to figure out new

places to put all the darn stuff. So arranging entertainment systems can be a daunting task.

"The main thing is that people definitely want to know what their kids are doing," said Bob Castellano of Sound and Video Concepts in Lafayette. He has installed dozens of theater systems, which often have to be interfaced with the rest of the household electronics.

According to a Pew Center study for the Pew Research Internet Project, 78 percent of teens now have a cell phone, and almost half of those own smart phones. One in four has a tablet computer, and nine in 10 have a computer in their house.

And another Pew report concluded that 97 percent play video games.

"Lots of kids have the Xboxes or Play Stations in their room, and parents are very cognizant that they are playing their games," Castellano said. "But I also see more families wanting to switch to multi-purpose rooms. They don't want the kids playing all day long without seeing them."

That is definitely the case with the Erhardt family in Walnut Creek. When teenager Logan isn't working at the Orinda day camps, he wants to get on his iPhone as soon as he gets in the car for the ride home.

"I let him," said mother Laurie Erhardt. "But we have limits. Strict limits. It's been shown that kids who spend too much time on technology don't do as well in school."

Castellano and Erhardt came up with some ideas for making teen technology more user-friendly for the family.

... continued on page D4

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	8	\$495,000	\$1,400,000
MORAGA	5	\$555,000	\$1,650,000
ORINDA	6	\$755,500	\$1,466,500

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

- 1172 Glen Road, \$1,400,000, 3 Bdrms, 2263 SqFt, 1951 YrBlt, 6-10-14
- 3229 Gloria Terrace, \$1,150,000, 3 Bdrms, 2225 SqFt, 1966 YrBlt, 6-10-14;
Previous Sale: \$825,000, 11-20-02
- 825 Hidden Pond Court, \$1,100,000, 3 Bdrms, 2784 SqFt, 1991 YrBlt, 6-12-14;
Previous Sale: \$1,050,000, 05-29-13
- 3254 Marlene Drive, \$495,000, 3 Bdrms, 1160 SqFt, 1972 YrBlt, 6-12-14;
Previous Sale: \$477,500, 07-31-07
- 3380 Reliez Highland Road, \$1,215,000, 4 Bdrms, 2277 SqFt, 1959 YrBlt, 6-13-14; Previous Sale: \$937,500, 04-13-11
- 3176 Rohrer Drive, \$1,020,000, 3 Bdrms, 2104 SqFt, 1953 YrBlt, 6-11-14;
Previous Sale: \$750,000, 12-16-11
- 845 Santa Maria Way, \$1,100,000, 4 Bdrms, 2102 SqFt, 1956 YrBlt, 6-13-14
- 3 Shreve Lane, \$783,000, 6-4-14

MORAGA

- 626 Augusta Drive, \$1,075,000, 3 Bdrms, 1842 SqFt, 1976 YrBlt, 6-12-14;
Previous Sale: \$423,000, 09-04-92
- 1380 Camino Peral, \$555,000, 2 Bdrms, 1126 SqFt, 1971 YrBlt, 6-10-14;
Previous Sale: \$533,000, 05-10-07
- 80 Courter Lane, \$1,650,000, 4 Bdrms, 3149 SqFt, 2000 YrBlt, 6-10-14;
Previous Sale: \$1,440,000, 10-15-08
- 303 Deerfield Drive, \$1,200,000, 4 Bdrms, 2469 SqFt, 1966 YrBlt, 6-11-14;
Previous Sale: \$360,000, 04-09-93
- 1386 Rimer Drive, \$1,529,000, 4 Bdrms, 2742 SqFt, 1964 YrBlt, 6-11-14;
Previous Sale: \$685,000, 06-21-99

ORINDA

- 25 Bear Ridge Road, \$1,466,500, 3 Bdrms, 2852 SqFt, 1964 YrBlt, 6-13-14;
Previous Sale: \$821,000, 05-30-02
- 137 El Toyonal, \$1,410,000, 4 Bdrms, 2402 SqFt, 1940 YrBlt, 6-13-14;
Previous Sale: \$372,000, 07-29-88
- 37 Hillcrest Drive, \$755,500, 3 Bdrms, 1290 SqFt, 1950 YrBlt, 6-10-14;
Previous Sale: \$118,000, - -
- 11 Los Conejos, \$895,000, 2 Bdrms, 1953 SqFt, 1949 YrBlt, 6-10-14
- 22 Muth Drive, \$1,388,000, 3 Bdrms, 2403 SqFt, 1958 YrBlt, 6-12-14
- 100 Underhill Road, \$850,000, 3 Bdrms, 1887 SqFt, 1964 YrBlt, 6-10-14;
Previous Sale: \$675,000, 03-27-13

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Situating Technology for Teens

... continued from page D1

“Parents want their kids to excel so there shouldn’t be too much focus on the electronics,” Castellano said. Once upon a time hooking up an entertainment system meant plugging in a television. Then it was surround sound. Now it involves integrating everything from command central in the den to the Xbox in the kids’ rooms. “It definitely involves organization and the proper running of cords.” The more electronics that are in the same room, the messier things can become. “Like cords should go with like cords, and everything might need to be re-run,” Castellano said. Zip ties can also de-clutter entertainment.

Hanging a flat screen TV high in a teenager’s room will allow her to use her Wii while freeing up more space. And newer cabinets hide screens and cut down on the appearance of clutter. (Just don’t open the cabinet doors.)

Most important, Erhardt said, “Definitely have time limits.” Limit it to a specific time, or allow them to choose their own time and agree to put down the device at the agreed hour, she said.

Often the best time for parents to talk to their teens is in the car. “I let him use it in the car, but not all the time,” she said.

Putting a breakfast bar or even a couch in the kitchen or dining area so that teens can have a conversation with a parent cooking dinner is a good idea, they said.

One trend Castellano is seeing in Lamorinda is a tendency to upgrade home electronics when a family buys a new house or undergoes a major renovation – and the electronics for the kids are included in the upgrade.

“It depends on what they want. More teens are patching into high-definition entertainment systems, and they want them integrated and in the same place as their TVs. It depends on the degree people want to go to.”

He even predicts a major move to 90-inch screens.

“That,” 15-year-old Sam exclaimed, “would be awesome. But not for the Xbox. I like a smaller screen for that.”

Go figure.



Big isn't always necessarily better. Many teens prefer smaller screens to play their games.

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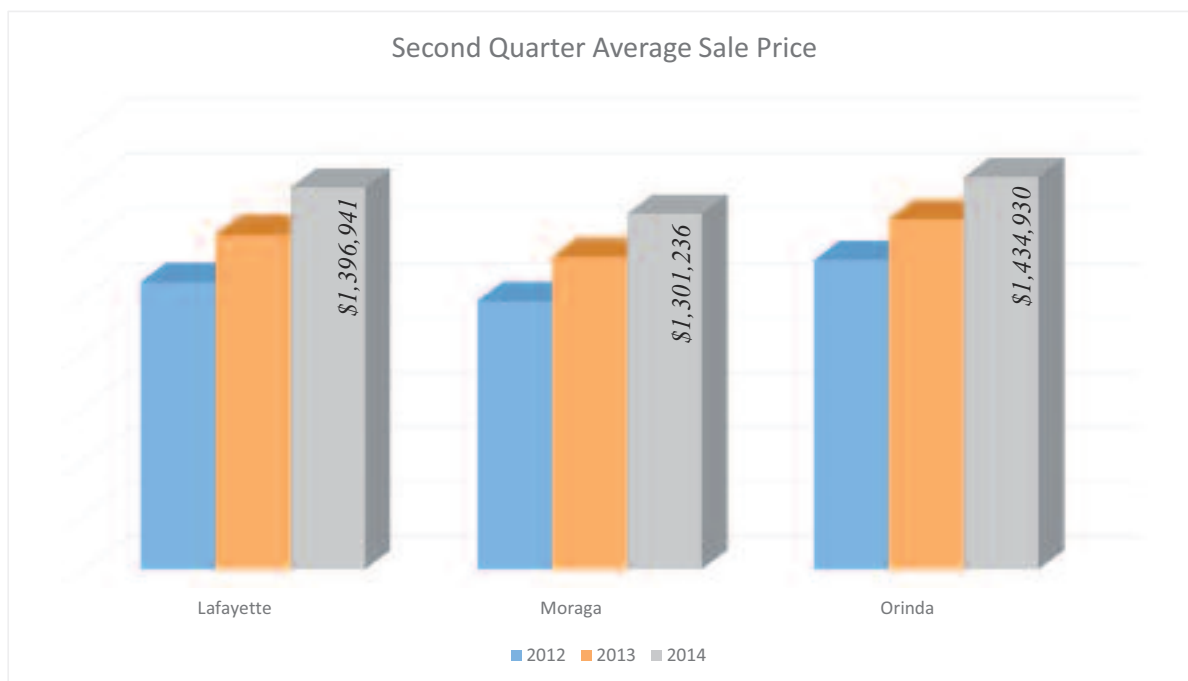


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The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T



The second quarter of 2014 continued with an increase in activity on the residential side of Lamorinda real estate with supply continuing to be low with pendings up slightly, and closings up with the average sales price higher in Lafayette, Moraga and Orinda – much higher than 2Q2013.

Per Contra Costa Association of Realtors statistics reported from April 1 through June 30, 100 single family homes closed in Lafayette which was close to the 105 in the same period one year ago. Sales prices ranged from \$565,000 to \$3.65 million and the average number of days on market was 17. In the year ago second quarter it was 18 days. It was 27 days in 2012. The average sales price was \$1,396,941 which was significantly higher than the \$1,226,216 for second quarter 2013 and second quarter 2012 when it was \$1,053,173. It should be noted that there was one sale of a home in excess of \$2 million and one in the \$5 million range that were not reported to the MLS with a sales price. These two would certainly bring the average price to well over \$1.4 million.

In Moraga the number of single-family closings was 43, up from 36 in 2Q2013. Prices ranged from

\$860,000 to \$3,337,500. The average sale price was \$1,301,236 up from \$1,144,668 in the year ago quarter and from the \$983,785 in 2012. The average marketing time was 17 days and it was 18 days in the same period in 2013.

In Orinda, the number of single-family closings was 80, versus 83 a year ago. Sales prices ranged from \$699,000 to \$3,461,250 with an average price of \$1,434,930. A year ago it was \$1,282,236. And two years ago it was \$1,132,702. It took an average of just 23 days on the market to sell a home versus 20 in the identical quarter in 2013. There was one sale in excess of \$3 million where the sale price was not reported to the MLS

So far this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$537 per square foot up from \$495 per square foot in 2Q2013. Moraga homes sold for \$506 and Orinda was at \$530. In 2013, in the same calendar quarter, these amounts were \$458, and \$498 respectively.

In Lafayette, the average sales price was 104.5 percent of the final asking price. In Moraga it was 104.4 percent and in Orinda it was 102.96 percent.

In the condominium/town home category, Lafayette had six closings between \$488,888 and \$781,984, Moraga had 27 ranging from \$301,000 to \$870,000 and Orinda had four starting at \$555,000 and the highest at \$1,192,500.

As of July 9, there were 119 homes under contract per the MLS in the three communities combined with asking prices of \$299,950 to \$2,975,000. A year ago at this same time there were 102 pending properties. It should be pointed out that there are only three “Potential Short Sales” that are currently pending and were subject to lender approval. At this same time a year ago there were nine and two years ago there were 29! There are no pending REO (bank owned) sales.

This is due to property values continuing to increase versus two years ago and many of those sellers are no longer “under water” or have been able to refinance their homes and are no longer at the point of foreclosure.

Inventory, however, has finally started to increase after several quarters of decline. There are 126 properties on the market in the three communities combined while a year ago there were only 96.

There are “only” 47 properties on the market in Lafayette – similar to the 49 at this same time last year. Asking prices in Lafayette currently range from \$569,000 to \$7.75 million. Of these, only one is a distressed sale – attempted short sales or REOs. In Moraga, buyers have their choice of only 17 homes or condominiums listed between \$299,000 and \$3.65 million. A year ago at this time there were 20.

In Orinda there are 62 way up from 36 on the market at the same time a year ago and also up from 53 in July, 2012. The list prices range from \$329,000 to \$4.99 million.

There are no bank-owned or short sales currently in the MLS available in any of the three communities.

At the high end, 32 homes sold above \$2 million in the three communities combined. A year ago there were 12 sales in the \$2 million-plus range in the second quarter. There are 36 currently available above this amount in the three communities combined.

... continued on page D15

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Feng Shui Balance

The Fire Element of Summer

By Michele Duffy



Placement of a fire feature, like this Moraga resident's fire pit, can help activate the Feng Shui fire element.

Photo Cathy Tyson

Many of us associate summer with adventures near and far, joyful family time and lots of outdoorsy activity. So what is good Feng Shui for maintaining our own personal Qi (energy) when it's really hot outside and potentially draining?

According to the Feng Shui Five Element theory, summer is governed by the Fire Element. Fire allows us to be self-confident, compassionate and to easily communicate with one another, openly and warmly and represents vitality, energy, enthusiasm, creativity, mental activity, intuition, memory agility, and sparkling movement. "Activating" the fire element in our homes includes activating these abilities and qualities in our lives; not having Fire activated can mean we lack passion, spontaneity and flair.

Feng Shui philosophy states that energetically our spaces or dwellings influence us a great deal of the time. The fire element rules the fame and reputation area of the Feng Shui Bagua map, so placement is important. For example, make sure you place your barbecue grill or fire pit in the back middle area of your yard. Placing candles or spherical sculptures in the back middle area of your home will also activate the fire element, helping send your good reputation far and wide in the world as you define it. Avoid placing a predominance of the fire element in the near right area of the home – the Helpful People area – since that area is ruled by the metal element and fire melts metal (and your helpful people will cease to exist). ... continued on page D14



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Feng Shui Balance

The Fire Element of Summer

... continued from page D12



Balance out the fire element by incorporating water features into the back yard, like this waterfall at a Moraga home.

A Feng Shui water feature added to the back left area of your yard will soothe the self. It is essential to balance the dominant seasonal element of fire with the water element, as water overcomes fire. Use water fountains, koi ponds, pools and tubs to incorporate the water element into your homes and gardens. Water elements are especially well placed in the back left area of the yard or patio which is ruled by the wood element, because water creates wood. Water fountains or ponds with koi are not recommended for the Fame and Reputation area (back middle) which again is ruled by fire, because water overcomes fire. Avoid water in the far right area as well, because the earth element is dominant and water also overcomes earth.

Understanding the Fire Element at the level of personal spirit can help us connect to love, laughter and enthusiasm more readily this summer. Enjoy the season!



Michele Duffy, BTB M.F.S. is an Orinda resident who, since 1999, enjoys creating "Space as Medicine" Feng Shui one space at a time, as well as hiking in nature, cooking, spending time with her family; Canyon Ranch Feng Shui Master, International Feng Shui Guild (IFSG) Red Ribbon Professional. For more info, visit www.mandalafengshui.com, email spaceharmony@gmail.com, or call 520-647-4887.

The Real Estate Quarter in Review

... continued from page D10

Interest rates continue to be at very attractive levels and many corporations have expanded their activity and continue to relocate families both in to and out of the area.

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 second quarter of this year many homes have had multiple offers and have sold at or above the list price.

Of the 100 single family sales that closed in Lafayette in the second quarter of 2013, 80 sold at or above the list price. Three of the six non-single-family homes in Lafayette sold at or above the asking price.

In Moraga, 36 of the 43 sales were at or above the asking price and in Orinda, 57 of the 80 sold at or above the final listing price.

One continuing issue that has come up recently is having a property appraise for loan purposes. As appraisers use closed sales in establishing their values, they can trail a rapidly increasing market. In these situations, purchasers have often had to come up with the difference between sales price and appraised value in additional down payment or attempt to negotiate a lower sales price with a seller.

New in Moraga!



19 Tamarisk, Moraga

Moraga Country Club gem! Wonderful detached home at the end of a court. 2 bedrooms with an additional den/office & 2 baths. Beautiful spacious updated kitchen with charming eating area. Formal dining & living rooms. Delightful backyard deck and patios with garden areas in a park like setting. Convenient to all Country Club amenities.

Offered at \$795,000



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319 Stanforth Court
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1289 Avenida Sevilla -2A
Rossmoor
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SOLD!

REPRESENTED SELLER



1117 Stanley Dollar Dr. 2
Rossmoor
Offered at: \$338,000

What my clients are saying:

"Karen is a wonderful realtor. She is a great communicator, smart and creative. She listened to exactly what I wanted finding the perfect home for me. She answers her phone and was there every step of the way. Thank you Karen for all you did for me!"

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Clear the Brush – It's the Law!

By Cathy Dausman



Dry brush burns quickly in a wild land fire.

Fire protection services are urging homeowners to make one thing perfectly clear right now – defensible yard space. Drought conditions, warmer temperatures, high winds and an excess of dried vegetation have made fire seasons progressively worse over the past 50 years, said Rena Willey of the International Association of Fire Chiefs.

State law defines defensible space as 100 feet, yet Diablo Fire Safe Council's Cheryl Miller said given "fuel type, fuel loads, slope or wind," even that may be insufficient. "I like to talk about defensible space as both space for a firefighter and for the home to defend itself."

Moraga-Orinda Fire District fire marshal Kathy

Leonard added, "Excessive combustible vegetation that is not abated will be declared a public nuisance and a threat to public safety."

The vegetation compliance deadline was June 15, and abatement notices were sent out beginning June 16. "Due to extreme conditions for fire this year, we are serving red notices only, requiring immediate abatement or we will have the work contracted out at the property owner's expense," Leonard emphasized.

The department's website (www.mofd.org) includes a list of contractors specializing in vegetation clearance who are also familiar with the district's requirements. For financial aid, Diablo Fire Safe offers up to \$5,000 cost-share assistance for homeowner fuel reduction efforts (see below). The third quarter application deadline is Aug. 15. "We are asking everyone to share the responsibility to keep our community safe from wildfire by maintaining their properties," Leonard said.

Direct abatement questions to MOFD Fire Prevention at (925) 258-4525, ext. 533. To request a MOFD wildfire risk assessment, call (925) 258-4525, ext. 524. Diablo Fire Safe fuel reduction cost-share assistance details are online at http://www.diablofiresafe.org/pdf/Cost_Share_2013-14_application_package.pdf.



Photos Cathy Dausman

Digging Deep-Gardening with Cynthia Brian

From Seed to Shining Seed

“I have great faith in a seed. Convince me that you have a seed there, and I am prepared to expect wonders.” – Henry David Thoreau



Poppies and peppers grown from seed are kept moist and warm by a blanket of straw. Photos Cynthia Brian

With your first bite of sweet white corn, a juicy garden ripe tomato, or a thirst-quenching mouthful of watermelon, there is no mistaking that summer has arrived. There is nothing better than going into the garden of eating pleasures! With all the hundreds of varieties of seeds available today, it's challenging to know what will work best in your unique micro-climate. When do you plant and how do you know when you'll be able to harvest? Since we can enjoy a cornucopia of edibles throughout the year, I'm providing notes on how best to direct seed to ensure an abundant harvest in any season.

My first rule of thumb is to survey your family to find out what everyone enjoys most. (And if your kids say doughnuts, let them plant cheerio seeds. When nothing grows explain to them that some years you'll get the doughnuts, but mostly you'll just get the holes!)

The next step is to prepare your beds. To ensure a successful crop, choose a sunny area with well-drained, enriched soil. Weed the area, break up the clumps of dirt, remove rocks and stones, rake two or three times. Plant in rows, squares, raised beds (easier on the back and for harvesting), in a 2 by 3 foot plot, containers, or mixed in your flowerbeds. Some of my most successful harvests have come from vegetables in my potager combination garden and even my pots.

Set out the seed packets that you want to grow. Read the label and the directions carefully to determine how many seeds to plant, how to space, and how deep. To save seeds and thinning waste, I use the minimum amount of seeds recommended, then follow up with more seeds a few weeks later for succession planting. Cover seeds to a depth of no more than three times their diameter.

Consistent watering is mandatory for germination. Some seeds have a tough outer shell that needs to be softened for up to 10 days with constant moisture. Other seeds (varieties of beans) must soak overnight in water before planting. In a drought year, planning a garden by seeding only may not be as cost effective as planting seedlings. Once the plants are established, you can cut back on the water schedule.

This year has been challenging with the variance in weather patterns – the daylight hours are scorching hot and by night the fog rolls in with its chilly sting. Just when we thought all danger of frost had passed, a freeze emerged. Since we don't know what the season has in store, I've learned to plant more than one variety as insurance, or you may elect to plant indoors first, then transplant later. When shoots emerge, add a top layer of straw to help maintain moisture and heat.

... continued on page D18



When the flowers of Nigella fade, the dried pods can be popped open to spread the seeds in new beds.

CHEAT SHEET for Cynthia Brian's Top 10 Direct Sow Vegetables

Temperatures, planting directions, germination, and harvesting may differ depending on your seed selection. Buy a reliable soil thermometer to eliminate the guesswork. If you have a particular date that you want to harvest, work the math backwards to determine your planting dates.

Legend: *=Succession planting recommended

Arugula: Plant in soil temperatures of 50-60 degrees, 6 inches apart. Germinates in 7-10 days, edible within 40 days. *

Beet: Plant in soil temperatures of 65-75 degrees, 6 inches apart. Germinates in 10-15 days, edible within 55 days. *

Corn: Plant in soil temperatures of 65-75 degrees, 8 inches apart. Germinates in 4-10 days, 112 days until edible.

Kale: Plant in soil temperatures of 65-85 degrees, 24 inches apart. Germinates in 5-10 days, edible within 50-65 days.

Leek: Plant in soil temperatures of 60-65 degrees, 6 inches apart. Germinates in 5-10 days, edible 80-145 days.

Lettuce: Plant in soil temperatures of 55-65 degrees, 6 inches apart. Germinates in 7-14 days, edible in 45-70 days. *

Pepper: Plant in soil temperature of 70-85 degrees, 12-18 inches apart. Germinates in 6-12 days, edible in 70-100 days.

Squash: Plant in soil temperatures 65-80 degrees. Hill 6 seeds, thin to 3 seeds per hill with hills spaced 48-72 inches apart. Summer squash is edible within 50 days, winter squash within 100 days.

Tomato: Plant in soil temperatures of 70-75 degrees, 36-48 inches apart. Germinates in 7-14 days, 70-90 days until edible.

Watermelon: Plant in soil temperatures of 70-85 degrees. Hill 6 seeds, thin to 3 plants per hill with hills spaced 72 inches apart. 4-10 days until germination, 110 days until edible.

Basil, chives, cilantro, dill, fennel, mustard, and parsley are easily grown from seeds. Pop a few seeds between your veggie plantings. To thrill children, let them plant **radish** and **carrot** seeds as they germinate quickly. For **cucumbers, eggplant, oregano, sage, tarragon, thyme, and rosemary**, I prefer to plant seedlings from small 2 or 4 inch pots. Cut greens daily for a never-ending salad of healthy feasting.



Ruby Swiss chard and Italian parsley are ready to be harvested, while pole beans are climbing.

Sprinkle a palette of color into your landscape with these sure fire flower seeds:

Bachelor Buttons
Blackeyed Susan
Calendula
Chinese Lantern
Cosmos
Forget-Me-Nots
Hollyhocks
Marigolds
Nasturtiums
Nigela
Poppies
Sweet Alyssum
Sunflowers
Zinnias

Planting by seed is easy on your wallet and relatively stress free. When the seed doesn't germinate, sow again. For instant gratification, experiment with the new "baby" varieties of crops that can go from seed to table within 40 days or so. If you are looking for a truly quick kitchen crop, grow sprouts. Add seeds to a small container of water and eat as the green shoots "sprout."

Sow, grow-vertical, horizontal, circular, or as a ménage. From seed to shining seed-expect wonders!

Happy Gardening! Happy Growing
 Cynthia Brian



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Cynthia Brian's Harvest List for July



Yellow squash and zucchini are not only nutritious but beautiful as a table arrangement flanked by sunflowers and hydrangea blooms.

- Santa Rosa plums
- Nectarines
- Tangerines
- Peaches
- Kale
- Tomatoes
- Peppers
- Corn
- Squash



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ORINDA



New Listing

56 Dolores Way Well maintained single story home with 3 bedrooms + office + family room, 2.5 baths, vaulted ceilings. Mount Diablo views, gorgeous, peaceful lot with grassy yard near schools.

\$994,000

ORINDA



New Listing

14 Camino Sobrante Walk to Orinda Village, BART & Farmer's Market from this charming eclectic custom home. Formal LR & DR, galley kit., hdwd flrs; charming pool, deck; view of Orinda CC golf course.

\$1,050,000

ORINDA



New Price

42 La Cresta Walk to Del Rey! 4 bd+bonus/3 ba, 2469 sq. ft. home on .45 acre. This home has it all, open floor plan, flat lawn, large deck, around the corner from 12 years of top rated schools.

\$1,050,000

ORINDA



New Listing

77 Hillcrest Drive Fabulous family home! Updated by current owners, this very special trad. 4bd/3ba is totally inviting. Cul de sac location w/lvl yd. Eat-in kitchen, formal dining rm, separate fam rm & spacious liv rm.

\$1,060,000

ORINDA



New Listing

16 Hall Drive Stunning 1+acre estate home. Architecturally significant design w/coveted open flr pln. Beautiful finishes throughout, hdwd flrs, vaulted ceilings. Fabulous property with patio, lawn, tree house!

\$1,385,000

ORINDA



393 Miner Road Beautiful gardens, patios, children's play areas. High end finishes. Separate office, formal dining & living rms, breakfast & family rms provide ample living space. Centrally located yet a world away.

\$1,395,000

ORINDA



36 Linda Vista Country Club neighborhood beauty & convenience combine in this 5bd/5.5ba of over 3098 sf incl. "Nanny" unit & sep. 1bd/1ba cottage. Beyond belief sunset views + incredible design style.

\$1,465,000

ORINDA



2 Los Altos Road Experience living on private .27ac lush setting in sought-after Country Club area. Remodeled 4bd/2.5ba of apx. 3035sf. Vaulted ceils, kitchen/fam rm, deluxe master suite. Beautifully landscaped.

\$1,575,000

ORINDA



New Price

81 Mossbridge Lane Beautifully updated approx. 4700 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!

\$2,650,000

MORAGA



New Listing

633 Augusta Drive Fabulous end unit twnhm in tranquil location adj. to lagoon, yet easy walk to MCC swim, tennis & golf. Dramatic high ceiling liv.rm, formal din., grt master + gigantic 3rd bd for home ofc or playroom.

\$739,000

MORAGA



New Listing

736 Moraga Road Beautiful 4bd/3ba home with 2313 sf on .6 ac. Fabulous opp. w/private & tranquil creekside bkdy. Hdwd flrs, spacious country kitchen, expansive craft/laundry room. Close to town, schools, trail.

\$840,000

MORAGA



New Listing

4 Wandel Drive New landscaping, two new bathrooms, three bedrooms, hardwood floors. Great location!

\$975,000

MORAGA



New Price

259 Corliss Drive Incredible 4bd/2.5ba remodel on half acre w/privacy, newly landscaped yd, paver patios, storage shed. High end chef's kit., oversized master ste. Walk to tw'n, trails, park, library, transportation.

\$1,349,000

LAFAYETTE



New Listing

3431 St. Mary's Road Set WAY up off road at top of Hansen Drive. Trail neighborhood beautifully remodeled 5bd/3ba w/chef's kitchen, great room & separate family room, sparkling pool & flat backyard with lawn.

\$1,795,000

CONCORD



New Listing

2023 San Vicente Drive Investor/contractor for Monte Gardens fixer! 3bd/1.5ba w/1050sf on .18ac lot. Two car attached gar, frplc in liv rm, open kitchen/dining rm flr pln. Probate! Needs work, likely all cash buyer!

\$285,000

WALNUT CREEK



New Listing

41 Geary Court New kitchen and bath, updated landscaping. Cul-de-sac location close to BART, shopping, etc.

\$650,000



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