

Lamorinda OUR HOMES

Lamorinda Weekly Volume 09 Issue 13 Wednesday, August 26, 2015



Cynthia Brian's Gardening Guide for September ...read on page D13

Growing Vines, and More, In Time of Drought

By Sophie Braccini



Susan Captain

For Sal Captain, minimizing water usage is a culturally ingrained characteristic. “In the house in England where I was raised, you had to put in shillings to get hot water,” he remembered fondly. Captain trained his kids to save water; if the kids showered too long, he would shut off the hot water supply. “We would get into arguments about who could take the shorter showers,” one of his sons recalled. Captain even installed an outside shower, so the gray water would recycle automatically.

It's not unusual, then, that Sal and Susan Cap-

tain use dry farming at their vineyards in Moraga. In July, the Community Alliance with Family Farmers (CAFF) held a training session at Captain Vineyards to present ways to minimize water usage. The Moraga growers, who recently received a second award from EBMUD for their water-wise practice, want to lead the way for water conservation.

Dry farming refers to crop production during the dry season without supplemental irrigation. “When it came to planting our 3,500 vines, each used drippers that gave a half gallon per hour, and

we were supposed to water for 6 to 8 hours once a week. That would be 14,000 gallons of water every week. On top of it, it's purified chlorinated water that's not good for vines,” said Sal Captain, “but we didn't have any other source of water.” When the homeowners saw their water bill the first time, they decided to start researching dry farming.

“How did people do it in the old country where there is no irrigation?” they asked themselves. They realized that the vines are plants that in fact need less water to produce better tasting grapes. Last year Sal Captain took a trip to the plateau of Anatolia in Turkey to observe their dry farming practices. “It's hot up there and dry,” he said, “and they don't water their grapes.” Spacing between plants is much larger than here, too.

The key to dry farming is a deep soil that will hold winter moisture all the way until the end of the dry season. After three years, the root system develops in the shape of a pear, going five to six feet deep, depending on the soil. “On the fourth year we were able to stop watering completely, as long as there is normal rainfall,” explained Susan Captain. A normal year sees 15 inches of rainfall in Moraga; this year it was only half that amount, so some watering had to be done.

Right now the berries are much smaller than usual, which should make an intense, great tasting wine. The difficulty will be the volume, likely much less than last year. “The growers sell their grapes by the pound. On a dry year, if they would not water, they would lose a lot of money,” said Sal Captain.

... continued on page D4



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City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	23	\$430,000	\$7,600,000
MORAGA	11	\$255,000	\$1,700,000
ORINDA	15	\$600,000	\$2,525,000

Home sales are compiled by CalREsource, 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 CalREsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 3302 Berta Lane, \$1,250,000, 3 Bdrms, 1696 SqFt, 1956 YrBlt, 7-15-15;
Previous Sale: \$865,000, 04-28-10
- 44 Cricket Hill Road, \$7,600,000, 6 Bdrms, 6107 SqFt, 2013 YrBlt, 7-10-15;
Previous Sale: \$1,650,000, 05-14-08
- 912 Dana Highlands Court, \$1,100,000, 5 Bdrms, 3103 SqFt, 1994 YrBlt, 7-17-15;
Previous Sale: \$852,000, 05-15-02
- 1808 Del Rey Street, \$1,000,000, 3 Bdrms, 1716 SqFt, 1961 YrBlt, 7-15-15;
Previous Sale: \$1,000,000, 11-12-14
- 766 Glenside Drive, \$925,000, 4 Bdrms, 2490 SqFt, 1947 YrBlt, 7-24-15;
Previous Sale: \$27,000, 08-30-99
- 20 Iverson Drive, \$1,480,000, 4 Bdrms, 2380 SqFt, 1999 YrBlt, 7-22-15;
Previous Sale: \$1,325,000, 05-23-07
- 616 Lancaster Drive, \$1,350,000, 4 Bdrms, 2280 SqFt, 1958 YrBlt, 7-17-15;
Previous Sale: \$1,200,000, 05-13-14
- 3356 Las Huertas Road, \$2,000,000, 1 Bdrms, 1488 SqFt, 1932 YrBlt, 7-15-15
- 871 Las Trampas Road, \$995,000, 3 Bdrms, 2201 SqFt, 1975 YrBlt, 7-14-15
- 3230 Lucas Circle, \$1,220,000, 5 Bdrms, 2536 SqFt, 1963 YrBlt, 7-17-15
- 623 Lucas Drive, \$2,175,000, 5 Bdrms, 3403 SqFt, 2012 YrBlt, 7-22-15;
Previous Sale: \$1,700,000, 04-26-13
- 3324 Moraga Boulevard, \$1,090,000, 3 Bdrms, 1409 SqFt, 1941 YrBlt, 7-21-15
- 3509 Moraga Boulevard, \$750,000, 2 Bdrms, 822 SqFt, 1946 YrBlt, 7-21-15
- 3182 Old Tunnel Road #E, \$430,000, 896 SqFt, 1953 YrBlt, 7-20-15;
Previous Sale: \$430,000, 03-15-06
- 1248 Panorama Drive, \$750,000, 3 Bdrms, 1298 SqFt, 1949 YrBlt, 7-10-15
- 1594 Pleasant Hill Road, \$950,000, 4 Bdrms, 2087 SqFt, 1917 YrBlt, 7-17-15;
Previous Sale: \$760,500, 09-01-04
- 536 Silverado Drive, \$1,466,000, 4 Bdrms, 2393 SqFt, 1963 YrBlt, 7-21-15;
Previous Sale: \$1,100,000, 04-17-12
- 3160 Somerset Place, \$1,410,000, 3 Bdrms, 2717 SqFt, 1963 YrBlt, 7-24-15
- 710 St. Marys Road, \$1,130,000, 3 Bdrms, 1574 SqFt, 1950 YrBlt, 7-13-15;
Previous Sale: \$874,000, 07-14-06
- 10 Wellesley Drive, \$2,400,000, 4 Bdrms, 3733 SqFt, 1978 YrBlt, 7-21-15
- 1000 Willow Drive, \$1,377,500, 4 Bdrms, 2249 SqFt, 1947 YrBlt, 7-23-15;
Previous Sale: \$159,000, 03-19-85
- 1037 Windsor Drive, \$970,000, 3 Bdrms, 1511 SqFt, 1956 YrBlt, 7-15-15
- 3324 Woodview Drive, \$1,315,000, 3 Bdrms, 2381 SqFt, 1977 YrBlt, 7-22-15;
Previous Sale: \$760,000, 07-11-03

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Growing Vines, and More, In Time of Drought

... continued from page D1

But there are ways to preserve water in the soil, said Susan Captain. First she recommends staying away from synthetic fertilizers because the nitrate and sodium it adds into the soil kills all the living organisms, including earthworms that enrich and aerate the soil naturally. "Once you've killed everything in your soil, you become completely dependent on fertilizers," she added. The Captains stopped rototilling to protect the healthy soil organisms, and they take care of the soil by shredding everything, such as pruned branches and leaves, and leaving it as topsoil. "It disintegrates and feeds the soil, and keeps the water from evaporating," she said. "It's a win-win. Why would you do anything else?"

She notes that dry farming on a slope, as they do, is less common, but that the clay content of their soil, with the addition of the compost, retains water nicely. "The healthier your soil, the better water retention you'll get," she concluded.

Janet Caprile, farm advisor for the University of California Cooperative Extension in Contra Costa and Alameda counties, who spoke at the training session, recommends crops that yield more for less water. "We want more crop per drop," she said, recommending hybrid tomatoes rather than heirloom, and favoring the winter gardens that will produce a lot with much less water.

Crops that can be successfully dry farmed include tomatoes, grapes, potatoes, winter squash, grains and fruit trees, according to the UCCE Master Gardener Program website (ccmg.ucanr.edu). "When we have winter rains, some of the water is stored in the soil for plants to use in the spring as the weather warms up and growth begins. Gardeners use this 'bank' of available water to dry farm – a technique that depends on sufficient soil moisture and deep-rooted plants that scavenge to access water without adding much supplemental irrigation," the website states.

The UCCE Master Gardener Program suggests adding organic matter to the soil, using three to four inches of mulch on top of the soil, using a drip system, planting early-maturing or short-season varieties of vegetables, and laying out planting



Shredded branches are used for topsoil

Photo Sophie Braccini

areas in blocks, not rows. "As plants mature their foliage touches and creates an umbrella over the soil, shading roots, reducing evaporation and creating a beneficial CO2 bubble on the underside of plants," it states.

The organization also recommends sowing seeds in flats rather than directly into the garden bed, which will use less water.

"Planting a vegetable garden instead of a lawn still makes sense for homeowners," Caprile said. "It will use less water and it will feed you."

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What's Your Title?

By Andi Peterson Brown

Do you remember how you took title to your home? Are you a sole owner? Joint tenant? Is it community property? Is it in a trust? ...and are you sure?

A recent health scare with an extended member of my family brought this subject to the forefront for us. Once calm was restored and relief set in that all was going to be ok, we all started to mull over the dreaded “business of death” and “what would have happened” questions. Did this person have a will? Is there a Power of Attorney? Really, they picked who? Are there DNR instructions? What about the cat? What about the house? Would it have to be sold? Would there have been tax or financial repercussions for the surviving family? And on and on this went as we all realized that we were grossly underprepared.

As this family member later did their due diligence with an attorney and began their estate planning in earnest, it was discovered that their property was not vested the way they had thought. There would have been unintended legal and financial complications on surviving family. This family member was upset that their initial lack of planning could have caused such ramifications, but took comfort in knowing that they were able to make changes to best suit their personal and financial goals.

Do you know how your home is vested? See above for why it's a good reason to check.



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Stylish Solutions

How to Navigate Inspiration Photos vs Real Life in Decorating and Design

By Ann McDonald



To get this shot, Photographer Erik Nelder removed the fireplace cover and put the camera through the actual fireplace! We had people on ladders holding the pots back and had moved the basket cabinet over to align properly. See photo on page D10.

Photos courtesy Couture Chateau llc

Most of us would love lives that are picture perfect – happy families with kids nicely dressed enjoying family activities with mom and dad; good meaningful conversations happening in a beautiful room – but life is not a magazine shoot, even if we can orchestrate the things around us and want it to be. Life is, however, beautiful in all its process mess.

As summer comes to an end, stylish suburbanite, I wanted to share inside tips you can use today to navigate the process between inspiration photos and the creation of your ideal space that lives as beautifully as it looks. My hope is to equip you with tools, so design and decorating makes you smile, *and thrive*, each time you walk into a room.

First things first: Remember that photo shoots for decorator magazines often involve things like pushing the sofa up against the bookshelf, hanging off a ladder while the table is three feet away from the chairs or climbing a fence in a quarry. What that means is, we can't recreate the same room elements from a photo for real living.

So just how do we design so spaces and places look and live beautifully?

Before we get to the pretty, my team and I sit down and review what I affectionately call “The Life Envelope.” This refers to the next seven years of your life relating to the current project.

What is it you want your life to be in seven years? What are your personal goals? Family goals?

... continued on page D10



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Inspiration Photos



Photographer Erik Nelder



In this shot, Design Photographer Peter Medilek was on a ladder. Real life looks nothing like a photo shoot.



This photo was taken in Israel while filming design inspiration videos. We reasoned that if marble could handle 4,000-plus years outside and retain beauty, it would probably be OK in a vacation project off continent.

... continued from page D8

Will you be staying in the home for generations or is it short-term? Design to facilitate that.

Instead of creating space that is static or holds you back, examine goals, hopes and dreams first. Create designed space that moves you forward in real and practical ways.

It's like sailing. You get to the destination faster and with more style points if you know the currents under your surface and prevailing winds. Get the unseen issues tackled and the rest is – as they say – smooth sailing.

Do you have a young family with children in preschool and want to make sure art and music are still passions when they are teenagers? Design space to create energy and anticipation for practice. Don't place the piano or art studio in a dingy corner of the garage or the basement family room. Integrate those into core living spaces.

There is science behind design, and we love the beauty part, but in order for it to thrive for you in your own home these things need to be addressed.

Next we look at your "Space Envelope." The space envelope refers to a proverbial cube-like border around the spaces and places we will be designing. It's a non-negotiable "design fence" within which we make decisions and bring completion – all consistent with your "Life Envelope."

Why? Just like other areas of life, focus, follow through and completion are the game changers for excellence. Ask yourself what spaces need to be designed together to be consistent. Why is this space a priority? What are the potential pitfalls of this space and how can you avoid them? And do you have a reasonable budget? The "Space Envelope" keeps us from getting carried away.

By putting a decision cube around a space, even if it's a 24,000-square-foot combination of five buildings on a 400-acre mini-ranch, we prevent distraction. It's equally important on a 600-square-foot kitchen remodel, maybe more so, as lives are curated in those 600 square feet.

For today, take stock of these tips for your own spaces. I created this process when my interns and new grads who had amazing technical skills, struggled to complete projects of excellence. It has been so well received, design professionals from across the country use this training for themselves, not just for their employees. We are in process of creating a complete homeowner accessible version as well this fall.

As stylish suburbanites, you are therapists, counselors and lifestyle consultants. My goal is to equip you to thrive and reach your individual and family goals seven years out – through design.



Ann McDonald, IIDA, NAPO, is the Founder/CEO of Couture Chateau, a luxury interior design firm in Orinda. For a complete blog post including other design ideas, visit www.couturechateau.com/blog

Lamorinda Home Sales recorded

... continued from page D2

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Previous Sale: \$950,000, 05-15-02
- 10 Dickenson Drive, \$1,306,500, 4 Bdrms, 2583 SqFt, 1960 YrBlt, 7-10-15;
Previous Sale: \$1,069,000, 05-01-12
- 35 Kazar Court, \$1,700,000, 6 Bdrms, 3162 SqFt, 1963 YrBlt, 7-15-15;
Previous Sale: \$448,500, 12-14-95
- 154 Miramonte Drive, \$540,000, 2 Bdrms, 1525 SqFt, 1966 YrBlt, 7-22-15
- 450 Rheem Boulevard, \$475,000, 2 Bdrms, 1170 SqFt, 1974 YrBlt, 7-15-15;
Previous Sale: \$470,000, 06-08-07
- 1123 Sanders Drive, \$950,000, 3 Bdrms, 1691 SqFt, 1961 YrBlt, 7-10-15;
Previous Sale: \$650,000, 11-26-03
- 219 Scofield Drive, \$1,505,000, 5 Bdrms, 2921 SqFt, 1958 YrBlt, 7-13-15;
Previous Sale: \$445,000, 09-30-94

ORINDA

- 146 Camino Sobrante, \$1,425,000, 3 Bdrms, 2658 SqFt, 1936 YrBlt, 7-13-15;
Previous Sale: \$545,000, 11-25-92
- 115 Coral Drive, \$1,125,000, 3 Bdrms, 1340 SqFt, 1958 YrBlt, 7-13-15;
Previous Sale: \$700,000, 12-09-11
- 20 El Patio, \$2,150,000, 6 Bdrms, 4552 SqFt, 1937 YrBlt, 7-10-15;
Previous Sale: \$825,000, 12-29-11
- 87 El Toyonal, \$700,000, 2 Bdrms, 1103 SqFt, 1934 YrBlt, 7-15-15;
Previous Sale: \$401,000, 03-27-13
- 220 Glorietta Boulevard, \$2,300,000, 3 Bdrms, 3801 SqFt, 1940 YrBlt, 7-22-15;
Previous Sale: \$1,050,000, 12-05-01
- 206 Holly Lane, \$600,000, 2 Bdrms, 1196 SqFt, 1967 YrBlt, 7-20-15
- 623 Ironbark Circle, \$1,425,000, 3 Bdrms, 3421 SqFt, 1978 YrBlt, 7-21-15;
Previous Sale: \$755,000, 10-26-98
- 350 Miller Court, \$2,500,000, 5 Bdrms, 4106 SqFt, 2014 YrBlt, 7-22-15
- 401 Miner Road, \$1,500,000, 4 Bdrms, 2636 SqFt, 1948 YrBlt, 7-13-15;
Previous Sale: \$620,000, 10-20-88
- 755 Miner Road, \$1,475,000, 3 Bdrms, 2440 SqFt, 1957 YrBlt, 7-10-15
- 49 Overhill Road, \$1,575,000, 4 Bdrms, 4970 SqFt, 1960 YrBlt, 7-15-15;
Previous Sale: \$600,000, 08-13-96
- 54 Persimmon Walk, \$1,400,000, 4 Bdrms, 2385 SqFt, 2014 YrBlt, 7-10-15
- 20 St. Hill Road, \$1,565,000, 5 Bdrms, 3693 SqFt, 1985 YrBlt, 7-22-15
- 41 Van Tassel Lane, \$2,525,000, 4 Bdrms, 3639 SqFt, 2005 YrBlt, 7-14-15;
Previous Sale: \$2,700,000, 05-05-06
- 639 Watchwood Road, \$1,360,000, 2 Bdrms, 2203 SqFt, 1987 YrBlt, 7-22-15;
Previous Sale: \$635,000, 11-18-98

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Located in the sought-after Burton Valley neighborhood of Lafayette, this approximately 2064 sq. ft. home sits privately on .23 of an acre. This extensively remodeled home with 4 bedrooms and 2.5 baths, boasts lovely hardwood floors throughout, casual living and dining areas, family room, chef's kitchen, private master suite, recessed lighting, solar panels (owned) and beautiful outdoor spaces with rural and pastoral views.

OFFERED AT \$1,425,000



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Drought Fells Orinda Cottonwood



Leeann Brady stands in front of the Cottonwood

Photo provided

The California drought has claimed yet another victim – this one a decades-old 65-foot-tall cottonwood tree in a south Orinda yard. Richard Osborne and Leeann Brady were preparing to remove the tree, realizing that it had rotted from the inside out, when it suddenly toppled Aug. 13. No damage was done, although the tree did temporarily block a residential street. Osborne feels they are “sort of lucky that it fell” because initial estimates for its removal ranged from \$1,800 to \$3,000. Now that the tree is down he expects to pay half that amount. *C. Dausman*



The fallen tree blocked Hall Drive



Workers remove the tree



Cynthia Brian's Gardening Guide for September

By Cynthia Brian

"The sun does not shine for a few trees and flowers, but for the wide world's joy" – Henry Ward Beecher

We have definitely experienced ample sunshine this season and as summer simmers into its final month, we still have ample time to enjoy the warmth and tranquility of outdoor entertaining. September is often the hottest month of the year. Make sure that you are paying attention to the water needs of your trees. Because of the drought, you may lose some plants, but mature trees may be irreplaceable in your lifetime. Obey the EBMUD rules, water deeply twice a week, and your landscape will survive until the winter rains arrive. An El Nino is being predicted for 2016. If your ground is severely dry and compacted, you may suffer flooding as the water will not be able to penetrate the soil.

Nothing says "California" better than joining friends for a barbecue or roasting s'mores around a fire pit. (Be fire wise; Lamorinda is on high fire alert this year.) With vegetable gardens at their peak, fresh corn, squash, peppers and melons brushed with olive oil and sprinkled with herbs are delicious cooked over the grill.

As many of our annuals and perennials begin to wither, it's a great idea to gather bouquets to dry for the winter. Many plants dry naturally and others need to be hung. Before tying in bunches, remove the foliage and hang in a dry, cool place away from bright light. Garage beams make great drying racks.

Be alert for the pear, apple and grape harvests happening around the area. Become a farmer for a day. Volunteer for picking, pressing and stomp-

... continued on page D14



A side yard shaded by trees provides a cool place to play for pooch and people.

Photos Cynthia Brian



New guinea primrose amidst Bird of Paradise withstand the hot temperatures.



A blue hydrangea will retain its hue when cut and dried.



Our container plants need more water now. Pictured deer-proof heuchera and ferns.

Cynthia Brian's Gardening Guide for September

... continued from page D13

PRESS apples for the delicious fresh juice.

VISIT The National Heirloom Exposition, the "world's pure food fair," Sept. 8-10 at the Sonoma County Fairgrounds. Education about heirloom growing, sustainability, market farming, and risks of genetically modified foods will be the focus. Enjoy heritage poultry and livestock shows, giant pumpkin and vegetable contests, foot stomping music and tractors. www.theheirloomexpo.com.

BUY a deep soaker hose to give thirsty trees a good drink. If you see tree roots rising to the surface and leaves wilting or falling, get some H₂O to your trees.

DEAD HEAD roses and control powdery mildew with a spray consisting of 2 teaspoons cooking oil and 2 teaspoons baking soda mixed in a gallon of water.

CHECK out Cate's Garden premium bypass pruning shears and easy action ratchet pruning shears made from SK5 high carbon steel blades. These great garden tools have a lifetime warranty. www.catesgarden.com/vip

LOWER yard maintenance with ground covers such as sedum, liriop, succulents, creeping thyme, baby tears, and vinca major or minor.

PROTECT your tender plants, roses, and citrus from the hungry deer. They are especially destructive now as their food sources dwindle. There are few deer-proof plants, although my deer don't touch oleander, digitalis, bearded iris, naked ladies, heuchera, rosemary or Russian sage.

DESTROY any star thistle plants that may come up in your landscape. These very prickly weeds are difficult to get rid of once established. Seeds blow in from the hills. The cows and deer don't eat them.

DIVIDE iris, lilies and naked ladies. Replant in other barren areas or share with a friend.

PROVIDE a shady area for your pets to play and relax. Make it interesting and a cool place for you to unwind.

DRY herbs and flowers. Garlic, leeks, artichoke blossoms, Bird of Paradise, hydrangeas, sunflowers, bachelor buttons, sage, lavender and protea can be hung upside down from rafters in the garage.

STARE up at the clouds at sunset for a multihued moving performance. Do it with your kids or grandkids.

IMPROVE your soil with compost and mulch now. Compacted clay soil will experience severe run-off when winter rains arrive.

ATTEND the Pear and Wine Festival on Sept. 26 at Moraga Commons. Visit the Be the Star You Are! booth to receive a free brand new book as part of the literacy outreach project, "Read, Lead, Succeed!" Info: http://starstylerradio.net/Events/Entries/2015/9/26_Pear_%26_Wine_Festival_2015.html

SELECT the perfect September bouquet at your local farmers' market as your garden displays wane.

SIT by a waterfall to enjoy the trickling falls and the sounds of silence.

SOW seeds of kale peas, kohlrabi, turnips and cabbage in preparation of a winter harvest.



Dead head roses

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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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Cynthia Brian in the Clary Sage-Salvia sclarea.

I'm on my way to speak at the National Garden Symposium where I am looking forward to meeting other garden writers and media professionals who share my passion for nature. My October column will be blooming with the best ideas I glean from around the country.

Have fun in the sun and delight in the joy of our September trees, flowers, fruit and herbs.

Happy Gardening, Happy Growing!

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Cynthia Brian

The Goddess Gardener

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New Listing

46 Cedar Terrace Excellent 3.93 acre property located at the end of Cedar Terrace, off of Cedar Lane. Views and Privacy! Build a Dream Estate! **\$699,000**

ORINDA



New Listing

94 Meadow View Road Single level 4bd/2ba in ideal sought after Glorietta area. 1888sf on .31ac lot. Updated kitchen, hwd flrs, dual pane windows. Lg. sep. workshop. Great location close to downtown Orinda & Lafayette. **\$995,000**

ORINDA



50 Don Gabriel Way South Orinda home features open floor plan w/custom cabinetry, hardwood floors, updated kitchen. Patio & outdoor dining area, large terraced upslope backyard perfect for relaxation. **\$1,250,000**

ORINDA



99 Via Floreado This brilliant contemporary has spectacular views w/walls of windows. This stunning apx. 3,000sf, 4bd/3.5ba country club home is near the freeway. Updated master bath. **\$1,450,000**

ORINDA



25 Rustic Way Impressive property w/top-of-the-hill privacy, fab. views & custom built 6bd/5.5ba home of apx. 8514sf on 8.14 acres. Racquetball court, pool w/unique waterslide, tennis court. **\$3,695,000**

MORAGA



New Listing

76 Sullivan Drive Impressive updated 4bd, 2.5ba, 2,131 sq. ft. home. Breathtaking views! Excellent floor plan, level-out to fabulous pool/ landscaping. Top CA schools. Great commute location. **\$1,195,000**

MORAGA



New Listing

1825 Joseph Drive Single-level in The Bluffs. 3 Bedrooms, 2 Baths, hardwood floors, beautiful views, private setting, sparkling pool and possible vineyard site. **\$1,285,000**

MORAGA



5 Whiting Court Sonsara Mediterranean 3 bedroom, 2.5 bath, open kitchen/ family room combo, spa-like master bath, in-door laundry, sunny courtyard. Single level, like new. **\$1,485,000**

MORAGA



New Listing

66 Shuey Drive Spectacular Moraga showcase home remodeled inside & out w/upgrades & special features. Just over 2900sf, 4bd(+ofc)/2.5ba treasure on .344ac, panoramic views & access to TOP schools! **\$1,585,000**

MORAGA



5 Paseo Linares Stunning new construction! Mediterranean Villa, spacious rooms, cul de sac, views & level yard. 4142sf, 5bd/4.5ba home w/hdwd, great room + formal living & dining w/butler's pantry. **\$2,525,000**

LAFAYETTE



New Listing

1601 Reliez Valley Road Short Term Rental. Hard to find... 5 month 3 bedroom, 2 bath rental featuring an open floor plan, hardwood floors, high ceilings and award winning Lafayette schools. **\$4,500/month**

LAFAYETTE



New Listing

3500 Silver Springs Road Traditional charm in coveted Silver Springs! Spacious living room, kitchen w/white cabinets & Carrera marble counters. Hardwood floors. Large patio, lovely gardens. Top-rated schools. **\$1,695,000**

LAFAYETTE



23 Sessions Road Gated English Manor 12.18 acre 5bd/6ba Estate. Grand foyer, living, family rms + "Club" rm, deluxe kitchen, dramatic solarium + executive office. Gorgeous grounds w/lap pool/lawns, views. **\$3,696,000**

LAFAYETTE



1141 Vallecito Court Treasured Happy Valley estate custom built in 2006 w/finest craftsmanship. Chef's kitchen, gorgeous master, ofc, fam rm, home gym. Pool, spa, frplc & level lawn w/views. Detached guest house. **\$3,900,000**

PLEASANT HILL



2180 Geary Road #1 Lovely single level end unit. Rare 3 bedroom & 2 bath condo that lives like a single family home! Fabulous location! A must see! **\$489,000**

PLEASANT HILL



20 Whitfield Court Great 2.58 acre parcel at top of knoll w/views of Mount Diablo & ideal privacy. Truly special setting sites for development zoned R-10 & R-15. Wonderful opportunity for investment. **\$1,750,000**



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