

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 10 Issue 21 Wednesday, December 14, 2016



*Digging Deep with Cynthia Brian*

*...read on page D12*

## Snuff Out Holiday Entertaining Stress

By Kara Navolio



*Holiday entertaining can be elegant or eclectic, and let friends bring food to the party.*



*Photos provided*

**I**t seems as if we just weathered Thanksgiving, and now it's time to do it all again: dress up the house, don our finest clothes and best behavior, and plan for those Christmas, Hanukkah and New Year's celebrations.

Certainly the Holidays mean looking forward to spending time with our families; but they also bring stress like no other time of the year. Not only is it the stress of entertaining, but also in those interpersonal relationships with family members —

you know the ones — with whom you may not see eye to eye. Sometimes even the best of friends or family members may snap under the pressure of a Santa-sized bag of expectations.

Here are some sure-fire ways to reduce stress so you can enjoy holiday entertaining:

**1. Pre-planning.** "Planning is essential; the earlier, the better," says Margie Reyerson, an Orinda-based marriage and family therapist. Thinking ahead and making lists can reduce stress. By writ-

ing it all down you can release some of the thoughts that keep you from relaxing and sleeping.

That pre-planning is essential if you are entertaining or hosting events in your home, says Lisa Cecconi, brand manager for Lafayette's Misto Lino. "I sometimes like to take a day off work when I can, just to focus on buying groceries when no one else is shopping."

*... continued on page D4*





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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	10	\$525,000	\$1,975,000
MORAGA	11	\$725,000	\$1,445,000
ORINDA	7	\$1,065,000	\$1,730,000

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

- 687 Francis Drive, \$790,000, 3 Bdrms, 2309 SqFt, 1966 YrBlt, 11-15-16
- 10 Kelly Ann Court, \$930,000, 4 Bdrms, 1884 SqFt, 1977 YrBlt, 11-9-16;  
Previous Sale: \$805,000, 07-15-04
- 3146 Maryola Court, \$1,425,000, 4 Bdrms, 2202 SqFt, 1957 YrBlt, 11-8-16;  
Previous Sale: \$1,050,000, 11-05-15
- 557 Merriewood Drive, \$1,405,000, 3 Bdrms, 2270 SqFt, 1961 YrBlt, 11-16-16;  
Previous Sale: \$345,000, 12-15-93
- 1450 Rancho View Drive, \$1,665,000, 4 Bdrms, 4105 SqFt, 1946 YrBlt, 11-10-16;  
Previous Sale: \$1,251,000, 04-30-08
- 3326 Ridge Road, \$1,654,500, 4 Bdrms, 3101 SqFt, 1946 YrBlt, 11-10-16;  
Previous Sale: \$950,000, 04-12-04
- 1620 Shangri La Court, \$1,975,000, 4 Bdrms, 3292 SqFt, 1975 YrBlt, 11-18-16
- 3160 Somerset Place, \$1,350,000, 3 Bdrms, 2717 SqFt, 1963 YrBlt, 11-9-16;  
Previous Sale: \$1,410,000, 07-24-15
- 1281 Sunrise Ridge Drive, \$1,650,000, 4 Bdrms, 3905 SqFt, 1999 YrBlt, 11-9-16;  
Previous Sale: \$940,500, 12-03-99
- 3713 West Road, \$525,000, 1 Bdrms, 832 SqFt, 1977 YrBlt, 11-18-16

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# Warmest Holiday Wishes

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We would like to thank the Lamorinda community for another amazing year, and we look forward to being your preferred real estate brokerage for years to come. Wishing you and your loved ones great joy and many blessings this holiday season.

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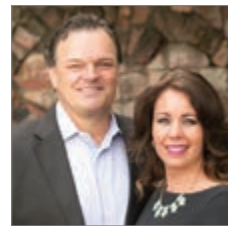
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# Snuff Out Holiday Entertaining Stress

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**2. Simplify.** “It’s important to remember that the purpose of the holidays is the joy, the celebration, and family time,” Reyerson says.

Consider using beautiful paper products instead of china to simplify clean-up. Or maybe you can use paper plates just for dessert and simple table decorations. “I like to decorate with things from nature for the Holiday table,” adds June Santoro of Misto Lino. “Things you have in your own yard, like fall leaves, branches, acorns, lemons all arranged on a simple table runner with votive candles interspersed.”

**3. Set a tone of serenity.** Reyerson suggests lighting candles all around your home. You can add music that is calming too. If your family enjoys football, try to negotiate in advance which one game you will watch, modeling moderation and family time for the

children. Keep electronics and TVs off during meals and present opening.

**4. Get outside.** If you are hosting, try to get in a walk or some exercise in the morning before guests arrive, or before the madness of digging beneath the Christmas tree.

**5. Set tables in advance.** If you are hosting a brunch or dinner, Santoro suggests getting the table ready two days in advance. This gives you the time to make sure your infrequently used dishes and glasses are clean and eliminates another chore on the day of the event.

Cecconi agrees — it goes back to that early preparation thing. “The less you have to do right before an event, the better.”

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*Happy Holidays!*



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# Snuff Out Holiday Entertaining Stress

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Lafayette's Misto Lino offers tips for easy holiday entertaining and decorating.

**6. Let others prepare or bring food.** Ask guests to bring a dish already prepared. This keeps the kitchen free of too many people trying to use limited space. Or consider purchasing part of the meal or the entire dinner. Stores like Lafayette's Diablo Foods offer a complete holiday meals for a reasonable price.

**7. Enlist help.** Kids can set the table. Family members can take shifts with the clean-up duties. If it's too hard for you to ask for help, get your spouse or a sibling to ask for you. "It's important for men and boys to help too. Boys need to see men helping in the kitchen," says Reyerson.

**8. Vent.** If you need to vent your frustrations, find a trusted friend or family member and do it. As

Reyerson says, "Get it off your chest; discharge it instead of keeping it in. You don't want it to come out later in another form."

**9. Have a plan for dealing with conflict if it arises.** "If you are concerned about divisive political opinions or a family member's drinking issues, think of ways to change the subject and redirect the conversation," Ryerson says. "Remind your guests that we are all here to appreciate each other. Don't give attention to bad behavior." You can also use place cards if you feel the need to keep certain family members separated.

**10. Remember to enjoy the day.** Cherish the time to be with your family. Sit down. Relax. It doesn't



send a good message to children when they see mom and dad stressed out or running around the entire day.

Cecconi suggests setting time aside right before guests arrive to relax, sip some sparkly and enjoy the fruits of your labor. "Getting in the right frame of mind before a party will set the tone for the whole event," she says.

Finally, try to see the Holidays through the children's eyes. Perfect gravy or elaborate decorations don't matter; the relationships and the tone of the day do.

Happy Holidays!

[Peggy Spear contributed to this article.]





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## Winter is Coming is Here

By Andi Peterson Brown

Winter is upon us, and there is no better time than now to spend a few hours preparing your home for continued cold and wet weather. In fact, now that we have a few storms under our belt, it's a logical time to inspect and see what is and isn't working on our properties. These easy tips can prevent future costly repairs, lower your utility bills, and ultimately protect your largest investment.

- Clean your gutters. It's so easy and yet so hard. But failing to clean your gutters will cause long term water damage to your siding, roofing, and wood trim.
- Inspect your roof and flashing. Been some time since anyone's been up there? For minimal cost, a roofer can inspect, diagnose, and perform basic repairs.
- Turn off or greatly reduce landscape irrigation. With our automated systems and in-ground drip systems, it's easy to forget about.
- Extend downspouts. Water should drain a few feet away from your foundation, not flow right onto it.
- Inspect your heating system. For minimal cost, and HVAC technician can tune up, clean, and perform basic repairs to ensure your system is running at maximum efficiency.
- Reverse your ceiling fans to push warm air down.
- Caulk around windows and doors. And those foam and fabric front door draft stoppers—yes, those, the ones on late night infomercials for twelve bucks—they work wonders.



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## Stylish Solutions

# Tie up Your Holiday Decorating With Decorative Pine Cone Garlands

By Ann McDonald



Photos provided

Merry, merry! December is always a magical time of year, but oh so busy. This month I wanted to share some helpful tips for your holiday home that are perfectly easy to implement last minute.

If you are running a tad behind on your decorating, go natural. I love the strong sentiment for décor inspired by nature. The simplest way to embrace the look is with pine cones, simple twigs and sticks. It may sound fundamental, but let me share how these three simple items can be used in your home and still look like you made an effort and planned.

A reminder about design: sometimes less is more. I love lavish to be sure, but the repeat of a simple element can bring a strong sense of design to any space. No apologies if you are overbooked this season and need to go this route. It's your home and your space. Beauty is in your eye.

### The Pine Cone Garland:

It's always nice in raw state, but if you have three hours to give to actual labor and about 24 hours overall (paint drying) to give to the process, this simple craft project (note: I am not a crafter by nature, so if I can do this, you can too)

can have a huge impact on your home. Go overboard with a simple element and the strong design statement will make people think you planned this look from the midsummer. You will have garland for miles, some with lights, as well as arrangements for bowls, book shelves and coffee tables

How: We are dipping the bottom half of the pine cone in paint, potentially adding some flocking on the tips where painted and using these as elements everywhere. These are easy to source on your morning walk in Lamorinda, or at the local hardware store or craft store. If you gather them, make certain to soap and soak, so uninvited critters aren't part of your celebration!

I am loving the all-white look this year, but you can substitute any color that works in your home. We did one home in Reno this season in a deep red wine. It looks incredible! This is an easy and elegant approach. I like to use chalk paint due to the thick, matte look, paint can size (no transfer of paint needed) and coverage (no double dipping).

Dip your washed and dried pine cones into the paint about half way up. Let them hang to dry, rolling on newspaper to get any drips out from the center section. Apply a thin coat of spray sealer if you think you may use them next year, so paint doesn't end up all over your storage boxes.

... continued on page D10





# Homes that Found the Right Fit *in 2016*

## Sellers

53 E. Altarinda, Orinda \$2,117,000  
3790A Happy Valley, Lafayette \$3,900,000  
42 Haciendas, Orinda \$1,675,000  
125 Alta Haciendas, Orinda \$3,600,000  
858 Mt. View, Lafayette \$1,780,000  
395 Fernwood, Moraga \$1,482,500  
213 Overhill, Orinda \$1,787,000  
54 E. Altarinda, Orinda \$1,650,000  
97 Meadow View, Orinda \$1,435,000  
61 St. Stephens, Orinda \$1,850,000  
621 Augusta, Moraga \$875,000

## Buyers

125 Alta Haciendas, Orinda \$3,600,000  
4 Via Floreado, Orind \$955,000  
48 Rheem, Orinda \$2,425,000  
199 Crestview, Orinda \$1,637,000  
230 Glorietta Blvd, Orinda \$1,620,000  
108 Overhill, Orinda \$3,205,000  
630 Tahos Road, Orinda \$1,750,000  
90 Hillcrest, Orinda \$880,000  
2026 Belford Drive, Walnut Creek \$1,100,000  
6 Carey Court, Moraga \$1,145,000  
35 Candle Terrace, Orinda \$3,600,000  
30 Sea Pines, Moraga \$1,450,000



**Opening new doors for buyers and sellers  
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Best wishes to you and your families for a happy 2017!



FINDING THE RIGHT FIT



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Web: www.iloveorinda.com  
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## Stylish Solutions

# Tie up Your Holiday Decorating

... continued from page D8



only thing holding you back is the number of pine cones and length of your rope. If you need to string light sets together, tape the battery packs to the back of a pine cone on the garland. A heavy dose of double-sided tape works well, but do use enough to hold. For large battery packs, you may need to hack off the back side of one pinecone to hide. Did I say hack off? I meant cut off carefully.

This simple garland is easy to make with all sizes of pine cones. For our Tahoe clients, we walk their properties and locate the biggest cones possible, dip them in paint, add a touch of “spray snow” (aka flocking) on the tips, and voila, a simple, natural, inspired décor.

For bookends, bowl displays and inserts for trees, consider dipping the tops instead of the bottoms. Add some gathered sticks and twigs and call it a day.

Let me know how your holiday home is coming along, and remember – no stress! This is about you and yours celebrating the holiday as best serves you and yours.

For additional information or to engage our course, Stress Free Holiday Home, visit: [www.stressfreeholidayhome.com](http://www.stressfreeholidayhome.com).

Shalom, from my home to yours!

Wait 24 to 36 hours to use. Make sure paint is dry before placing on furniture!

For the garland: About two rows down from the top, wrap and knot tie the pine cones so they don't move, using a strong but simple rope. Be careful that the rope you use doesn't break easily. Some brands are less hardy than others. Vary the spacing according to your design eye. We have gone as narrow as 4 inches for an almost solid look and as wide as 24 inches for an oversized, contemporary look. For a festive touch, add fairy lights that are battery operated.

I like this garland because it can be as long as needed. No 6-foot limits! The

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](http://www.couturechateau.com/blog).



# Merry Christmas and Happy Holidays

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# Lamorinda Home Sales recorded

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## MORAGA

601 Augusta Drive, \$725,000, 2 Bdrms, 1262 SqFt, 1976 YrBlt, 11-18-16;  
 735 Augusta Drive, \$1,100,000, 4 Bdrms, 2680 SqFt, 1974 YrBlt, 11-15-16  
 1001 Carter Drive, \$1,148,000, 4 Bdrms, 2064 SqFt, 1968 YrBlt, 11-10-16  
 163 Corliss Drive, \$1,175,000, 4 Bdrms, 2228 SqFt, 1965 YrBlt, 11-8-16;  
 782 Crossbrook Drive, \$1,320,000, 4 Bdrms, 2140 SqFt, 1969 YrBlt, 11-8-16  
 17 Mayfield Place, \$1,445,000, 4 Bdrms, 2112 SqFt, 1968 YrBlt, 11-18-16;  
 40 Merrill Circle #S, \$1,250,000, 3 Bdrms, 2946 SqFt, 1988 YrBlt, 11-10-16;  
 1186 Moraga Road, \$810,000, 4 Bdrms, 1802 SqFt, 1971 YrBlt, 11-8-16;  
 4005 Paseo Grande, \$1,265,000, 4 Bdrms, 2083 SqFt, 1969 YrBlt, 11-17-16;  
 397 Springfield Place, \$1,115,000, 4 Bdrms, 2072 SqFt, 1970 YrBlt, 11-18-16;  
 Previous Sale: \$944,000, 09-06-13  
 10 Williams Drive, \$1,425,000, 4 Bdrms, 2557 SqFt, 1985 YrBlt, 11-16-16;  
 Previous Sale: \$620,000, 11-04-99

Previous Sale: \$585,000, 08-28-13

Previous Sale: \$139,000, 10-04-77

Previous Sale: \$1,198,500, 06-09-08

Previous Sale: \$1,210,000, 06-05-14

Previous Sale: \$810,000, 11-08-16

Previous Sale: \$264,500, 05-08-85

## ORINDA

10 Descanso Drive, \$1,527,000, 4 Bdrms, 2808 SqFt, 1992 YrBlt, 11-14-16;  
 Previous Sale: \$195,000, 01-22-90  
 41 Hillcrest Drive, \$1,200,000, 3 Bdrms, 1380 SqFt, 1950 YrBlt, 11-15-16  
 205 Holly Lane, \$1,065,000, 2 Bdrms, 1955 SqFt, 1963 YrBlt, 11-18-16;  
 Previous Sale: \$800,000, 03-30-07  
 61 Muth Drive, \$1,183,000, 4 Bdrms, 2659 SqFt, 1978 YrBlt, 11-10-16  
 4 Nobi Lane, \$1,730,000, 4 Bdrms, 3162 SqFt, 1984 YrBlt, 11-15-16;  
 Previous Sale: \$1,400,000, 08-12-09  
 31 Parkway Court, \$1,415,000, 4 Bdrms, 1797 SqFt, 1955 YrBlt, 11-18-16;  
 Previous Sale: \$840,000, 07-19-04  
 22 South Trail, \$1,350,000, 2 Bdrms, 2709 SqFt, 1946 YrBlt, 11-10-16;  
 Previous Sale: \$594,000, 08-13-03



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**COMING SOON!**



**MORAGA - 217 Corliss Drive**  
 4BR / 2.5BA \* 2357 SQ FT

Currently under major remodel! Single level home in fantastic neighborhood. Ready for market early Spring. **www.217Corliss.com**

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CALBRE 00616156



*Digging Deep*

# Pace Be With You This Season

By Cynthia Brian

*“Adopt the pace of nature. Her secret is patience.” — Ralph Waldo Emerson*



*Fiddle leaf fig is decorated for the holidays.*

*Photos Cynthia Brian*

No, the title “Pace Be With You” is not a typo. Halloween was a few weeks away when retail stores began showcasing Christmas goods. The day after Thanksgiving, Christmas carols were ubiquitous with garlands, wreaths, Santa statues and twinkling lights adorned every space. As much as I love the Holidays, I detest the commercialization. My sanctuary during this chaotic period is to spend quality time in a garden where the flora and fauna abide by the terms of Mother Nature. Here, there is a natural rhythm to life. When we adopt an attitude of patience and pace ourselves, peace is the result. Being in nature will help you achieve these secrets of living mindfully.

I recently rested and rejuvenated on the verdant Caribbean island of St. Lucia, where life operates at slower pace. The lush rainforests surrounded by sparkling aqua seas envelope this tiny oasis, providing a prescription for mindful meditation focused on nature. The wonders of marine life with reefs vibrant and alive with coral and fish compliment the rich tropical jungles filled with the sounds and sights of birds, reptiles, and exotic creatures. Walking through the botanical gardens is a sensory experience, definitely a sublime forest-bathing experience in the Japanese practice of shinrin-yoku. Everywhere I looked I witnessed what we refer to as “houseplants” growing naturally in the rainforest and on the Pitons. Peace lilies, anthuriums, poinsettias, pothos, ferns, tillandsia air plants, gingers, philodendrons and palms—all happily communed in this natural setting. To see the symbiotic relationship between vines, trees, shrubs and other plants assured me that planet Earth has a will to survive. Whether the weather was monsoon raining or brilliant sunshine, being in such a pristine environment far removed from the maddening crowd gave me reason to pause, pace and peace out!

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*Bird of Paradise grows in our environment.*

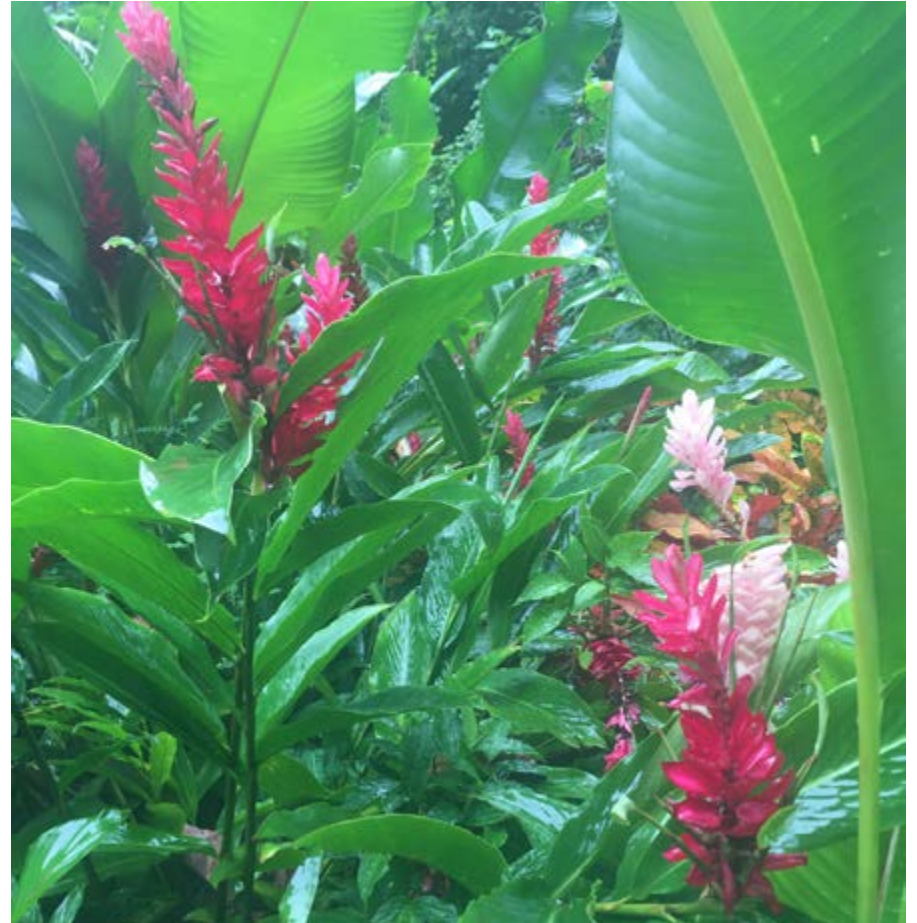
Now that the chilly days and colder nights have halted any successful outdoor planting project, it's time to bring a festive and healthy touch to your indoor décor with living tropicals. The plants from the rain forest will remove toxins, improve the air quality, and add beauty as colorful accents since during winter months when more time is spent inside. On the larger specimens like the fiddle leaf fig, you can wrap Christmas lights and sprinkle ornaments, pinecones, garlands or toppers to celebrate the season.

#### **Staying healthy this season:**

Gearing up for holiday meals may cause you to think of your waistline, but by considering the nutritional values of the foods, you'll be able to devour with delight.

Roasting butternut squash brings out its natural sweetness. It can be paired with garlic, rosemary, cumin, coriander seeds and peppers for a healthy savory dish or, for a sweeter rendition, add nutmeg and cinnamon. (In St. Lucia, every time I asked a waiter what made a particular dish so delicious, the answer would be "the secret ingredient is nutmeg!" I came home with the nuts to grate.) Squash is a no-cholesterol fruit packed with fiber and is a major source of vitamin A, providing benefits for your heart, eyes and skin.

If you grew garlic, leeks and onions this year, you are enjoying the cancer-fighting properties of the chopping, smashing and dicing. These tasty



*Ginger plants in a variety of colors.*

alliums contain prebiotics (not to be confused with probiotics) that keep friendly bacteria in your intestines, help you absorb calcium, ward off colds, flu and heart disease, while lowering blood pressure. Add fresh garlic to your salads and sides for an extra health boost.

Beans are nutritional powerhouses loaded with vitamin K for bone health, fiber for digestion, folate for energy and magnesium for brains. Eat fresh green beans (never canned, unless you canned your fresh produce) and you'll be fired up with antioxidants.

Sweet potatoes are very easy to grow and just one cup fulfills your daily ration of vitamin A necessary for vision and bone growth. If you are concerned about combating wrinkles, the vitamins in sweet potatoes decrease creases while hydrating and repairing your skin.

Eat your spuds cold because when potatoes are cooked and cooled, they release "resistant starch", a fiber that actually aids in burning fat.

The antioxidants in red wine decrease heart disease and protect against cancer. Share a bottle of Lamorinda wine at your holiday feast to extend your life and your relationships!

Pumpkin pie is not only delicious. It is good for your complexion with its commanding antioxidants. One slice delivers four grams of fiber. Go ahead and have a second slice.

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# Cynthia Brian's Mid-month Gardening Tips

**BUY** bulbs on sale. Many nurseries and garden centers are selling bulbs 50-75 percent off retail because it is generally accepted that the planting is over. However, I plant bulbs through the end of January because our Mediterranean climate seems to keep the soil a bit warmer. Tulips are always a special treat, although we usually only get one to two years from a bulb. Alliums are a great choice because the deer won't eat them and the blooms are terrific as a cut flower. For the fragrant scent, nothing beats hyacinth; however always wear gloves when planting these bulbs as many people exhibit skin allergies to hyacinth. **MOW** your lawn only every two weeks in the winter with the mower at 3.5-inches.

**SPREAD** seeds of a cover crop to add nitrogen and nutrients to a vegetable plot.

**DECORATE** with tropical plants in varying sizes to dazzle and sparkle. The great thing about tropicals is how easy they are to grow and how long the blooms last. Read the instructions and enjoy the rainforest benefits.

**SPRAY**-paint end-of-season gourds and pumpkins with gold, silver or bronze for an entry arrangement with pinecones and evergreen branches.

**DONATE** to your favorite nonprofit for an end of year tax deduction while making the life of someone else more pleasant. Please consider our local youth 501(c)(3) charity, Be the Star You Are!®, [www.BetheStarYouAre.org](http://www.BetheStarYouAre.org).

**STAY** healthy by eating fresh fruits and vegetables in season such as pomegranate, persimmon, oranges, tangerines, lemons, winter squash, kale, potatoes and lots of lettuces and herbs.

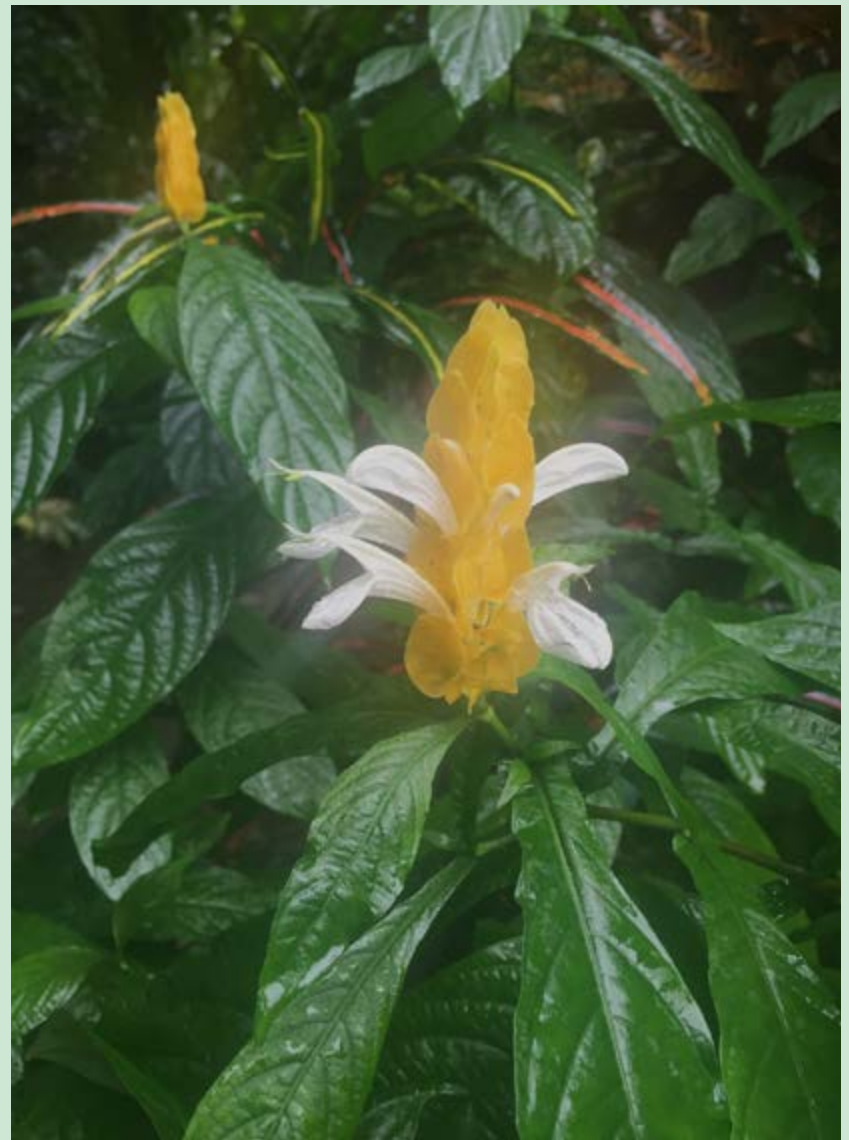
**PACE** yourself. Nature is slowly going to sleep and this gives gardeners a chance to revitalize, refresh, restore and renew. You've worked hard all year. Give yourself the gift of peace.

Wishing you a happy, healthy, and hallowed holiday month. Patience and peace be with you!

Happy growing! Happy gardening!



*Spray painted gourds and mini pumpkins with pinecones inside a child's wheelbarrow.*



*The exotic golden shrimp plant can be found as an indoor tropical.*





*Heliconia blossoms make spectacular, long lasting cut flowers.*



*Cynthia Brian paces in paradise.*

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### 68 Loma Vista

Beautifully updated mid-century modern lease. Exceptional details throughout. Walls of glass, integrated indoor/ outdoor living. Yard features drought tolerant planting. Serene loc. close to town, BART & schools. **\$6,500/month**

## ORINDA



For Lease

### 407 Miner Road

Contemporary Estate for lease in OCC with 3 beds, 3 baths, 4213 sq. ft. on amazing 1+ acre lot. High ceilings, spacious rooms, walls of glass. Pool/ spa, tennis court, gardens, redwoods & views! **\$8,500/month**

## ORINDA



### 4 Quail Ridge Lane

This 2.87 acre lot enjoys spectacular valley views, filled with mature trees. Complete with approved plans to built 3276 sq. ft. home. Great loc. not far from downtown, BART & award winning schools. **\$590,000**

## ORINDA



### 220 Camino Sobrante

Special location on the lake. Classic, wood crafted 4bd/4ba home has great use of space on two levels, ideal for comfortable living & entertaining. Bonus sports court. Alluring setting of beauty & privacy. **\$1,695,000**

## ORINDA



### 105 Crane Terrace

Exceptional 4.87 acre gated estate traditional of incredible appeal on alluring knoll, private setting of pano views. Custom craftsmanship. Lovely grounds w/ lawns, gardens, mature trees. **\$2,950,000**

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For Lease

### 1996 D Ascot Drive

Enjoy this picturesque setting of this 2 bedroom, 2 bath condo in Moraga. All rooms provide a light bright open feeling, and a serene view of the hills. Includes a covered parking area, pool, and other amenities. **\$2,200/month**

## MORAGA



For Lease

### 1 Harrington Road

Turnkey exclusive rental with new carpet, new paint & refinished hardwood floors. Open eat-in kitchen/ family room combo. Cathedral ceilings, pool & spa. Desirable Sanders Ranch gated community. **\$6,300/month**

## OAKLAND



### 2601 Chelsea Drive

Located in quiet Piedmont Pines this tastefully updated contemporary 1988 sq. ft. home on .28 acre has 3 beds, 2 baths, 2 car garage, spacious light filled rooms, beautiful master suite & epic views of the SF bay. **\$899,000**

## PLEASANT HILL



### 20 Whitfield Court

Great parcel at top of knoll with views of Mount Diablo and ideal privacy. Truly special setting sites for development zoned R-10 & R-15. Wonderful opportunity for investment. **\$1,495,000**

## RICHMOND



### 3507 Stewarton Drive

Great 3 bedroom home in May Valley area. Dual panes, new carpets, hardwood floors & just painted. Huge living room with brick fireplace, & 2nd fireplace in family room/ kitchen. Close to schools, parks. **\$574,900**

## RICHMOND



### 1810 Ralston Avenue

Great opportunity in desirable Richmond View! Spacious home with 4 beds/ 2.5 baths plus family room downstairs with brick fireplace. Updated kitchen, living room adjoins dining room with wall of windows. Amazing Bay & SF skyline views! **\$649,000**

## ROSSMOOR



### 1443 Roackledge Lane, #1,

Light and bright vintage Sequoia wrap model with 2 beds/1 bath. The home flows beautifully with enclosed sun-room creating additional living space. The deck provides extra outdoor space to take in the views. **\$285,000**



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