

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 15 Issue 11 Wednesday, July 21, 2021



The Real Estate Quarter in Review

read on Page D10

Digging Deep with Goddess Gardener, Cynthia Brian

Perennial favorites!



Photo Cynthia Brian

Blue agapanthus is a staple of summer gardens.

By Cynthia Brian

“When the sun rises, I go to work. When the sun goes down, I take my rest. I dig the well from which I drink, I farm the soil which yields my food, I share creation. Kings can do no more.” ~ Chinese proverb

In the sizzling heat of summer, many annuals go to seed and flowers fade. Thankfully there are plants besides cacti and

succulents that enjoy the higher temperatures. Most of my favorite summer bloomers are perennials that once established require minimal irrigation.

My top 10 summer flowering favorites include acanthus, agapanthus, bougainvillea, bower vine, crape myrtle, crocosmia, daylily, hollyhock, hydrangea and rose. I also am a huge fan of the Naked Lady, but it sprouts its neck later in August, lasting through the fall months.

Acanthus:

Also known as Bear’s breeches, Acanthus can be deciduous or evergreen growing from rhizomes. It is drought tolerant with shiny oval leaves lobed with spines and spires of flowers that are purple, white, pink, cream or green. It doesn’t like full sun when it is hot, so it may be best to grow Acanthus in partial shade. The flower spikes can grow to five feet. I like it as a back border plant or to line a path. The good news: butterflies flock to it. The bad news: deer devour it. Cut it to the ground in the fall and it will re-emerge in the spring. Greek Corinthian column capitals were and are modeled after the Acanthus plant.

Agapanthus:

Another rhizome spreader that is hardy in drought times, yet pretty in bloom is the Lily of the Nile or African Lily that we know as Agapanthus. The rhizomes retain water and divide easily to plant in other locations. They prefer a sunny location, although I’ve seen many beautiful specimens growing in the shade. The sky blue, midnight blue, or white trumpet-shaped flowers bloom June through the end of August with stalks that reach 4 feet high. The elegant strap-like leaves are evergreen. When planting, work compost and organic matter into the soil and continue

to fertilize during the growing season. Deadhead when the flowers fade and toss them on the compost pile. Wear gloves when working with this plant as it is poisonous and could cause an allergic reaction in those who are prone to plant allergies.

Bougainvillea:

A gorgeous tropical vining shrub, bougainvillea flowers are modified leaves called bracts blooming in colors of yellow, orange, white, and my personal favorite, fluorescent pink. Native to arid climates, bougainvillea thrives in hot weather and needs full sun while requiring a minimum of H2O. On our ranch, bougainvillea covered one full side of our two-story farmhouse delighting our family year after year with a spectacular showcase of hues. Plant bougainvillea on a strong structure or well-made fence. It can be pruned when it starts to rain or after flowering. Since it is susceptible to frost, cover with burlap in the winter to protect it if your plant is small enough.

Bower Vine:

This is the most perfect flowering evergreen vine for pergolas, arbors, and trellises. Grow bower vine over awnings, around windows and doors, or as a gate climber. It is easy to care for, doesn’t invade a roof or siding, and is a swift grower. Blooming throughout spring, summer and fall, flowers are pink and white with deep-throated trumpets attractive to hummingbirds. I grow bower vines in full sun and partial shade. Once established they don’t require much water while providing year-round beauty with their shiny green leaves. Prune whenever the vine needs a bit of TLC as this vine is not fussy. Cut stems to add to indoor arrangements. ... continued on Page D12

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	39	\$720,000	\$4,785,500
MORAGA	26	\$410,000	\$3,250,000
ORINDA	38	\$1,150,000	\$3,750,000

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

- 1196 Bacon Way, \$1,200,000, 5 Bdrms, 1797 SqFt, 1955 YrBl, 05-26-21
3642 Bickerstaff Road, \$1,430,000, 4 Bdrms, 1731 SqFt, 1946 YrBl, 05-28-21
15 Candlelight Lane, \$2,757,500, 4 Bdrms, 3417 SqFt, 2004 YrBl, 06-03-21,
Previous Sale: \$1,495,000, 04-10-12
4159 Canyon Road, \$1,250,000, 3 Bdrms, 2662 SqFt, 1951 YrBl, 06-07-21,
Previous Sale: \$1,250,000, 08-18-09
3350 Carlyle Terrace, \$1,820,000, 3 Bdrms, 1568 SqFt, 1955 YrBl, 05-28-21,
Previous Sale: \$615,000, 09-21-00
30 Crest Road, \$2,168,000, 3 Bdrms, 2396 SqFt, 1960 YrBl, 06-11-21,
Previous Sale: \$1,540,000, 09-21-16
6 Dale Court, \$1,625,000, 4 Bdrms, 1439 SqFt, 1955 YrBl, 05-25-21,
Previous Sale: \$1,019,000, 05-12-15
1000 Dewing Avenue #106, \$720,000, 1 Bdrms, 931 SqFt, 2017 YrBl, 06-11-21,
Previous Sale: \$661,500, 06-28-18
10 Diablo Oaks Way, \$2,650,000, 4 Bdrms, 3320 SqFt, 1997 YrBl, 06-11-21
687 Francis Drive, \$1,200,000, 3 Bdrms, 2309 SqFt, 1966 YrBl, 06-02-21,
Previous Sale: \$790,000, 11-09-16
701 Francis Drive, \$1,300,000, 4 Bdrms, 1878 SqFt, 1979 YrBl, 06-11-21
3415 Freeman Road, \$1,450,000, 3 Bdrms, 1514 SqFt, 1947 YrBl, 05-28-21,
Previous Sale: \$272,000, 08-27-98
755 Glenside Drive, \$1,275,000, 2 Bdrms, 1354 SqFt, 1951 YrBl, 06-11-21
101 Greenbank Drive, \$3,450,000, 6 Bdrms, 7066 SqFt, 1969 YrBl, 05-27-21,
Previous Sale: \$2,918,500, 01-28-21
4038 Happy Valley Road, \$3,500,000, 3 Bdrms, 3127 SqFt, 1971 YrBl, 05-28-21,
Previous Sale: \$2,095,000, 02-25-15
10 La Casita Lane, \$1,375,000, 3 Bdrms, 1568 SqFt, 1953 YrBl, 06-10-21,
Previous Sale: \$349,000, 06-01-92
689 Los Palos Drive, \$3,050,000, 3 Bdrms, 2443 SqFt, 1950 YrBl, 06-01-21,
Previous Sale: \$1,275,000, 06-16-09
1090 Marguerite Court, \$4,125,000, 4 Bdrms, 4340 SqFt, 2008 YrBl, 05-25-21,
Previous Sale: \$2,600,000, 01-21-09
3484 Moraga Boulevard, \$1,500,000, 3 Bdrms, 1549 SqFt, 1941 YrBl, 05-25-21,
Previous Sale: \$590,000, 09-04-12
781 Moraga Road, \$1,500,000, 3 Bdrms, 2336 SqFt, 1974 YrBl, 05-26-21,
Previous Sale: \$650,000, 12-27-00
3776 Mosswood Drive, \$1,725,000, 3 Bdrms, 1961 SqFt, 1950 YrBl, 06-10-21,
Previous Sale: \$700,000, 09-02-03
3235 Mt Diablo Court #201, \$1,835,000, 2 Bdrms, 2049 SqFt, 2019 YrBl, 06-04-21
1134 Orchard Road, \$1,710,000, 3 Bdrms, 2176 SqFt, 1939 YrBl, 06-03-21,
Previous Sale: \$939,000, 06-21-06
3810 Palo Alto Drive, \$2,750,000, 4 Bdrms, 2837 SqFt, 1962 YrBl, 05-27-21,
Previous Sale: \$1,349,000, 09-28-07
2548 Pebble Beach Loop, \$1,075,000, 2 Bdrms, 1871 SqFt, 1979 YrBl, 06-02-21,
Previous Sale: \$760,000, 09-08-15
1574 Pleasant Hill Road, \$1,100,000, 3 Bdrms, 1440 SqFt, 1951 YrBl, 05-28-21,
Previous Sale: \$726,500, 12-02-05
918 Raintree Place, \$3,800,000, 4 Bdrms, 3672 SqFt, 2019 YrBl, 06-04-21,
Previous Sale: \$1,015,000, 01-08-19
869 Revere Road, \$2,200,000, 4 Bdrms, 2117 SqFt, 1959 YrBl, 05-24-21,
Previous Sale: \$735,000, 07-19-02

... continued on Page D13

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BROKER/OWNER

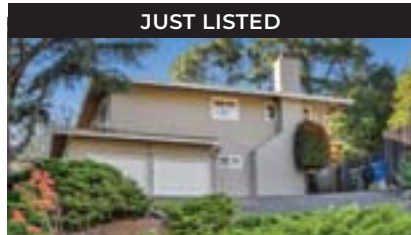


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HURLBUT TEAM

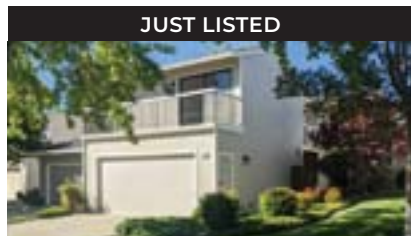


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DRE# 02060294



JUST LISTED

3456 SHANGRI LA ROAD, LAFAYETTE
OFFERED AT \$2,375,000
CHRISTINA LINEZO | 415.425.3085



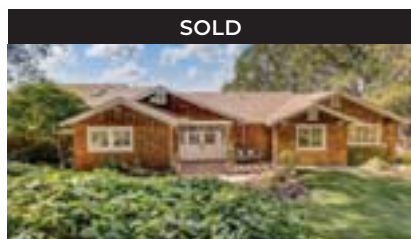
JUST LISTED

1417 QUAIL VIEW CIRCLE, WALNUT CREEK
OFFERED AT \$1,150,000
S.HUTCHENS/A.HAMALIAN | 925.708.5630



PENDING

2 ORIOLE ROAD, ORINDA
OFFERED AT \$1,475,000
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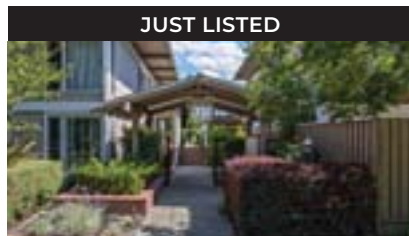
SOLD

789 SOLANA DRIVE, LAFAYETTE
SOLD FOR \$3,115,000
TINA FRECHMAN | 925.915.0851



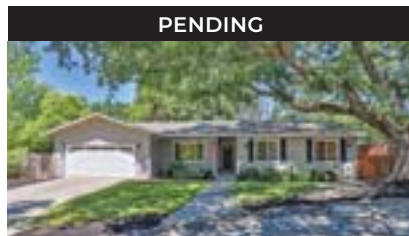
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123 BRIA COURT, WALNUT CREEK
OFFERED AT \$1,995,000
SMITH HOMES TEAM | 925.998.1914



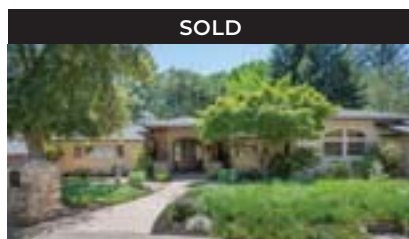
JUST LISTED

2121 DONALD DRIVE, #4, MORAGA
OFFERED AT \$529,000
RUTH EDDY | 925.788.5449



PENDING

24 ALTA HILL WAY, WALNUT CREEK
OFFERED AT \$1,295,000
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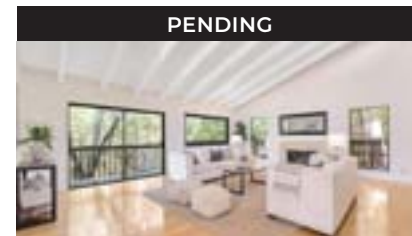
SOLD

1032 LINDSEY COURT, LAFAYETTE
SOLD FOR \$2,600,000
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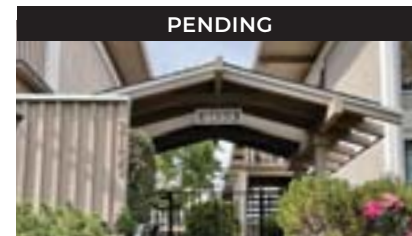
JUST LISTED

37 BOWER PLACE, DANVILLE
OFFERED AT \$2,225,000
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PENDING

9 MOUNTAIN VIEW PLACE, LAFAYETTE
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PENDING

2133 DONALD DRIVE, #10, MORAGA
OFFERED AT \$575,000
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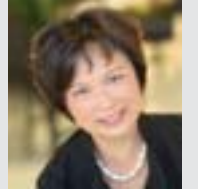
110 SAINT ALICIA COURT, ALAMO
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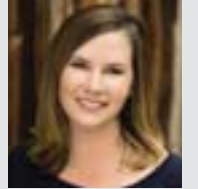
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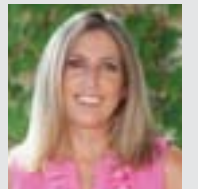
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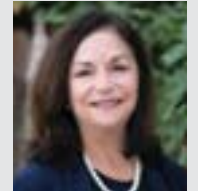
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VALERIE DURANTINI



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DRE# 01376796



Some assembly required



Sorted Parts

By Jim Hurley

Periodically, I get this call. “We bought a (blank), and need help assembling it.” IKEA made it famous by doing it in Swedish, but knock-down furniture, playhouse kits, and closet “space savers” all come with that phrase printed neatly on the side – “Some Assembly Required” – and Sven is not coming over to help you. These products seem deceptively easy on the outside with a beautiful picture on the box. But inside is a dizzying puzzle full of odd pieces, similar but somehow different pre-cut boards, screws, bolts, hinges, slides, and tacks.

So just dump out the box and dive right in? Whoa, Red Rider, my experience has been that it is best to have a methodical approach to these puzzles. Here are a few Do’s and Don’ts.

Don’t start unless you have time to finish. Some boxes or instruction books give you an estimated time to complete. If this is your first time, double that estimate.

Do read the instructions. Open the box and find the instruction booklet. It might be in the bag of hardware; it might be under the boards. It is usually helpful to quickly scan the whole book to get an idea how clear the instructions are, how many steps it will take, and in what sequence the parts are built. Dressers will have drawers to assemble. The first one will take twice as long as the rest. Some projects start from the back to the front, some are top to bottom.

Pre-reading the instructions will also give you a better sense of how they are “written.” Many international manufacturers only use pictures with arrows and numbered parts indicated. Some provide a big picture with closeups of complicated tasks in a circle to the side with an arrow showing where that belongs. Learn the numbering system itself: attach part A to part B or, AA to BB, or as the level of complexity increases Bolt G10 to E10 and E11 to G11. I worked on a playhouse with boards stamped RSL, SS, CB, and FBP (Turns out they were for Roof Ship Lap, Side Slat, Corner Bead, and Floor Board Plank.)

Do sort out the pieces before you begin assembling. Open the box (or boxes) and lay each piece on the floor in some semblance of order. Stack the A’s together, B’s next to A’s and so on. Do the hardware the same way, if the nuts, bolts, and screws are all in the same bag, open that up and sort them by type and size. Some kinder vendors will bag the hardware in groups with symbols (circle, triangle, square). If that is the case, best to leave them in the bags. The instructions will tell you when each bag is needed. This may seem like a waste of time, but when the book calls for part K2, you’ll know where the K’s are and likely know which one is K2, saving time in the long run.

Do familiarize yourself with the hardware pictures. If there are both wood screws and machine screws, identify how the instructions depict them. Could save confusion and reworking later.

OK, you’ve sorted out the pieces, stacked them neatly and are ready to begin.

Don’t tighten the screws prematurely. When fitting several parts into place, it is easier to line up screws, bolts, and slots if there is a little play in the other ends. For example, if you are making a box for the drawer, put three sides together leaving the fasteners loose. You can drop in the bottom piece and add the fourth side more easily. Do remember to tighten all the fittings when it is done though.



Assembled Parts

Do keep a careful eye on the instructions. Watch for a repeated process. They will indicate that you assemble four components the same way with a “x4” in the picture frame. If pre-drilled holes are indicated on the side boards, there might be two at the top and only one at the bottom, or there may be a slot running down one side. Catching these indicators helps prevent putting something on backwards or upside down and prevents starting over when holes don’t line up later.

Don’t overtighten screws. Unless you have a magnificent control over your power driver, use a handheld screwdriver or wrench to tighten screws and bolts. A lot of furniture is made of particle board that will break or flake if you force the screw or overtighten. (This is indicated at the beginning of the instructions by a picture of a Drill with a circle/bar over it.)

Final Tip: If you get started and find yourself overwhelmed, there might be a How-to video on YouTube or the vendor’s website to watch.

Relax and enjoy your puzzle and if it is from IKEA, Sven says, “lycka till.”

Jim Hurley is an independent handyman with over 25 years of experience in residential repairs. Hopefully this free advice is helpful to someone attempting Do-It-Yourself home repairs. The information presented is intended for informational purposes and for use by persons having appropriate technical skill, at their own discretion and risk.



*The current LaMorinda market?
I've never seen anything quite like it.*



This year has seen its fair share of activity in LaMorinda. So far in 2021, I've had the good fortune to work with dozens of buyers and sellers to help them find the right fit.

I'd love to work with you. Contact me.

Amy Rose Smith
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amy@amyrosesmith.com
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Suzi's Lamorinda Favorites

SUMMER 2021



SLEEK CONTEMPORARY

42 Tarry Lane, Orinda

5 Bed | 3.5 Bath | 3,326 Sq Ft | .76 Acres

\$2,295,000



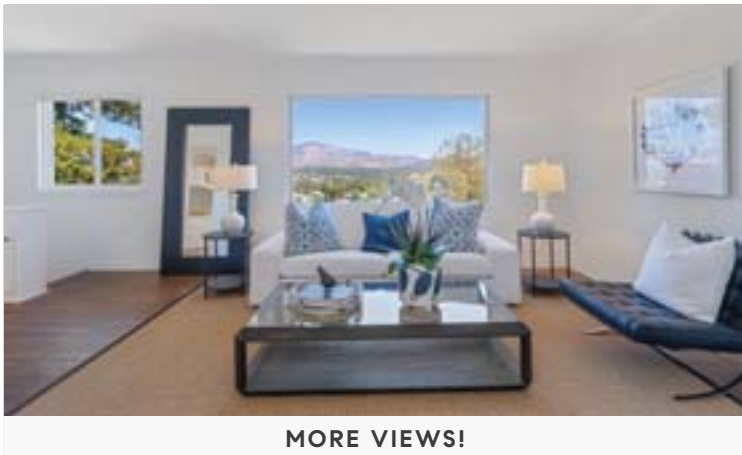
VIEWS! VIEWS! VIEWS!

14 Camino Del Diablo, Orinda

3 Bed | 2 Bath | 2,266 Sq Ft | .35 Acres

ADU: 1 Bed | 1 Bath | 650 Sq Ft

\$1,595,000



MORE VIEWS!

1324 El Curtola Blvd, Lafayette

4 Bed | 2 Bath | 1,947 Sq Ft | .34 Acres

\$1,295,000



suzi obrien homes

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TRAIL NEIGHBORHOOD | 860 BROADMOOR CT, LAFAYETTE | 5BD | 3.5 BA | 3435 SQFT | .33 ACRE | \$2,795,000



IVY DRIVE NEIGHBORHOOD | 46 IVY DRIVE, ORINDA | 4 BD | 3 BA | 1871 SQFT | .31 ACRE | ADU UNIT | \$1,599,000



COUNTRY CLUB NEIGHBORHOOD | 47 LINDA VISTA, ORINDA | 4 BD | 2.5 BA | 1671 SQFT | .59 ACRE | \$1,075,000



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Thinking about selling your home?
Give us a call.

JUST SOLD



109 Van Ripper Lane, Orinda
4 BD | 3 BA | 2952 ± SQ FT | \$3,200,000



789 Solana Drive, Lafayette
5 BD | 3.5 BA | 3040 ± SQ FT | \$3,115,000

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Orinda

2 Bien Venida, \$1,895,000

3+ BR/2BA Timeless Country Club Contemporary
 Tony Conte 925-708-1396
 Mary Beth MacLennan 925-324-6246
 2BienVenida.com Lic#01480008 / 00959101

Orinda

185 Holly Lane \$1,395,000

2 BD / 2BA - 2,046 sq. ft. Lovely wood accents & beamed vaulted ceilings. Meticulous artistic garden.
 Laura Abrams 510-697-3225
 185Hollylane.com Lic#01272382

Orinda

Vacant Lot 221 El Toyonal \$685,000

Shovel ready to build! Fully approved permits for a 4 BD / 3 BA, 2,644 sq. ft. home. Buy today, Build tomorrow.
 Laura Abrams 510-697-3225
 221eltoyonal.com Lic#01272382

Orinda

6 Loma Linda Ct \$1,299,000

3 BD / 2 BA
 Over 1/2 acre lot, fully remodeled, views and privacy!
 Cathy Schultheis 510-915-2277
<https://bit.ly/3hQ4Tel> Lic #01005765

Lafayette

3 Wellesley Ct \$3,875,000

7 BD / 6.5 BA. Exquisite Happy Valley Estate on 4+ acres. Views, flat play areas, solar!
 Laura Abrams 510-697-3225
 3wellesley.com Lic#01272382

Lafayette

3719 Highland Court \$1,849,000

4 BD / 3 BA. Backs to Rim trail, great views. Privacy & amphitheater backyard!
 Bev Arnold 925-788-8516
<https://bit.ly/3JE3mZZ> Lic#01154860

Lafayette

4157 Hidden Valley Rd \$1,639,000

4 BD / 3 BA, Beautiful contemporary with soaring high ceilings built in 1998.
 Tom Stack 925-878-9964
 Tomstack.com Lic#01501769

Moraga

4 Baltusrol St \$1,155,000

3 BD + loft area/ 2.5 BA. Updated Townhome in Moraga Country Club with all club amenities, private courtyard.
 June Young 925-775-8819
 Lic #01923454

Concord

3736 Bon Homme Way \$895,000

3 BD / 2 BA, 0.48 Acre. Hugh lot, on cul-de-sac in desirable St. Francis Park neighborhood.
 Cathy Schultheis 510-915-2277
<https://bit.ly/2Tf6EZ7> Lic #01005765

Pleasant Hill

170 Stewart Circle \$1,195,000

5 BD / 3 BA, 1,983 sq. ft.
 Poet's Corner, Cul-de-sac
 Tom Stack 925-878-9964
 Tomstack.com Lic#01501769

Walnut Creek

1767 Tice Valley Blvd. \$775,000

2 BD / 2.5 BA, 1,597 Sq. ft. Move-in ready! Designer finishes throughout. Backs to open space!
 Tony Conte 925-708-1396
 Mary Beth MacLennan 925-324-6246
 Lic# 00959101 / 01480008

Walnut Creek

1621 Ptarmigan Drive, #6B \$359,000

1 BD / 1 BA. Sparkling clean & bright Villa Belmonte Condo. Great views, private balcony.
 Mary Beth MacLennan 925-324-6246
 Lic#01480008

The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T

The second quarter of 2021 was extremely strong with a much higher year over year volume of closed sales on the residential side of Lamorinda real estate. The closings that occurred were those that mostly went under contract from mid-February to late May before restrictions on the showing of houses had been eased.

Agents were still not able to hold physical broker or public open houses until early June and most homes were shown either virtually or through appointments through listing agents.

Per Contra Costa Association of Realtors statistics reported from April 1 through June 30, 141 single family homes closed in Lafayette. This was a sharp increase from the 65 single family homes closed in the same period one year ago. Sales prices ranged from \$1.075 million to \$5.35 million and the average number of days on market was 12. In the year ago second quarter it was 15 days. The average sales price was \$2,180,240, far exceeding the 1,794,912 in 2Q2020. In 2019 it was \$1,779,112.

In Moraga the number of single-family closings was 57 which was up from 41 a year ago. Prices ranged from \$1,225,000 to \$3.25 million. The average sales price was \$1,936,316 ... a huge increase from 2Q2020 when it was \$1,548,585. In 2019 it was \$1,542,888 and in 2018 it was \$1,508,591. The average marketing time was again 13 days like a year ago.

In Orinda, the number of single-family closings was 136, more than double over a year ago when there were 60. Sales prices ranged from \$1.1 million to \$8 million with an average price of \$2,317,982 ... again a huge increase from 2Q2020 when it was \$1,808,271, and from \$1,623,995 in this quarter in 2019. It took an average of 12 days to

have a house go pending – half as long as the 25 days in the same period a year ago.

This is the first quarter ever when there were no sales reported at less than \$1 million in the three communities combined.

In the quarter ending June 30, on an average price per square foot basis, Lafayette detached single-family homes sold at \$825.38. A year ago it was \$683.27. In Moraga homes sold for \$814.16, far above the \$651.11 in 2Q2020. Orinda was \$804.11 ... up again from \$657.88 in this quarter a year ago.

Again, this is the first quarter ever where all homes sold for an average of over \$800 per square foot in each community.

In Lafayette, the average sales price was 109.1% of the final asking price. In Moraga it was 109.9% and in Orinda it was 107.8%. The reasons for this can be attributed to agents listing properties well below true value so that they can hopefully receive multiple offers where buyers would compete.

In the condominium/town home category, Lafayette had 18 closings versus the year ago quarter when there were only three. They sold between \$720,000 and \$1.835 million. Moraga had 37 when a year ago there were only 10. Sale prices ranged from \$392,000 to \$1.455 million. Orinda had four that ranged from \$581,000 to \$1.5 million.

As of July 7, there were 118 homes under contract in the MLS in the three communities combined with asking prices of \$419,900 to \$3.89 million. A year ago, there were 100 homes under contract per the MLS in the three communities.

Inventory remains low. There are 83 properties on the market and a year ago there were 127 available properties in the three communities combined.

There are “only” 40 properties on the market in Lafayette—about the same as the

45 at this same time a year ago. Asking prices in Lafayette currently range from \$628,828 to \$25 million. In Moraga, buyers have their choice of 23 homes or condominiums listed between \$410,000 and \$4.495 million. A year ago there were 37.

In Orinda there are 20 – again a huge decrease from 45 on the market at the same time a year ago. The list prices range from \$1.495 million to \$6.25 million.

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

Interest rates continue to be attractive, making for more affordability, and we are seeing many buyers come to the area because they feel they will likely not be commuting as much (especially on the tech side) and feel that to live further distances from San Francisco or Silicon Valley is now more manageable.

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 most homes have had multiple offers and have sold at or above the list price.

We are still seeing many buyers having to make offers without the traditional contingencies of obtaining financing or having a home appraised or even having the home inspected. Many sellers continue to obtain pre-sale inspections in order to understand the condition of their homes and to also prevent a buyer from trying to renegotiate a lower price or repairs.

Of the 141 single-family sales that closed in Lafayette in the second quarter of 2021, only 14 sold below the final list price.

In Moraga, 7 of the 51 sales were below the asking price and in Orinda, only 16 of the 136 sold below the final listing price.

Lamorinda home sales recorded ... continued from Page D2

LAFAYETTE

21 Samantha Drive, \$4,000,000, 5 Bdrms, 4641 SqFt, 2005 YrBlt, 06-07-21, Previous Sale: \$1,750,000, 04-19-11
 28 Sanford Lane, \$4,785,500, 5 Bdrms, 5304 SqFt, 2008 YrBlt, 06-11-21, Previous Sale: \$2,950,000, 03-18-10
 761 Silver Crest Court, \$2,365,000, 5 Bdrms, 4488 SqFt, 1982 YrBlt, 05-27-21, Previous Sale: \$2,000,000, 04-23-19
 559 Silverado Drive, \$2,200,000, 4 Bdrms, 2101 SqFt, 1959 YrBlt, 05-26-21, Previous Sale: \$1,200,000, 08-30-13
 1733 Springbrook Road, \$2,152,500, 3 Bdrms, 2464 SqFt, 1955 YrBlt, 06-04-21
 760 Tanglewood Lane, \$1,726,500, 3 Bdrms, 2893 SqFt, 1971 YrBlt, 06-04-21, Previous Sale: \$1,540,000, 12-12-18
 3169 Teigland Road, \$1,725,000, 4 Bdrms, 2183 SqFt, 1957 YrBlt, 06-11-21
 1421 Tichenor Court, \$2,750,000, 4 Bdrms, 2888 SqFt, 1952 YrBlt, 06-08-21
 20 Tolan Way, \$2,525,500, 3 Bdrms, 3316 SqFt, 1973 YrBlt, 05-25-21
 3121 Withers Avenue, \$1,315,000, 3 Bdrms, 2233 SqFt, 1983 YrBlt, 06-10-21
 962 Yorkshire Court, \$2,100,000, 5 Bdrms, 2695 SqFt, 1946 YrBlt, 05-25-21, Previous Sale: \$1,284,000, 10-02-13

MORAGA

125 Alta Mesa Court, \$1,050,000, 2 Bdrms, 1698 SqFt, 1974 YrBlt, 05-26-21, Previous Sale: \$535,000, 06-07-02
 1183 Alta Mesa Drive, \$1,430,000, 3 Bdrms, 1954 SqFt, 1974 YrBlt, 06-10-21, Previous Sale: \$1,100,000, 02-25-16
 109 Ascot Court #A, \$510,000, 2 Bdrms, 1106 SqFt, 1973 YrBlt, 05-26-21
 122 Ascot Court #D, \$463,000, 1 Bdrms, 858 SqFt, 1970 YrBlt, 06-04-21, Previous Sale: \$390,000, 10-17-19
 1982 Ascot Drive #A, \$575,000, 2 Bdrms, 1233 SqFt, 1970 YrBlt, 05-28-21, Previous Sale: \$488,000, 05-18-05
 2051 Ascot Drive #202, \$599,000, 3 Bdrms, 1191 SqFt, 1971 YrBlt, 06-09-21, Previous Sale: \$560,500, 08-09-19
 2059 Ascot Drive #112, \$420,000, 1 Bdrms, 713 SqFt, 1971 YrBlt, 06-04-21, Previous Sale: \$175,000, 07-24-00
 76 Ashbrook Place, \$2,410,000, 7 Bdrms, 3605 SqFt, 1971 YrBlt, 05-27-21, Previous Sale: \$1,349,000, 04-15-14
 755 Augusta Drive, \$1,350,000, 2 Bdrms, 1444 SqFt, 1974 YrBlt, 05-28-21, Previous Sale: \$730,000, 08-07-12
 768 Augusta Drive, \$1,455,000, 2 Bdrms, 1532 SqFt, 1974 YrBlt, 06-04-21, Previous Sale: \$796,727, 06-01-06
 10 Berkshire Street, \$1,185,000, 2 Bdrms, 2142 SqFt, 1978 YrBlt, 05-28-21, Previous Sale: \$849,000, 07-11-07
 708 Camino Ricardo, \$2,300,000, 5 Bdrms, 2831 SqFt, 1967 YrBlt, 06-07-21, Previous Sale: \$950,000, 02-06-01

... continued on Page D13

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COLDWELL BANKER
BRE #01501769

Digging Deep with Goddess Gardener, Cynthia Brian

Perennial favorites!

... continued from Page D1

Bower Vine:

This is the most perfect flowering evergreen vine for pergolas, arbors, and trellises. Grow bower vine over awnings, around windows and doors, or as a gate climber. It is easy to care for, doesn't invade a roof or siding, and is a swift grower. Blooming throughout spring, summer and fall, flowers are pink and white with deep-throated trumpets attractive to hummingbirds. I grow bower vines in full sun and partial shade. Once established they don't require much water while providing year-round beauty with their shiny green leaves. Prune whenever the vine needs a bit of TLC as this vine is not fussy. Cut stems to add to indoor arrangements.

Crape Myrtle:

The crape myrtle is hands-down one of my very favorite specimens because of its beauty and interest in every season. In summer the bush or tree is covered in showy flowers, in fall the leaves change to gorgeous red, umber and gold, in winter the leaves fall off showcasing beautiful bark, and in spring the shiny green leaves sprout. All crape myrtles bloom on new wood and come in colors that include watermelon, red, white, pink, lavender and purple. I prune my purple shrubs in early winter to 12 inches from the ground and by summer they have grown to 3 feet high. Prune trees periodically to keep them shaped. Although crape myrtles prefer acidic soil, they will grow in sand, clay or loam. The Chinese Lagerstroemia indica crape myrtle is prone to powdery mildew so look for a cross with the Japanese L. fauriei to enjoy glorious blooms, attractive bark, and leaves without any issues. They are drought resistant, too!

Crocosmia:

This firecracker plant boasts a tropical origin with bright blazing orange, yellow and red flowers that light up the summer garden. In our region, they start blooming right in time for the fireworks of Independence Day and continue until autumn. Their sword-like foliage offers spiky interest to the landscape. Hummingbirds and butterflies are especially attracted to the trumpet-shaped blooms while deer and rabbits stay away. The corms naturalize and the stalks make excellent floral displays. After the flowers are spent, the seedpods provide additional appeal.

Daylily:

Sometimes called "ditch weed," daylilies will grow anywhere! Their botanical name is Hemerocallis from the Greek word hemera meaning day and kallos meaning beauty. They tolerate every kind of soil, are extremely low-maintenance, and require minimal irrigation once established. They are not a true lily as they have fleshy roots as opposed to bulbs. The leaves grow from a crown and the flowers form on a leafless stem called a "scape." Most do not self-sow. Divide the roots every three to five years to create more plants. Each flower blooms for only a day, but each scape will have a dozen or more buds that will continue to open. A variety of colors and shades are available with butter yellow being the most ubiquitous. Every part of the daylily is edible. Sauté the buds in butter, garlic, and a little white wine for a delicious veggie treat that tastes like asparagus mixed with peas.

... continued on Page D14



The pink bower vine is the perfect vine for everywhere!



A purple shrub crape myrtle begins to bloom.

Lamorinda home sales recorded ... continued from Page D11

Moraga

241 Corliss Drive, \$1,550,000, 4 Bdrms, 2022 SqFt, 1965 YrBlt, 05-27-21
 771 Country Club Drive, \$1,274,000, 3 Bdrms, 1953 SqFt, 2019 YrBlt, 06-09-21
 773 Country Club Drive, \$1,415,500, 4 Bdrms, 2254 SqFt, 2019 YrBlt, 05-26-21
 136 Donald Drive, \$2,351,000, 4 Bdrms, 1629 SqFt, 1957 YrBlt, 05-28-21, Previous Sale: \$900,000, 04-01-20
 363 Fernwood Drive, \$2,300,000, 4 Bdrms, 2849 SqFt, 1967 YrBlt, 05-24-21, Previous Sale: \$1,648,500, 04-11-18
 54 Fieldbrook Place, \$3,250,000, 6 Bdrms, 3631 SqFt, 1963 YrBlt, 05-28-21, Previous Sale: \$1,800,000, 03-04-08
 51 Laird Drive, \$2,800,000, 4 Bdrms, 3847 SqFt, 2003 YrBlt, 05-28-21, Previous Sale: \$1,595,000, 04-23-04
 533 Moraga Road #120, \$410,000, 987 SqFt, 2008 YrBlt, 05-28-21, Previous Sale: \$575,000, 12-16-08
 5 Netherton Court, \$2,705,000, 5 Bdrms, 3123 SqFt, 1985 YrBlt, 06-10-21, Previous Sale: \$820,000, 03-26-12
 142 Shuey Drive, \$1,718,000, 3 Bdrms, 2221 SqFt, 1963 YrBlt, 06-07-21, Previous Sale: \$252,000, 05-01-87
 1723 Spyglass Lane, \$1,560,000, 3 Bdrms, 2430 SqFt, 1976 YrBlt, 05-24-21
 164 Walford Drive, \$1,850,000, 4 Bdrms, 2041 SqFt, 1964 YrBlt, 05-27-21
 7 Woodford Drive, \$1,225,000, 3 Bdrms, 1457 SqFt, 1958 YrBlt, 05-27-21
 466 Woodminster Drive, \$782,500, 2 Bdrms, 1474 SqFt, 1974 YrBlt, 06-02-21, Previous Sale: \$156,000, 09-01-88

ORINDA

21 Bates Boulevard, \$1,350,000, 3 Bdrms, 1778 SqFt, 1958 YrBlt, 05-28-21
 115 Bates Court, \$3,158,000, 5 Bdrms, 3288 SqFt, 2008 YrBlt, 06-07-21, Previous Sale: \$725,000, 08-23-07
 17 Camino Don Miguel, \$2,450,000, 1 Bdrms, 2002 SqFt, 1950 YrBlt, 06-09-21
 212 Camino Sobrante, \$3,150,000, 3 Bdrms, 3779 SqFt, 1950 YrBlt, 06-10-21, Previous Sale: \$2,050,000, 06-23-09
 114 Coral Drive, \$1,662,000, 3 Bdrms, 1448 SqFt, 1957 YrBlt, 06-11-21
 33 Dolores Way, \$2,000,000, 4 Bdrms, 2394 SqFt, 1951 YrBlt, 05-26-21
 27 Donna Maria Way, \$2,525,000, 4 Bdrms, 2892 SqFt, 1951 YrBlt, 05-28-21
 4290 El Nido Ranch Road, \$1,975,000, 3 Bdrms, 2594 SqFt, 1977 YrBlt, 06-04-21, Previous Sale: \$1,150,000, 06-30-14
 90 Estates Drive, \$1,380,000, 4 Bdrms, 3138 SqFt, 1955 YrBlt, 05-27-21, Previous Sale: \$650,000, 05-20-11
 200 Hall Drive, \$2,450,000, 4 Bdrms, 4013 SqFt, 2010 YrBlt, 05-25-21, Previous Sale: \$295,000, 02-23-04
 238 Hall Drive, \$2,778,000, 4 Bdrms, 2649 SqFt, 2018 YrBlt, 05-24-21, Previous Sale: \$945,000, 05-18-17
 56 Heather Lane, \$1,150,000, 2 Bdrms, 1760 SqFt, 1964 YrBlt, 06-03-21
 66 Heather Lane, \$1,800,000, 4 Bdrms, 3072 SqFt, 1961 YrBlt, 06-08-21, Previous Sale: \$525,000, 06-01-90
 19 Honey Hill Road, \$2,800,000, 5 Bdrms, 3887 SqFt, 1972 YrBlt, 06-04-21
 261 Ivy Place, \$3,031,500, 4 Bdrms, 2457 SqFt, 1967 YrBlt, 05-24-21, Previous Sale: \$1,460,000, 07-26-16
 21 La Fond Lane, \$1,495,500, 3 Bdrms, 1424 SqFt, 1950 YrBlt, 05-24-21, Previous Sale: \$348,500, 09-01-92
 30 Las Cascadas Road, \$3,450,000, 7 Bdrms, 5630 SqFt, 1941 YrBlt, 05-24-21
 70 La Cresta Road, \$1,805,000, 4 Bdrms, 2265 SqFt, 1955 YrBlt, 06-10-21
 38 La Cuesta Road, \$1,950,000, 3 Bdrms, 1873 SqFt, 1954 YrBlt, 06-08-21, Previous Sale: \$675,000, 12-01-11
 3 Las Mesas Pathx, \$1,400,000, 3 Bdrms, 1531 SqFt, 2008 YrBlt, 05-26-21, Previous Sale: \$650,000, 11-08-10
 9 Las Piedras, \$2,339,000, 5 Bdrms, 3745 SqFt, 1963 YrBlt, 06-07-21, Previous Sale: \$1,752,000, 07-27-17
 105 Las Vegas Road, \$3,200,000, 4 Bdrms, 3011 SqFt, 2016 YrBlt, 06-08-21, Previous Sale: \$850,000, 08-11-14
 4 Mariposa Lane, \$1,260,000, 3 Bdrms, 1562 SqFt, 1948 YrBlt, 06-11-21
 112 Meadow View Road, \$1,835,000, 4 Bdrms, 2236 SqFt, 1977 YrBlt, 05-27-21, Previous Sale: \$390,000, 06-01-89
 645 Miner Road, \$3,185,000, 5 Bdrms, 4741 SqFt, 1955 YrBlt, 05-28-21, Previous Sale: \$3,185,000, 09-25-20
 6 Monte Vista Road, \$1,999,000, 3 Bdrms, 2742 SqFt, 1958 YrBlt, 06-10-21, Previous Sale: \$245,000, 04-01-92
 52 Oak Drive, \$2,047,500, 5 Bdrms, 3241 SqFt, 1939 YrBlt, 06-03-21, Previous Sale: \$1,185,000, 07-02-02
 24 Orchard Road, \$3,636,000, 4 Bdrms, 4119 SqFt, 1940 YrBlt, 05-25-21
 120 Ravenhill Road, \$1,500,000, 3 Bdrms, 2231 SqFt, 1974 YrBlt, 06-08-21, Previous Sale: \$1,025,000, 12-15-16
 16 Stanton Court, \$1,900,000, 3 Bdrms, 2153 SqFt, 1958 YrBlt, 05-28-21, Previous Sale: \$585,000, 10-23-00
 279 Sundown Terrace, \$3,750,000, 4 Bdrms, 4621 SqFt, 1990 YrBlt, 06-02-21, Previous Sale: \$1,305,000, 03-23-99
 67 Tara Road, \$3,595,000, 5 Bdrms, 4125 SqFt, 1983 YrBlt, 06-01-21, Previous Sale: \$2,200,000, 10-03-16
 3 Totterdell Court, \$2,105,000, 4 Bdrms, 2285 SqFt, 1959 YrBlt, 06-08-21
 104 Van Ripper Lane, \$2,785,000, 5 Bdrms, 3219 SqFt, 1950 YrBlt, 05-26-21, Previous Sale: \$485,000, 05-01-89
 16 Valley View Road, \$2,595,000, 3 Bdrms, 2344 SqFt, 1955 YrBlt, 06-04-21, Previous Sale: \$2,092,500, 08-02-18
 48 Via Floreado, \$1,800,000, 4 Bdrms, 2649 SqFt, 1958 YrBlt, 06-09-21
 5 Wanda Lane, \$1,925,000, 3 Bdrms, 3101 SqFt, 1987 YrBlt, 05-25-21, Previous Sale: \$1,139,000, 01-16-20
 23 Woodland Road, \$2,800,000, 4 Bdrms, 2860 SqFt, 1940 YrBlt, 06-07-21, Previous Sale: \$1,950,000, 03-26-15

... continued from Page D12

Hollyhock:

Happy memories surround the legacy of my hollyhocks. I can't remember a time when hollyhocks were not growing in my mother's or grandmother's gardens. My seeds are heirlooms from several generations of family gardeners with a history that goes back over a hundred years. Hollyhocks are the classic cottage garden staple that every gardener should include for spiky tall stalks of pink, white, magenta, and red blooms that will continue until winter. A member of the hibiscus family, this self-seeding China native grows best in full sun in rich, well-drained soil. Because they grow to 15 feet or more, plant toward the back of the garden or near a fence. By deadheading when the flowers fade, you will encourage continuous bloom production. Prune to the ground by winter and save the seedpods to share.

Hydrangea:

Another favorite plant for generations of gardeners, hydrangeas produce abundant blooms in partial sun. They are thirsty plants and need mulch around them to improve the soil texture and maintain moisture. Pruning hydrangeas is tricky because it is necessary to know what type you have as different hydrangeas require different pruning times and methods. The most common hydrangeas are Bigleaf, Oakleaf, Mountain, and Climbing which are pruned after summer blooming. They rebloom on "old wood" which are the stems from the previous season. Panicle and Smooth hydrangeas bloom on new wood (the stems from this season) and must be pruned before the buds form. I'm looking forward to trialing new Panicles from Proven Winners which will include Limelight Prime and a space-saving Fire Light Tidbit that will have cream-colored flowers covering the plant in summer, then turning to pink and lasting through frost.

Rose:

No introduction is necessary for the fabulousness of the rose. Roses are the most versatile, beautiful, and coveted plant in every garden. When gardeners proclaim roses to be the bedrock of their landscape, they are not exaggerating. Roses come in every color, shade, petal, and size to suit every desire. Roses are a diverse group of plants that include shrub roses, carpet roses, floribundas, hybrid teas, climbing, old roses, rambling roses and tree roses. Their shapes and structures differ. Some look like peonies, others have a single floral pattern. There are rosettes, cups, doubles, pompons, button-eyed, incurved, recurved and quartered. My favorites are David Austin roses with intoxicating fragrance, fine foliage, disease resistance, and stunning flowers. Over a hundred roses grace my landscape and I am constantly adding more. As Emma Goldman stated,



This pink single hollyhock is from 100-year-old heirloom seeds.



Hydrangeas prefer partial sun to thrive.



A close-up of a light-yellow daylily.

"I'd rather have roses on my table than diamonds on my neck."

When the sun rises, I go to work, spending as much time in nature as feasible. Consider planting some of my perennial favorites to enjoy elegance and exquisite allure throughout the summer months.

Stay cool, hydrated, and share creation.

Happy Gardening. Happy Growing.



A fluorescent pink bougainvillea graces the fence line.



Cynthia Brian in summer.

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your summer garden. Raised in the vineyards of Napa County, Cynthia is a New York Times best-selling author, actor, radio personality, speaker, media and writing coach as well as the Founder and Executive Director of Be the Star You Are!® 501 c3. Tune into Cynthia's StarStyle® Radio Broadcast at www.StarStyleRadio.com.

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ORINDA



72 El Gavilan Road

Completely updated 5 bed/ 3.5 bath contemporary tucked into Country Club area of Orinda just minutes to Highway 24.

\$2,595,000

ORINDA



48 Oak Road

Custom 3+ bed/ 3 bath 3594 sqft home on .82 acre lot. Master suite includes fireplace, reading area, & private deck.

\$2,395,000

ORINDA



36 Heather Lane

Remodeled & updated 5 bed/ 4.5 bath w/ versatile bonus room, home office/ workout room & panoramic views!

\$2,288,000

ORINDA



New Listing!

15 Woodland Road

Ranch style 4 bed/ 3 bath retreat in the Del Rey neighborhood, situated on a .60 acre parcel w/ updates throughout.

\$1,950,000

ORINDA



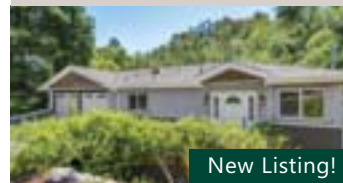
New Listing!

46 Ivy Drive

Ranch style 4 bed/ 3 bath home in Sleepy Hollow w/ 2 additional buildings for office/studio/exercise & in-law unit.

\$1,599,000

ORINDA



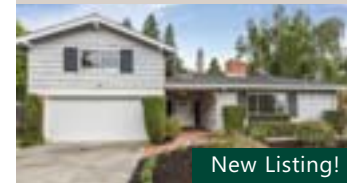
New Listing!

29 Crescent Drive

Recently renovated 6 bed/ 3.5 bath w/ lower-level apt/ in-law unit complete w/ full kitchen, & separate entrance.

\$1,550,000

ORINDA



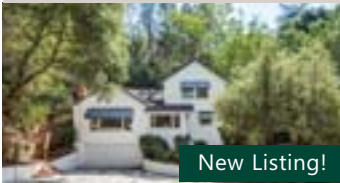
New Listing!

89 Coral Drive

Delightful 4 bed/ 2 bath home on private level lot in popular Ivy Drive neighborhood close to Moraga Country Club.

\$1,538,000

ORINDA



New Listing!

47 Linda Vista

Charming 4 bed/ 2.5 bath home on picturesque .59 acre lot tucked back in secluded side street in Country Club area of Orinda.

\$1,075,000

LAFAYETTE

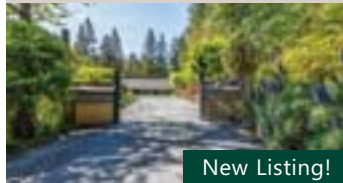


9 Mountain View Lane

Custom 4 bed/ 3.5 bath home on 9.93 private acres w/ views of the Lafayette Reservoir, pool, & surrounding hills.

\$7,990,000

LAFAYETTE



New Listing!

7 Cricket Hill Road

Quintessential Japanese Modern 1+ acre gated estate on private & picturesque lane in premium location.

\$3,295,000

LAFAYETTE



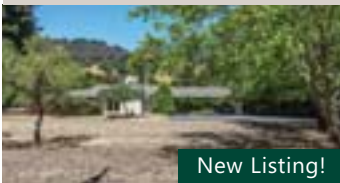
New Listing!

860 Broadmoor Court

5 bed/ 3.5 bath home in the most popular cul-de-sac street in the Trail neighborhood on a .33 acre flat lot.

\$2,795,000

LAFAYETTE



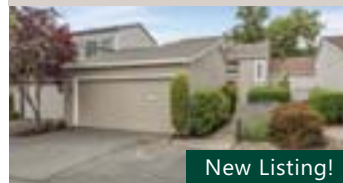
New Listing!

3470 Happy Valley Road

Extraordinary 4 bed/ 2.5 bath home on level .93 acres, one of the finest, most coveted properties in Happy Valley.

\$2,795,000

MORAGA



New Listing!

770 Country Club Drive

Delightful 3 bed/ 2.5 bath 1749 sqft townhome w/ updated kitchen, private & inviting front & back decks & patios.

\$1,030,000

OAKLAND



New Listing!

3943 High Street

Stunning 2 bed/ 1 bath home located in Laurel neighborhood minutes to parks, Express bus to SF, & Hwy 13.

\$825,000

MARTINEZ



755 Missouri Street

Amazing opportunity in great location! Flat lot, 2 bed/ 1 bath home, detached garage/workshop & storage shed.

\$499,000

The Village Associates:

Ashley Battersby

Patricia Battersby

Shannon Conner

Meara Dunsmore

Linda Ehrich

Joan Evans

Linda Friedman

Claudia Gohler

Dexter Honens II

April Matthews

Hillary Murphy

Karen Murphy

John Nash

Altie Schmitt

Judy Schoenrock

Ann Sharf

Amy Rose Smith

Molly Smith

Jeff Snell

Lynda Snell

Steve Stahle

Clark Thompson

Angie Evans Traxinger

Ignacio Vega

Ann Ward

Margaret Zucker

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