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<p>2129 ASCOT DRIVE, #7 MORAGA</p>  <p>Offered at \$424,900 2bedroom, 1.5bath, 1,314sf town home with inside laundry, updated kitchen, stainless steel appliances, new carpet, freshly painted and a community swimming pool. Near shopping and excellent Moraga schools. Call: (925) 283-7000</p>	<p>948 NOTRE DAME AVE. CONCORD</p>  <p>Offered at \$475,000 INVESTORS, BARGAIN HUNTERS, Concord/Walnut Creek border neighborhood. 3 bedroom, 2 baths, gleaming hardwood floors, eat-in kitchen, 2 fireplaces, dual paned windows. Great value for this neighborhood. Call: (925) 283-7000</p>	<p>3239 JUDY LANE LAFAYETTE</p>  <p>Offered at \$1,595,000 Originally built in 1890, craftsman style hideaway on 1/2+ acre lot with a vineyard. Park like grounds with pool. 3 bdrms, 2ba, 2329 sf., large wraparound deck & 3 fireplaces! Mstr bdrm suite has FP w/walk-in closet, eat-in kit w/pantry. Call: (925) 283-7000</p>

Lamorinda Home Sales continued

	LAFAYETTE	Last reported: 14
	LOWEST AMOUNT: \$735,000	
	HIGHEST AMOUNT: \$1,805,000	
	MORAGA	Last reported: 5
	LOWEST AMOUNT: \$869,000	
	HIGHEST AMOUNT: \$1,300,000	
	ORINDA	Last reported: 8
	LOWEST AMOUNT: \$252,500	
	HIGHEST AMOUNT: \$2,000,000	

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**
- 18 Amanda Lane, \$1,125,000, 8-17-07
 - 1166 Crescenta Court, \$735,000, 3 Bdrms, 1542 SqFt, 1957 YrBl, 8-28-07
 - 1845 Del Rey Street, \$997,000, 4 Bdrms, 2414 SqFt, 1961 YrBl, 8-29-07
 - 15 Grove Creek Court, \$995,000, 4 Bdrms, 3101 SqFt, 1989 YrBl, 8-31-07
 - 3518 Hamlin Road, \$940,000, 4 Bdrms, 2983 SqFt, 1946 YrBl, 8-17-07
 - 3397 La Caminita, \$1,650,000, 5 Bdrms, 3260 SqFt, 1965 YrBl, 8-22-07
 - 1181 Pleasant Hill Circle, \$935,000, 3 Bdrms, 1831 SqFt, 1949 YrBl, 8-24-07
 - 1269 Redwood Lane, \$1,425,000, 4 Bdrms, 2873 SqFt, 1956 YrBl, 8-21-07
 - 1065 Serrano Court, \$800,000, 3 Bdrms, 1393 SqFt, 1954 YrBl, 8-28-07
 - 560 Silverado Drive, \$1,125,000, 4 Bdrms, 1931 SqFt, 1959 YrBl, 8-23-07
 - 3344 St. Marys Road, \$1,805,000, 4 Bdrms, 2925 SqFt, 2006 YrBl, 8-16-07
 - 3362 Stage Coach Drive, \$1,695,000, 3 Bdrms, 3289 SqFt, 1989 YrBl, 8-24-07
 - 1031 Sunrise Ridge Drive, \$1,579,000, 4 Bdrms, 3422 SqFt, 1998 YrBl, 8-30-07
 - 1021 Walnut Drive, \$950,000, 3 Bdrms, 1535 SqFt, 1942 YrBl, 8-17-07
- MORAGA**
- 627 Augusta Drive, \$837,500, 2 Bdrms, 2238 SqFt, 1976 YrBl, 8-30-07
 - 142 Cypress Point Way, \$905,000, 2 Bdrms, 1444 SqFt, 1973 YrBl, 8-30-07
 - 5 Fleuti Drive, \$1,045,500, 4 Bdrms, 2371 SqFt, 1969 YrBl, 8-22-07
 - 3764 Via Granada, \$1,300,000, 6 Bdrms, 2882 SqFt, 1969 YrBl, 8-24-07
 - 161 Westchester Street, \$869,000, 3 Bdrms, 2148 SqFt, 1979 YrBl, 8-21-07
- ORINDA**
- 42 Camino Lenada, \$869,000, 2 Bdrms, 1319 SqFt, 1955 YrBl, 8-24-07
 - 17 Francisco Court, \$795,000, 3 Bdrms, 1335 SqFt, 1950 YrBl, 8-30-07
 - 144 Ivy Drive, \$903,000, 3 Bdrms, 1362 SqFt, 1956 YrBl, 8-28-07
 - 89 La Espiral, \$1,097,000, 3 Bdrms, 2370 SqFt, 1980 YrBl, 8-30-07
 - 3 Las Mesas Path, \$252,500, 8-31-07
 - 6 Northwood Court, \$999,000, 3 Bdrms, 1835 SqFt, 1951 YrBl, 8-24-07
 - 93 Tarry Lane, \$1,422,000, 3 Bdrms, 1835 SqFt, 1953 YrBl, 8-22-07
 - 79 Yarrow Valley Lane, \$2,000,000, 5 Bdrms, 3589 SqFt, 1992 YrBl, 8-22-07

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Regular Home Inspections and Maintenance Are Key to Keeping Up the Value of Your No. 1 Investment
By Val Cook-Watkins

Each month, most Lamorinda residents invest three, four, five thousand dollars or more in an asset that we are counting on to grow over time and provide financial security for ourselves and our family for years to come. I'm talking, of course, about our home. But despite this big investment, we often don't think about regular maintenance on our property until it comes time to sell. And by then, we could be surprised with enormous repair bills that will lower our property's value - bills that could have been avoided with simple maintenance each year.

It always surprises me that people put off regular upkeep on their homes. We would never consider doing that with other big investments, say our new car or boat. One of the things I advise homeowners is to act like you're selling your home even if you aren't. Do regular inspections of key areas on your property and make the necessary repairs and maintenance before small problems become big ones. Here are a few areas to pay attention to:

Termite and pest inspections: You should have pest inspections done on your home every two to three years. We all know how much damage termites and other pests can do to your foundation. By having regular inspections and preventative pest control work done now you can avoid serious damage later.

Inside water damage: Moisture intrusion can be your home's worst enemy. Moisture can attack a home from any location imaginable and cause damage to wood structural members, masonry, flooring, wall coverings, stucco, and other areas. Water damage can

be extremely costly so make sure to inspect for leaks wherever water piping is located. Regular caulking and sealing can go a long ways to prevent trouble.

Outside drainage: While water can do serious damage inside your home, it can be equally dangerous outside. It's important to make sure that water is draining away from your home in order to avoid cracking of your foundation and sidewalks, as well as pest and mold problems under your home.

Maintain decking: Decks are wonderful additions to your yard, but they can result in major repair bills if not maintained properly. Care for your deck with regular water sealing to prevent water damage, termite infestation and fungus decay. You may also consider installing wood deck alternatives made out of composite and plastic lumber, which are beautiful low maintenance options for homeowners.

Roof and rain gutters: Another potential water hazard comes from your roof and rain gutters. New roofs are not inexpensive, of course, but the damage that leaks can cause can be far more costly to your home. Make sure that all your rain gutters and spouts are clear of debris and working properly, and consider having a roof inspection if you haven't done so in recent years.

Yards and landscaping: We always talk about a home's "curb appeal" when it comes time to sell the property. Well-landscaped and maintained yards are a big part of a home's appeal, and beautiful yards help increase the value of a property. It's just as important to maintain the outside of your home as it is the inside even if you aren't



Val Cook-Watkins, Manager of Coldwell Banker Residential Brokerage's Orinda office, provides the above tips. A 25-year real estate veteran, Watkins oversees a talented team of 78 real estate professionals in the East Bay. Her office is located at 5 Moraga Way in Orinda, and she can be reached at 925-253-4660 or by e-mail at vcookwatkins@cbtnorcal.com.

listing your property.

Make your home fire safe: The recent wildfires in the Tahoe area serve as a reminder to all of us how quickly fire can spread and consume a home. Flammable wildland vegetation too close to your home will make it almost impossible for firefighters to save your home in the event of a brush fire. If you haven't already done so, make sure you clear at least a 30-foot firebreak around your home.

Your home is your number one asset and just like any other asset you own, it is crucial to invest some time and money maintaining to maintain its value. Set aside a fixed amount of money each month for repairs and maintenance. A small investment in your home's wellbeing today could prevent tens of thousands of dollars in damage tomorrow.

Council Smooths Bumps to Soothe Feelings

Battalion Chief Brian Collins of the Moraga Orinda Fire District said the District had not been consulted before the bumps were installed and that asking for his opinion afterwards was "a little bit difficult." Moraga School Superintendent Rick Schafer spoke in favor of the bumps.

Three dozen residents spoke, alternately praising and criticizing the bumps. Supporters, who tended to have school-age children, said the bumps made the road safer. Opponents, many of

whom live in Sanders Ranch and do not have children in the schools, said the bumps were safety hazards and increased traffic on Larch Avenue and Rimer Drive which motorists were using to avoid the bumps.

Council member Ken Chew took the lead in crafting the Council action which he hoped would "end the debate" on the issue. The Council unanimously voted to lengthen the ramps on the bumps from six to twelve feet, enhance the signage and

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advance warning devices, and direct the staff to study the situation, spending up to \$5000 to consult with a traffic engineer, and report back to the Council in three to four months.

In a separate meeting last Friday, Metcalf said one of the speed tables will be modified right away. If it's acceptable, the other two tables will be changed. If not, Metcalf said he expects the Town to return to the drawing board.



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