

Lamorinda OUR HOMES

Lamorinda Weekly Volume 04 Issue 5 Wednesday, May 12, 2010

Zero Emissions, Here She Comes

By Sophie Braccini



Synthetic Lawn, page OH6



Louise Clark (R) and son Charles Clark next to the control panel for their geothermal system

Photo Sophie Braccini



Lafayette resident Louise Clark is not afraid to aim high. “I am getting more and more concerned about the climate and the environment,” says Clark, “When I drive around the country and return to the Grinnell Glacier Trail in Glacier National Park, I see how over the years those ices have melted, and I want to do something about it.” Clark decided that her home should become carbon neutral.

Clark’s property already had a solar array, and last year she decided to add a geothermal system that heats her home in winter and cools it in summer. Larger

structures, like “The Barn” in Moraga that houses Canyon Construction, rely on such technology but it is not common to see it installed in a single-family home in Lamorinda, especially as a retrofit. But Louise Clark has an unique resource; her husband was the builder who conceived the family home 52 years ago, but it was her son Charles, an engineer, who designed the system now used on her Lafayette property

The system installed in her home uses the principle of geothermy.

... continued on page OH4

THE BEAUBELLE GROUP

Glenn and Kellie Beaubelle
present...

Lafayette - 1.5 acres in Happy Valley



Main House: 4 bdrms., 6 baths, appx. 5,365 sq.ft., gorgeous hdwd. flrs, granite, skylights, high ceilings, used brick, lovely garden, tennis court, pool/spa, trampoline & more!

Guest House: 1 Bd, 1 Ba, w/kitchen. Au-pair/Pool House: 1 Bd, 1 Ba, kitchen.

Offered at \$2,750,000

Lafayette - New Construction



Approx. 5,742 sq. ft., 5 Bd, 4 1/2 ba, office, separate guest house with 738 sq.ft., 1+ acres, majestic oaks, views, stunning finishes, high ceilings, 2 family rooms, granite, built-ins, expansive lawns, pool/spa. Walk to town.

Offered at \$2,995,000

Lafayette - New Construction



Mediterranean style, courtyard w/fountain, gorgeous hdwd flrs, 5 Bdrms., 4 1/2 bath, office w/fireplace, gourmet kit., 4,688 sq. ft., 3 car gar, detached pool house, outdoor shower and fireplace, appx. 4.72 acres, pool/spa, views. Walk to town, easy commute location.

Offered at 2,495,000

Lafayette - Dare to Dream



Nestled on approx. 2.4 oak studded acres, gated entry, appx. 5,620 sq. ft., 5 Bd, 5 1/2 ba, custom mill work throughout, oversized chef's kit., grand liv. room, mostly single level, game/media rm, walls of glass for lots of natural light, granite, limestone, imported tiles, lush lawns, shared tennis court.

Offered at \$3,100,000



925.254.1212

Glenn@TheBeaubelleGroup.com

www.TheBeaubelleGroup.com

Coldwell Banker's #1 Agent and Group in the East Bay



Lamorinda Home Sales recorded

LAFAYETTE	Last reported: 7
LOWEST AMOUNT:	\$500,000
HIGHEST AMOUNT:	\$1,380,000
MORAGA	Last reported: 11
LOWEST AMOUNT:	\$181,000
HIGHEST AMOUNT:	\$990,000
ORINDA	Last reported: 4
LOWEST AMOUNT:	\$535,000
HIGHEST AMOUNT:	\$1,260,000

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

3465 Black Hawk Road, \$1,380,000, 3 Bdrms, 2880 SqFt, 1959 YrBl, 4-16-10
4 Blackthorn Road, \$1,225,000, 4 Bdrms, 2448 SqFt, 1959 YrBl, 4-15-10
519 Florence Drive, \$840,000, 3 Bdrms, 1825 SqFt, 1951 YrBl, 4-14-10
3701 Highland Road, \$500,000, 3 Bdrms, 2341 SqFt, 1951 YrBl, 4-14-10
922 Hough Avenue, \$745,000, 2 Bdrms, 1048 SqFt, 1941 YrBl, 4-8-10
3304 Mildred Lane, \$691,000, 4 Bdrms, 1814 SqFt, 1951 YrBl, 4-12-10
1112 North Thompson Road, \$515,500, 4 Bdrms, 2384 SqFt, 2001 YrBl, 4-16-10

MORAGA

2079 Ascot Drive #135, \$181,000, 1 Bdrms, 713 SqFt, 1971 YrBl, 4-14-10
1455 Camino Peral, \$450,000, 3 Bdrms, 1697 SqFt, 1973 YrBl, 4-9-10
111 Eileen Court, \$886,500, 5 Bdrms, 2752 SqFt, 1978 YrBl, 4-8-10
395 Redfield Place, \$835,500, 4 Bdrms, 3082 SqFt, 1968 YrBl, 4-9-10
54 Shuey Drive, \$990,000, 4 Bdrms, 2304 SqFt, 1967 YrBl, 4-12-10
392 Springfield Place, \$952,000, 4 Bdrms, 2374 SqFt, 1965 YrBl, 4-14-10
1804 St. Andrews Drive, \$680,000, 3 Bdrms, 1819 SqFt, 1989 YrBl, 4-9-10
136 Via Joaquin, \$460,000, 2 Bdrms, 1354 SqFt, 1980 YrBl, 4-15-10
160 Via Joaquin, \$555,000, 3 Bdrms, 2117 SqFt, 1980 YrBl, 4-9-10
821 Villa Lane #1, \$275,000, 2 Bdrms, 952 SqFt, 1968 YrBl, 4-9-10
35 Wimpole Street, \$910,000, 4 Bdrms, 2214 SqFt, 1969 YrBl, 4-8-10

ORINDA

30 Broadview Terrace, \$1,260,000, 3 Bdrms, 2870 SqFt, 1951 YrBl, 4-15-10
18 Crestview Terrace, \$960,000, 4 Bdrms, 3178 SqFt, 1982 YrBl, 4-13-10
145 Meadow Lane, \$650,000, 3 Bdrms, 1335 SqFt, 1953 YrBl, 4-14-10
24 Sunrise Hill Road, \$535,000, 4-14-10

Lamorinda Foreclosures recorded

LAFAYETTE

3300 Betty Lane, 94549, RBI FINANCIAL GROUP, 03-10-10, \$538,000, 1739 sf, 4 bd

ORINDA

134 La Espiral, 94563, BANK OF AMERICA, 04-06-10, \$1,088,205, 1856 sf, 4 bd

PRIVATE LENDERS AND INVESTORS

We buy, rehab and sell properties in
Contra Costa County.

We offer lucrative, short-term loan opportunities!

If this interests you, please contact us for full details.

StarTarget Solutions LLC

We target your special real estate needs

Bob or Midge 925-284-2408

Email: r.shusta@comcast.net



NEW LISTINGS FROM THE ELENA HOOD GROUP!



9 SHANNON COURT, MORAGA

This is one of the great Lamorinda estates! It is located in prestigious Sanders Ranch. It features a beautifully landscaped 1.54 acre lot with vineyards, pool, outdoor kitchen and breathtaking views of adjoining open space. The home is 4966 sqft with 4 Br, 2 full and 2 half Ba, a finished office and separate study/playroom. It also features a game room and large family room adjoining the gourmet kitchen. Truly a unique estate property.

OFFERED AT \$2,950,000

WWW.9SHANNONCT.COM

CALL US FOR A PRIVATE SHOWING



The Spring Market is Active!

*We offer the most
comprehensive marketing
program in Lamorinda.*

*Call us with all of your
Real Estate questions and needs!*



63 CARR DRIVE, MORAGA

This beautifully remodeled home is located on a cul-de-sac close to schools and shopping. It features 5 Br with 3 Ba in 2660 sqft of living space. The gourmet kitchen with rich cherry cabinets adjoins the family room and opens into the large backyard with pool and spa. Total privacy!

WWW.63CARRDR.COM

OFFERED AT \$1,225,000



ORINDA · MORAGA · LAFAYETTE
ELENA HOOD
REAL ESTATE GROUP



(925)254-3030

WWW.ORINDA.COM

Zero Emissions, Here She Comes

... continued from page OH1



Roof-mounted solar panel

Photos Sophie Braccini

About six feet beneath the surface of the earth the temperature stays constant. Using a pump and pipes, water is sent down into the earth and either heats or cools, depending on the differential of temperature at each time of the year. This water is then circulated in the floor of the house to moderate its temperature.

The conversion was not too complicated at Clark's home because the original system used radiant heat - warm water circulating through the floor - but the water was heated by gas. Now the circu-

lated water can absorb heat through two different sources: narrow wells that were dug close to the house (to a depth of 260 feet), or the solar energy that's collected on the roof.

Charles Clark designed the computerized system that optimizes the use of the two sources of heating and cooling. "We have been through our first winter with this new system and my house stayed at the comfortable 72 degrees that I enjoy," says Clark, "now we are getting into the hotter part of the year and I ex-

pect the same performance."

The Clark family also owns property in Martinez, where Charles' ambition is to develop an apartment complex that will utilize the same design for heating and cooling. "My house is a kind of show case and experimentation ground," says Clark, who is an efficient activist, "I like to invite politicians here, too, and show them what can be done, so they can transmit the message to the government."

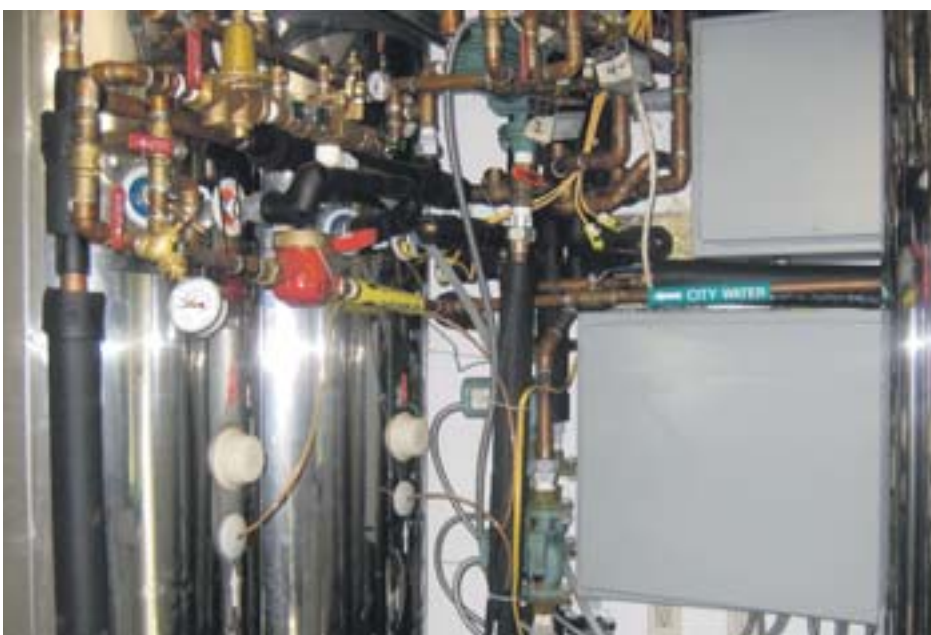
Charles Clark warns that the system may not be easy to install in every home,

especially as an add-on. "This system is less expensive than gas to operate," says the engineer, "but the installation may be a bit pricey for a single family."

The geothermal system is only the latest element of a grand scheme aimed at total sustainability. The solar panels that serve to heat water provide electricity as well and have been in place for about ten years. "My electricity bill has been about \$5 for years," says Clark. The wood house has been covered in stucco, which provides an additional layer of insulation and all the windows are double-paned.

Louise Clark is not stopping here; she and Charles are working on even more improvements. "He (Charles) is in the process of putting new solar panels on 'trackers' that will follow the sun during the day. The trackers adapt, in real time, the angle of the solar panels to face the sun and maximize the energy output."

Clark has completely eliminated the burning of fossil fuel in a house that was not conceived, half a century ago, with that objective in mind. She is proving that it can be done and hopes that many will follow in her footsteps. Clark is one of two recipients of Lafayette's 2009 Green Award in the "residents" category. A bit of a philosopher in action, Clarke cites Mahatma Gandhi: "Whatever you do will be insignificant, but it is very important that you do it."



Control panel for water heating



Patricia Battersby
 925-330-6663
 pb@patriciabattersby.com
 DRE# 00854469

Ashley Battersby
 925-323-9955
 ashley@patriciabattersby.com
 DRE# 01407784



www.patriciabattersby.com

Just Listed!
1012 Willow Drive, Lafayette
 STYLISH AND SOPHISTICATED



Offered at \$815,000

Charming Traditional in a great neighborhood near town. Many well designed updates. High beamed ceilings, hardwood floors, built-ins, glass doors. Great kitchen with breakfast bar, open to family rm. Separate play room. Beautiful yard.

Just Listed!
12 Monterey Terrace, Orinda
 FRENCH NORMANDY STYLE



Offered at \$1,850,000

Gorgeous Normandy style has it all! Beautiful quality details, perfect floor plan. Large entertaining rooms, gourmet kitchen, adj family rm, 5 lg bdrms, and office. Premium 1.4 ac lot. Pool, spa, lawns, gardens, pano views. Great neighborhood.



14 Northridge Lane | Lafayette

A forever home! Stunning and stately contemporary with grand and airy spaces. Artful architectural details. Incredible breathtaking reservoir and Las Trampas Ridge views. 4 Bedroom, 3.5 bath Spectacular dramatic view home in coveted gated community. 4 Minutes from town. First time ever on market. .91 Acres of artist inspired gardens with level lawn and exceptional plantings. Airy and stylish with wonderful spaces and chef's kitchen. Bring your art! Park up to 10 cars. 13 Homes with resort like recreation center with tennis courts and pool +. Extremely quiet and peaceful.
Offered for \$1,858,000



3741 Meadow Lane | Lafayette

If homes could hug - this one would! Expanded and remodeled bright (so many skylights) and welcoming retreat on one of Happy Valley's MOST LOVED streets. FABULOUS HOME FOR ENTERTAINING. 5BR, 5BA, 4457 sq. ft. Enormous entertaining Great Room with 18' kitchen island, varied activity areas and superb outdoor access. Grand Master suite with fireplace and gorgeous his and hers walk-in closets. Fully developed .47 acres with child-safe black bottom pool, covered outdoor kitchen with gathering area, fire pit conversation patio, koi pond, finished playhouse and great play structure.
Offered for \$2,500,000

Serving Lamorinda for 19 years with skill, integrity and enthusiasm.



Pat Ames

Empire Realty Associates
 Lamorinda Division
 Cell: (925) 330-5849
 Fax: (925) 465-9954
 PAmes@EmpireRA.com
 DRE# 01134641



Growth of Synthetic Lawn in Lamorinda

By Cathy Tyson



A puppy enjoying his brand new synthetic grass

Photos Cathy Tyson

Is it real or is it plastic? That perfectly green stuff sprouting up in Lamorinda yards may not be grass, but plastic. Nothing like lying on a lush green carpet of polyethylene and nylon to watch the clouds roll by.

This next generation synthetic lawn is not your mother's Astro Turf. It really does look and feel like the real thing, soft and comfortable under bare feet. Fake lawn owners tout its benefits: zero maintenance, zero watering, and very pet-friendly. Residents wanting to keep pesticide and fertilizer run-off out of our waterways and reduce lawn mower emissions have a "greener" alternative.

To turf or not to turf? For homeowners that prefer the real thing and wouldn't consider the up-front investment, going plastic is probably not an option. But for those with dogs that dig in the yard, mud issues, lots of shade or poor soil conditions, it's worth considering. Another plus is no discoloration from "liquid deposits" from the family pooch.

Due to high usage, all Lamorinda high school stadium fields have made the transition to synthetic turf. "Between 8:00 a.m. and 10:00 p.m. every day the stadium fields are used by P.E., football, soccer, lacrosse - you name it. Never a game cancelled because of a rain out - at least not because of the turf conditions," said Steve Fishbaugh, Director of Maintenance, Grounds and Transportation for the Acalanes Union High School District. "Miramonte was the first field to switch back in 2000. It really is nice, and not a lot of maintenance."

... continued on page OH8

PACIFIC UNION INTERNATIONAL



The Fine Art Of Fine Property™

www.PacUnion.com

8 Camino Encinas, Suite 100 | Orinda | 925.258.0090

Need an Expert?

If you have questions on what to do if you find yourself "underwater" with your mortgage, we are here to help. We will discuss your options and help you find the best way to move forward.



Give us a call and we will meet with you for a "no obligation" consultation. Take the first step with us... we'll take good care of you.



"The Home Sales Doctors"
...we make house calls!



Lisa Hactor
(925) 698-5752

www.lisahactor.com

lisa.hactor@prurealty.com

Lic. #01300193

Frith Wiggins

(925) 698-6030

www.frithwiggins.com

frith.wiggins@prurealty.com

Lic. #01433398



Prudential

WWW.HOLCENBERG.COM

Client satisfaction: a family tradition

41 Lambeth Square, Moraga



Mediterranean Gem In Rheem Valley Manor

Fabulous price reduction! This single-story home on a cul-de-sac oozes character and charm. 3 bedrooms + office, 2.5 baths & bonus room. Private courtyard, custom iron gates & arched front doors. Hardwood floors, vaulted, beamed ceilings and views of hills. Updated kitchen with cherry cabinets, granite, stainless appliances, and breakfast bar opening to family room. Formal living and dining rooms. Luxurious master suite w/ retreat, two walk-in closets, sitting area, & bath w/jetted tub & shower. Three yard settings including pool & spa, sitting area with views, and flat garden or play yard.
Listed for \$1,129,000

3960 Campolindo Drive, Moraga



2-Story Traditional in Campolindo Neighborhood

This charming 5 bedroom, 3 bath home features an updated kitchen that looks onto the professionally landscaped yard with large, flat, grassy area. From the formal living room and dining ell to the nice-sized family room, this home has space for everyone. There is one bedroom and full bath downstairs, and 4 other bedrooms upstairs, including one oversized room. The master bath has been completely updated. This home is close to the Campolindo Cabana Club and top-rated high school. Don't miss this opportunity to take advantage of a great commute location and desirable neighborhood.
Listed for \$1,079,000



Wendy Holcenberg
wendy@holcenberg.com
925.253.4630

Michelle Holcenberg
michelle@holcenberg.com
925.253.4663



34 Sanford Lane, Lafayette



Dramatic elegance throughout this 4/3.5 in Hidden Oaks. Level yard, light & bright, 3 yrs new. Now \$2,495,000



Representing
Buyers & Sellers
Around the East Bay
For over 30 years

HOLLY HENKEL
SRES
925 360-2390
holly@hollyhenkel.com

3954 Quail Ridge Rd., Lafayette



Sensational new kitchen, 5/4.5 in Happy Valley. Enormous 2.6 acre w/pool, level yard, pano view. Just listed \$1,750,000

1 Pinehurst Road, Canyon



Truly "one of a kind historic farm house" total remodel. 4 car garage, 5.6 acres. Private, coming soon \$2,250,000

"PRICE CHECK"

CALL US!

WE KNOW THE MARKET!

59 Meadow View Road, Orinda



East Coast Beauty in Glorietta area. Rim Trail access on .37 acres. 4/3.5 w/gourmet kitchen, Now \$1,475,000



PATTY & GENE CRONIN
BROKER. CRS
925.872.3842
www.pattycroninproperties.com

April 2010	Lafayette	Moraga	Orinda
Days on Market	46	29	80
Average Sold Price	\$1,078,400	\$854,100	\$983,700
Number of detached homes sold	28	16	15

Growth of Synthetic Lawn in Lamorinda

... continued from page OH6



Front yard with synthetic grass

Photos Cathy Tyson

Clearly they are not the only ones installing it. "Around the world demand for artificial turf is growing at 20% per annum according to a recently published study by leading industry consultants, Applied Market Information Limited," noted a report from The Association of

Synthetic Grass Installers.

For builders or homeowners seeking a LEED certification – synthetic grass can contribute to the Green Building Council's LEED points by reducing overall irrigation demand on a property.

The grass is not 100% greener on

the other side of the fence. Synthetic turf can be a heat island – hotter than regular grass. Dave Garcia of PaverPro, a full service landscape firm explains, "The shape of our grass blades is what separates us from the other guys. The blades are curved to deflect heat – coupled with a lower pile that creates less heat."

There was some concern with earlier incarnations of turf. The Consumer Product Safety Commission weighed in on synthetic athletic fields and found that new fields had no lead or generally had very low lead levels in a July 2008 report. A recent study analyzed 102 athletic fields in New York City. Lead levels for 96% of the fields were less than 100 parts per million. The acceptable EPA level for lead in soil is 400 parts per million.

Although it's completely recyclable, if a homeowner wanted to remove synthetic grass, there are a few steps involved. "If someone wanted to remove it they could contact any company that also installs turf - or a local recycling center if removed by themselves. Once removed, the remnant pieces can be made into pet pads or door mats. The recycled turf can then be re-extruded for use in any plastic product. The decom-

posed granite is also recyclable and can be mixed in with concrete to create recycled base rock or into pathway material," said Garcia.

The most significant downside is the price. It's more expensive than sod installation, but proponents argue you save money in the long run due to low maintenance expense. Depending on the volume, site access and prep needs - synthetic law can run from \$12 - \$18 per square foot.

According to Michael Parten, Certified Landscape Contractor and Store Manager at Orchard Nursery in Lafayette, natural sod professionally installed over prepared dirt costs approximately \$2 per square foot. However, for homeowners who need their existing lawn removed and replaced with new sod, plan on about \$10 per square foot – both of these options don't include sprinklers. When you add in the cost of sprinkler installation at \$1 per square foot, the difference between synthetic lawn and natural grass is reduced. Throw in savings from not paying a gardener to mow and the two options seem almost comparable.

For more information call Orchard Nursery at (925) 284-4474 or PaverPro at (888) 883-8184.



Real grass still tickles feet at Saint Mary's College



Synthetic grass has been installed at Miramonte playing fields

SUE LAYNG PROUDLY PRESENTS...



1320 Conejo Way, Walnut Creek

Charming updated home with level yard and mature landscaping. An abundance of natural light, vaulted ceilings and lovely hardwood floors enhance this single story family home. The fabulous location is close to bike and walking trails, Alexander Lindsey Wildlife Museum and Larkey Park

Offered at \$649,000



Presented by

SUE LAYNG

Cell: 925-963-7189

Sue@SueLayng.com

www.SueLayng.com

DRE # 000970956



www.TeamRothenberg.com

The very best in real estate is just one click away!

The most sophisticated, comprehensive, and effective online marketing for TODAY's world.

Stay current with the market via our Blog!

J. Rockcliff



REALTORS

DRE# 01309986
DRE# 00857547

Susan & Ron Rothenberg

925.286.5530 or 925.858.9660



Peralta Construction

CUSTOM HOMES | ADDITIONS | REMODELING

owned and operated by Moraga resident
Pat Geoghegan



Lic #624045

BUILDING THE BAY AREA FOR MORE THAN 20 YEARS

925.273.7692

www.peraltaconstruction.com

RING CONSTRUCTION INC

- Additions
- Kitchens/Baths
- Foundations/
- Seismic upgrades
- Retaining walls
- Drainage

**Bobcat
to
Tile Saw**

Terry Ring,
Owner



Est. 1984
Lic. # 464316
20 years in
Lafayette

925-284-8430



MICHAEL VERBRUGGE
CONSTRUCTION INC.
General Contractor

925.631.1055

www.MVCRemodeling.com

Specializing in kitchens & bathrooms.
All forms residential remodel/repair.



"A little bit of myself
goes into every job."

Michael Verbrugge,
Owner,
Moraga Resident



Clean | Courteous | Conscientious
On-time | Trustworthy | Local References
Full design team resources available

Growth of Synthetic Lawn in Lamorinda

... continued from page OH6

PaverPro Synthetic Lawn Installation Process

- Excavate 4' down and take out existing dirt and sprinklers.
- Put down landscape filter fabric – to keep soil from migrating
- Lay a 3" bed of decomposed granite and bender board edging to staple the finished product to.
- Roll out synthetic lawn and let it sit in the sun to let it relax and make installation easier.
- Roll out and cut to shape – install
- Brush with a power broom.
- Add green acrylic sand or rubber infill – that adds ballast and extends longevity. This step is optional. A 50%/50% blend of sand and rubber is now available as infill



Plastic grass ready for installation

Sod Installation Process

- Measure the area and order appropriate square footage
- Prepare soil – cultivate the area by roto-tilling or spading approximately 4" – 6" down
- Install the grass – start placement of sod along the longest straight line, like a driveway or sidewalk and work toward the middle
- Water immediately until sod is very wet. It's critical to keep underlying soil moist for two weeks until turf is well rooted
- Stay off the grass for the first couple of weeks



Real grass ready for installation

G.B. DUARTE
CONSTRUCTION
INTERLOCKING PAVINGSTONES
(925) 759-4854
Pavingscapes in the Finest Roman Tradition
Free Estimates
driveways | walkways | patios | walls

DESIGN **BUILD** SUSTAIN
LANDart
Designer Gardens
www.jklandart.com
925.766.3738
Cont. Lic# C27-715459

Peace of mind
Keep your home and family safe!
Earthquake- Automatic Gas Cutoff Valve
Just \$350*
*labor & material-most homes
Call 925-210-0229
Victor Morales-Gladiator Plumbing-Orinda
LIC #644424, Bonded & Insured

Homegrown
eat your [own] vegetables
A boutique gardening service
Delivering organic produce from your own backyard
www.lamorindahomegrown.com

Lamorinda Weekly
is an independent publication, produced by and for
the residents of Lafayette, Moraga and Orinda, CA

Lamorinda Weekly, P.O. Box 6133, Moraga, CA 94570-6133
Phone: 925-377-0977 | Fax: 1-800-690-8136
email: info@lamorindaweekly.com
www.lamorindaweekly.com

DAVID PIERCE PRESENTS



7 Warford Terrace, Orinda

REMODEL COMPLETE! 5 Bedroom, 4 Bath, 4,737SF Executive home complete with vineyard. An entertainer's delight inside & outside. Amenities too numerous to list. MUST SEE.

Take the tour at www.7Warford.com Offered at \$1,795,000



9 Gardiner Court, Orinda

Stunning Mediterranean beauty on an estate-sized, 1 acre property with views of Mt. Tamalpais and the western sky. Nearly 7,000SF. Impeccable designer finishes & unparalleled luxurious amenities. Live & Entertain in grand style.

Take the tour at www.9Gardiner.com Offered at \$2,995,000



201 Orchard Road, Orinda

Santa Barbara Rancher has 2,300SF of inspired renovation on 0.23 acre lot. 3 Bedrooms, 2.5 Baths, Family & Living Rooms w/fireplaces, jewel-box Dining Room, Showplace Kitchen, gorgeous gardens & wrapping deck that expands interior space. Level yard, 3 fountains.

Take the tour at www.201OrchardRoad.com Offered at \$1,062,500



Proudly serving Lamorinda Homeowners since 1987

DAVID PIERCE

Broker-Realtor

Thinking of selling? Call or email me today for a confidential interview.

925. 254 . 5984

www.DavidPierce.net

david.pierce@prurealty.com



Kurt Piper presents...



15 Sleepy Hollow Lane, Orinda



Totally updated Mid-century 3 bedroom 2 bath home in one of Orinda's most sought after neighborhoods – Sleepy Hollow. This contemporary retreat offers a single level floor plan with exposed beam ceilings, walls of windows, updated baths, lovely maple hardwood floors and a gorgeous gourmet kitchen. The .55 acre lot includes a spacious brick patio, lush lawn, flowering gardens and a variety of native trees.

Offered at \$975,000

1989 Meadow Road, Walnut Creek



Beautifully remodeled 3 bedroom 2 full bath ranch style home blending its 1958 old world charm with modern-day updates. Pancake flat over .56 acre lot with plenty of space to expand home and still have pool, patio, sport court, veggie garden, play yards etc. Desirable south Walnut Creek location. Don't miss.

Offered at \$735,000

3445 Silver Springs Road, Lafayette



Custom built 4 bedroom 3 full bath 3000 sq. ft. home with oversized three car garage in the desirable Silver Springs neighborhood. Fabulous single level floor plan with grand spaces and a long list of upgrades. Beautiful .62 acre lot offers pool, patio, sport court and fruit tree orchard. Walk to town, trail and schools.

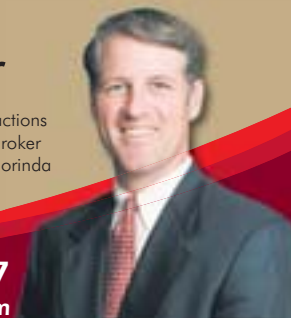
Offered at \$1,695,000

Kurt Piper

- Over 400 closed transactions
- 17 years as a leading broker
- 35 year resident of Lamorinda

925-253-2527

Kurt@kurtpiper.com | www.kurtpiper.com



Lamorinda's Leading Independent Real Estate Firm.



ORINDA



456 Moraga Way

All one level, pvt lot, sensible floor plan, crisp & clean interior with fresh paint, newly refinished hwd floors, easy commute to 24 & 12 years of excellent schools.

Offered at \$699,000



ORINDA



273 La Espiral

Ideal stylish 1900 sf 2bd/2ba tree-house type living nicely updated with vaulted ceilings, open decor & lots of windows. New mstr + bonus studio. Beautiful .46 acre lot.

Offered at \$749,000



ORINDA



29 Via Callados

Dramatic 3+bd/2.5 ba multi-level home w/open floor plan, updated kitchen w/granite, "plus" room, master suite w/remod bath, gorgeous views, sunny patios, lg deck w/hot tub.

Offered at \$1,049,000



ORINDA



3 Overhill Road

Charming updated 4bd/3ba traditional in premium location. Short walk to downtown & Bart, home theatre, updated kitchen & baths, lg level yard w/lawn, dual panes.

Offered at \$1,100,000



ORINDA



650 Kite Hill Road

Fabulous Orindawoods 2940 sf 4bd/3ba sgl family home on lovely .4 acre w/deck, patio, gardens. Updated granite kitchen, hardwood floors, soaring ceilings, wonderful views!

Offered at \$1,295,000



ORINDA



29 Daryl Drive

Super special 2900 sf 4bd/4ba family home on premier street. Exceptional appeal w/modern kitchen + adj family room, great style & spacious rms. Fabulous gardens & foliage.

Offered at \$1,495,000



ORINDA



137 Rheem Boulevard

MAJOR price reduction! Craftsman-style 1-story w/4300 sf incl sep 1bd guest house. Gated entry, walnut hwd floors, 11' ceilings, 4 fireplaces, wine room, 3-car garage.

Offered at \$1,698,000



ORINDA



50 Scenic Drive

Stunning 3700 sf custom on spectacular .9 acre knoll. Beautifully renovated w/gorgeous master suite, remodeled kitchen, designer touches throughout. Pvt setting w/pool, views.

Offered at \$1,750,000



ORINDA



291 Sundown Terrace

Beautifully appointed upscale 4bd/4.5ba 4396 sf traditional on .96 acre prof landscaped lot. Spacious master suite, 2 family rms, ofc, state-of-the-art kitchen & baths, 75' lap pool.

Offered at \$2,650,000



MORAGA



1365 B Camino Peral

Neat as a pin. Bright & sunny 3bd/2ba 1700 sf townhome in popular Casitas de Moraga. Updated kitchen with newer cabinets, Corian counters. New carpet & fresh paint throughout.

Offered at \$379,000



MORAGA



3 Corte Amigos

Timeless design features in the 4bd/2ba Campolindo rancher, new kitchen, baths, paint. Approx. 2450 sf in nearly new condition on cul-de-sac on 1 acre.

Offered at \$985,000



LAFAYETTE



1824 Del Rey Street

Comfortable 3bd/2ba home beautifully updated w/Pergo floors, kitchen w/granite, tile & maple cabinets, baths w/designer sinks & glass tiles. Beautiful yard & pool!

Call agent for price



LAFAYETTE



1012 Willow Drive

Charming traditional 3bd/2ba home in great neighborhood near town. Stylish & sophisticated w/many updates. Hardwood floors, high ceilings, builtins, separate play room.

Offered at \$815,000



LAFAYETTE



1893 Hannibal Drive

Charming traditional beautifully updated & meticulously maintained, 4bd/2ba, .47 acre park-like yard w/flagstone patio, pool & spa. Very pvt cul-de-sac location.

Offered at \$925,000



LAFAYETTE



16 Pidgeon Court

Great 5bd/3ba traditional home w/in-law quarters on .29 ac lot. Remodeled kitchen. Open floor plan. Patio & lawn. Near Lafayette Reservoir. Top schools!

Offered at \$929,000



LAFAYETTE



2 Valley High

Spectacular 4800 sf showplace featuring exquisite renovation & state-of-the-art design. Gorgeous 1.4 acre estate setting in heart of Happy Valley, panoramic views, pool.

Offered at \$2,299,000

THE VILLAGE ASSOCIATES:

Ashley Battersby
 Patricia Battersby
 Joan Cleveland
 Joan Eggers
 Joan Evans
 Linda S Friedman
 Pamela Halloran
 Dexter Honens II
 Debbie Johnston
 Hal Kaufman
 Margot Kaufman
 Susan Zeh Layng
 Art Lehman
 Charles Levine
 April Matthews
 I. Bruce Maxon
 Loretta Mullins
 Karen Murphy
 Ben Olsen
 Sue Olsen
 Kurt Piper
 Tara Rochlin
 Judy Schoenrock
 Ann Sharf
 Steve Smith
 Jeff Snell
 Lynda Snell
 Clark Thompson
 Ignacio Vega
 Terri Bates Walker
 Ann Ward
 Dan Weil
 Lara Williamson
 Margaret Zucker

Visit www.villageassociates.com
 to see our weekly online previews
 updated every Wednesday and Friday by noon.

Click on **Sunday Open House**
 Friday after 5 PM for Open House listings

93 Moraga Way, Suite 103
 Orinda, CA 94563
 (925) 254-0505 or 1-866-856-VARE

