



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

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



[www.patriciabattersby.com](http://www.patriciabattersby.com)

### 3724 St. Francis Drive, Lafayette



Happy Valley—Rose Lane Neighborhood 4 BR 2 1/2 BA 3,356 Sq Ft Single Level .47 Acre Vineyard and Wine Cellar Kitchen/Informal Eating Area/Family Room— all adjoining and open out to backyard. A real “Cook’s” Kitchen featuring large center isle with generous seating and great appliances incl. Wolf and Sub-Zero. 5 car Garage. \$1,599,000

### 4 Sycamore Road, Orinda



Extraordinary Gated Estate in Treasured Location!  
Sprawling Lawns, Breathtaking Gardens  
6 BR 7+ BA 6,641 Sq Ft Totally Private 1.34 Acres  
Ideal Guest/Au Pair Quarters, Covered 6 Car Parking  
*Offered at \$4,250,000*

### 314 Warwick Drive, Walnut Creek



Charming Home in Scottsdale, Fabulous Neighborhood!  
Lots of Updates, Near Great Recreation Areas & Trails  
Ideal Floor Plan, Beautiful Yard and Gardens  
4 BR 2 BA 2,032 Sq Ft .23 Acre  
*Offered at \$705,000*