Lamorinda's Leading Independent Real Estate Firm.

ORINDA



82 La Cuesta

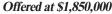
Country club charmer on fab .5 ac w/meandering paths, secluded patios & lovely gardens. Stunning great rm w/huge windows, solarium w/Fr doors & palladian window, granite kitchen.

Offered at \$865,000



109 Bear Ridge Trail

Beaut updated 4bd/2.5ba 3863 sf custom contemp on 1.24 ac lot in pvt setting. Chef's kitchen, fam rm, lux mstr retreat w/spa bath, ofc, pool, spa, tennis courts





544 Woodminster

Enjoy a super location & access to top-rated schools w/this spacious, light-filled 2bd/1.5ba updated condo. Laminate hdwd flrs, crown molding. Open flrpln.



614 Huntleigh Drive Burton Valley 4bd/3ba charmer. Open floor plan w/remodeled kitchen, vaulted ceilings, maple hdwd flrs, remodeled baths, new roof, level yard with great views. Very private & quiet.

Offered at \$1,179,000



50 Las Cascadas

Swiss Family Robinson! Rustic 80 year old 5bd/4.5ba retreat nestled on gorgeous wooded one+ acre. End of cul de sac in prime Country Club location. Contractor special.

Offered at \$799,000



136 Manzanita Court

Spectacular newly blt 4000 sf custom Santa Barbara style home seldom found in the area. 4bd/3.5ba of incredible design & custom appointments. A world of charm.

Call agent for price



1725 St. Andrews Drive Sought-after single level 2bd/2ba home in MOraga Country Club. Open floor plan, grat location close to new clubhouse, tennis, golf and pool.

Offered at \$569,000



914 Kelley Court Wonderful 4+bd/3ba traditional home thoughtfully remodeled to perfection! State-of-the-art gourmet kitchen, lux master suite w/adj office/sitting area. Fab park-like vard.

Offered at \$1,550,000

ORINDA



71 Ardilla Road

Country cottage charm of exceptional character. Enjoy a beautiful tranquil wooded pvt setting. Truly special 3bd/2.5ba w/updated kitchen, sunroom, formal LR & DR. A real gem!





502 Miner Road

Beaut remodeled 5bd/3.5ba trad hm in one of Orinda's finest neighborhoods. Park-like 1 ac lot w/fruit trees, roses, lawns, rock garden, gazebo, bltin BBQ, sports court. Modern chef's kitchen Offered at \$2,389.000



284 Rheem Blvd.

Tranquil setting - fabulous landscape & beautiful gardens. Charming 4bd/2ba trad hm w/vaulted wood ceilings, remod kitchen & baths, great home & value!





110 Camelia

Serene country retreat in Happy Valley. Stunning 5+bd/4ba contemp w/expansive windows, glass frs, numerous decks w/natural outlook. Cook's kitchen, lg 2nd fam rm, hi ceilings, hdwd flrs.

Offered at \$1,395,000



9 Lavenida

Curb appeal! Classic 3+bd/2.5ba rancher on premium corner lot. Granite counter kit w/ss applis. Fam rm off kitchen. Ideal floorplan, gardener's delight. One blk to elem & high school

Offered at \$995,000



1 Tappan Way

Simply exquisite custom blt 5bd/3.5 ba home with hardwood floors, 10 ft ceilings, chef's kitchen, French doors, many upgrades all in a private setting



4 Middle Road Classic Frank Lloyd Wright inspired mid-century classic of 2900+sq ft! Total 5/4 w/4 bd/3ba, updated kitchen, LR, DR, FR + ofc & den on main lvl AND a 1 bd/1ba w/ kitchenette upstairs.





1225 Monticello Road Desirable Happy Vly Glen contemp 5bd/3.5ba on pvt 1.31 ac. Entertainer's delight, Tuscan style kitchen/fam rm, 3 view decks, gorgeous pool. Tastefully remodeled thruout. Ofc w/sep ent. Offered at \$1,795,000 THE VILLAGE **ASSOCIATES:**

Ashley Battersby Patricia Battersby **Ioan Cleveland** Joan Eggers Linda Ehrich **Ioan Evans** Linda S Friedman Marianne Greene Pamela Halloran **Dexter Honens II Debbie** Johnston Susan Zeh Layng Art Lehman **Charles** Levine **April Matthews** 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 **Margaret Zucker**

Visit www.villageassociates.com to see our weekly online previews updated every Wednesday and Friday by noon. Sunday Open House Click on Friday after 5 PM for Open House listings

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

