

Lamorinda OUR HOMES

Q2

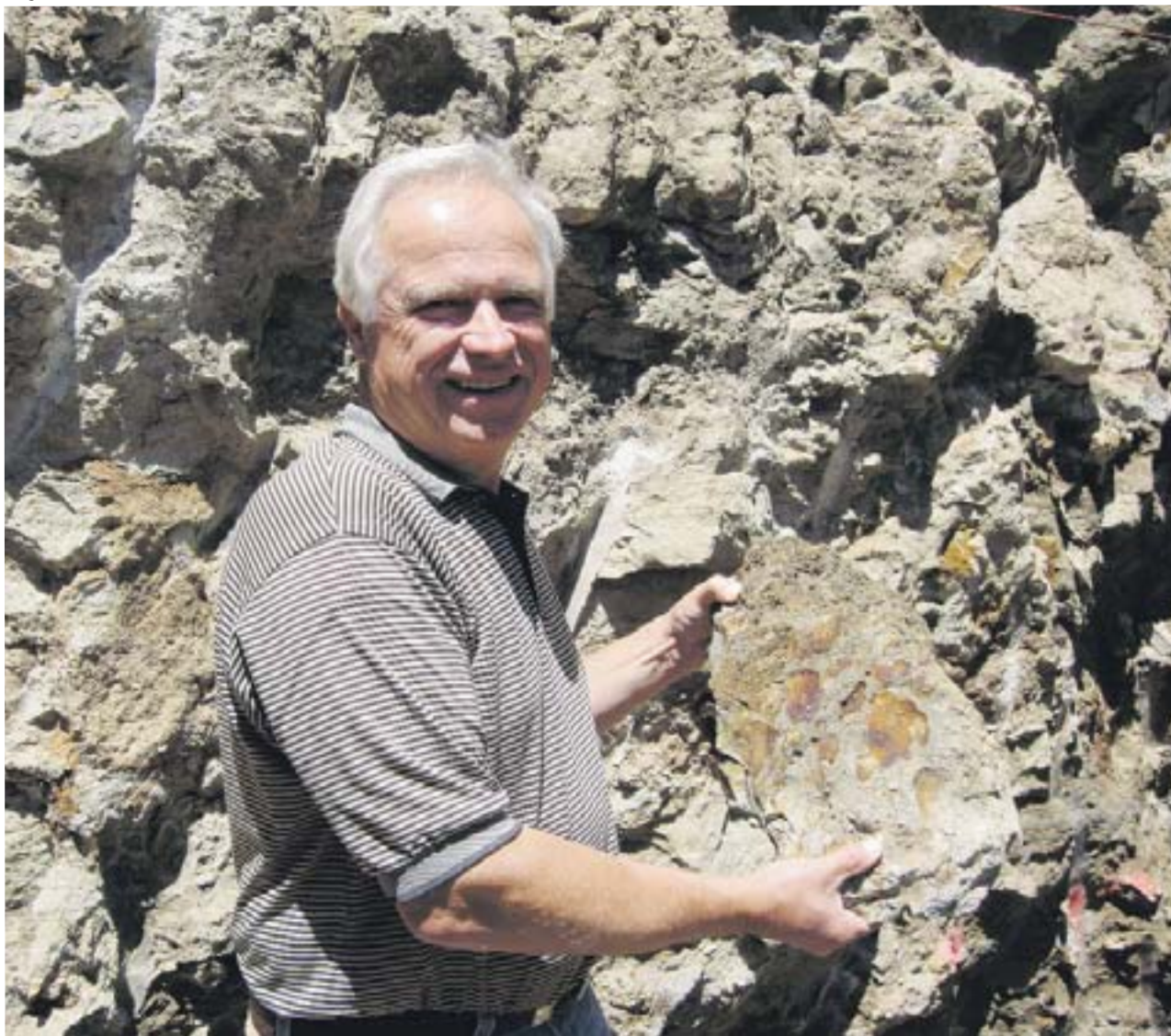
Lamorinda Weekly Volume 06 Issue 10 Wednesday, July 18, 2012

The Real Estate Q2 2012 in Review ...read on page D7

Beachfront Vineyard in Lafayette?

Cave Dig Unearths 6-10 Million Year-Old Fossils

By Andrea A. Firth



Dave Rey holding stone embedded with marine fossils.

Photo Brett Scheiner

It's a warm day in Lafayette, the temperature is pushing 90 degrees, and Dave Rey stands next to a huge, gaping hole alongside his driveway about five car lengths from his front door. The 20-foot-deep hole is the opening for Rey's wine cave—what will eventually be a 1,000 square foot barrel room for storing and aging the wines produced by the Rey family's Reliez Valley Vineyards. "There are a lot of variables to control for," says Rey, but if all goes according to plan, the subterranean space will keep his wine in a cool 55-degree environment without the need for additional refrigeration and provide a fun space for family and friends to do some wine tasting too.

Excavation for the 30 by 20 foot room was originally estimated to take about two weeks, but about six feet into "the dig" the soil turned to rock and the process slowed significantly. As Brett Scheiner pounded through the hard earth using a hydraulic hoe ram attached to a Caterpillar excavator, he and Rey made a remarkable discovery.

... continued on page D6

THE BEAUBELLE GROUP

Glenn and Kellie Beaubelle *present...*

MORAGA - NEW TO MARKET



Nestled in a tranquil Moraga neighborhood on a cul-de-sac and close to shopping, this beautiful home features 4 bedroom, 2 1/2 bath and over 2100 sq.ft of living space. Enjoy new landscaping, paint and carpet, refinished hardwood floors, indoor laundry rm, lg kitchen w/ eating area, formal dining room and grand living room with picture window.

Offered at \$825,000

LAFAYETTE - GORGEOUS PARK-LIKE YARD

Entirely surrounded by privacy and serenity that spans to almost 1 1/2 acres and extensively remodeled in 2009, this 5 bdrm, 3 1/2 bath estate includes a detached guest house, large backyard patio, three lawn areas, pool and an amazing 50-seat plus amphitheater complete with deck stage and stone seating.

Offered at \$1,750,000

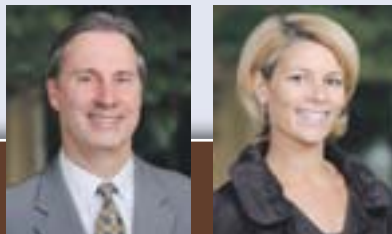


LAFAYETTE - BEYOND A STATELY GATED ENTRANCE



This magical estate nestled on approx. 2.4 acres featuring a 5 bdrm, 5 1/2 bath floor plan offers a gourmet kitchen, expansive open family room, rich millwork, vaulted ceilings, oversized game room, magnificent yard with new landscaping, refinished tennis court, and an impressive oak grove.

Offered at \$2,850,000



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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	17	\$462,500	\$1,710,000
MORAGA	12	\$720,000	\$1,471,000
ORINDA	12	\$460,000	\$1,950,000

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

843 Ava Court, \$945,000, 3 Bdrms, 1573 SqFt, 1954 YrBlt, 6-15-12
 3739 Highland Road, \$859,000, 4 Bdrms, 2281 SqFt, 1958 YrBlt, 6-20-12; Previous Sale: \$392,000, 05-26-89
 614 Huntleigh Drive, \$1,128,000, 4 Bdrms, 2601 SqFt, 1963 YrBlt, 6-14-12; Previous Sale: \$962,000, 12-05-02
 1010 Katherine Lane, \$856,500, 3 Bdrms, 1583 SqFt, 1957 YrBlt, 6-19-12; Previous Sale: \$735,000, 08-27-04
 3151 La Playa Court, \$725,000, 4 Bdrms, 2336 SqFt, 1973 YrBlt, 6-20-12; Previous Sale: \$235,000, 10-14-86
 1030 Lizann Drive, \$1,480,000, 4 Bdrms, 4961 SqFt, 1990 YrBlt, 6-20-12; Previous Sale: \$1,430,000, 04-18-02
 4 Middle Road, \$1,032,000, 5 Bdrms, 2912 SqFt, 1953 YrBlt, 6-14-12; Previous Sale: \$460,000, 08-28-90
 1053 Pleasant Hill Road, \$462,500, 2 Bdrms, 1020 SqFt, 1938 YrBlt, 6-15-12; Previous Sale: \$740,000, 05-05-05
 1099 Rahara Drive, \$950,000, 3 Bdrms, 2479 SqFt, 1946 YrBlt, 6-15-12
 3377 South Lucille Lane, \$650,000, 3 Bdrms, 1435 SqFt, 1975 YrBlt, 6-13-12; Previous Sale: \$385,000, 02-25-03
 3351 Springhill Road, \$720,000, 3 Bdrms, 1396 SqFt, 1958 YrBlt, 6-13-12
 1311 Sunset Loop, \$675,500, 3 Bdrms, 1785 SqFt, 1952 YrBlt, 6-13-12; Previous Sale: \$85,000, 02-19-
 1730 Toyon Road, \$813,500, 4 Bdrms, 2093 SqFt, 1956 YrBlt, 6-8-12; Previous Sale: \$547,000, 10-01-98
 1080 Vista Bella, \$775,000, 4 Bdrms, 3332 SqFt, 1973 YrBlt, 6-8-12; Previous Sale: \$695,000, 04-09-99
 1145 Vallecito Court, \$1,560,000, 5 Bdrms, 3400 SqFt, 1961 YrBlt, 6-14-12; Previous Sale: \$490,000, 02-07-92
 1101 Via Roble, \$1,710,000, 4 Bdrms, 3755 SqFt, 1962 YrBlt, 6-14-12; Previous Sale: \$2,090,000, 07-14-05
 3665 West Road, \$950,000, 3 Bdrms, 1532 SqFt, 1952 YrBlt, 6-12-12; Previous Sale: \$1,075,000, 04-28-06

MORAGA

33 Ashbrook Place, \$796,000, 4 Bdrms, 2211 SqFt, 1967 YrBlt, 6-15-12
 136 David Drive, \$1,230,000, 4 Bdrms, 3763 SqFt, 1990 YrBlt, 6-20-12
 352 Deerfield Drive, \$1,183,000, 5 Bdrms, 3236 SqFt, 1966 YrBlt, 6-11-12; Previous Sale: \$480,000, 05-10-91
 1637 Del Monte Way, \$900,000, 3 Bdrms, 2220 SqFt, 1968 YrBlt, 6-8-12; Previous Sale: \$153,000, 05-07-79
 84 Hardie Drive, \$737,000, 4 Bdrms, 1903 SqFt, 1962 YrBlt, 6-15-12
 118 La Quinta Street, \$1,095,000, 3 Bdrms, 3424 SqFt, 1981 YrBlt, 6-20-12
 1164 Larch Avenue, \$1,471,000, 5 Bdrms, 3456 SqFt, 1963 YrBlt, 6-19-12; Previous Sale: \$380,000, 06-18-93
 9 Moraga Valley Lane, \$1,200,000, 3 Bdrms, 2583 SqFt, 2000 YrBlt, 6-14-12; Previous Sale: \$1,057,500, 04-13-01
 1354 Rimer Drive, \$1,150,000, 4 Bdrms, 2421 SqFt, 1963 YrBlt, 6-14-12; Previous Sale: \$146,500, 11-09-77
 1099 Sanders Drive, \$720,000, 4 Bdrms, 1967 SqFt, 1960 YrBlt, 6-7-12
 55 San Pablo Court, \$986,500, 3 Bdrms, 2044 SqFt, 1973 YrBlt, 6-14-12; Previous Sale: \$760,000, 07-22-02
 415 Stonefield Place, \$1,085,000, 4 Bdrms, 2187 SqFt, 1968 YrBlt, 6-20-12; Previous Sale: \$473,000, 04-22-94

ORINDA

255 Camino Pablo, \$460,000, 2 Bdrms, 1102 SqFt, 1941 YrBlt, 6-7-12; Previous Sale: \$135,000, 10-08-84
 5 Chelton Court, \$865,000, 4 Bdrms, 1969 SqFt, 1960 YrBlt, 6-19-12
 659 Cross Ridge Court, \$965,000, 3 Bdrms, 2356 SqFt, 1979 YrBlt, 6-19-12
 39 Donald Drive, \$1,950,000, 5 Bdrms, 3234 SqFt, 1955 YrBlt, 6-13-12; Previous Sale: \$1,200,000, 05-25-07
 83 El Gavilan Road, \$1,762,500, 3 Bdrms, 2872 SqFt, 1998 YrBlt, 6-19-12; Previous Sale: \$57,000, 02-04-97
 270 Glorietta Boulevard, \$959,500, 4 Bdrms, 2243 SqFt, 1946 YrBlt, 6-8-12
 142 Meadow Lane, \$1,350,000, 4 Bdrms, 2545 SqFt, 1952 YrBlt, 6-11-12; Previous Sale: \$1,278,000, 06-30-05
 8 Rita Way, \$813,500, 3 Bdrms, 1758 SqFt, 1951 YrBlt, 6-13-12
 11 Sleepy Hollow Lane, \$882,000, 3 Bdrms, 2111 SqFt, 1951 YrBlt, 6-8-12; Previous Sale: \$265,000, 03-29-88
 42 Southwood Drive, \$1,340,000, 4 Bdrms, 3957 SqFt, 1990 YrBlt, 6-7-12; Previous Sale: \$780,000, 06-30-98
 72 Stanton Avenue, \$785,000, 3 Bdrms, 1623 SqFt, 1996 YrBlt, 6-19-12; Previous Sale: \$390,000, 06-09-95
 521 Tahos Road, \$1,220,000, 4 Bdrms, 2614 SqFt, 1967 YrBlt, 6-18-12; Previous Sale: \$875,000, 04-29-04

Lamorinda Foreclosures recorded

ORINDA

La Cresta Road, 94563, Wachter Investments, 06-20-12, \$220,000, 2086 sf, 4 bd



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925-323-9955

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*per Appraisal **per Public Records





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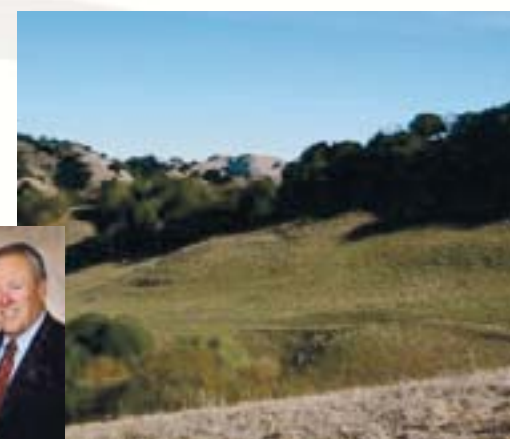
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Briones ~ 3350 sq. ft. home on 7 acres. Panoramic views to San Pablo Bay adjacent to Briones Park, private gated road, wine cellar, abundant storage, 1000 sq. ft. bonus/rec. room, develop this home into your dream country estate, approx. 30 min to SF/Marin, 20 min to BART. Available to view by appointment only. **\$899,000**

The Pereira Team 925.297.0321
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Land in Alhambra Valley & Briones ~ Land parcels from .81 acre to 100 acres, from **\$149,000 to \$1,999,000** for you to build your country estate, approx. 35 min. to SF. Views, near trails & open space, variety of potential building sites, possible subdivision on some parcels. Approx. 20 min. to Orinda/Lafayette. Some not on MLS.

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ThePereiraTeam@aol.com



Lafayette ~ This beautiful property w/amazing canopied oaks on a lg. corner lot w/separate guest house. The yard is endless...including decks, garden/play area, patio & side yard—Approx. total lot sq. ft. =13,780! Single story. 3 bdrm, 2 bath w/hrdwd flrs. **\$699,000**

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tim@soldbyt看.com



Lafayette ~ This home featured in Sunset Mag. Private, secluded hilltop property w/360 panoramic views & unmatched vistas & sunsets. Flagstone rimmed, stunning "vanishing-edge" pool. Energy efficient w/solar panels, poolside covered bar-b-cue area w/full bath. A Must See Custom Home!

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Orinda ~ Timeless 4+ bedroom, 2 bath Orinda Country Club home with 2 car garage, relaxing swimming pool, and a classic Living Room with brick fireplace. Just a short walk to Lake Cascade! This is a fabulous find! **\$750,000**

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WHITE GATE ~ REDUCED! Gorgeous Custom remodeled single story on cul-de-sac backing to open space. 4 bdrm, 4 ba, over 3500 sq ft. + 3 car garage. Lg gourmet kit w/ huge center island + separate eating area, Hrdwd Flrs, Master w/his & her walk-in closets lg pool & spa recently re-finished.
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Gretchen Bryce 925.683.2477
Gretchenbryce.com



Lafayette ~ Hidden Valley Dream ~ Stunning remodel with ultimate creek side privacy on pancake flat, nearly 1/2 acre lot. Features hardwood, granite, slate and stainless finishes. Top ranked Lafayette Schools.
Only \$749,000

Mark Shaw 925.250.5591



Lafayette ~ Great 4 bedroom, 2 bath ranch style home in Saint Mary's Orchards! Huge flat lot with tons of potential. Fantastic Lafayette area with parks and trails nearby. Top rated Schools! Open July 15th from 1:00 ~ 4:00
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Matt Irvin 925.300.5855



Orinda ~ Immaculate view home! This cozy spit-ivl includes 3 bdrms, 2 baths, and all bedrooms & living areas have terrific views! Very quiet location at top of hill, every rm is bathed with natural light. Approx. 2034 sq. ft. and approx. 8 minutes to BART. **\$899,950**

Paul Moreton 925.930.7777
homes@brokerpaul.com



Orinda ~ Lg cosmetic fixer being sold "As Is". This 3bdrm hm has newer roof, heat, a/c w/air purification system, & windows & has recently been painted. Beautiful lg flat back yard w/ sparkling pool & Award Winning Orinda Schools. **\$799,000**

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Walnut Creek ~ One of a kind magnificent hm conveniently located to dwntwn W/C. 5300+ sq.ft., 5bdrms, 5baths, w/separate office or 6yth bdrm. VIEWS from almost every room. Chef's kitchen w/walk in pantry. Hrdwd flrs, 3 car garage & more! **\$2,350,000**

Gretchen Bryce 925.683.2477
Gretchenbryce.com

Beachfront Vineyard in Lafayette?

... continued from page D1



Photo Brett Scheiner

A couple of 12-inch veins of fossil-rich sandstone, a bed of marine fossils, traversed the walls of the cave. While fossil findings are not an everyday occurrence for Rey, a former management consultant, he was not totally surprised. When Rey planted his first 500 cabernet and malbec grapevines six years ago, he unearthed several large boulders in the vineyard that had fossilized shell fragments scattered throughout. He set the large rocks at the end of the rows of vines and did not think too much about it then. In contrast, the sandstone chunks pulled out in June while excavating the wine cave have hundreds of fossils which are intact, clam-shaped shells with semi-circular ridges.

So was Rey's residence once beachfront property? The question is difficult to answer without the input of some expert geologists. And by fortuitous coincidence, Rey happened to be working with a couple of geologists to collect data on the nature of the soil and topography of the Lamorinda area who could help answer the question.

As a member of the Lamorinda Winegrowers Association (LWGA), Rey is coordinating the group's effort for Lamorinda to be designated as an American Viticultural Area (AVA), or a distinct winegrowing region also known as an appellation. The AVA is essentially the geographic pedigree of an area's wine. A Lamorinda-specific appellation has been a goal of the winegrowers' organization since its inception, but it's a complex, multi-faceted process that will likely take a few years to achieve. The LWGA has to demonstrate that this area has a microclimate, soil, and topography that are unique and distinctive. While not part of the original plan, Rey's dig will likely provide data regarding the nature of the soil and topography of the area for the application.

Not long after Rey made his fossil discovery, Mike Oskin, an Associate Professor of Geology at the University of California Davis who has been consulting with the LWGA on the AVA application, spent a day with Rey driving around Lamorinda exploring exposed rock and soil. In Rey's wine cave dig, Oskin found the shallow marine sandstone to be consistent with the published geological maps for the Lamorinda area, which dates the fossils to six to 10 million years ago in the late Miocene period. "Sedimentary rocks of that age are not all that uncommon in this area if you know where to find them," says Oskin, but he admits the wine cave dig presented a good opportunity to observe Lamorinda's underground. Today, Rey's property lies between 600 and 660 feet above sea level, and Oskin acknowledges that these findings support the fact that the area was once under water.

After a total of 6 weeks the wine excavation is finally complete, but Rey is not frustrated by the delay posed by the fossil-rich rock. "The lime-rich marine fossils combined with sandstone is a good combination for growing grapevines," says Rey. "It's a positive attribution to the terroir (growing environment) of my vineyard."



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The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS

The second quarter of 2012 showed a continued increase in activity on the residential side of Lamorinda real estate with supply continuing to be way down, pending sales way up, and closings up with the average sales price higher in Moraga and Orinda and about the same in Lafayette versus one year ago.

Per Contra Costa Association of Realtors statistics reported from April 1 through June 30, 2012, 95 single-family homes closed in Lafayette which was an increase from 89 during the same period last year. Sales prices ranged from \$395,000 to \$2,835,000 and the average number of days on market was 29. In the year ago second quarter it was 44 days. It was 37 days in 2010. The average sales price was \$1,053,173 which was close to the second quarter of 2011 when it was \$1,073,771. It should be noted that three sales of homes in excess of \$1,500,000 were not reported to the MLS with a sales price. If these were included the average price would likely have been over \$1,100,000.

In Moraga the number of single-family closings was 51, up from 40 in 2Q2011. There were 34 in 2Q 2010 and 17 in 2Q2009. This has been a four-year increase, year over year. Prices ranged from \$625,000 to \$1,650,000. The average sale price was \$983,785, an increase from the \$930,642 a year ago. The average marketing time was an incredible 18 days down from the same quarter a year ago when it was 72 days and 85 days in 2010.

It may be hard to believe, but the average sales price actually exceeded the average asking price by just over \$1,400.00. In Lafayette and Orinda, the average sales price was just about 99 percent of the last asking price.

In Orinda, the number of single-family closings was 65, up dramatically from the 44 a year ago. Sales prices ranged from \$405,000 to \$2,598,000 with an average price of \$1,132,702. In the year ago period it was \$1,073,694. It took an average of just 36 days on the market to sell a home versus 38 in the identical quarter in 2011.

So far this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$433 per square foot, up from \$418 in 2Q2011. Moraga homes sold for \$402 and Orinda was at \$421. In 2011, in the same calendar quarter, these amounts were \$418, \$385, and \$400.

In the condominium/town home category, Lafayette had seven closings between \$331,000 and \$527,500, Moraga had 15 ranging from \$173,500 to \$659,000 and Orinda had one—in Orindawoods for \$735,000.

As of July 5, 2012, there were 141 homes under contract per the MLS in the three communities combined with asking prices of \$149,000 to \$3,600,000. A year ago at this same time there were 97 pending properties. It should be pointed out that there are 29 "Potential Short Sales" that are currently pending and were subject to lender approval. The time for short sales to be approved has shortened in some cases, but the waiting time often remains several months. Five of the pending sales are REOs (bank owned properties.)

Inventory, however, has plummeted from a year ago with a current supply of 129 properties down from the supply of 219 homes in early July, 2011.

There are only 52 properties on the market in Lafayette down from 102 properties in July, 2011. Asking prices in Lafayette currently range from \$424,000 to \$7,750,000. Of these, only four are distressed sales—attempted short sales or REOs. In Moraga, buyers have their choice of only 24 homes or condominiums listed between \$125,000 and \$3,600,000. A year ago at this time there were 54. There are only two short sales or REOs currently on the market in Moraga.

In Orinda there are 53 on the market, down from 61 in July, 2011. The list prices range from \$639,000 to \$6,500,000. Only four are bank owned or short sales.

As is the case nearly every quarter, the most active price range is in the more "affordable"

price ranges. At the high end, only seven homes sold above \$2 million in the three communities combined. A year ago there were six sales in the \$2 million-plus range in the second quarter. There are 26 currently available above this amount in the three communities combined.

Interest rates continue to be at record lows and many corporations continue to relocate families both into and out of the area.

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

Of the 95 sales that closed in Lafayette in the second quarter of 2012, 42 sold at or above the list price. All seven of the non single-family homes in Lafayette sold at or above the asking price.

In Moraga, 30 of the 51 sales were at or above the asking price and in Orinda, 26 of the 65 sold at or above the final listing price.

This will typically happen when a house goes pending in the first week to 10 days on the market. There are 141 currently pending sales in the three Lamorinda communities combined and of these, 92 went pending in 30 days or less and of these same 141, 50 were pending within 10 days of coming on the market.—contributing to a high likelihood of a continued trend in homes selling above the asking price.



Coming Soon - 5 Juniper Dr, Lafayette

This 6 bedroom historic estate, featured on page 110 of the book, *Lafayette*, by Mary McCosker & Mary Salon, will be available for the first time in over 50 years. The original estate featured stables, a seven hole golf course, tennis court, and large pool area. Today, the pool and tennis court are shared with a small homeowner association of 36 homes. For more historical details, go to www.Lamorinda.net

For more information, please call 925-550-2353



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241 Village Gate
Wonderful Orindawoods 3bd/2.5ba townhome. Two bonus rooms (could be 4th bedroom) plus attached office above garage. Soaring vaulted ceilings, atrium, open floor plan. Pvt location.
Offered at \$749,000



39 Oak Drive
Great family hm w/flex floor plan, updated 5bd/3ba, 2534 sf on .61 ac lot. Eat-in kit/family combo, new decks, A/C, peaceful country ambiance. Nr Bart, top schools.
Offered at \$939,000



14 Ardor Drive
Classic Orinda 5bd/3ba hm on pvt 1.02 ac. & 3314 sf. Spectacular fam rm w/wooded views. Updated kitchen, lavish mstr suite, addl fam rm. 3-car garage. Terrific outdoor living.
Offered at \$1,250,000



710 Miner Road
Gorgeous updated 5bd/3ba contemp on 1.15 ac prem lot. Hdwd flrs, updated kitchen, stylish baths, lg fam/rec room, A/C, dual panes, outdoor entertaining areas, abundant storage.
Offered at \$1,250,000



43 Canyon View Drive
4bd/4ba, 3569 sf on 1.25 acres. 700 sf guest house and artist's studio. Views of hills and Mt. Diablo. Orchard of fruit trees.
Call Agent for Price



38 Los Altos Road
OCC 4bd/4ba dramatic custom contemporary on 1+ ac nr end of country lane. Pvt, picturesque setting, views of hills. Lg living areas, hi ceilings, wall of glass. Sep in-law apt.
Offered at \$1,495,000



428 Dalewood Drive
What a great home...super for family & entertaining. Meticulously maintained 4bd/4ba in Orinda Downs. Great mstr suite w/spa bath, guest suite on 1st flr, 2 fam rms, updated kitchen, pool.
Offered at \$1,750,000



103 Merion Terrace
Expanded Inverness model updated inside & out. Extras incl granite countertops, French doors, relaxing master retreat, recessed lighting, spacious fam rm, pvt back deck, lots of storage.
Offered at \$789,000



3 Wingfoot Drive
Inverness 3bd/2ba model with updates throughout. Sunny eat-in kitchen, dramatic windows, cul-de-sac location. Lg master with vaulted ceiling, great closets, spacious bath & more.
Offered at \$779,000



1725 Spyglass
Very well maint 3bd/2ba nr all amenities in MCC. Spacious rooms w/vaulted ceiling liv rm, formal din rm, lg mstr w/patio drs to deck/patio. Lovely grounds w/fab garden.
Offered at \$749,000



1844 Camino Pablo
Traditional 4bd/2ba ranch style home on pretty, flat corner lot w/fabulous floor plan for today's lifestyle. Kitchen/family room combo opening out to backyard.
Offered at \$820,000



95 Warfield Drive
A real gem! Lovingly maintained 5bd/2.5ba 2670sf fam hm w/ideal floorplan w/big LR/DR & modern kit/dj fam rm, all EZ access outdoors. Lvl yds, vus, privacy in fab cul-de-sac.
Offered at \$989,000



3309 Moraga Blvd.
Trail neighborhood 3bd/2ba charming renovated home. Hdwd flrs, crown moldings, open kitchen to great room + sep dining rm. Inviting lvl lawn area, patios & decks. Top schools.
Offered at \$749,000



1063 Via Roble
Dramatic updated 4bd/3ba contemp on .49 ac landscaped by award-winning Henr Matsutani. Hdwd flrs, 2 masters, fam rm, den. Gardener's paradise near Bart & top schools.
Offered at \$1,295,000



3898 Happy Valley Road
Fab orig owner property in Happy Valley's "Golden Mile". Prime 1.5 ac w/lvl lawn, secluded patio, towering redwoods. Gorgeous vus. Restore 1948 farmhouse or build new dream hm.
Offered at \$1,495,000



1225 Monticello Road
Happy Vly Glen contemp 5bd/3.5ba blt in 1987 on pvt 1.31 ac. offers privacy & peace in a perfect setting. Gorgeous kitchen/fam rm. Tastefully remodeled thruout. 7-car gar parking.
Offered at \$1,699,000

THE VILLAGE ASSOCIATES:

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Charles Levine
April Matthews
Karen Murphy
Ben Olsen
Sue Olsen
Kurt Piper
Tara Rochlin
Judy Schoenrock
Ann Sharf
Molly Smith
Steve Smith
Jeff Snell
Lynda Snell
Clark Thompson
Ignacio Vega
Terri Bates Walker
Ann Ward
Dan Weil
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