

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 06 Issue 17 Wednesday, October 24, 2012



## Fire Pits and Fiery Tables: The New Hot Items for the Back Yard

By Cathy Tyson



Jeannette and Jim Baird's dining patio with wood burning fireplace.

Photo provided

While Lamorindans enjoy the last of our glorious fall weather, what better way to enjoy a slightly cool evening than to gather around a fire with friends and family? Nothing says ambiance like flames, or a marshmallow roasted to golden gooey deliciousness. From a simple pit to elaborate fireplace patio installations to fiery tables, homeowners and one local Country Club have successfully played with fire – with amazing results.

This past Friday the Moraga Country Club (MCC) celebrated the grand opening of its newest

arrivals – a pair of substantial table-style fire pits with the second of two Fiery Friday Nights events. MCC Assistant General Manager Kathe Foster said they wanted another casual gathering place for the many members playing couples-tennis and golfers who have wrapped up 18 holes - ready for an adult beverage after a long week – or for families to enjoy the view. With a portable bar and food service available it's a lovely way to relax in the outdoor space. The sturdy tables each have a generous apron – wide enough to accommodate plates and

glasses. Foster calls the fire tables the Club's "new toys" complete with cozy chairs and the addition of portable heaters in case the fog rolls in.

Other locals have warmed to the idea of accessorizing their own outdoor spaces with fire pits and fireplaces. Homeowner Jeannette Baird grew up just a few blocks away from her and husband Jim Baird's current home on the edge of Lafayette. She describes their outdoor room as "Italian inspired." An artist herself, Baird found magazine pictures of exactly what she wanted, showed them to her contractor and – voila! – a dining patio was born. The family loves the wood burning fireplace and has hosted many parties, book club get-togethers and even a Christmas brunch in front of the dramatic wood burning fireplace. The only downside is the squirrels that enjoy the grape vines winding their way up a column and onto the pergola, managing to nibble their way through the original strings of lights. The charming fixtures have since been replaced with commercial grade, squirrel-proof illumination.

Tucked onto a ridge in Orinda is Ellen Osmondson and John Allenberg's contemporary gas fire pit designed in partnership with Richard Sullivan and Shari Bashin of Enchanting Planting in Orinda. Ample seating is provided by cleverly incorporating a small retaining wall to address the sloping yard around the square stone fire pit. A Jacuzzi and barbecue area complete the upper portion of hardscape, in addition a welcoming patio with lounge chairs anchors the lower level of the home.

... continued on page D4



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## SOLD by VLATKA in 2012

1002 Santa Monica Ct, Pleasant Hill, Represented Buyer <b>PENDING</b> 	114 Lucille Way, Orinda Represented Landlord & Tenant <b>SOLD</b> 	44 Lucille Way, Orinda Represented Seller <b>SOLD</b> 
9 Loma Linda Ct, Orinda Represented Buyer <b>SOLD</b> 	9 Ewart Dr, Lafayette Represented Buyer <b>SOLD</b> 	917 Veterans Dr, Martinez, Represented Buyer <b>SOLD</b> 
234 El Toyonal, Orinda Represented Buyer <b>SOLD</b> 	485 Woodminster Dr, Moraga Represented Tenant <b>SOLD</b> 	94 Devin Dr, Moraga Represented Buyer <b>SOLD</b> 
255 La Espiral Dr, Orinda Represented Buyer <b>SOLD</b> 	20 Birch Ct, Orinda Represented Seller <b>SOLD</b> 	17 El Camino Moraga, Orinda Represented Buyer <b>SOLD</b> 
136 Spring Rd, Orinda Represented Seller and Buyer <b>SOLD</b> 	9 Wanfleete Ct, Orinda Represented Buyer <b>SOLD</b> 	122 Lombardy Ln, Orinda Represented Buyer <b>SOLD</b> 

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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	12	\$556,000	\$1,175,000
MORAGA	3	\$365,000	\$1,026,000
ORINDA	19	\$230,000	\$2,350,000

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

- 3268 Ameno Drive, \$835,000, 3 Bdrms, 1952 SqFt, 1961 YrBlt, 9-25-12;  
Previous Sale: \$236,000, 12-01-83
- 1 Arbor Way, \$730,000, 3 Bdrms, 1513 SqFt, 1956 YrBlt, 9-21-12;  
Previous Sale: \$321,500, 08-30-96
- 682 Francis Drive, \$556,000, 3 Bdrms, 2025 SqFt, 1967 YrBlt, 9-21-12
- 3322 Glenside Drive, \$750,000, 4 Bdrms, 2054 SqFt, 1938 YrBlt, 9-26-12;  
Previous Sale: \$650,000, 06-20-00
- 1029 Hampton Road, \$951,000, 5 Bdrms, 2985 SqFt, 1950 YrBlt, 9-14-12;  
Previous Sale: \$999,000, 09-08-05
- 3966 North Peardale Drive, \$1,357,000, 3 Bdrms, 3608 SqFt, 1951 YrBlt, 9-19-12
- 1064 Oak Hill Road, \$745,000, 2 Bdrms, 1638 SqFt, 1953 YrBlt, 9-14-12;  
Previous Sale: \$349,000, 08-22-97
- 3224 Palomares Avenue, \$1,360,000, 3 Bdrms, 1109 SqFt, 1953 YrBlt, 9-19-12;  
Previous Sale: \$620,000, 10-14-11
- 1107 Silverhill Court, \$1,175,000, 3 Bdrms, 4828 SqFt, 1996 YrBlt, 9-21-12;  
Previous Sale: \$200,000, 06-30-89
- 51 Silverwood Drive, \$1,150,000, 4 Bdrms, 3376 SqFt, 1962 YrBlt, 9-18-12;  
Previous Sale: \$559,000, 03-23-98
- 3958 South Peardale Drive, \$1,550,000, 3 Bdrms, 3104 SqFt, 1947 YrBlt, 9-20-12
- 3662 West Road, \$750,000, 9-14-12

### MORAGA

- 264 Lakefield Place, \$1,026,000, 4 Bdrms, 2106 SqFt, 1968 YrBlt, 9-14-12;  
Previous Sale: \$695,000, 05-17-12
- 42 Miramonte Drive, \$365,000, 2 Bdrms, 1762 SqFt, 1964 YrBlt, 9-21-12;  
Previous Sale: \$510,000, 11-23-04
- 172 Miramonte Drive, \$449,000, 3 Bdrms, 1798 SqFt, 1965 YrBlt, 9-20-12

### ORINDA

- 14 Ardor Drive, \$1,200,000, 5 Bdrms, 3314 SqFt, 1961 YrBlt, 9-13-12
- 73 Brookwood Road #32, \$230,000, 1 Bdrms, 673 SqFt, 1962 YrBlt, 9-21-12;  
Previous Sale: \$93,000, 07-16-84
- 595 Dalewood Drive, \$1,530,000, 5 Bdrms, 4710 SqFt, 1993 YrBlt, 9-14-12
- 98 Diablo View Drive, \$1,650,000, 4 Bdrms, 3407 SqFt, 1954 YrBlt, 9-21-12
- 193 Holly Lane, \$699,000, 4 Bdrms, 2141 SqFt, 1963 YrBlt, 9-20-12;  
Previous Sale: \$850,000, 05-18-09
- 6 La Bolsita Way, \$1,170,000, 4 Bdrms, 2953 SqFt, 1925 YrBlt, 9-14-12;  
Previous Sale: \$650,000, 07-17-97

... continued on page D7

## Lamorinda Foreclosures recorded

### LAFAYETTE

- Mcgraw Lane, 94549, Wachovia Bank, 09-27-12, \$1,616,151, 3734 sf, 4 bd

*Pacific Union International is proud to welcome*

## The Debbie Johnston Team



Debbie has enjoyed an almost 20 year career in real estate, working throughout the East Bay, but concentrating on Selling the Lamorinda Lifestyle. Her strengths are in her relentless pursuit of getting her clients the absolute best results possible in every facet of the real estate transaction, using her well-honed negotiation and problem solving skills.

Debbie and her partner, Lisa Geary, have created a seamless approach to helping their buyers and sellers obtain their real estate goals, utilizing both their skill sets to minimize the disruptive nature of real estate in their clients daily lives. Debbie's marketing, negotiation, and problems solving skills are complimented by Lisa's interior design, project management, and technology experience. Together they deliver the most stress-free and financially positive home buying and selling experience in the East Bay.

Both Debbie and Lisa live in Lamorinda; Debbie has raised two children in the Moraga/Orinda schools, and Lisa currently has three children in the Orinda school system. They have a wealth of knowledge from their combined 30+ years of living in the Lamorinda area to help their clients easily assimilate into their new community. Debbie and Lisa love Living and Selling the Lamorinda Lifestyle - contact them to find out more about their unique approach to real estate.

### DEBBIE JOHNSTON

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DebbieJohnstonTeam.com



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lisa.geary@pacunion.com

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1650 Foothill Park Circle

4 bedroom, 2 bath, 2041± sq. ft.  
Traditional East Coast Charm

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14 Burnt Oak Circle

4 bedroom, 3.5 bath, 2869± sq. ft.  
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## LAFAYETTE LISTINGS

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## Easy Winter Home Prep

by Andi Peterson Brown

I know, I know—it's been 90 degrees out and I'm writing about prepping your home for winter. But if you are anything like me, once the holidays hit, getting up on the roof to clean the gutters is just not going to happen. Thus, there is no better time than a warm October weekend to spend a few hours preparing your home for the cold, wet weather that is just a couple short months away. These easy tips can prevent future costly repairs, lower your utility bills, and ultimately protect your largest investment.

- Clean your gutters. It's so easy and yet so hard. But failing to clean your gutters will cause long term water damage to your siding, roofing, and wood trim.
- Inspect your roof and flashing. Been some time since anyone's been up there? For minimal cost, a roofer can inspect, diagnose, and perform basic repairs.
- Inspect your heating system. For minimal cost, an HVAC technician can tune up, clean, and perform basic repairs to ensure your system is running at maximum efficiency.
- Reverse your ceiling fans to push warm air down.
- Extend downspouts. Water should drain a few feet away from your foundation, not flow right onto it.
- Caulk around windows and doors. And those foam and fabric front door draft stoppers—yes those, the ones on late night infomercials for twelve bucks—they work wonders.



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## Fire Pits and Fiery Tables

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Kids enjoy "Fiery Friday Night" event at the Moraga Country Club.

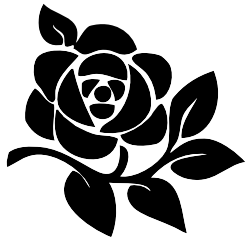
Photo Ohlen Alexander



Ellen Osmundson and John Allenberg's contemporary Orinda fire pit.

Photo Cathy Tyson

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# MORAGA GARDEN CENTER

## Annual Fall Sale Ends Oct. 31<sup>st</sup>

5 Gallon  
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now \$15<sup>99</sup>

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## JUST SOLD REPRESENTED BUYERS

428 Dalewood Drive, Orinda - Asking \$1,750,000



106 Lombardy Lane, Orinda - Asking \$935,000



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93 Moraga Way #103  
Orinda, CA 94563



### Our Recent Lamorinda Sales

2135 Ascot Drive, Moraga	2 Bed, 2.1 Bath	1643 sq. ft.
126 Ascot Ct., Moraga	1 Bed, 1 Bath	858 sq. ft.
1718 Saint Andrews Dr., Moraga	2 Bed, 2.1 Bath	2079 sq. ft.
79 Hardie Dr., Moraga	4 Bed, 2.1 Bath	2634 sq. ft.
254 Overhill Rd., Orinda	3 Bed, 1.5 Bath	1482 sq. ft.

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or finding the perfect home contact  
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# Fire Pits and Fiery Tables

... continued from page D4

Both the house and the fire pit area take full advantage of the spectacular view of rolling hills and highlight the privacy of the parcel.

Avid gardeners Jennifer and Allen Lescure had been shopping for a home with the potential for a multi-level back yard. They found it in a 1942 home that has been lovingly restored in Orinda with a sunny, usable, large rear space – a challenge considering Orinda's hilly terrain. The couple knew what kind of plants they wanted and enlisted the help of Garden Lights of Orinda to bring their vision to fruition. Mindfully including two Koi ponds, space for a compost area, a charming greenhouse along with bird cages and a friendly rabbit, their fireplace is nestled within the lush landscaping with welcoming green Adirondack chairs. "It's perfect for roasting marshmallows," said Jennifer Lescure, explaining the heat thrown out melts the marshmallows to perfection before they can burn.

A Rheem Valley Manor couple knew they wanted a fire pit area when their bluff-top yard was re-landscaped a number of years ago, and wisely had the contractor run a gas line out to the center of the flat lawn area. Fast forward a bit and these smart do-it-yourselfers visited a statuary shop in Half Moon Bay and purchased a large terra cotta urn that can also be used for a fountain. After maneuvering the cumbersome, ridiculously heavy piece into place, the rest was relatively easy. The lighting mechanism comes as a kit with installation instructions. The lady of the house vows that this is her last big project.



*Fire with a view, a Rheem Valley Manor homemade fire pit.*

*Photos Cathy Tyson*



*Jennifer and Allen Lescure's intimate fireplace, tucked into lush landscaping.*



*Raleigh the wonder dog enjoying Moraga fire table.*

*Photo Cathy Tyson*

Another Moraga couple close to this writer's heart was looking for a low maintenance, but inviting lounging area and opted for a gas fireplace table combination. "Everyone seems to end up out there when we have guests," said homeowner Tom Tyson. Given the mild weather, it's used year round – with a lap blanket and a glass of wine on a cool fall evening or reading the Sunday paper with the dog. Of course the pooch doesn't read the paper, but he does enjoy the sunshine and is in charge of securing the air space in case a hawk flies by.



*Happy hour at the Moraga Country Club's new fire pit.*

## Lamorinda Home Sales recorded

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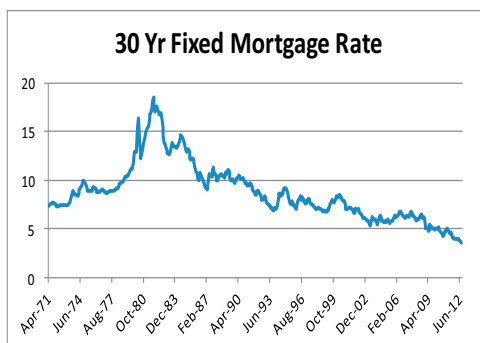
### ORINDA ... continued

- 211 La Espiral, \$850,000, 4 Bdrms, 2020 SqFt, 1962 YrBlt, 9-14-12  
 9 La Fond Lane, \$1,285,000, 4 Bdrms, 3010 SqFt, 1948 YrBlt, 9-18-12  
 6 Linda Vista, \$305,000, 1 Bdrms, 1219 SqFt, 1939 YrBlt, 9-19-12  
 7 Loma Vista Drive, \$530,000, 2 Bdrms, 1611 SqFt, 1940 YrBlt, 9-18-12  
 80 Loma Vista Drive, \$1,900,000, 4 Bdrms, 3787 SqFt, 2002 YrBlt, 9-17-12;  
 Previous Sale: \$460,000, 07-19-90  
 38 Los Altos Road, \$1,330,000, 3 Bdrms, 3799 SqFt, 1970 YrBlt, 9-14-12  
 44 Lucille Way, \$600,000, 3 Bdrms, 1877 SqFt, 1983 YrBlt, 9-18-12;  
 Previous Sale: \$680,000, 12-03-02  
 129 Meadow Lane, \$1,100,000, 3 Bdrms, 1769 SqFt, 1952 YrBlt, 9-19-12  
 22 Moraga Via #A, \$500,000, 1 Bdrms, 1278 SqFt, 1962 YrBlt, 9-14-12;  
 Previous Sale: \$97,500, 06-28-78  
 39 Oak Drive, \$855,000, 5 Bdrms, 2534 SqFt, 1976 YrBlt, 9-18-12;  
 Previous Sale: \$782,500, 06-25-03  
 6 Rich Acres Road, \$1,715,000, 5 Bdrms, 5782 SqFt, 2011 YrBlt, 9-17-12;  
 Previous Sale: \$7,000, 07-22-88  
 488 Tahos Road, \$950,000, 4 Bdrms, 4035 SqFt, 1965 YrBlt, 9-18-12;  
 Previous Sale: \$794,500, 11-26-97  
 20 Zander Drive, \$2,350,000, 4 Bdrms, 3850 SqFt, 2007 YrBlt, 9-13-12;  
 Previous Sale: \$1,201,000, 02-20-04

## CLAREMONT HOME LOANS

346 Rheem Blvd, Ste 205D, Moraga, CA

## HISTORIC LOW RATES



Source: Freddie Mac - Conforming Loans

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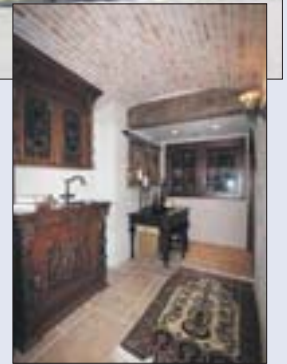
## THE BEAUBELLE GROUP

Glenn and Kellie Beaubelle *present...*

**NEW LISTING ~ 1 Hastings Court  
 Moraga ~ Sanders Ranch  
 Open Sunday 2-4**



This highly sought after traditional style home is located on a deep corner lot with inviting curb appeal. Gorgeous custom millwork, wainscoting, decorative molding, arch entries, hand-planked hardwood floors, plantation shutters, custom wall paint, coffered and boxed beam ceilings, custom lighting, Pella dual pane windows, a Lutron Homeworks system, and expansive rooms are but a few of the luxurious features of this approx. 4246 sq. ft., two-story, 4 bedroom, 3 bathroom home with bonus room and office. The tranquil outdoor setting features a .35-acre lot that includes a beautifully landscaped, multi-level outdoor entertaining space complete with outdoor kitchen, pool, spa, fire pit and view.



**Offered at \$1,795,000**



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## ORINDA



### 40 Dos Osos

Incredible Orinda, San Pablo Dam, Mt. Diablo views + abundance of nature surrounds this supersized parcel bordering EBMUD land. Exceptional beauty. Once in a lifetime oppty raw land sale.

**Offered at \$545,000**

## ORINDA



### 50 Camino Don Miguel

Special Country Club location amidst expensive homes. Lush setting with building site knoll and towering oaks, filtered views & total privacy.

**Offered at \$545,000**

## ORINDA



### 73 La Espiral

Well maint. 4bd/3ba hm for easy living. Vaulted ceilings & abundance of windows. Updated baths & mod. kit. This 2825 sf hm offers "Great Room" concept, stylish decor, & quality features.

**Offered at \$1,060,000**

## ORINDA



### 81 Van Ripper Lane

Great rancher on one of the best Orinda streets. Great price too - move right in or remodel.

**Offered at \$1,250,000**

## ORINDA



### 43 Canyon View Drive

One of a kind, secluded, Tahoe-like 4bd/3.5+ba hm on 1.25 ac w/views of hills & Mt. Diablo. Fruit trees abound. Stone fireplace. Updated kit/baths.

**Offered at \$1,439,000**

## ORINDA



### 31 Parklane Drive

Glorietta Sngl Lvl Charmer updated w/exceptional finishes & design. 4bd/3ba, vaulted ceilings, hwdwd flrs, Fr. doors, priv. mstr retreat. Outdr kit/patio/ fipcl & lrg lvl lawn. Quiet street & ez commute

**Offered at \$1,545,000**

## ORINDA



### 251 Monte Vista Ridge Road

Stunning gated custom estate hm w/pano views of Briones. Outdoor living at its best w/expansive terrace featuring fabulous kitchen. Romantic mstr retreat w/spa bath.

**Offered at \$1,995,000**

## ORINDA



### 65 La Espiral

Updated w/beautiful custom features & amenities. Very well maintained. Majestic setting, lovely gardens, new pool + views/ privacy, fully fenced. Tuscany ambiance, European flair.

**Offered at \$2,350,000**

## ORINDA



### 60 Coachwood Terrace

An Estate in prime location. 5bd/4.5ba, pool/spa, apx. 6000 sq ft on apx. 6.54 acres. Fabulous stone walled gardens, many fruit trees. Reflects Orinda living at its best.

**Offered at \$2,495,000**

## MORAGA



### 8 Berkshire Street

Exquisitely remodeled single level, Plan 2 in Moraga Country Club. Chef's kitchen, spa-like master bath. Beautiful setting. Former MCC Home Tour Home.

**Offered at \$895,000**

## LAFAYETTE



### 1690 Reliez Valley Road

Fab 1+ ac ridgeline ppty w/spectacular views of Mt. Diablo etc. Paved driveway to building site w/utilities & sewer at ppty. Incl preliminary plans for 4900+ sq ft home.

**Offered at \$650,000**

## LAFAYETTE



### 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 \$1,295,000**

## LAFAYETTE



### 3471 Black Hawk Road

Original 2500+sq ft ranch style hm on gorgeous 1.46 ac. lot. Charming 4bd/2.25 ba. Gracious entry, formal LR/DR & kit. w/adjoining FR. Backyd incl. pool & abundant space w/unlimited potential.

**Offered at \$1,375,000**

## ALAMO



### 34 Winding Glen

Classic ranch style 4bd/3ba home combines sophisticated elegance w/ charming ease. Huge park like yard features, 42 acre yard with grass play areas, covered patio, pool & spa.

**Offered at \$1,395,000**

## DANVILLE



### 1130 Shady Creek Place

New Listing! Great location for affordable home with private large yard in great community. Close to schools, park, shopping & freeway.

**Offered at \$449,000**

## WALNUT CREEK



### 1720 Orchard Lane

Original Orchard Lane Estate. 4bd/ 4.5ba + office. 4792 sq. ft. home on 1.32 acres. Updated and remodeled in 2004. Simply Fabulous! By appointment only.

**Offered at \$2,350,000**

## THE VILLAGE ASSOCIATES:

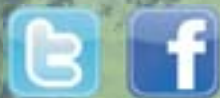
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 Patricia Battersby  
 Joan Cleveland  
 Shannon Conner  
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 Dexter Honens II  
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 Charles Levine  
 April Matthews  
 Karen Murphy  
 Ben Olsen  
 Sue Olsen  
 Tara Rochlin  
 Jaime Roder  
 Altie Schmitt  
 Judy Schoenrock  
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