

Soraya's Home Tip of the Month:

What is a good way to add value to your home this Spring?

Create an outdoor room! Outdoor rooms have become a huge trend in the last couple of years and they are one of the top 10 home trends for 2013. These spaces are becoming more of an extension of indoor spaces with nice furnishings, kitchens, fire pits and even curtains!

Adding a deck for extra outdoor space is also a good investment. You will not only be able to enjoy the additional space, but you will recoup 67.1% of the cost upon sale (per the 2012-13 Cost vs. Value Report).

Whatever you do to your home, make sure it is something you will enjoy and if you plan on selling it in the near future, keep in mind those projects that will add value so that you get the highest possible price upon selling.

Call me for help with buying or selling your home or if you just have questions on your home's value. I'm happy to help. I have a great team and

many resources to make it a simple transition for you.



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Lamorinda Home Sales recorded

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MORAGA ... continued

146 Paseo Del Rio, \$1,250,000, 3 Bdrms, 3078 SqFt, 1977 YrBlt, 4-30-13

224 Sandringham Drive #N, \$901,000, 4 Bdrms, 2577 SqFt, 1974 YrBlt, 4-29-13

397 Tharp Drive, \$1,050,000, 5 Bdrms, 2424 SqFt, 1968 YrBlt, 4-26-13;

Previous Sale: \$314,000, 12-29-86

160 Via Joaquin, \$605,000, 3 Bdrms, 2117 SqFt, 1980 YrBlt, 5-8-13;

Previous Sale: \$555,000, 04-09-10

ORINDA

156 Ardith Drive, \$1,630,000, 5 Bdrms, 3181 SqFt, 1961 YrBlt, 4-30-13;

Previous Sale: \$680,000, 09-26-97

339 El Toyonal, \$960,000, 4 Bdrms, 2429 SqFt, 1962 YrBlt, 5-7-13;

Previous Sale: \$180,000, 06-09-83

16 Evergreen Drive, \$912,500, 5 Bdrms, 2430 SqFt, 1965 YrBlt, 4-26-13;

Previous Sale: \$375,000, 12-20-93

10 Hilldale Court, \$1,507,000, 3 Bdrms, 2731 SqFt, 1955 YrBlt, 5-2-13;

Previous Sale: \$779,000, 07-21-00

53 La Cresta Road, \$970,000, 4 Bdrms, 2086 SqFt, 1949 YrBlt, 5-1-13;

Previous Sale: \$578,500, 09-28-12

35 Los Dedos Road, \$1,085,000, 3 Bdrms, 1698 SqFt, 1959 YrBlt, 5-8-13;

Previous Sale: \$185,000, 10-19-78

255 Manzanita Drive, \$1,250,000, 4 Bdrms, 2376 SqFt, 1958 YrBlt, 4-30-13;

Previous Sale: \$750,000, 10-23-12

251 Monte Vista Ridge Road, \$1,850,000, 4 Bdrms, 4527 SqFt, 1989 YrBlt, 4-30-13

34 Oak Road, \$1,425,000, 4 Bdrms, 2689 SqFt, 2001 YrBlt, 5-2-13;

Previous Sale: \$1,375,000, 08-11-06

33 Southwood Drive, \$1,380,000, 3 Bdrms, 2965 SqFt, 1938 YrBlt, 5-3-13;

Previous Sale: \$313,500, 05-29-87

42 St. Stephens Drive, \$1,020,000, 4 Bdrms, 2744 SqFt, 1962 YrBlt, 5-8-13;

Previous Sale: \$642,500, 10-05-01

32 Sunnyside Lane, \$1,085,000, 3 Bdrms, 2554 SqFt, 1970 YrBlt, 4-30-13

Jim Colhoun Presents



Big views of Mt. Diablo from this 3800 sq ft Alamo home. Next to Roundhill C.C., this mainly single-level home features a home theater, grand-sized living room and a separate downstairs in-law apartment. Visual tour at www.2353HagenOaks.com.

Great value at \$1,298,000.



2353 Hagen Oaks Drive, Alamo



Jim Colhoun

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