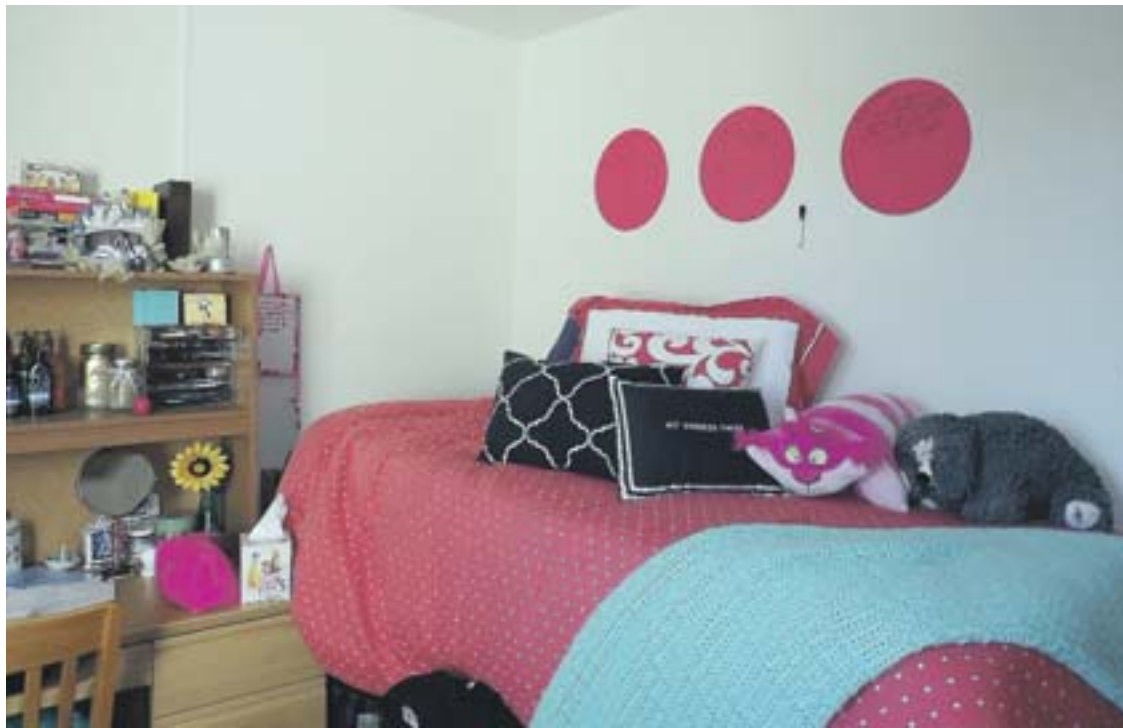


Lamorinda OUR HOMES

Lamorinda Weekly Volume 07 Issue 14 Wednesday, September 11, 2013

Dorm Room Décor

By Cathy Dausman



Polka dots and a pink spread enliven one co-ed's new living space.

Photo Cathy Dausman

Sometimes ... just sometimes ... stack and pack housing is a reality. The challenge is to make it fun. That's what the class of 2017 is experimenting with as they move on campus at Saint Mary's College and decorate what is for some, their first home-away-from-home – the college dorm room.

Our Homes previously touched on downsizing and compact living when it toured a Lafayette in-law apartment featured on an East Bay Homes tour this summer. (<https://www.lamorindaweekly.com/archive/issue0711/Two-Lafayette-Homes-on-AIA-Tours.html>). That project was a freestanding 750 square foot dwelling. But student spaces are one room

dwelling designed to work as living, sleeping and study space, and they do it all in less than 300 square feet while housing two to three people!

"Saint Mary's has approximately 4,200 students, with 2,800 undergraduates and 1,400 graduate students," said Elizabeth Smith, assistant vice president for college communications. She estimates about 1,650 undergrads live on campus.

Marie Lucero, director of Campus Housing and Conference Services, explained, "Saint Mary's College has six freshman halls, all on the central campus." Four years ago, as incoming class sizes continued to increase, the college measured every dorm room. It will come as no surprise that space is at a premium.



The Home Designer Dreamy Empty Nest ...read on page D11

Two students, or an occasional lone student (single room charge is more expensive) live in 15 by 12 feet of space; three students have a 21 by 12 foot space.

Identifying the larger rooms and redefining them as triple bedrooms allowed housing services to carve out space for an additional 35 students, Lucero said. Old-style built-in closets gave way to modular furniture in the triples. Now desks, dressers and lockable closets can be reconfigured to accommodate under-desk drawer preference (right or left side) with drawer space either stacked up or tucked under beds.

Three students to a room also means one roommate will be sleeping above a desk. The newer "suite" residences have four to six students sharing a semi-private bathroom.

Saint Mary's College designates its living space as single gender either by floor or suite. Only one on-campus resident unit is single gender, because of an extremely limited number of rooms (10), and that is not a freshman dorm.

Dorm decorating was still a work in progress when *Lamorinda Weekly* toured the campus during Weekend of Welcome. At least one sleepy student was using her room as a bedroom during the photo session. Needless to say, the lights remained off at that location, as did the camera.

The halls in each dorm were decorated by theme – Paris, for one, Pixar for another. Inside the rooms, students turned to color and wall space to personalize. Posters were a quick fix for institutional off-white wall colors, and Lucero said the more creative students cover their walls in geometric designs using wall-friendly painter's tape.

... continued on page D4



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Lamorinda Home Sales recorded

| City | Last reported: | LOWEST AMOUNT: | HIGHEST AMOUNT: |
|-----------|----------------|----------------|-----------------|
| LAFAYETTE | 17 | \$490,000 | \$2,001,000 |
| MORAGA | 12 | \$400,000 | \$2,250,000 |
| ORINDA | 10 | \$475,000 | \$1,650,000 |

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

- 1 Burr Court, \$1,500,000, 3 Bdrms, 2009 SqFt, 1958 YrBlt, 8-9-13;
Previous Sale: \$220,000, 01-13-86
- 3651 Crescent Drive, \$885,000, 2 Bdrms, 1129 SqFt, 1946 YrBlt, 8-1-13;
Previous Sale: \$843,000, 08-12-05
- 918 Dewing Avenue #A, \$588,000, 2 Bdrms, 1245 SqFt, 1991 YrBlt, 8-8-13;
Previous Sale: \$468,000, 10-15-03
- 600 Francis Drive, \$700,000, 3 Bdrms, 2025 SqFt, 1967 YrBlt, 7-31-13;
Previous Sale: \$759,000, 07-09-04
- 3540 Herman Drive, \$1,174,000, 3 Bdrms, 1774 SqFt, 1953 YrBlt, 7-31-13;
Previous Sale: \$1,315,000, 05-20-05
- 3644 Happy Valley Road #A, \$1,984,000, 4 Bdrms, 3405 SqFt, 1964 YrBlt, 8-9-13;
Previous Sale: \$2,100,000, 06-13-07
- 46 Knox Drive, \$910,000, 3 Bdrms, 1926 SqFt, 1968 YrBlt, 7-31-13;
Previous Sale: \$729,000, 08-01-02
- 3195 Lucas Circle, \$1,125,000, 4 Bdrms, 1905 SqFt, 1957 YrBlt, 7-31-13;
Previous Sale: \$280,000, 04-10-86
- 3272 Marlene Drive #10, \$490,000, 3 Bdrms, 1160 SqFt, 1972 YrBlt, 8-9-13;
Previous Sale: \$302,500, 10-14-10
- 3453 Moraga Boulevard, \$650,000, 3 Bdrms, 1184 SqFt, 1953 YrBlt, 8-9-13;
Previous Sale: \$224,000, 02-28-89
- 546 Morecroft Road, \$1,180,000, 4 Bdrms, 2861 SqFt, 1967 YrBlt, 8-9-13;
Previous Sale: \$410,000, 04-03-97
- 407 Ponderosa Court, \$1,775,000, 5 Bdrms, 3537 SqFt, 1985 YrBlt, 8-13-13;
Previous Sale: \$375,000, 11-29-84
- 110 Promintory Lane, \$2,001,000, 5 Bdrms, 3979 SqFt, 1988 YrBlt, 8-9-13;
Previous Sale: \$1,405,000, 08-22-02
- 3302 Springhill Road, \$730,000, 3 Bdrms, 2315 SqFt, 1938 YrBlt, 7-31-13
- 870 Tanglewood Drive, \$1,168,000, 5 Bdrms, 2806 SqFt, 1972 YrBlt, 8-2-13
- 649 Sky Ranch Court, \$1,235,000, 4 Bdrms, 2305 SqFt, 1978 YrBlt, 8-13-13;
Previous Sale: \$1,385,000, 08-15-08
- 3283 Walnut Lane, \$1,280,000, 6 Bdrms, 2529 SqFt, 1950 YrBlt, 7-31-13;
Previous Sale: \$1,180,000, 08-18-08

MORAGA

- 1414 Camino Peral, \$400,000, 2 Bdrms, 1126 SqFt, 1971 YrBlt, 8-1-13
- 798 Crossbrook Drive, \$1,250,000, 4 Bdrms, 2471 SqFt, 1966 YrBlt, 8-8-13;
Previous Sale: \$975,000, 03-16-12
- 139 Danefield Place, \$1,250,000, 4 Bdrms, 2325 SqFt, 1964 YrBlt, 8-2-13;
Previous Sale: \$468,000, 08-29-96
- 2083 Donald Drive, \$815,000, 4 Bdrms, 2944 SqFt, 1963 YrBlt, 7-31-13;
Previous Sale: \$1,100,000, 08-29-05
- 66 Hardie Drive, \$1,230,500, 3 Bdrms, 3140 SqFt, 1961 YrBlt, 8-2-13
- 6 Lance Court, \$927,500, 4 Bdrms, 1701 SqFt, 1962 YrBlt, 8-13-13;
Previous Sale: \$340,000, 12-06-91
- 1012 Larch Avenue, \$775,000, 5 Bdrms, 2806 SqFt, 1957 YrBlt, 8-7-13;
Previous Sale: \$775,000, 05-18-04
- 52 Merrill Circle #N, \$2,250,000, 5 Bdrms, 5471 SqFt, 1990 YrBlt, 8-7-13;
Previous Sale: \$1,535,000, 04-24-98
- 25 Merrill Circle #S, \$1,810,000, 5 Bdrms, 4155 SqFt, 1989 YrBlt, 8-8-13;
Previous Sale: \$940,500, 10-06-89
- 122 Miramonte Drive, \$605,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 8-9-13;
Previous Sale: \$509,500, 10-07-04

... continued on page D14



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Realtors Recommended for a Reason



Dorm Room Décor

... continued from page D1

They also refer to a website called apartment therapy, she said. Surprisingly, “moms have a big say about how the beds are to be made up,” said housing assistant Liz Graham.

Pink was the coeds’ go-to color. Brittani Decloedt was just stepping out when *Lamorinda Weekly* reached her dorm room. “We’re going to definitely add more to it,” Decloedt said of their decorating project in progress. “My first impression of the room was that it was bigger than a lot of other dorms I’ve seen at different colleges. I also was excited to have my own closet and desk area.

“Since the day *Lamorinda Weekly* took pictures, I’ve added a collage of photos to my wall, a couple of posters, and have cleaned up the mess on my desk!”



Traditional on the outside, but holding all manner of modern amenities (rented refrigerator, or student-owned flat screen TVs), Aquinas Hall is one of six freshman halls on campus.

Looking for Dorm Design Dos and Don'ts?

Finding creative ways to dress up a dorm room can be challenging. Visit these websites for décor and design tips perfect for tight spaces: www.apartmenttherapy.com
www.designyourdorm.com
www.myhomeideas.com/decorating/before-after/cute-dorm-room-decorating-ideas-00415000069106



Modular furniture and bunk bed ladders ensure floor-to-ceiling use of space even in a tight-quarters triple.

Photos Cathy Dausman



A sports fan first and foremost, this college freshman’s room reflects a love of local sports teams.



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| <p>sold :: lafayette</p> <p>Santa Maria Way</p> | <p>sold :: pleasant hill</p> <p>Hawthorne Drive</p> | <p>sold :: moraga</p> <p>Camino Ricardo</p> |
| <p>sold :: walnut creek</p> <p>Clyde Drive</p> | <p>sold :: pleasant hill</p> <p>Ward Court</p> | |

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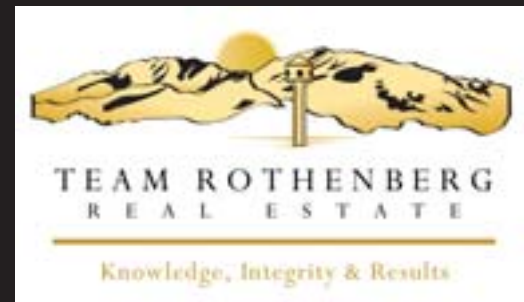
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Tom Barber, Lafayette, CA - 2012



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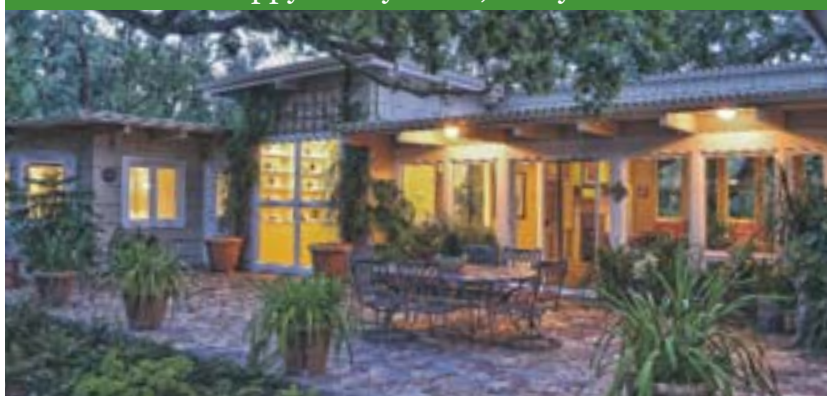
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Gracious Orinda Home!

Amenities throughout the house and property include large rooms, separate wings, a huge family room, beautiful kitchen with granite countertops, a separate media room and a luxurious master suite.

This five bedroom house also has a large office and 3 1/2 baths. The level .46 acre lot includes a large lawn, citrus grove, planting beds and a gorgeous pool with cascade waterfalls, gas heater and spa.

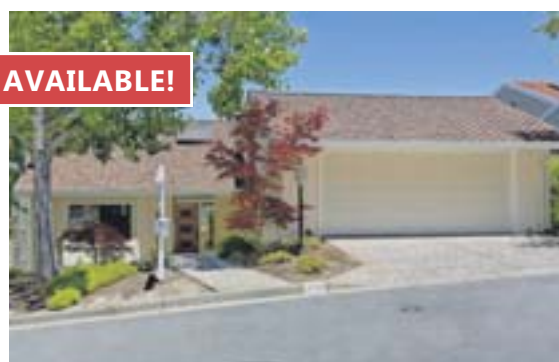
This private home is just minutes from the freeway and the top rated schools make it perfect for a large, active family or anyone who wants space and convenience.

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Easy Winter Home Prep

By Andi Peterson Brown

I know, I know—it's 80 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 fall 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, and 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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Head and Arm above the Grass

By Cathy Dausman



Photos Cathy Dausman

multimedia artist Tony Zorich said he never had a lesson in his life, but that doesn't mean he's not creative. Witness the rosin and fiberglass statue in the Lafayette man's front yard, a wall-sized painting in the works under cover along his porch and a house filled with scenery painted in bright primary colors and 3-D art. Zorich displayed his front yard statue – a man's head and right forearm – at last year's Burning Man event in Nevada. It took him two and a half months to build. "Burning Man is held on a dry lakebed," Zorich explained. When assembled, the pieces represent a man rising from the water clutching a fish. "There were at least 50 people looking at this every time I visited the [Burning Man] site," he said. When he brought it back, his neighbors suggested he leave it in his yard. The skull is reminiscent of another local artwork head, residing outside a Walnut Creek bank. "I did it before him!" Zorich said, laughing.



The Home Designer

Dreamy Empty Nest

By Brandon Neff

After years of play dates and tantrums, Jell-O stains and slip covered furniture, you're waving goodbye to the last of the litter headed off to University, and saying hello to the idea of rediscovering long-ago tabled projects and a home designed just for you. As their car makes its final turn off your street, your mind is filled with a jumble of emotions – sadness, unease, and, what's that? A glimmer of happiness?

Sure, it's hard to adjust after all those sleepless nights, but hey, think about all the extra space, soothing quiet and beautiful fabric coming your way! Remember, you're not losing a son (or daughter); you're gaining a healthy dose of refined living. And, nowhere else is that newfound calm needed

than in the bedroom – your place to decompress, recharge and dream. And so, to bed.

When designing a bedroom I always think about ways to bring serenity and texture to the space. How you end each day, and greet the next should be spent in a room filled with notes that soothe all of your senses – color, fabric, lighting and art – all in concert to lull you off to sleep at night and wrap you in comfort when you awake.

For this project, I was commissioned by a busy couple – an ER doc and his partner who heads global marketing for a major motion picture studio – to transform their lackluster master suite from dated to drop dead gorgeous.

... continued on page D12



Photos courtesy Brandon Neff Design

WWW.HOLCENBERG.COM

Client satisfaction: a family tradition

One-of-a-Kind Craftsmanship and Views

11 Birchwood Place, Moraga

New Listing! So much to love inside and out! This very special 2-story home is located on a cul-de-sac in the sought after Rheem Valley Manor neighborhood. Situated on more than 1 acre of land with expansive Mt. Diablo views, this home is a treasure. With 4 bedrooms, 2.5 remodeled baths and custom craftsmanship throughout this more than 2400 square foot home, you won't be disappointed. The updated kitchen with granite, dark cabinetry, and stainless appliances takes in the views and looks onto the level lawn, spacious deck and fruit trees beyond. The family and living rooms orient to the view as well. The master and hall baths have been remodeled by a local artisan and are truly works of art that must be seen to be appreciated. The home also features a formal dining room, breakfast nook, dual-paned windows and many more upgrades, as well as numerous custom creations throughout. In addition of course are top schools, an excellent central location, and easy access to Moraga Commons Park and the Lafayette-Moraga Trail.

Offered at \$1,275,000

Photos and virtual tour at: www.11BirchwoodPlace.com.



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Dreamy Empty Nest

... continued from page D11

During our initial conversations, the only clues I gleaned about their expectations for the space was their desire for a room to lounge in and provide a place to unwind. The rest was up to my imagination – a fantasy project for any designer.

From the very beginning, I knew I wanted the room to shimmer – natural light was abundant, and I envisioned harnessing that light to full effect. Everything had to have interest, texture and luminosity. I achieved this with a few key materials: a silvery grass cloth wall covering, mohair velvet accents and a variety of finishes including polished chrome, horn, silk, bone and malachite.

With a pared down palette and only a few accessories, the fabrics needed to take center stage to cushion my clients from floor to ceiling. Installing full length linen draperies (50 yards worth!), and custom cornice boxes gave the windows and French doors real presence. Lengths of charcoal gray wool were used to upholster the dressing room and walk-in closet walls, along with striped linen Roman shades for the smaller windows. Accent fabrics in emerald, celadon and jade were used to infuse real depth to the pale scheme. ... continued on next page



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To keep the room from becoming too sweet, I added an exotic Ikat accent fabric to the custom bedding and ottoman – its classic motif holds all the hues in the room and adds a little visual tension – something I feel every space needs to keep things interesting.

Tip: to contrast the pale tone-on-tone area rug, I had the floors stained a deeper walnut – a great trick to help make a room look taller – the floors recede giving the ceilings more height.

I designed the custom bed with an exaggerated wing back headboard, again to draw the eye upward and add height. A pair of swivel chairs in a cream boucle, and a black Saarinen side table ground

the sitting area beneath a contemporary drum pendant in the corner. Lastly, after a bit of cajoling, we settled on an atmospheric photograph for the only adorned wall. It features a time-worn apartment lobby complete with graffiti art and layers of patina coating the classical mouldings.

Surely, we didn't forget about a cozy movie night, so a state-of-the-art television and surround sound was installed with all of the components tucked away in the walk-in closet. I'm not usually an advocate of a TV in the bedroom, but I balanced its size with the gas fire insert giving it a more balanced appearance.

As in all my work, I installed three zones of lighting: recessed cans for overall light and artwork; decorative sconces for accent; and unique table lamps for specific task lighting.

Remember, lighting is essential – without it you'll never see the beautiful details in your new space.

Tip: for a cleaner look, use three inch LED or halogen cans – great light with a smaller profile trim.

Designing a restful bedroom, or living room for that matter, just takes thoughtful consideration of how you want to live in that room. Figuring out what colors and textures speak to you is the first step. Look for inspiration – a calm ocean, a grove of trees or a winter sky can all provide all the ideas you need to create something soothing.

Everyone I work with has their own individual style and taste level. My job is to ascertain what really moves them and makes them feel most at home. As you design your own empty nest take a pause to reflect, and ask yourself what elements truly inspire you. Dream big.

Brandon Neff is a Bay Area based Interior Designer. He can be reached at BrandonNeffDesign.com or at brandonneffdesign@yahoo.com.





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Lamorinda Home Sales recorded

...continued from Page D2

720 Moraga Road, \$540,000, 4 Bdrms, 1918 SqFt, 1960 YrBlt, 8-9-13;

Previous Sale: \$315,000, 01-30-90

153 Walford Drive, \$1,050,000, 3 Bdrms, 1698 SqFt, 1964 YrBlt, 8-14-13;

Previous Sale: \$1,050,000, 04-18-07

ORINDA

53 Acacia Drive, \$795,000, 3 Bdrms, 1614 SqFt, 1942 YrBlt, 7-31-13

109 Ardith Drive, \$1,050,000, 3 Bdrms, 2548 SqFt, 1960 YrBlt, 8-8-13;

Previous Sale: \$440,000, 12-12-97

142 Ardith Drive, \$807,000, 3 Bdrms, 1658 SqFt, 1960 YrBlt, 8-14-13

10 Crown Court, \$850,000, 3 Bdrms, 2254 SqFt, 1973 YrBlt, 8-8-13;

Previous Sale: \$890,000, 09-29-05

6 Hillcrest Drive, \$1,560,000, 4 Bdrms, 3207 SqFt, 1952 YrBlt, 8-6-13;

Previous Sale: \$467,500, 08-30-96

6 Las Vegas Court, \$475,000, 3 Bdrms, 1395 SqFt, 1954 YrBlt, 7-31-13

145 Las Vegas Road, \$1,650,000, 4 Bdrms, 4061 SqFt, 1939 YrBlt, 8-8-13;

Previous Sale: \$1,993,000, 05-02-00

167 Las Vegas Road, \$888,000, 3 Bdrms, 1759 SqFt, 1954 YrBlt, 7-31-13;

Previous Sale: \$829,000, 04-01-13

124 Moraga Way, \$1,085,000, 3 Bdrms, 2251 SqFt, 1936 YrBlt, 8-2-13;

Previous Sale: \$925,000, 07-16-09

1 Scenic Court, \$1,000,000, 6 Bdrms, 2158 SqFt, 1951 YrBlt, 8-9-13

**Lamorinda
Home Values are Up!**

| | August <u>2012</u> | August <u>2013</u> | % <u>Change</u> |
|------------------------------|-----------------------|-----------------------|--------------------|
| Lamorinda: | | | |
| Properties Sold* | 72 | 72 | 0.0% |
| Average Sale Price | \$889,000 | \$1,033,000 | 17.3% |
| Price per Square Foot | \$419.6 | \$475.4 | 13.3% |

* Single-family homes on MLS, excluding any with no sale price.

To see details on individual recent
Lamorinda home sales, go to:
www.Lamorinda.net

J. Rockcliff

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Ask Cynthia Brian-Beans or NOT? Reader's Request



Hi Cynthia:

My kids brought me a bag of beans that they want me to cook up for them. They picked them somewhere on a trail. Since I am not a gardener, I thought I'd ask you if these are edible before feeding the family. Thanks for identifying them.

Amy

Hi Amy:

The photo you sent was blurry but from what I can tell these are NOT beans but wisteria pods. I'm emailing you one of my photos as a match. Wisteria pods resemble bean pods and can easily be mistaken to the untrained eye. Do NOT cook or eat the pods as they are poisonous. Even though wisteria is part of the pea family, the seeds and pods are not edible. Even the flowers can be toxic. As little as two seeds ingested can cause serious health issues.

As much as foraging is touted, it is wise for all of us to remember to never eat anything that has not been 100 percent identified as edible. Please make sure to advise children never to eat vegetation they pick without asking if the produce is safe. On a happier note, you can dry the pods, pop them, and plant the seeds to grow your own beautiful and fragrant wisteria vines.

Happy Gardening and happy growing!

Cynthia

©2012

Cynthia Brian

The Goddess Gardener

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I am available as a speaker, designer, and consultant.

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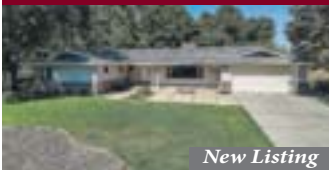
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ORINDA



New Listing

128 Scenic Drive Charming ranch w/great expansion potential. Beautiful 1/2 ac knoll setting w/wraparound lawn/lovely views. 4 spacious bedrms, gracious living rm, fab. granite kit. Bonus area ideal for in-laws/home ofc. **\$965,000**

ORINDA



New Listing

29 Charles Hill Circle Stylish, sophisticated on .75 acre, this inviting 3bd/2ba home has a lovely, updated kitchen with custom cherry wood cabinets and private setting yet easy access to commute and town. **\$1,150,000**

ORINDA



New Listing

630 Tahos Road 4 bedroom, 3 bath with 3286 square feet. Perfect open floor plan! This light filled contemporary home offers privacy and beautiful views. Enjoy indoor/outdoor living and a pool. **\$1,475,000**

ORINDA



108 Barbara Road Mediterranean style view home, 4 bedrooms and 4 and a half bathrooms, Chef's kitchen with stainless appliances, huge office, lots of natural light. **\$1,485,000**

ORINDA



New Price

1 Camino del Cielo Need more space? Gorgeous newer construction, 4 bed + office, 4900 sq ft with stellar views. Exceptional privacy yet is conveniently located just minutes from downtown Orinda. **\$1,699,000**

ORINDA



New Listing

10 El Castillo Spacious 5bd/3.5ba built in 1998. Amenities include: lots of natural light, marble entry, private office, huge kitchen/family room combo, media room. Minutes from 24. **\$2,150,000**

ORINDA



New Price

17 Tappan Lane Vistas across Orinda come alive from all rooms of this spacious 4,155 sf with 6 bd/4 ba & 2 half ba. High ceilings & light & bright. Perfect for fun in the sun with yards, decks, pool, & vineyard on 1.15 ac. **\$2,389,000**

ORINDA



40 Los Altos Road Majestic, inspiring, tranquil. It doesn't get any better! 5bd/3.5ba on private gated 2.27 acres with pool/ cabana, tennis court/ cabana and serene garden paths. **\$3,595,000**

MORAGA



651 Moraga Road # 24 Pottery Barn Style! Chic updated end unit in quiet location at rear of Rheem Terraces. Lovely fenced private patio. Dual pane windows, wood flrs, stainless steel kitchen. Walk to shops, restaurants, Rheem Theatre! **\$307,000**

MORAGA



271 Paseo Bernal Paseo de Moraga gem in heart of Moraga updated thruout. 3bd/2.5ba w/vaulted ceil., plantation shutters, fab. kitchen w/SS appliances, granite counters, limestone splash. Priv. location backs to open space. **\$649,000**

MORAGA



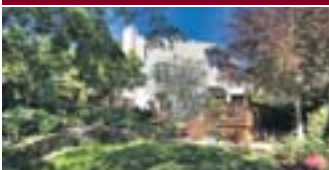
21 Tamarisk Beautifully maintained Moraga Country Club home on cul-de-sac with 3 bedrooms and 2 baths, eat-in kitchen, indoor laundry, hardwood floors, vaulted ceilings, new deck, and private backyard. **\$769,000**

MORAGA



1743 Spyglass Lane Moraga Country Club Forest Hills model, updates throughout include new kitchen appliances, granite counters, updated bath, hardwood floors, new carpet, paint & lighting. **\$950,000**

MORAGA



1903 Saint Andrews Drive Stunning Moraga Country Club Home! Meticulously maintained w/high-end kitchen, open layout, luxurious master suite. Tons of light, plenty of storage. Gorgeous gardens, views, & all the amenities of MCC! **\$1,295,000**

LAFAYETTE



3802 Happy Valley Road Most extraordinary Happy Valley estate. Rare 3.35 level acres - two separate parcels sold as one. 1940 charming Spanish Hacienda with 5bd/4.5ba, walls of glass, views of hills, grand sized living areas. **\$5,700,000**

DANVILLE



New Listing

1540/1550 Finley Road Terrific horse property on two level sep parcels total 2.98 acres(pr). Rancher w/country kitchen, pool & hot tub. Ranch has 12 stall barn, indr/outdr riding arenas, covered & stall paddocks, fenced pastures & more! **\$1,299,000**

WALNUT CREEK



New Listing

1531 Arkell Road Rancher in Carriage Square with HUGE oversized lot. Updated throughout with hardwood floors, pool, patio and grass play area. Great location near Bart, freeway, shops, parks and trail. Must see! **\$649,000**



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