

Lamorinda OUR HOMES

Lamorinda Weekly Volume 09 Issue 9 Wednesday, July 1, 2015



Cynthia Brian's Gardening Guide for July ... read on page D13

Hunsaker Canyon

Lamorinda neighborhood boasts an unpretentious, quiet countryside

By Cathy Dausman



Wild horses (although this one is actually a statue) couldn't drag most residents away from their beloved Hunsaker Canyon.

Photos Cathy Dausman

Hunsaker Canyon may be one of Lamorinda's best-kept real estate secrets, but its residents eagerly share its attributes. Nestled in acreage adjacent Burton Valley and land owned by East Bay Regional Parks and PG&E, Hunsaker is imminently accessible yet retains a distinctly remote, definitively country feel. It is a warm, dry oak woodland habitat populated by 70 or so residents sprinkled among 20 or so homes.

Unlike the other Canyon abutting the East Bay hills, this is not a stand-alone community but a Lafayette neighborhood. Some homes are new and generously sized at 3,000 to 4,000 feet while other originally tiny homes were enlarged over time.

Residents claim the original houses were built in the 1920s as a collection of summer residences. An adobe home and one built entirely of straw clad with stucco sit among more standard wood-sided

homes. A home built at a 1,000-foot elevation commands a 180-degree view, to the east of Mt. Diablo, the west beyond Moraga to the Berkeley Hills, and as far north as Martinez. On a clear day, residents and guests of another home can see the Sierras.

People from as near as Walnut Creek and as far as New England populate Hunsaker. "We sort of have a hillbilly reputation, but we have doctors, lawyers, writers, business owners and some local green community advocates," Karen Schneider told Lamorinda Weekly. "To live here you need an independent and free outlook," she explained. Schneider and her husband, Doug, are no strangers to the area; they grew up in the East Bay. "We built our [Hunsaker] home 25 years ago, but were owners of the property for 43 years," Schneider said.

... continued on page D4



This metal sculpture adds movement and whimsy to this outdoor space.

Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	20	\$680,000	\$7,200,000
MORAGA	5	\$429,000	\$1,675,000
ORINDA	9	\$275,000	\$2,250,000

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

- 1225 Cambridge Drive, \$2,650,000, 4 Bdrms, 3136 SqFt, 1963 YrBlt, 5-19-15
 28 Camino Court, \$1,600,000, 4 Bdrms, 3987 SqFt, 1991 YrBlt, 5-12-15
 3162 Condit Road, \$1,400,000, 4 Bdrms, 2644 SqFt, 1962 YrBlt, 5-20-15
 1186 Glen Road, \$1,705,000, 4 Bdrms, 2624 SqFt, 1950 YrBlt, 5-21-15;
 Previous Sale: \$705,000, 11-15-93
 3915 Happy Valley Road, \$7,200,000, 4 Bdrms, 5525 SqFt, 1938 YrBlt, 5-19-15
 3090 Hedaro Court, \$1,140,000, 3 Bdrms, 2811 SqFt, 1963 YrBlt, 5-14-15;
 Previous Sale: \$310,000, 11-27-91
 2123 Hidden Pond Road, \$959,000, 6 Bdrms, 2975 SqFt, 1996 YrBlt, 5-12-15;
 Previous Sale: \$860,000, 04-19-13
 3701 Highland Road, \$1,210,000, 4 Bdrms, 2341 SqFt, 1951 YrBlt, 5-21-15;
 Previous Sale: \$500,000, 04-14-10
 3326 Las Huertas Road, \$2,200,000, 4 Bdrms, 3460 SqFt, 1948 YrBlt, 5-20-15;
 Previous Sale: \$900,000, 02-28-01
 729 Los Palos Drive, \$1,555,000, 4 Bdrms, 1909 SqFt, 1950 YrBlt, 5-21-15;
 Previous Sale: \$579,000, 11-17-98
 3279 Mt. Diablo Court #19, \$680,000, 3 Bdrms, 1842 SqFt, 1987 YrBlt, 5-8-15
 928 Oak Street, \$824,000, 3 Bdrms, 1304 SqFt, 1947 YrBlt, 5-20-15;
 Previous Sale: \$700,000, 05-10-13
 1420 Reliez Valley Road, \$2,950,000, 6 Bdrms, 4207 SqFt, 2013 YrBlt, 5-14-15
 1858 Reliez Valley Road, \$1,133,000, 4 Bdrms, 1906 SqFt, 1967 YrBlt, 5-20-15;
 Previous Sale: \$285,000, 03-30-89
 3065 Rohrer Drive, \$1,400,000, 4 Bdrms, 2362 SqFt, 1968 YrBlt, 5-12-15
 3394 Springhill Road, \$1,980,000, 4 Bdrms, 3095 SqFt, 1954 YrBlt, 5-8-15;
 Previous Sale: \$1,742,000, 07-14-06
 977 Stow Lane, \$1,695,000, 5 Bdrms, 1822 SqFt, 1935 YrBlt, 5-21-15;
 Previous Sale: \$1,700,000, 05-02-06
 3171 Surmont Drive, \$1,167,000, 3 Bdrms, 2173 SqFt, 1961 YrBlt, 5-8-15;
 Previous Sale: \$1,000,000, 06-16-05
 3338 Vaughn Road, \$1,415,000, 4 Bdrms, 2409 SqFt, 1947 YrBlt, 5-19-15;
 Previous Sale: \$1,399,000, 04-17-07
 6 Wellesley Drive, \$3,600,000, 4 Bdrms, 6203 SqFt, 1996 YrBlt, 5-14-15;
 Previous Sale: \$291,000, 11-15-94

MORAGA

- 1982 Ascot Drive #B, \$429,000, 2 Bdrms, 1233 SqFt, 1970 YrBlt, 5-12-15;
 Previous Sale: \$510,000, 05-03-05
 769 Augusta Drive, \$1,300,000, 3 Bdrms, 2472 SqFt, 1974 YrBlt, 5-14-15;
 Previous Sale: \$1,275,000, 08-15-08
 9 Crockett Drive, \$1,675,000, 4 Bdrms, 3292 SqFt, 1988 YrBlt, 5-12-15;
 Previous Sale: \$535,000, 05-06-88
 9 Irvine Drive, \$1,625,000, 4 Bdrms, 3204 SqFt, 1986 YrBlt, 5-14-15;
 Previous Sale: \$1,260,000, 11-23-10
 20 Ross Drive, \$1,050,000, 3 Bdrms, 1450 SqFt, 1959 YrBlt, 5-20-15;
 Previous Sale: \$830,000, 05-07-07

... continued on page D11



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Hunsaker Canyon

... continued from page D1



Four-legged residents of Hunsaker Canyon

Photo Cathy Dausman

Schneider says Hunsaker Canyon was developed along Grizzly Creek from part of the Rancho Laguna de Los Palos Colorados land grant. The Hunsaker family lived there 20 or 30 years, said Lafayette Historical Society's Laura Torkelson, adding the family produced two county sheriffs. The Hunsakers moved out when Horace Carpentier took over the Moraga land grant in the 1870s and eventually moved to Oregon, Torkelson said.

Author Joyce Maynard and her husband, Jim, "fell in love with Hunsaker Canyon and the little community here just a year ago." Maynard spent her "young years" in New Hampshire. "I'd seen pictures online of a house for sale in the canyon, and the place was so unlike anything I'd seen anyplace else that I knew I wanted to see it that same day. We jumped on his motorcycle, and off we flew, and when we pulled around the last bend in the road and saw the place, I knew I was home," she said.

For Maynard, Hunsaker is "quiet, utterly peaceful, and surrounded by nature. When I step outside at night, I can see the stars, and all night long we hear owls calling to each other."

Kim and Fred Curiel felt they got the best of both worlds when they moved from Hayward in 1998 and built their dream house of straw in Hunsaker Canyon. "He wanted to live in the country and I wanted to live within 15 minutes of a hospital and school. Hunsaker met all of our requirements. It's amazing to wake up surrounded by the absolute beauty of the oak woodlands, walk to work at Burton Valley Elementary School (she is the gardening teacher), and in the evening we can be in downtown Berkeley in less than half an hour," Curiel said.

... continued on page D6

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Hunsaker Canyon

... continued from page D4

Erin Partridge grew up in Hunsaker, moved away, and then came “home.” As a child, the art therapist was a member of what she called the Canyon Kids Club.

“Living here has been such a gift,” Partridge said. “We explored the hillsides looking for fossils, wildlife tracks, and wildflowers. I know it has shaped me both personally and professionally; living in this beautiful place with such a great group of people has taught resilience, collaboration, and the importance of community.”

With their Hunsaker Canyon acreage, Diana and Norm Paulson have cultivated a sunny garden nearly the size of a city lot. The certified composter and his wife grow an abundance of fruits and vegetables, including rhubarb, peppers, cane berries, zucchini and cucumbers across the road from their house. (Read the story about their composting efforts in the Lamorinda Weekly archives at <http://www.lamorindaweekly.com/archive/issue0807/Lamorinda-Home-Composting-A-Diverse-and-Growing-Practice.html>.) The Paulsons incorporated a portion of an original Hunsaker wall within the terraced garden.

Attorney and resident Joan Fife said life in Hunsaker Canyon provides unheard of opportunities and mixes the best of both worlds. “The space makes it a great spot for pursuit of passions and interests,” she said, including big dog walking, keeping roosters, bird and weather watching, and the Frisbee golf her sons play. Yet Hunsaker Canyon residents are a scant 15 minutes from fine dining, the best shopping and BART.

Hunsaker properties “weave in and out of Lafayette city limits following the path of Grizzly Creek,” said Schneider, who estimates 90 percent of canyon properties fall within the incorporated area. Residents maintain the length of their two-mile-long privately-owned single lane road and rush to repair it after a washout or downed tree.

Single lane access does come with at least one concern. Schneider says her Hunsaker neighbors “are wary of grass fires and have a phone tree set up to contact each other in an emergency. Additionally, many upper canyon properties keep extra water tanks [filled] for use in emergencies.

“We know since there is only one road, once the fire trucks come in, no one is driving out,” she said, adding her family works to keep the natural vegetation trimmed away from their house. But for Schneider, it’s worth it. “It is actually an awesome place to live.”



With a hillside elevation and sweeping views, Karen Schneider's Hunsaker Canyon home is the perfect spot for a telescope.
Photos Cathy Dausman



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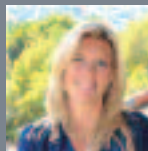
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Blackhawk ~ Gorgeous updated newer home at Blackhawk CC. 6 bdrm 5.5 bath, 6300 sq. ft., lg kitchen open to the fmly rm w/sliders to pool, hrdwd flrs as well as travertine marble. Lg master suite w/huge walk-in closet w/all built-n's. **\$3,299,000**

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Stylish Solutions

Summer Entertaining

When your party colors don't match your home décor

By Ann McDonald



Using napkin rings is a great way to hide any fabric size imperfections. Photos courtesy Couture Chateau LLC

We've all been here: The weather clears, the summer sun works its wonders and it's time for a party! Visions of the perfect linen shift, coordinating sandals and jewelry, gorgeous table tops, matching flowers, a signature drink, invitations, friends enjoying a summer get together ... you can see the entire event in your head.

You even pick out a theme and color palate. Not too kitsch, just jaunty enough to serve as an outlet for your creative juices.

Then it hits: The realization that your 'Ideal Summer Party' will clash like the titans with your year-round décor.

The funeral dirge plays in your head. You wonder do I have time to redecorate the entire house before the party? No, you don't. However, the following are some

of our insider tips to make it all work.

1) Buy a 30-yard "half bolt" of fabric. Choose a neutral fabric in linen or cotton that works with your year-round décor. I always keep the following on hand: beige linen, white linen, beige boucle, white boucle, sage green velvet and white velvet. Yes, I like to entertain!

2) Arm yourself with the best quality pinking shears you can afford and hide them from your family. Gingher, KIA and Fiskers are the brands I use. Test-drive different brands. We all have our favorites and, yes, I do hide them.

You can now buy fabric shears in more than the traditional zigzag, but I like the zigzag for this particular DIY because you will want a slightly frayed edge to work with.

3) Find a large flat surface and start cutting out nap-

kins and table runners. I use my dining table or the floor in my studio. Mark with a straight edge that is long enough to cover the entire width. I like using a level I picked up at Home Depot because it keeps my lines straight. I overlay a long flat-edge ruler as well.

Bolts of upholstery weight fabric are typically 48 to 54 inches wide. That means you can get two napkins across at 25 square. I typically opt for only two across, since the better, more natural fabric, when washed, will have a lot of shrinkage and thread pulling from the zigzag-cut edge, which you want.

Do the same for cocktail napkins and table runners or place mats.

4) Wash them. Yes, I said take your beautiful upholstery weight fabric and wash it. When upholstery fabric is shipped, it contains protective sealers to ward off bugs and if it's rated for commercial application, there will be additional fire retardant, even with the most eco-friendly brands. We always wash fabrics twice before using in applications like this, especially if we are making custom linens to be used near food.

... continued on page D12



Threads will work their way out of fabric as you wash it, which is good.



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Lamorinda Home Sales recorded

...continued from Page D2

ORINDA

40 Crestview Drive, \$1,110,000, 4 Bdrms, 1907 SqFt, 1956 YrBlt, 5-12-15

28 Kellie Ann Court, \$1,420,000, 4 Bdrms, 2774 SqFt, 1978 YrBlt, 5-13-15

31 La Cuesta Road, \$1,000,000, 4 Bdrms, 1903 SqFt, 1936 YrBlt, 5-8-15;

Previous Sale: \$900,000, 05-13-08

44 Lost Valley Drive, \$1,075,000, 5 Bdrms, 1671 SqFt, 1950 YrBlt, 5-19-15

102 Meadow View Road, \$2,100,000, 4 Bdrms, 2847 SqFt, 1990 YrBlt, 5-8-15;

Previous Sale: \$329,500, 09-01-89

20 Owl Hill Road, \$275,000, 2 Bdrms, 1485 SqFt, 1948 YrBlt, 5-19-15

27 Valencia Road, \$1,031,000, 3 Bdrms, 1479 SqFt, 1955 YrBlt, 5-19-15;

Previous Sale: \$202,500, 05-02-86

62 Van Tassel Lane, \$1,279,000, 5 Bdrms, 3422 SqFt, 1960 YrBlt, 5-19-15;

Previous Sale: \$562,500, 09-05-97

28 Via Farallon, \$2,250,000, 5 Bdrms, 4160 SqFt, 1948 YrBlt, 5-20-15;

Previous Sale: \$1,800,000, 04-09-13

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180 Ivy Drive, Orinda



Adorable 1289 square foot Ivy Drive ranch style home on gorgeous flat wooded .39 acre lot. Great floor plan with 3 br/2ba, beautiful remodeled kitchen, hardwood floors, & updated baths. Amazing outdoor living spaces.

Offered at \$895,000

137 Westchester St., Moraga



Beautiful Moraga Country Club townhome in premium location. 4 br/3.5 baths, 2291 square feet with landscaped courtyard & large back deck. Spacious living areas, formal dining room, newly remodeled gourmet kitchen.

Offered at \$875,000



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*Stylish Solutions***Summer Entertaining**

... continued from page D10



This napkin set was made out of designer fabric and napkin rings from the Gift Show in North Carolina.

You will also want to add softener if fabric is particularly stiff. If the fabric is still stiff after washing, add a softener to the dryer. By placing the fabric cuts in the dryer for a bit, the threads will work their way out – a good thing! Remove when slightly damp and press flat with your hands. Remove the gaggle of threads (don't panic) and let dry. Start over again by trimming any odd sides where a mass of thread may have pulled away during the wash and dry cycle, wash again and dry them again until damp. Flatten with hands to dry.

These napkins and runners will be ready to use as is. No sewing. One of the keys when setting your table is to use napkin rings. They will conceal any odd sizing issues and the fact that you aren't ironing this time.

We also use this method for chair bows, napkin ties, table bows and container covers in coordinating fabrics. For large-scale container covers, you will need "60-yard piece goods" (an industry term for wholesale fabric bolts).

What is accomplished? You have just neutralized your year-round décor. By dampening the visual of your normal décor with weighty upholstery neutrals (nubby linens, velvets, boucle) you make room for a visual line of focus – straight through to your theme.

When you enter your space, your eyes need places to focus and rest. If they are resting and registering on the weighty neutral, your party theme colors can pop.

5) Bring your theme color in. Match flowers, candles and your drinks (I've shared this tip before but it is one of my all-time favorites), and stage and set out on top of your coordinating neutrals. Remember to dress your beverage carts or counters where your signature drinks will start with the same neutral.

Your theme or color is concentrated on pieces that leave once the party is over and you now have a neutral set of linens for a fraction of the cost of buying retail (unless, of course, you opt for expensive fabric, which I have been known to do).



Tools for this project include a level, pinking shears and a ruler.

Let me know how it goes! And if you don't want to do DIY, give us a call. Our fabulous workrooms have made some gorgeous linen sets for clients including dust covers for tablecloths and custom boxes for napkins.

Share this with a friend planning a party and have a beautiful summer, stylish suburbanite.

Make sure you check out the blog and sign up for an invite to our Summer Inventory Clearance Sale at <http://couturechateau.com/designer-clearance/>.

Blessings!



Ann McDonald, IIDA, NAPO, is the Founder/CEO of Couture Chateau, a luxury interior design firm in Orinda. For a complete blog post including other design ideas, visit www.couturechateau.com/blog.

Cynthia Brian's Gardening Guide for July

By Cynthia Brian

"To me every hour of the light and dark is a miracle. Every cubic inch of space is a miracle." ~ Walt Whitman



Set a pretty Fourth of July table with red, white and blue flowers from your garden.

Photo Cynthia Brian

Yeah! It's summer. Time for vacations, swim meets, barbecues, swinging in hammocks, and ... conserving water resources. Our weather patterns have certainly been weird. My car thermostat registered 107 degrees on a Monday in June and two days later I was gathering buckets to catch the downpour. The 13 hours of welcome rain was not enough to quench the thirst of our landscapes. Brown may be the new green, but I prefer to call our gardens California gold. My lawn crunches when I walk on it and the only green is the slowly spreading, striking clover with its tiny pink flowers. Yet, have hope, because as long as we maintain vigilante, come winter, lawns and gardens will revitalize.

Is your garden sunny or shady? When evaluating what to plant where, remem-

ber that an area is considered sunny when it gets at least six hours of direct sunlight daily. When an area receives four to five hours of sunshine, it is considered only partly sunny. A shade garden is an area that receives less than three hours a day of sunshine.

This week I received a few new releases of hibiscus from JBerry Nursery (www.jberrynursery.com). These stunning specimens are called Patio Party with colors that are bursting with flair and frivolity. Although they are advertised as being deer resistant, as soon as I planted mine, our sweet deer devoured the flowers and leaves.

I made wire cages to protect the plants and am now considering installing a deer fence. As much as I enjoy observing these munching marauders, with our severe drought, they are hungrier than usual and are eating plants that they'd normally avoid.

Did you read the recent insert of your East Bay Municipal Utility District water bill? With our busy schedules most people toss the extras but this issue of Pipeline discussed the critical water shortage and the mandatory outdoor watering rules. Because these new regulations affect all landscapes, I am including the rules now in effect with a few of my personal recommendations.

1. Strict limits on frequency of watering: no more than two non-consecutive days per week with no runoff. I recommend choosing a Monday and Thursday or Tuesday and Friday or Wednesday and Saturday to water. Sundays are a day to rest.
 2. Strict limits on times: only before 9 a. m. or after 6 p.m. Depending on how long your watering schedule takes, I recommend watering lawns in the mornings beginning anytime after 6 a.m. By doing this, you give your grass time to absorb the moisture and enjoy the sun. When you water your lawn in the evening, you may be inviting lawn moths as the grass doesn't have enough time to dry. For your flowerbeds, evening is a better time to water as the moisture has 12 to 15 hours to saturate and quench the earth.
 3. No watering allowed within 48 hours of measurable rainfall.
 4. No watering of ornamental turf on public street medians allowed.
 5. No washing of driveways and sidewalks, except as needed for health and safety. I recommend that you use a broom to sweep or a blower to keep driveways and sidewalks clean.
 6. Use only hoses with shutoff nozzles to wash vehicles. If you have an area of grass or lawn that is accessible to your vehicle, drive on the lawn and wash your car, using biodegradable soap. Your car gets clean and your lawn gets a drink.
 7. Turn off fountains or decorative water features unless the water is re-circulated. Remember if you have uncirculated standing water, you are inviting mosquito larvae to hatch. Buy Dunks or add a bit of bleach to keep the water mosquito-free.
- Conservation is essential and EBMUD will be adopting excessive use ordinances that will penalize households. We may not be able to keep our landscapes beautiful, but we can keep our gardens alive. Just remember they aren't brown, they are California golden.

Cynthia Brian's Gardening Guide for July



A filtered pond doesn't breed mosquitoes and adds a relaxing water feature to a natural setting.

- CUT old or overgrown elderberry trees down to the ground. The stump will re-sprout providing better flower and fruit production.
- GROW a pollinator garden in a pot with nectar and pollen-rich snapdragons, coneflowers, coreopsis, zinnias, thyme, sage, salvias, and sedums.
- PLANT tall perennials together as support beams for one another. Make sure to read the tags for spacing details. Don't overcrowd.
- CELEBRATE the Fourth of July with a picnic table set with red, white and blue flowers from your garden. Red roses, dahlias, or alstroemeria, blue agapantha, white gardenia or begonia will be surefire winners.
- CHECK for sources of mosquito breeding. Mosquitoes won't breed in swimming pools as long as the pool is filtered and chlorinated.
- REPEL pests and attract beneficial birds and insects by planting aromatic herbs such as basil, rosemary, thyme, or sage.
- REDUCE weeds by mulching with grass clippings, leaves, and other organics. Sweep or blow all of your leaves onto your lawn before mowing. Use a bag on the mower and pour all of the contents into the compost pile.
- WATCH the frolicking of the birds in your garden, specifically the California quail. Both the father and the mother tend to their covey of babies.
- BLAST aphids with a strong spray from the hose on any plants that have been invaded. If you see ants on your plants, they are protecting the aphids. Get rid of the ants and you'll also get rid of the aphids.
- SPRAY yourself with a bug repellent containing DEET for outdoor festivities when biting insects are present.
- BRING miracles into your life by savoring the long days of summer.

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The new release of Patio Party hibiscus will brighten any garden.



This dahlia is the perfect bloom for fireworks day.



Cynthia Brian in the hydrangea plot.

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6 Estates Court Incredible New Construction Rental to be completed & ready for occ. 9/1/15. Charming traditional "Farmhouse" 4064 sqft. 5 bed/4.5 bath. 3 car gar. on .67 ac lot w/ lovely level yard.

\$8,500/month

ORINDA



New Listing

3 Beaconsfield Court Single level home with 4 bds + poss. 5th bd/ den. Spacious living areas, lg kitchen, lovely grdns w/raised veg. beds, views & spa. Desirable Ivy Dr. nghbrhd close to 12yrs of Orinda schools.

\$1,225,000

ORINDA



New Listing

20 Austin Court Beautiful 2 story, 2529 sf home situated on cul de sac on private 1.45 ac. lot w/pool, spa & extensive patios, master retreat, ofc, gourmet kitchen spacious living rm & formal dining room.

\$1,350,000

ORINDA



New Listing

2 Cedar Lane Private setting, Inviting Pool, Expanded Master Suite + 3 bedrooms, 2.5 baths, playroom/art studio & detached workshop. Lots of outdoor living space.

\$1,350,000

ORINDA



New Listing

50 Don Gabriel Way South Orinda home features open floor plan w/custom cabinetry, hardwd flrs, updated kitchen. Patio & outdoor dining area, large terraced upslope backyard perfect for relaxation.

\$1,350,000

ORINDA



New Listing

11 Estates Drive Amazing 3252sf 4+bd/4ba Berkeley style home surrounded by redwds. Sunny pool, views. Vaulted ceilings, hdwd flrs, gourmet kitchen/ family rm. Sought-after Glorietta neighborhood.

\$1,379,000

ORINDA



New Listing

49 Overhill Road Situated in sought-after Glorietta nghbrhd, substantially updated 4bd/4ba 4970sf home w/amazing views & .78ac lot. Close to downtown but with the feel of being in the country!

\$1,575,000

MORAGA



New Listing

74 Van Tassel Lane Custom Single Story Contemporary w/open floor plan perfect for families/ entertaining built in 2006 in The Heart of Sleepy Hollow. Apx. 4000sf, 4bed+office, 3.5bath on .48ac.

\$2,895,000

LAFAYETTE



New Listing

219 Scofield Drive Expanded & updated rancher w/space inside & out! 5 bed/3.5 bath, granite/stainless kitchen, cathedral ceilings, hardwood flrs, master suite. Level lawn/play space & top schools!

\$1,399,000

LAFAYETTE



New Listing

1152 Brown Avenue Privacy, seclusion & magnificent views of Mt. Diablo & Lafayette Reservoir. Built by architect William Wood, 5 bed, 5762 sf estate, wraparound terraces w/ eastern & western views.

\$2,495,000

LAFAYETTE



New Listing

4038 Happy Valley Road Premium Happy Valley loc, 2+ac gated estate. Stylish 3bd + 2 Offices, soaring ceilings, walls of glass, spectacular views from every room. Beautiful updates, Resort pool/spa, great schools.

\$2,495,000

LAFAYETTE



New Listing

3921 Happy Vally Road Fabulous gated estate in coveted Happy Valley. Custom home w/beaut. Indsep, pool w/waterfall & patios. Views! Hdwd & marble flrs. Cherry cbnts. Chef's Kit/ FR. Au pair set-up. Walk to HV School.

\$2,595,000

LAFAYETTE



New Listing

1155 Camino Vallecito Happy Valley masterpiece by architect Joseph Esherick. Exquisite sophisticated style, high ceilings, French drs, walls of glass. Priv. 2 ac w/views, guest quarters, beautiful grounds, pool.

\$4,150,000

LAFAYETTE



New Listing

1632 San Miguel Drive Truly "One of a Kind" Fabulous 2262 sf Single level condo at San Miguel Terraces. Large eat-in Kitchen, huge formal dining, 3bed/2.5bath + 2 balconies & 3 parking spaces. Pool/Spa.

\$850,000

PLEASANT HILL



New Listing

31 Grandview Place Updated & light-filled home near Parkmead School. 4 Bedrooms, 3 Bathrooms, Hardwood floors. Plenty of outdoor/indoor living space with spectacular views.

\$1,095,000

WALNUT CREEK



New Listing

172 Rudgear Drive Amazing priv. setting in desirable South W.C. w/spectacular views of Mt Diablo & Shell Ridge. Open Kit/Fam rm combo, Liv rm w/vaulted ceilings, formal dining & Bonus 2nd family room!

\$1,495,000



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