

#### 15 Hilldale Court, Orinda

This home's open floor plan is functional and thoughtful with abundant natural light, gorgeous garden views, vaulted ceilings, arched doorways, curved walls and welcoming verandas. 5 Bedrooms, 4.5 Bathrooms, 5,270± sq. ft. on 1.53± acres with lawns, numerous patio spaces, an outdoor kitchen, a swimming pool and spa, a full-size tennis court and a Merlot vineyard. Secluded yet just minutes to 12 years of excellent Orinda schools!



#### Offered at \$2,795,000 • 15HilldaleCourt.com

#### Paul & Virginia Ratto

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## **New Years Resolution #3**

# Get your finances in shape... to buy in 2016.

Let us help you get organized to make a purchase this year and to develop a search strategy to meet your needs.

We will handle the details.



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# Coming Soon! 31 Crestview Drive, Orinda







Beautiful turnkey renovation with abundant natural light, views & level yard featuring 5 bdrms, plus office, 3 full baths & 2 half baths, in 3,275 sq. ft. on a .49 acre. Stunning hardwood floors, Marvin windows & spacious living areas with great indoor/ outdoor flow. Mature drought tolerant landscaping, inviting brick patio & plenty of off street parking. Attention to detail finishes throughout. Move in & enjoy. Close to 12 yrs of Orinda's top rated schools. Call Margaret for further information.

Offered at \$1,795,000

Village Associates ~ Homes are usually a Bay Area residents largest assets or investments. Working with Village means working with a well-recognized and respected Brokerage, experienced, knowledgeable and tied to this real estate market. For over 15 years, Village has been the leader in market share for a reason. "Our Strength is in our Agents."



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