

Lamorinda

OUR HOMES

Lamorinda Weekly

Volume 16

Issue 13

Wednesday, August 17, 2022



Handyman Jim Hurley moving home theater read on Page D4

Digging Deep with Goddess Gardener, Cynthia Brian

Plants, pets, and poisons



Colorful African daisies.

Photos Cynthia Brian

By Cynthia Brian

“Flowers have an expression of countenance as much as men or animals. Some seem to smile, some have a sad expression, some are pensive and diffident, others again are plain, honest, and upright.” ~ Henry Ward Beecher

And may I add ... some are very poisonous!

Since I was a child growing up on a farm, I have adopted and raised every type of creature, both domesticated and wild. Dogs, cats, rabbits, squirrels, chickens, ducks, geese, cows, horses, sheep, ponies, deer, birds, pigs, goats and more roamed our barnyards. My family never allowed indoor pets, yet many of our animal friends followed us around our expansive gardens as we did our chores, sometimes nibbling on roses or gnawing on low voltage wires, but never getting sick. It seemed that our animals had an innate knowledge of what plant was poisonous and they stayed clear of the oleander, digitalis, hemlock, and hundreds of other



Blue plumbago is eye-catching and safe for pets in the garden.

toxic specimens.

Recently I was hired by a lovely client to provide a colorful garden design for the family’s backyard. The caveat to the project was that their sweet puppy ate anything growing. While we walked around the yard, the pooch did indeed sample everything. When I submitted my suggested planting list, I was confident that my choices would be fine with a plant-eating pet.

I was wrong. Several of my choices could have caused health issues depending on the amount consumed, potential allergies, or other matters.

In general, plants that are considered toxic or poisonous to people are poisonous to most animals. For example, although humans enjoy many types of mushrooms, there are numerous lethal mushrooms when ingested. If your pet nibbles on a mushroom in the wild, it must be treated as toxic. There have been instances where a plant that is safe for humans has been poisonous to an animal. ... continued on Page D13

VLATKA BATHGATE

IF I HAD A BUYER FOR YOUR HOME WOULD YOU SELL IT?

Call me at 925 597 1573

Vlatka@BestLamorindaHomes.com

CalBRE#01390784



VLATKA GETS RESULTS ALL OVER THE EAST BAY

COMING SOON 39 BARBARA RD, ORINDA



Offered at \$1,199,000 www.39BarbaraRd.com

FOR SALE 160 MORAGA WAY. ORINDA



Offered at \$1,275,000 www.160MoragaWay.com

FOR SALE 32 LOMA VISTA DR, ORINDA



Offered at \$2,595,000 www.32LomaVistaDr.com

FOR SALE 11 HALL DR, ORINDA



Offered at \$2,950,000 www.11HallDr.com

VLATKA CAN HELP YOU WITH BUYING OR SELLING YOUR HOME.
WWW.BESTLAMORINDAHOMES.COM

©2022 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. CalBRE License # 01908304

Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	24	\$1,250,000	\$3,925,000
MORAGA	19	\$490,000	\$2,880,000
ORINDA	24	\$1,599,000	\$4,000,000

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

- 1140 Bacon Way, \$1,700,000, 4 Bdrms, 1640 SqFt, 1954 YrBl, 06-24-22,
Previous Sale: \$1,040,000, 08-22-16
- 3568 Brook Street, \$1,650,000, 2 Bdrms, 1314 SqFt, 1939 YrBl, 06-30-22,
Previous Sale: \$775,000, 02-03-06
- 1211 El Curtola Boulevard, \$1,400,000, 3 Bdrms, 1725 SqFt,
1950 YrBl, 06-15-22
- 17 Ewart Dlx, \$1,595,000, 3 Bdrms, 1565 SqFt, 1958 YrBl, 06-16-22,
Previous Sale: \$900,000, 04-26-05
- 4 Foothill Park Terrace, \$2,140,000, 4 Bdrms, 2336 SqFt, 1958 YrBl, 06-13-22
- 3812 Happy Valley Road #E, \$3,925,000, 2 Bdrms, 4111 SqFt,
1948 YrBl, 06-13-22
- 3153 Indian Way, \$2,610,000, 4 Bdrms, 2457 SqFt, 1959 YrBl, 07-07-22,
Previous Sale: \$1,012,000, 04-01-04
- 10 Kelly Ann Court, \$2,100,000, 4 Bdrms, 1884 SqFt, 1977 YrBl, 06-16-22,
Previous Sale: \$930,000, 11-07-16
- 717 Los Palos Drive, \$2,540,000, 3 Bdrms, 2185 SqFt, 1946 YrBl, 06-20-22
- 3301 Mildred Lane, \$1,930,000, 4 Bdrms, 1951 SqFt, 1951 YrBl, 07-07-22,
Previous Sale: \$720,000, 03-28-03
- 3474 Monroe Avenue, \$1,508,000, 2 Bdrms, 1158 SqFt, 1941 YrBl, 06-17-22
- 1062 Oak Hill Road, \$1,250,000, 3 Bdrms, 1137 SqFt, 1959 YrBl, 06-28-22,
Previous Sale: \$1,500,000, 03-29-22
- 2602 Pebble Beach Loop, \$1,475,000, 4 Bdrms, 1610 SqFt, 1963 YrBl, 06-14-22,
Previous Sale: \$981,000, 07-19-21
- 3215 Rohrer Drive, \$2,525,000, 4 Bdrms, 2688 SqFt, 1952 YrBl, 06-28-22,
Previous Sale: \$1,675,000, 06-25-19
- 1261 Rose Lane, \$5,675,000, 5 Bdrms, 4945 SqFt, 1999 YrBl, 07-01-22,
Previous Sale: \$3,750,000, 08-24-21
- 878 Santa Maria Way, \$3,325,000, 4 Bdrms, 3012 SqFt, 1961 YrBl, 06-29-22
- 361 Shire Oaks Court, \$2,100,000, 4 Bdrms, 2064 SqFt, 1964 YrBl, 06-28-22
- 3560 Silver Springs Road, \$3,600,000, 4 Bdrms, 3482 SqFt, 1956 YrBl, 07-01-22,
Previous Sale: \$2,370,000, 11-13-12
- 3318 Stage Coach Drive, \$3,010,000, 4 Bdrms, 3384 SqFt, 1983 YrBl, 06-13-22,
Previous Sale: \$2,075,000, 02-05-19
- 1211 Sunset Loop, \$1,588,000, 4 Bdrms, 1652 SqFt, 1949 YrBl, 06-14-22,
Previous Sale: \$127,000, 10-01-86
- 27 Toledo Drive, \$3,150,000, 5 Bdrms, 3616 SqFt, 1979 YrBl, 06-17-22
- 3320 Walnut Lane, \$1,250,000, 4 Bdrms, 1535 SqFt, 1950 YrBl, 06-29-22
- 3589 Walnut Street #D, \$1,375,000, 2 Bdrms, 1506 SqFt, 1979 YrBl, 07-08-22,
Previous Sale: \$853,000, 05-23-19
- 1006 Woodbury Road #201, \$2,555,000, 3 Bdrms, 2468 SqFt,
2015 YrBl, 06-29-22

... continued on Page D12

DUDUM REAL ESTATE GROUP



WWW.DUDUM.COM

ADAM HAMALIAN



925.708.5630
DRE# 01917597

CAROLYN WAY



925.890.4115
DRE# 00947460

JANE & DAVE SMITH



925.998.1914
DRE# 01476506/02105225

JOY WIEHN



415.377.1884
DRE# 02047712

KAAREN BRICKMAN



925.351.5049
DRE# 01932119

LAUREN DEAL
HURLBUT TEAM



925.876.4671
DRE#02060294



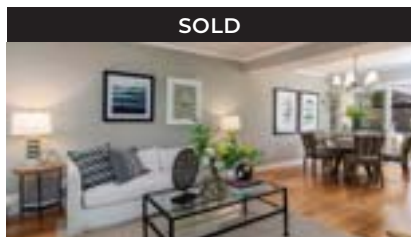
1620 RUSSELL STREET, BERKELEY
OFFERED AT \$999,000
RUTH EDDY | 925.788.5449



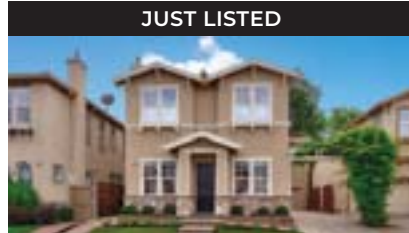
107 MORAGA WAY, ORINDA
OFFERED AT \$1,489,000
BRYAN HURLBUT | 925.383.5500



178 LUDELL DRIVE, WALNUT CREEK
OFFERED AT \$1,049,000
DON & PAMELA COLOMBANA 925.878.8047



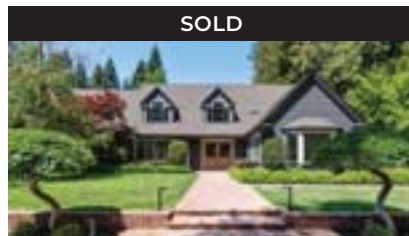
437 WESTCLIFF CIRCLE, WALNUT CREEK
SOLD FOR \$765,000
L. LEGLER & C. HATA | 925.286.1244



535 GABRIEL COURT, WALNUT CREEK
OFFERED AT \$1,698,000
DON & PAMELA COLOMBANA 925.878.8047



1321 JUANITA DRIVE, LAFAYETTE
OFFERED AT \$1,425,000
CAROLYN WAY | 925.890.4115



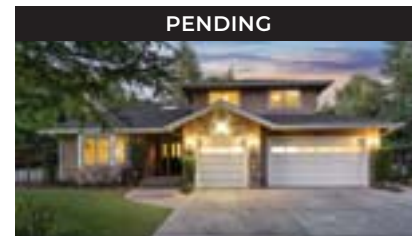
1259 REDWOOD LANE, LAFAYETTE
SOLD FOR \$8,810,000
J. DEL SANTO/K. WOOD | 925.381.7172



3918 LOS ARABIS DRIVE, LAFAYETTE
SOLD FOR \$2,621,000
TINA FRECHMAN | 925.351.5049



3350 S. LUCILLE LANE, LAFAYETTE
OFFERED AT \$1,499,000
SMITH HOMES TEAM | 925.998.1914



1886 CHAPARRO COURT, WALNUT CREEK
OFFERED AT \$2,099,000
BRYAN HURLBUT | 925.383.5500



17 BATES BOULEVARD, ORINDA
SOLD FOR \$2,600,000
MATT MCLEOD | 925.464.6500



3270 JUDITH LANE, LAFAYETTE
SOLD FOR \$1,710,000
C. HATA & L. LEGLER | 510.912.5882

BRYAN HURLBUT



925.383.5500
DRE# 01347508

CHERYL HATA



510.912.5882
DRE# 013859346

JILL BALAZS



925.804.0200
DRE# 02038791

JULIE DEL SANTO
BROKER/OWNER



925.818.5500
DRE# 01290985

KELLY WOOD



925.381.7172
DRE# 01931711

LISA TICHENOR



925.285.1093
DRE# 01478540

LORI LEGLER



925.286.1244
DRE# 00805732

MATT MCLEOD



925.464.6500
DRE# 01310057

PAMELA & DON
COLOMBANA



925.878.8047
DRE# 01979180/01979181

RUTH EDDY



925.788.5449
DRE# 01313819

SHELLEY RUHMAN



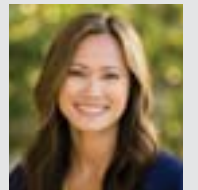
510.506.1351
DRE#01180260

SHERRY HUTCHENS



925.212.7617
DRE# 01320608

TINA FRECHMAN



925.915.0851
DRE# 01970768



What to do when it's moving day for your home theater



Photo bigstock images

By Jim Hurley

Let's face it, your modern home doesn't have just a TV anymore. You have a home entertainment center with game boxes, sound systems, and video players attached in a crazy quilt of cables going everywhere. Typically this has been set up over time as components are added by various installers, including your teenagers, and you have no idea what goes where or how it works. That's OK until the day comes to move. How to get this mess from the old home to your new home? Especially when the teenagers have moved out?

I recently tackled this problem for a client and had success by borrowing a concept from my buddy Sven at IKEA.

Grab your roll of masking tape and a marking pen and label each line before you unplug anything. I used a letter/number system. Assign a letter to the component and print it on a piece of tape, stick the tape on the component. Start at the back of your TV. Label the TV "A"

and each cord with a number, A1, A2, A3 etcetera. Also label the back of the TV where each of those cords are connected with the corresponding letter/number. (Or take a picture of where they are connected, or both in case a label gets lost in transit.) Now you're ready to disconnect the cords and take the TV off the wall.

Next you want to label all the components in the console where they are hiding. It's probably pretty dark inside there, so get some extra light to make your job easier. Has the housekeeper possibly neglected to dust in there? You might want a cleaning rag to wipe things down as you go.

Pick a box, any box, and assign a letter. "B" is good unless you used that for the sound bar under the TV. I got creative and used X for the X box and W for the Wii. Anyway, label the component with a letter and label each cord coming off it with a letter/number combination. Then label the points where each cord is inserted or take a photo. Label the power cords as well; it will be helpful when you reconnect later. Then unplug those cords and move to the next component.

Eventually, I had all the components and cords out of the cabinet and off the wall and boxed for the move. I know this sounds tedious, but it only took an hour and saved a lot of time and trouble later.

When things arrive at the new house, it is time for assembling the mess. First mount the TV (and sound bar if included) in their new location. Then unbox all the components and wires and sort them out by letter. Start at the TV again and then plug in one component at a time. Connecting letter to letter and number to number should go easily. Refer back to your pictures when in doubt. It might be a really good time to smooth out the cords and maybe even use zip ties to bundle things together for a clean look and more stability when the housekeeper starts dusting more frequently down there.

Hopefully, nothing got lost in transit and everything works on the first try when you turn it on. Hopefully too, your internet service provider has been able to get you connected to the outside world of digital information and entertainment. If something is not working, call a teenager. They seem to intuitively know how this stuff should be connected and which remote control to use.

Jim Hurley is an independent handyman with over 25 years of experience in residential repairs. Hopefully this free advice is helpful to someone attempting Do-It-Yourself home repairs. The information presented is intended for informational purposes and for use by persons having appropriate technical skill, at their own discretion and risk.



Recent sales

Represented Sellers:

48 Rheem Blvd, Orinda \$3,000,000
 519 Miner Road, Orinda \$8,000,000
 10 El Sueno, Orinda \$3,707,000
 63 La Cuesta, Orinda \$2,900,000
 3423 Freeman Road, Walnut Creek \$1,450,000
 65 Hillcrest Drive, Orinda \$2,200,000
 21 El Patio, Orinda \$3,950,000
 20 Tia Place, Moraga \$1,751,000
 17 Camino Don Miguel, Orinda \$2,450,000
 18 Woodside Glen Court, Oakland \$1,755,000
 653 Miner Road, Orinda \$2,500,000
 102 Meadowview Road, Orinda \$3,108,000
 71 Camino Don Miguel, Orinda \$1,970,000
 11 Las Palomas, Orinda \$1,800,000
 35 Candle Terrace, Orinda \$4,425,000
 116 Scenic Drive, Orinda \$2,500,000
 22 Camino Sobrante, Orinda \$2,000,000
 25 Marston Road, Orinda \$1,881,000
 12 Los Arboles, Orinda \$2,050,000
 15 Ichabod Lane, Orinda \$2,900,000
 2397 Warren Road, Walnut Creek \$2,400,700
 270 Camino Sobrante, Orinda PENDING

Represented Buyers:

78 Greenfield Drive, Moraga \$1,435,000
 754 Augusta Drive, Moraga \$1,515,000
 63 La Cuesta, Orinda \$2,900,001
 17 Camino Don Miguel \$2,450,001
 146 Camino Sobrante, Orinda \$2,750,000
 52 Evergreen, Orinda \$2,200,000
 46 El Gavilan, Orinda \$1,825,000
 825 Hidden Pond Court, Lafayette \$1,800,000
 600 Tahos Road, Orinda \$3,980,000
 362 Camino Sobrante, Orinda \$5,700,000
 46 El Gavilan, Orinda \$1,825,000
 243 El Toyonal, Orinda \$1,600,000
 12 Los Arboles, Orinda \$2,050,000
 57 Bobolink Rd, Orinda \$1,975,000

LAMORINDA

My home, my focus, my passion

I have a proven track record of success and
 I look forward to hearing from you!

Amy Rose Smith
 Partner, Village Associates
 925.212.3897
 amy@amyrosesmith.com
 www.amyrosesmith.com
 CalBRE: #01855959



FINDING THE *Right* FIT



AMYROSESMITH

30 ⁺	45 ⁺	12 ⁺
YEARS LIVING IN LAMORINDA	YEARS LOVING LAMORINDA	YEARS LISTING LAMORINDA
Top 1%	\$400 ⁺ M	200 ⁺
IN LAMORINDA	SALES	TRANSACTIONS

villageassociates.com | @villageassociates



925.254.0505 | It's Village. Of Course.

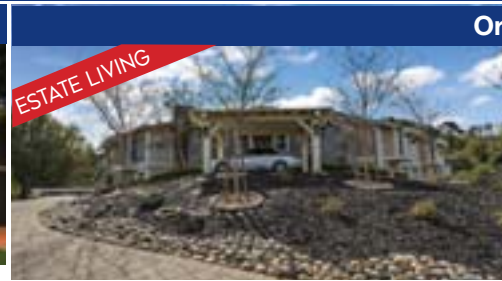


YOUR CB ORINDA REALTORS:

LAURA ABRAMS
 BEV ARNOLD
 EMILY BAHN
 MARAM BATA
 VLATKA BATHGATE
 ALBERT BERNARDO
 NANCY BOOTH
 ROBERT BROWN
 ROBERTA CALDERON
 TONY CONTE
 KELLY CRAWFORD
 ASAD DURRANI
 COLIN ELBASANI
 JOANNE FISHMAN
 LANA FITZPATRICK
 ERIN FLEMING
 SUZANNE GEOFFRION
 JEFF GILLET
 SORAYA GOLESORKHI
 HANK HAGMAN
 ANDREA HARRIS
 MARGARET HARTWELL
 PETER HATTERSLEY
 YAN HEIM
 MICHELLE HOLCENBERG
 WENDY HOLCENBERG
 DICK HOLT
 OMAR KHAN
 SHELLIE KIRBY
 MEREDITH LINAMEN
 MARY BETH MACLENNAN
 CHRISTINA MCCORMICK
 MARSHA MCCRAE
 MICHELE MCKAY
 JILL MONTAQUILA
 PEYMAN MOSHREF
 TERRY MURPHY
 AUDREY NEALE
 NIKKI NESTAL
 BRUCE NEWMAN
 ALYSE PELLEGRINI
 DIANE PETEK
 MARGARET PRICE
 SUSAN SCHLICHER
 CATHY SCHULTHEIS
 JOEL SHEIMAN
 MELANIE SNOW
 TOM STACK
 TED STREETER
 BO SULLIVAN
 NORLA TORRES-TURNEY
 LINDA VAN DRENT
 TERRI BATES WALKER
 GREG WATKINS
 JERRY WENDT
 FRANK WOODWARD
 JUNE YOUNG
 ANA ZIMMANK



Orinda
17 Camino Encinas \$6,950,000
 Gated downtown estate. East coast traditional design. Constructed with world-class materials & craftsmanship.
 8 Beds | 8 Baths | 10,805 Sqft. | .90 Acre
 Kelly Crawford 925.998.5599
 kellycrawfordhomes.com Lic#01327015



Orinda
25 Rustic Way \$5,750,000
 Gated Private Glorietta Estate on 8.14 acres with a custom build by the original owner has everything you could want in a home! Pool, tennis court, flat areas for play and entertaining, 8,514 square feet and an indoor gymnasium-racket ball court. Potential for subdivision of additional parcels.
 Laura Abrams 510.697.3225
 25rusticway.com Lic#01272382



Lafayette
1456 Rancho View Dr \$3,595,000
 Private retreat w/ gorgeous views from the pool deck. Chef's kitchen, great room & formal dining room.
 5 Beds | 4 baths | 3,853 Sqft. | 39,910 lot
 Kelly Crawford Team 925.998.5599
 kellycrawfordhomes.com Lic#01327015



Orinda
6 Dover Ct \$2,250,000
 Beautifully maintained home on quite cul de sac with high ceilings & stunning decks.
 4 Beds | 2.5 Baths | 2,735 Sqft. | 27,650 lot
 Bev Arnold 925.788.8516
 kellycrawfordhomes.com Lic#01154860



Orinda
19 Candlestick Road \$1,895,000
 Sophisticated Architect designed Contemporary home with views, outdoor entertaining, flat lawn and located on a cul-de-sac.
 Laura Abrams 510.697.3225
 19candlestick.com Lic#01272382



Lafayette
1062 Oak Hill Rd \$1,447,000
 Mid-century modern 1 block from Bart and 2 blocks from downtown Lafayette. Level yard and private.
 3 Beds | 2 Baths | 1,137 Sqft | 10,890 lot
 Kelly Crawford Team 925.998.5599
 kellycrawfordhomes.com Lic#01327015



Lafayette
912 Dana Highlands Ct \$2,295,000
 Stunning single level home on a corner lot in coveted Reliez Valley Highlands.
 5 Beds | 3 Baths | 3,103 Sqft. | 15,100 lot
 Kelly Crawford Team 925.998.5599
 kellycrawfordhomes.com Lic#01327015



Moraga
144 Draeger Drive \$1,500,000
 Rheem Valley Manor single-story home with 4 bedrooms, 2.5 baths and private yard. Sold with 3 offers. Closed in 10 days. Represented the seller.
 Michelle Holcenberg 925.324.0405
 holcenberg.com Lic# 01373412



Pleasant Hill
1224 Juanita Drive \$1,235,000
 2/1 with large lot for ADU. HW Floors, charming kitchen, fruit trees, Lafayette schools.
 REPRESENTED ECSTATIC BUYERS
 Tom Stack 925.878.9964
 TomStack.com Lic#01501769



Lafayette
1224 Juanita Drive \$1,235,000
 2/1 with large lot for ADU. HW Floors, charming kitchen, fruit trees, Lafayette schools.
 REPRESENTED ECSTATIC BUYERS
 Tom Stack 925.878.9964
 TomStack.com Lic#01501769



Moraga
144 Draeger Drive \$1,500,000
 Rheem Valley Manor single-story home with 4 bedrooms, 2.5 baths and private yard. Sold with 3 offers. Closed in 10 days. Represented the seller.
 Michelle Holcenberg 925.324.0405
 holcenberg.com Lic# 01373412



Pleasant Hill
142 Devon Ave \$1,175,000
 Marvelous tri-level, 4/2, Coveted Shannon Hills neighborhood, near everything, fruit trees, private and quiet.
 Represented buyers.
 Tom Stack 925.878.9964
 TomStack.com Lic# 01501769



**This year has been busy.
But in a good way.**

Back to school also means back to house shopping.
Now is a great time to list your home in Lamorinda!

925.980.3829
Shannon@ShannonConner.com
ShannonConner.com

DRE# 01885058
Villageassociates.com
925.254.0505



SHANNON
CONNER

villageassociates.com | @villageassociates | 925.254.0505 | It's Village. Of Course.

Village
ASSOCIATES



Hacienda Real Estate & Mike Miller presents 4 great homes with large private lots



100 El Toyonal, Orinda, 5 bedrooms 3 baths, designed by Robert Klemmedson, pool , all on use-able 1/2 acre of land. \$1,950,000.



381 Read Drive, Lafayette, 6 bedrooms 4 baths, 4498 square feet, pool, built in 1985, short walk to Burton Valley School. Privacy on 1.07 acres of land. \$3,100,000.



43 Overhill Rd., Orinda, 5 bedrooms 5 baths, classic estate home with pool, pool house, pickle ball court , situated on .89 acres. \$2,895,000.



494 Fernwood Dr., Moraga, 4 bedrooms 2.5 baths, views of Moraga, pool, room for more on nearly 1/2 acre lot. \$1,995,000.



Experience matters
Transform your home
Call Mike

(925) 963-7766

Cal DRE#: 00689374



KELLY WOOD

REAL ESTATE

I'm celebrating one year with Dudum Real Estate Group...
and what a wonderful year it's been!

I want to express my heartfelt appreciation to Broker/Owner Julie Del Santo and her amazing staff, my Dudum colleagues, and the Lamorinda community for the support I've received of my real estate business. Home means everything, and it's my pleasure to help both sellers and buyers realize their real estate dreams.



SALES ACTIVITY WITH DUDUM

1259 Redwood Lane, Lafayette** \$8,810,000	69 Hillcrest Drive, Orinda* \$2,700,000
30 Sanford Lane, Lafayette \$4,850,000 · Buyer & Seller	473 Florence Drive, Lafayette* \$2,705,000
44 Robert Road, Lafayette* \$4,650,000	717 Los Palos Drive, Lafayette* \$2,540,000
16 El Camino Corto, Walnut Creek* \$3,759,000	30 Brandt Drive, Moraga* \$2,515,000
1540 Cervato Drive, Alamo* \$3,775,000	165 Ponderosa Lane, Lafayette \$2,225,000 · Buyer & Seller
31 Darryl Drive, Orinda \$3,600,000	163 Crestview Drive, Orinda \$2,155,000
65 Adobe Lane, Orinda* \$3,506,757	944 Yorkshire Court, Lafayette** \$2,076,567
42 Ardilla Road, Orinda* \$3,300,000	225 Lombardy Cir., Walnut Creek* \$1,670,000
63 Meadow View Road, Orinda* \$3,200,000	3363 N. Lucille Lane, Lafayette \$1,550,000
2 La Cresta Road, Orinda* \$3,030,000	951 Yorkshire Court, Lafayette** \$1,520,000
1056 Roderick Court, Lafayette* \$3,010,000	1703 Berrywood Drive, Concord* \$1,474,000
2000 Reliez Valley Rd, Lafayette \$2,850,000	945 Yorkshire Court, Lafayette** \$1,270,000
3490 Black Hawk Rd, Lafayette* \$2,750,000	35 Adobe Lane, Orinda* \$1,200,000
3357 Springhill Road, Lafayette* \$2,725,000	

*Represented Buyer **Co-Listed

KELLY WOOD

925.381.7172

kellywoodrealestate.com

kelly@kellywoodrealestate.com

REALTOR® DRE# 01931711

DUDUM
REAL ESTATE GROUP
DRE 01882902



Lamorinda home sales recorded ... continued from Page D2

MORAGA

2067 Ascot Drive #142, \$490,000, 1 Bdrms, 753 SqFt, 1971 YrBlt, 07-06-22, Previous Sale: \$255,000, 07-16-15
 1926 Ascot Drive, \$1,150,000, 2 Bdrms, 1478 SqFt, 1973 YrBlt, 07-08-22, Previous Sale: \$540,000, 12-05-06
 1996 Ascot Drive #A, \$579,000, 2 Bdrms, 1066 SqFt, 1973 YrBlt, 06-15-22, Previous Sale: \$461,000, 07-03-06
 2135 Ascot Drive #22, \$780,000, 2 Bdrms, 1529 SqFt, 1969 YrBlt, 06-17-22
 818 Augusta Drive, \$2,100,000, 3 Bdrms, 2148 SqFt, 1978 YrBlt, 07-08-22, Previous Sale: \$1,100,000, 11-07-20
 830 Augusta Drive, \$1,050,000, 2 Bdrms, 1743 SqFt, 1978 YrBlt, 06-28-22, Previous Sale: \$875,000, 05-23-18
 23 Corte Mateo, \$1,795,000, 3 Bdrms, 1808 SqFt, 1972 YrBlt, 06-27-22
 832 Country Club Drive, \$1,360,000, 2 Bdrms, 1464 SqFt, 1973 YrBlt, 06-17-22
 828 Crossbrook Court, \$2,875,000, 5 Bdrms, 2654 SqFt, 1964 YrBlt, 06-27-22
 129 Cypress Point Way, \$1,150,000, 2 Bdrms, 1743 SqFt, 1973 YrBlt, 06-21-22
 1011 Del Rio Way, \$2,500,000, 4 Bdrms, 2437 SqFt, 1967 YrBlt, 06-16-22, Previous Sale: \$1,480,000, 08-12-19
 6 Dolores Court, \$1,195,000, 3 Bdrms, 2095 SqFt, 1984 YrBlt, 06-13-22, Previous Sale: \$710,000, 10-02-13
 248 Draeger Drive, \$2,880,000, 4 Bdrms, 2604 SqFt, 1972 YrBlt, 06-14-22, Previous Sale: \$1,750,000, 08-05-19
 23 Fieldbrook Place, \$1,820,000, 4 Bdrms, 1782 SqFt, 1963 YrBlt, 06-13-22, Previous Sale: \$985,000, 06-17-14
 3 Josefa Place, \$930,000, 2 Bdrms, 1211 SqFt, 1985 YrBlt, 06-27-22, Previous Sale: \$754,000, 03-19-18
 402 Redfield Place, \$1,800,000, 5 Bdrms, 2380 SqFt, 1968 YrBlt, 06-17-22
 109 Sandringham Drive, \$2,500,000, 4 Bdrms, 2620 SqFt, 1974 YrBlt, 06-21-22, Previous Sale: \$1,150,000, 04-07-04
 63 Sanders Ranch Road, \$2,450,000, 4 Bdrms, 3114 SqFt, 1989 YrBlt, 06-15-22, Previous Sale: \$1,670,000, 08-29-19
 1723 Spyglass Lane, \$2,700,000, 3 Bdrms, 2430 SqFt, 1976 YrBlt, 06-14-22, Previous Sale: \$1,560,000, 05-10-21

ORINDA

161 Ardith Drive, \$1,300,000, 4 Bdrms, 1969 SqFt, 1959 YrBlt, 06-22-22
 105 Ardith Drive, \$2,100,000, 4 Bdrms, 2683 SqFt, 1960 YrBlt, 06-22-22
 25 Ardor Drive, \$2,400,000, 4 Bdrms, 2354 SqFt, 1954 YrBlt, 06-13-22, Previous Sale: \$600,000, 11-13-13
 1 Avis Court, \$2,600,000, 4 Bdrms, 3307 SqFt, 1957 YrBlt, 06-16-22
 119 Coral Drive, \$1,800,000, 3 Bdrms, 1470 SqFt, 1960 YrBlt, 06-17-22, Previous Sale: \$950,000, 05-17-13
 8 Crestview Court, \$1,600,000, 4 Bdrms, 1590 SqFt, 1955 YrBlt, 06-21-22, Previous Sale: \$860,000, 12-26-13
 10 Crestview Court, \$2,700,000, 3 Bdrms, 2317 SqFt, 1955 YrBlt, 06-16-22, Previous Sale: \$890,000, 10-10-07
 11 Crestview Court, \$2,395,000, 4 Bdrms, 3836 SqFt, 2005 YrBlt, 06-21-22, Previous Sale: \$1,825,000, 12-17-19
 17 El Rincon, \$1,599,000, 3 Bdrms, 1678 SqFt, 1928 YrBlt, 07-07-22, Previous Sale: \$950,000, 05-07-14
 372 El Toyonal, \$1,861,000, 4 Bdrms, 1896 SqFt, 1949 YrBlt, 07-01-22, Previous Sale: \$575,000, 06-16-00
 188 Ivy Drive, \$3,100,000, 5 Bdrms, 2649 SqFt, 1953 YrBlt, 06-16-22, Previous Sale: \$1,820,000, 08-09-18
 3 La Cuesta Road, \$1,900,000, 3 Bdrms, 1976 SqFt, 1952 YrBlt, 06-14-22, Previous Sale: \$1,205,000, 08-31-16
 69 Lombardy Lane, \$2,495,000, 4 Bdrms, 2744 SqFt, 1952 YrBlt, 06-22-22
 12 Los Arboles, \$2,050,000, 4 Bdrms, 2884 SqFt, 1947 YrBlt, 06-24-22, Previous Sale: \$1,480,000, 07-31-19
 134 Meadow Lane, \$3,270,000, 5 Bdrms, 2715 SqFt, 1952 YrBlt, 07-08-22, Previous Sale: \$1,647,000, 08-04-06
 63 Meadow View Road, \$3,200,000, 3 Bdrms, 3156 SqFt, 1951 YrBlt, 06-30-22, Previous Sale: \$758,000, 02-24-11
 21 Monte Veda Drive, \$2,387,000, 5 Bdrms, 3224 SqFt, 1962 YrBlt, 06-28-22, Previous Sale: \$45,000, 06-01-78
 26 Paintbrush Lane, \$3,500,000, 5 Bdrms, 4369 SqFt, 2017 YrBlt, 06-29-22, Previous Sale: \$699,000, 11-23-16
 20 Parkway Court, \$1,875,000, 4 Bdrms, 2004 SqFt, 1952 YrBlt, 06-14-22
 104 Ravenhill Road, \$1,800,000, 1 Bdrms, 1532 SqFt, 1974 YrBlt, 06-29-22, Previous Sale: \$589,000, 07-29-06
 4 Risa Court, \$1,905,000, 3 Bdrms, 2025 SqFt, 1957 YrBlt, 07-07-22, Previous Sale: \$1,360,000, 03-28-19
 1 Rustic Way, \$1,950,000, 4 Bdrms, 2076 SqFt, 1955 YrBlt, 07-08-22, Previous Sale: \$845,000, 10-11-12
 130 Sleepy Hollow Lane, \$1,850,000, 4 Bdrms, 2499 SqFt, 1952 YrBlt, 07-07-22
 27 Woodland Road, \$4,000,000, 5 Bdrms, 4206 SqFt, 1949 YrBlt, 06-20-22, Previous Sale: \$1,800,000, 11-07-08

TERRI BATES WALKER

REAL ESTATE

LAMORINDA LISTINGS



48 Via Floreado, Orinda
Offered at \$2,885,000
48viafloreado.com



46 Camino Sobrante, Orinda
Offered at \$2,600,000
46caminosobrante.com



Terri Bates Walker

C. 510.282.4420 | CalRE #01330081

TerriBatesWalker@gmail.com | TerriBatesWalker.com



Buying and Selling in Lamorinda Is an Exciting Process

You need a real estate agent that not only provides the confidence of experience and proven results, but also a sensitivity to the process, listening to and addressing client needs every step of the way.

Jennie Swan is that agent.

Call today to schedule your
Free Market Evaluation

JENNIE SWAN

925.858.2856 | j.swan@ggsir.com | Lic.#0991109

Golden Gate | Sotheby's
INTERNATIONAL REALTY

Each Franchise Is Independently Owned And Operated.



LENOXHOMES

2 BED + 2 BATH + WALKABLE TO DOWNTOWN
PRICED FROM \$1.3 M'S | MOVE IN READY



In the heart

**OF DOWNTOWN WALNUT CREEK
LARGE SINGLE LEVEL WITH SWEEPING VIEWS.**

FULLY FURNISHED WITH OVER \$250K IN BUILDER PERSONALIZATION!

(877) 678-3370

LIVE LIFE IN SIMPLE LUXURY

LEARN MORE ABOUT OUR FINANCING OPTIONS

4.50%
INTEREST RATE
(4.621% APR)
30-year fixed

**CLOSE ESCROW BY
AUGUST 25TH
2022**

STEPS TO WORLD CLASS SHOPPING AND RESTAURANTS.

Specifications could subsequently change due to the unavailability of certain materials, which in that case, would be replaced with materials of equal or better value. LenoxHomes reserves the right to modify colors, alter floor plans, and change specifications or prices without prior notice or obligation. Renderings are the artist's conception and are not precise representations of the final building and residence interiors. All room dimensions and square footage has shown are approximate and will vary slightly from home to home and from the approved set of plans. The selection of options and upgrades is limited according to the stage of construction at the time of purchase.



SORAYA GOLESORKHI
REALTOR®

PENDING



1115 PEARL STREET, ALAMEDA

4BR/2BA | 2,515 sq.ft. | .20 acres
4 offers received. Rare single level in top location.

REPRESENTED SELLER

Co-listed with Nancy Booth



3172 ROHRER DRIVE, LAFAYETTE

4BR/2BA | Approx. 1,820 SQ. FT. | .23 acres
Pristine w/pool in Burton Valley

REPRESENTED BUYER

**For a full service, personal,
concierge-style experience, call me.**



Soraya

Soraya Golesorkhi
925.808.8390
sg@soraya4homes.com
soraya4homes.com
DRE #01771736



COLDWELL BANKER
5 Moraga Way, Orinda



Digging Deep with Goddess Gardener, Cynthia Brian **Plants, pets, and poisons**



Roses and snapdragons grow well together, yet roses have thorns.

... continued from Page D1

Often, animals eat larger amounts of the plant resulting in a greater problem.

As I went back to the drawing board to research a list of non-ruinous flowers, it became apparent that contradictions and confusion reign. In one report, a specimen was listed as safe, and in another, it was listed as dangerous. It became important to investigate the Scientific name as well as the Family name. For example, 1,000 species and over 10,000 hybrids of begonia, Scientific name: *Begonia* spp., Family: *Begoniaceae* are toxic, while climbing begonia known as *Rex Begonia*, Scientific name: *Cissus dicolor*, Family: *Vitaceae* are fine. The health, age, and size of the pet as well as how much they devour is a factor in whether your pet will be affected. A website that is helpful as a guide for plants that are toxic to dogs is the ASPCA. Visit



Sword ferns are excellent for shade gardens.

<https://www.asPCA.org/pet-care/animal-poison-control/dogs-plant-list>.

After examining numerous sources and talking to experts, my recommendation is to check with your personal veterinarian before landscaping as your doctor knows your pet best. Many plants with no known toxicity could still cause an allergic reaction under the right conditions. The juice or sap from some plants contains oxalate crystals which are shaped like tiny needles that could result in irritation of the mouth, or in severe instances, cause swelling of the throat and breathing difficulties. Exposure to selected juice or sap could cause itching or burning dermatitis. Minor toxicity plants may not cause any symptoms or induce mild vomiting or diarrhea. Major toxicity plants could have serious effects on body organs such as the heart, liver, or kidney. Just as each human reacts individually to stimuli, so do animals. For this reason,



Photos Cynthia Brian

Hollyhocks come in numerous colors and are hummingbird magnets.

a consultation with your veterinarian is advised.

Of course, there are other circumstances as well. Roses are considered healthy to eat for people and pets if they have not been treated with pesticides, insecticides, or other chemicals. However, a puncture wound from a thorn could cause irritation and pain in both humans and animals. Does this mean that we don't plant roses?

It's summer and tomatoes, peppers and beans fill many potagers. I've witnessed several friends' pets navigating the garden munching the ripe juicy veggies straight from the vine. The leaves of tomatoes, peppers, and potatoes contain solanine which can cause gastrointestinal distress and a slow heart rate. The beans could cause additional gas while potatoes need to be cooked before eating. Do we not plant vegetables?

... continued on next Page

Digging Deep with Goddess Gardener, Cynthia Brian

Plants, pets, and poisons

... continued from Page D13

What about garlic and onions? Plants in the Allium family can cause anemia in animals. Certain literature indicates that plants in this family should not be given to pets. Yet, garlic has been a medicinal food for centuries. It is rich in nutrients that boost immunity to numerous ailments. Our family feeds our animals small amounts of raw garlic as an agent to deter worms and repel ticks. Our pets are always healthy. The level of danger must be



Canna of all hues adds a tropical flair.

weighed by you, individually for your animals in concert with the expertise of your veterinarian.

I've always considered goats environmentally correct weed-eating and fertilizing animal machines. If you've ever witnessed hundreds of goats clearing a hillside of blackberry bushes, poison oak, and a variety of tall grasses, it's easy to believe that these ruminants can and will consume anything ... and everything. Yet, there are over 700 species of plants that could cause toxicity in goats.



The spectacular pink naked ladies grow in any soil condition.



Mahonia, AKA Oregon grape.



Muscari, also called grape hyacinth.

Fortunately for them, their internal antenna steers them away from the poisonous plants unless starvation is a factor.

This is a curated list of "safe plants for pets" culled from numerous research. With that being written, remember that you and your vet know your pet the best, so make sure to double-check that your beloved friend won't eat something harmful at home or while traveling.

astroemeria	sword fern
aster	celosia
petunias	chervil (French parsley)
bee balm	heuchera (coral bells)
orchid	daylilies
statice	Easter lilies
rosemary	gloxinia
thyme	grape hyacinth
pot marigolds (calendula)	baby tears (stonecrop)
sage	hollyhock
catnip	ice plant
basil	jasmine
lemon balm	crape myrtle
canna lilies	mahonia (Oregon grape)
camellias	plumbago
fuchsias	rose
lilac	scabious (pincushion flower)
nasturtium	stargazer lily
magnolia bushes (need full sun, purple, pink, white)	stevia
snapdragons	strawberry
star jasmine	sunflower
ginger lily	sweet potato vine
viburnum	coreopsis
African daisy	torch lily (red hot poker)
cornflower (Bachelor Buttons)	impatiens
rabbit's foot fern	

Photos Cynthia Brian

... continued on Page D15

... continued from Page D13

Currently, my landscape is full of a stunning sea of swaying naked ladies. In the Amaryllis genus, this flowering bulb contains a variety of toxic alkaloids with the most prevalent being lycorine. Again, the lethality posed by pet ingestion is contradictory and the medical literature contains no pet-related cases reported. Fortunately, my pets are not interested in this flower, but if you have animals that are nature nibblers, exercise caution, not only in your garden but when out on walks or hikes with your animals.

Do your homework. Keep your plants and pets safe from poisoning. And in case I didn't write this enough, talk to your vet!

Happy Gardening. Happy Growing.



Cynthia Brian and bunny are blessed by a garden angel!

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your fall garden. Raised in the vineyards of Napa County, Cynthia is a New York Times best-selling author, actor, radio personality, speaker, media and writing coach as well as the Founder and Executive Director of Be the Star You Are!® 501 c3. Tune into Cynthia's StarStyle® Radio Broadcast at www.StarStyleRadio.com. Her newest children's picture book series, Stella Bella's Barnyard Adventures, will be available soon. Buy copies of her books, www.cynthiabrian.com/online-store. Receive a FREE inspirational music DVD and special savings. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@Star-Style.com www.GoddessGardener.com



Bay Area Greenscapes, Inc.

Synthetic Grass - Installation - Landscaping

1801 Saint Mary's Rd. Moraga, CA 94556

Phone (925) 819-2100

- Design & Consulting
- New Landscape Installation • Re-Landscape & Remodel
- Residential & Commercial • Green Landscape Options
- Maintenance & Clean Ups • Synthetic Lawn Installation

CA Lic# 938445

McDonnell Nursery

redeem your McDonnell bucks in August

family owned since 1933

Flowers • Trees • Succulents • Pottery & Fountains
Benches • Garden Decor • House Plants • Gifts
Garden Consultation

www.mcdonnellnursery.com

196 Moraga Way • (925) 254-3713 • Open Wednesday - Sunday

LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

ORINDA



15 La Cuesta Road

Fabulous large-scale living 5 bd/ 4.5 ba home perfect for a family with fine features of craftsmanship and charm!
\$3,450,000

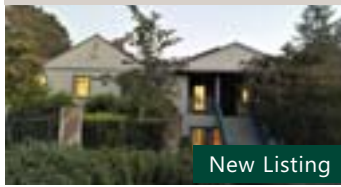
ORINDA



224 La Espiral

Beautiful Orinda Country Club home on a private, gated, landscaped half-acre, with not one, but TWO garages!
\$2,785,000

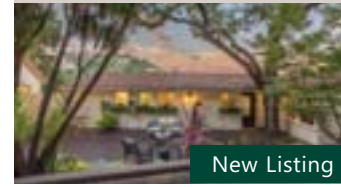
ORINDA



7 Hilldale Court

1942 cottage expanded by owners plus detached large bonus room. Spectacular setting/garden/pool, privacy!
\$2,695,000

ORINDA



60 Tarry Lane

Enjoy privacy & spectacular views from this 5 bd/4 ba beautiful and spacious Sleepy Hollow Mediterranean!
\$2,495,000

ORINDA



144 Glorietta Blvd

Completely remodeled and beautifully expanded 4 bd/ 4 ba 2514 sf home!
\$2,195,000

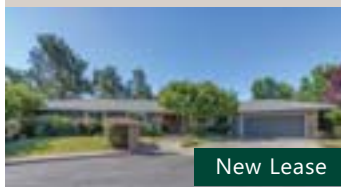
ORINDA



8 Keith Drive

Stunning 5 bd/ 3 ba 3500 sf contemporary! Spacious sunlit rooms! Glorious views!
\$1,895,000

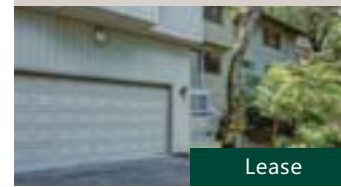
ORINDA



503 Hawkridge Terrace

Orindawoods one level 4 bd/ 2.5ba 2722 sqft home on a gorgeous .46 acre lot on cul-de-sac close to everything!
\$6,850/mo

ORINDA



19 Woodcrest Road

Fabulous Glorietta location! Spacious, light & bright 4 bd/ 2.5 ba home with high ceilings and beautiful views!
\$6,800/mo

ORINDA



8 Via San Inigo

Enjoy unparalleled privacy and amazing views from this beautiful 4 bd/ 3 ba home with 2 spacious family rooms!
\$5,950/mo

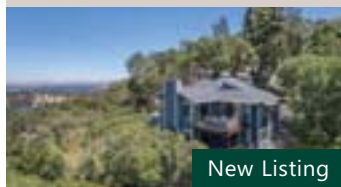
LAFAYETTE



1336 San Reliez Court

Rare opportunity on .75 acre lot with 5 bd/ 3.5 ba 4098 sqft in the heart of Springhill!
\$2,595,000

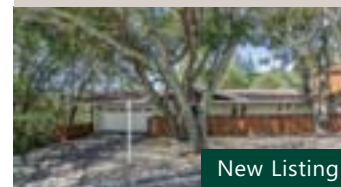
LAFAYETTE



10 My Road

Sweeping views! Peaceful setting. Walls of glass. Quality, great condition. Separate bonus room. Lafayette schools!
\$1,795,000

LAFAYETTE



46 Knox Drive

3 bd/2 ba single-level, mid-century modern design, beautifully updated, in the Hidden Valley neighborhood!
\$1,695,000

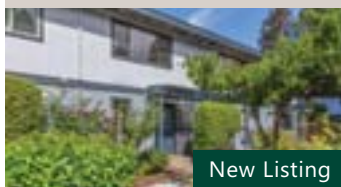
WALNUT CREEK



1333 Running Springs Rd #2

Updated 2 bd/ 1 ba tasteful Sonoma corner unit has a wrap terrace and incredible open views of the hills!
\$470,000

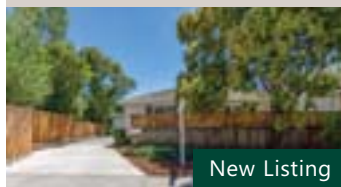
CONCORD



1363 Tree Garden Place

This 2 bd/1.5 ba level-in condo on a quiet tree lined street is surrounded by a lush community of only 38 units!
\$418,000

MARTINEZ



628 D Street

3 bd/1 ba dwntwn Martinez property situated on a creek, but close to town, trails, schools, shops and more!
\$720,000

VALLEJO



6094 Ashwell Way

Spacious 4 bd/ 3 ba home overlooking the hills in the lovely Hiddenbrooke neighborhood!
\$739,000

The Village Associates:

Ashley Battersby
Patricia Battersby
Shannon Conner

Meara Dunsmore

Linda Ehrich

Emily Estrada

Joan Evans

Linda Friedman

Liz Gallagher

Claudia Gohler

Gillian Hogan

Dexter Honens II

Christina Linezo

April Matthews

Hillary Murphy

Karen Murphy

John Nash

Altie Schmitt

Judy Schoenrock

Ann Sharf

Amy Rose Smith

Molly Smith

Jeff Snell

Lynda Snell

Clark Thompson

Angie Evans Traxinger

Ignacio Vega

Ann Ward

Margaret Zucker

facebook.com/VillageAssociates
twitter.com/villageassoc
instagram.com/VillageAssociates

93 Moraga Way, Suite 103 • Orinda, CA 94563 • Phone: (925) 254-0505

Visit www.villageassociates.com

Sunday Open Homes

Village

ASSOCIATES

It's Village. Of Course.

DRE#01301392