

# Lamorinda

# OUR HOMES

Lamorinda Weekly

Volume 17

Issue 1

Wednesday, March 1, 2023



Lamorinda Home Sales

... read on Page D2

*Digging Deep with Goddess Gardener, Cynthia Brian*

## March In



The blooms of flowering Bradford pear trees are ubiquitous.



Fragrant Peter Pan daffodils.

Photos Cynthia Brian

### By Cynthia Brian

*“No occupation is so delightful to me as the culture of the earth, and no culture comparable to that of the garden.” — Thomas Jefferson*

Throw open your windows! Inhale the sweet smells of the blossoms. Bradford pears, cherry plums, crabapple, peach, and tulip magnolias are in full bloom. Flocks of doves have begun their annual aerial acrobats, raptors are kettling in the warmer thermals, cows are happily grazing on the green grass, and bees are buzzing and pollinating. The hills are emerald, the creeks are flowing, and sunny daffodils brighten our roadways. Spring is in the air!

As excited as I am to start sowing summer veggies, it is still too early. March is a month to peruse catalogs and groom our beds as nature’s winter slumber awakens. This is a month of garden transition with unpredictable weather, chilly mornings, warm afternoons, and frosty nights. Additional rain is necessary and anticipated.

With preparation and care, we can give our gardens a boost for spring

by cleaning our garden beds. Remove dead leaves, branches, and debris that have accumulated over winter. By doing so we’ll prevent pests and diseases from invading while making our gardens tidier and ready for planting in April and May.

It seems that overnight my garden burst into bloom. The Amaryllis that I’ve been carefully tending opened its eyes to my delight. Bright pink Bergenia is bigger and fuller this year and even the yellow shamrocks are already on display, pre-St. Patrick’s Day. Many gardeners find oxalis to be a noxious weed, but I welcome it in my landscape. It covers the barren soil with electric yellow flowers and delicate clover-like leaves. I find it very pretty, and I’ve been growing it for several years without it invading unwanted locations. Purple bearded iris don’t last long in bouquets, yet they are stunning and fragrant in the garden. Poor man’s saffron, more commonly known as calendula, has self-seeded on my hillside in blooms of orange and yellow. Red, pink, and white cyclamen are stretching their buds between the ferns while azaleas transform the garden from dull to dazzling. Winter is waning. The garden is marching on.

... continued on Page D9

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**Lamorinda home sales recorded**

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	4	\$1,275,000	\$2,800,000
MORAGA	3	\$1,300,000	\$1,825,000
ORINDA	4	\$1,079,000	\$2,350,000

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**

828 Avalon Avenue, \$1,275,000, 2 Bdrms, 1613 SqFt, 1952 YrBlt, 01-20-23

3169 Diablo View Road, \$2,000,000, 3 Bdrms, 2448 SqFt, 1942 YrBlt, 01-13-23

1456 Rancho View Drive, \$2,800,000, 4 Bdrms, 3141 SqFt,

1973 YrBlt, 01-13-23, Previous Sale: \$42,500, 06-01-92

1336 San Reliez Court, \$1,950,000, 5 Bdrms, 4098 SqFt, 1956 YrBlt, 01-11-23

**MORAGA**

370 Calle La Montana, \$1,720,000, 4 Bdrms, 2216 SqFt, 1972 YrBlt, 01-11-23,

Previous Sale: \$337,000, 06-01-88

603 Rheem Boulevard, \$1,300,000, 2 Bdrms, 1419 SqFt, 1955 YrBlt, 01-13-23

92 Warfield Drive, \$1,825,000, 5 Bdrms, 2527 SqFt, 1966 YrBlt, 01-09-23,

Previous Sale: \$700,000, 03-11-04

**ORINDA**

13 Carmen Court, \$1,079,000, 4 Bdrms, 2035 SqFt, 1962 YrBlt, 01-12-23

5 De Soto Court, \$2,200,000, 4 Bdrms, 3113 SqFt, 1956 YrBlt, 01-12-23,

Previous Sale: \$1,430,000, 03-13-17

332 Village View Court, \$2,350,000, 2 Bdrms, 2203 SqFt, 1987 YrBlt, 01-18-23,

Previous Sale: \$2,200,000, 08-25-22

619 Watchwood Road, \$1,650,000, 2 Bdrms, 2014 SqFt, 1987 YrBlt, 01-09-23,

Previous Sale: \$1,350,000, 07-28-20

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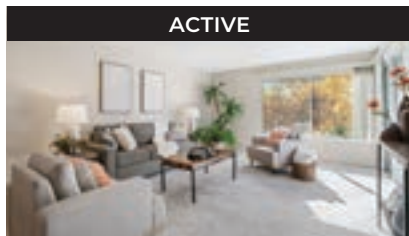
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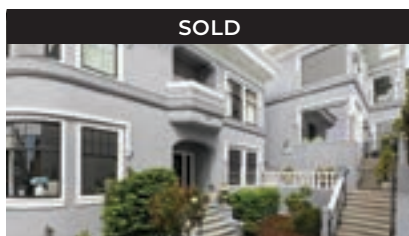
JUST LISTED

61 MORAGA VIA, ORINDA  
OFFERED AT \$2,050,000  
TINA FRECHMAN | 925.915.0851



ACTIVE

1935 CACTUS COURT, #4, ROSSMOOR  
OFFERED AT \$649,000  
L. LEGLER & C. HATA | 925.286.1244



SOLD

2782 JACKSON STREET, SAN FRANCISCO  
SOLD FOR \$2,050,000  
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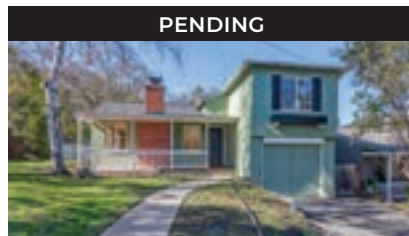
OFF MARKET

1225 TULANE DRIVE, WALNUT CREEK  
OFFERED AT \$1,750,000  
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JUST LISTED

25 VOLTERRA COURT, DANVILLE  
OFFERED AT \$2,049,000  
BRYAN HURLBUT | 925.383.5500



PENDING

951 YORKSHIRE COURT, LAFAYETTE  
OFFERED AT \$1,520,000  
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SMITH HOMES TEAM | 925.998.1914



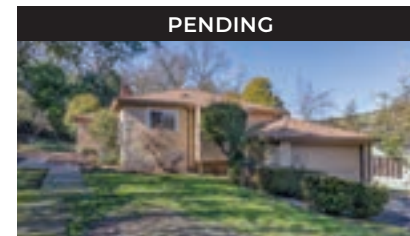
JUST LISTED

4 EL VERANO, ORINDA  
OFFERED AT \$2,295,000  
RUTH EDDY | 925.788.5449



ACTIVE

3369 N. LUCILLE LANE, LAFAYETTE  
OFFERED AT \$1,550,000  
K. BRICKMAN & K. WOOD | 925.351.5049



PENDING

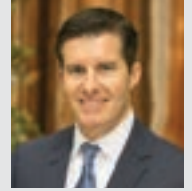
945 YORKSHIRE COURT, LAFAYETTE  
OFFERED AT \$1,270,000  
K. BRICKMAN & K. WOOD | 925.351.5049



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9 CANNING COURT, MORAGA  
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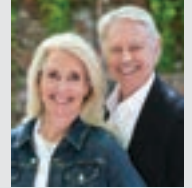
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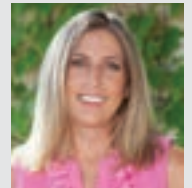
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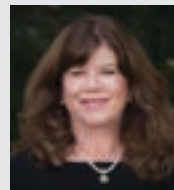
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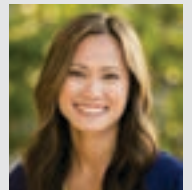
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# New tax credits increase appeal of heat pumps for homeowners



bigstock images

## Outdoor air conditioning and heat pump unit system

(StatePoint) More and more people are turning to heat pumps to heat and cool their homes. It is estimated that 18 million American households already use them. With new energy incentives being offered, and more homeowners choosing greener technologies, that number is expected to rise dramatically.

What is a heat pump? Heat pumps are powered by electricity and transfer heat using refrigerant. Heat pump technology moves heat outside your home in warmer months and is able to pull heat into your home during cooler months. Here are three reasons to consider one for your home:

1. **Sustainability.** Heat pumps are electric and don't burn fossil fuels like furnaces do, making them more environmentally friendly. In fact, heat pumps are becoming the heating, ventilation, and air conditioning (HVAC) industry go-to for reducing consumers' carbon footprints.

2. **Control.** Newer two-stage and variable speed heat pumps offer high- and low-stage heating to warm your space when outdoor weather changes; they operate more efficiently for longer periods of time at lower speeds and use less energy. They provide more precise temperature controls and more consistent comfort. Both options con-

tribute to managing humidity levels too.

3. **Technology.** Heat pumps today are more advanced than ever and handle both heating and cooling by redistributing air. Carrier's Infinity 24 Heat Pump with Greenspeed Intelligence operates at temperatures down to -15 degrees Fahrenheit, making heat pumps an advanced solution for mild and colder climates. Does your region get colder than that? Heat pumps can be combined with a gas furnace for a dual fuel system that is energy efficient and cost effective. Looking ahead, heat pumps that work in colder temperature are in development and will be available soon.

### Get the Right Size

There are several factors that go into picking your ideal heat pump. The size of your home, climate, sun exposure, desired features and ductwork all play into the size of heat pump. An undersized unit will work overtime to hit target temperatures. A unit that is too large will achieve the desired temperature before its cycle is complete and waste energy. It is best to work with a professional dealer in choosing the heat pump that is best for your home.

### Money-Saving Tips

Heat pumps, including installation, can range anywhere from \$3,000 to \$15,000 or more. Thankfully, there are many cost-saving options for homeowners.

The Inflation Reduction Act of 2022 includes federal tax credits that reward homeowners for purchasing certain high-efficiency HVAC equipment, including many of Carrier's line of heat pumps. Up to \$8,000 in tax credits are available for all-electric heat pumps.

Lower energy consumption means energy bill savings, up to \$500 on energy bills every year in some cases. Look for Energy Star certification and Seasonal Energy Efficiency Ratio (SEER) ratings. The SEER rating is like your car's mileage per gallon – the higher the number, the greater the potential for savings.

Many manufacturers and utility companies also offer rebates and low-rate financing. For example, Carrier's heat pump rebate offerings are listed on their website. At the time of this publication, up to \$1,300 in rebates are being offered for most units.

Beyond the basics, today's heat pumps offer new comfort-enhancing, energy-saving features that could help you reduce your heating costs.



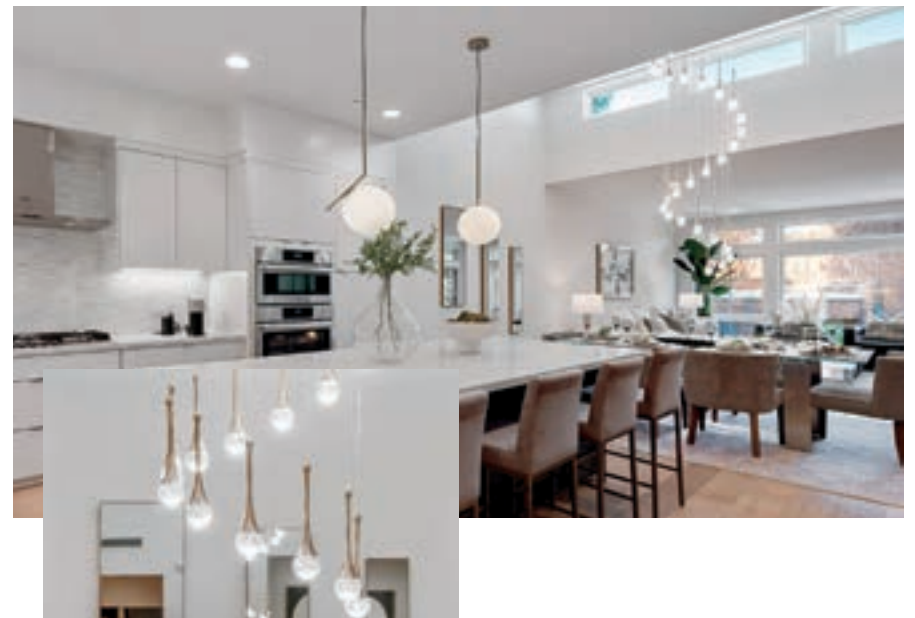
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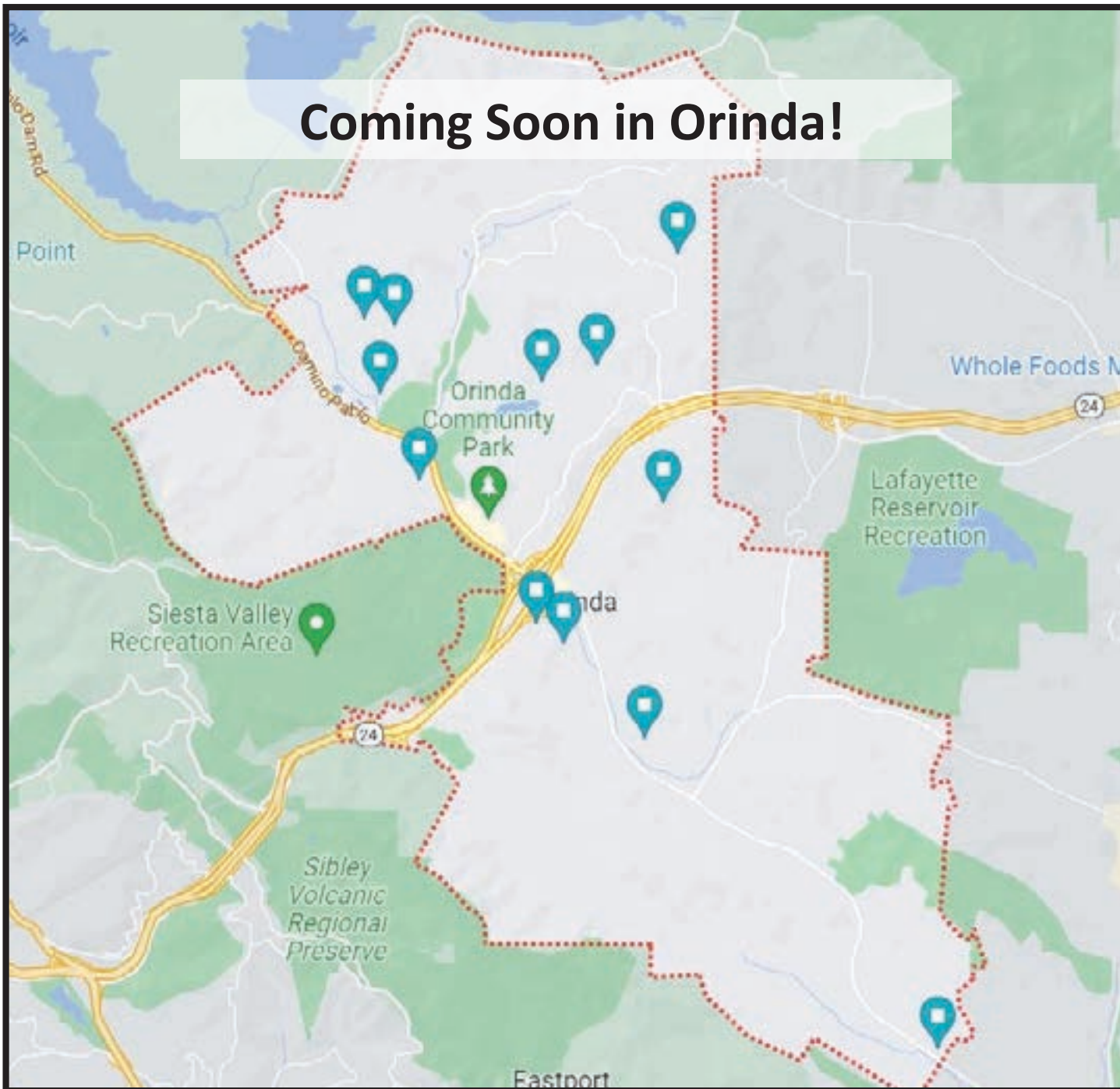


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## *Digging Deep with Goddess Gardener, Cynthia Brian*

### **March In**



Yellow oxalis is also called shamrock.



A red amaryllis flower.

Photos Cynthia Brian



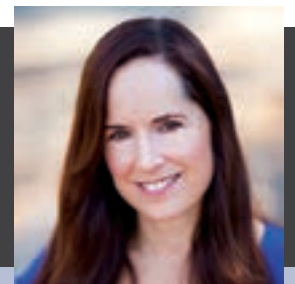
Don't believe the news. This is a great time to sell in Lamorinda. There is limited inventory and there are lots of buyers wanting to move to the area.



Please reach out so we can make a plan to get you where you want to be.

**Michelle Holcenberg**  
CB Top 20 East Bay

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## The Goddess Gardener's March Gardening Guide

**AMEND** your soil with compost to add the nutrients necessary.

**MAKE** compost by combining green (nitrogen) and brown (carbon) materials. To a bucket, bin, or pile, add coffee grinds, tea bags, chicken and rabbit droppings, grass clippings, vegetable scraps, straw, leaves, shredded newspaper, hay, dead plants, cardboard, and paper. Keep moist and turn. Do not use the animal waste from any carnivorous animals, including dogs and cats, and do not add diseased plants to the bin or pile.

**CHECK** irrigation systems. Repair leaks, clogs, and broken sprinkler heads.

**START** seeds indoors if you want a head start on growing your favorite vegetables. You will have to harden them off before planting in the garden.

**FORAGE** for wild greens including Miner's lettuce, mustard, creek watercress, and wild strawberries. The young leaves are delicious in salads and sautées.

**ORDER** tubers and root starters from Renees Garden for the best selection of horseradish, potatoes, onions, and asparagus for spring planting.

**FERTILIZE** trees, shrubs, and ground covers with organic feed.

**APPLY** snail bait around plants most susceptible to snail and slug damage or handpick the mollusks.

**SPRAY** roses, boxwoods, viburnum, iris, fruit trees, citrus trees, and crape myrtle trees with dormant oil to protect them from overwintering insects and fungal disease.

**HARVEST** lemons, limes, and oranges. The extra vitamin C will boost your immunity during this cold and flu season.

**SHARPEN** and clean tools.

**AERATE** lawns while the nights are still cool. Leave the plugs on the grass to feed the grass.

**PULL** weeds as they sprout.

**CUT** bouquets of daffodils, narcissus, viburnum, flowering quince, and Bergenia to brighten any room.

**DIVIDE** perennials including daylilies, agapanthus, yarrow, and phlox while they are semi-dormant.

**FLOAT** camellias in a pretty bowl and dispose of all fallen camellias from bushes.

**KILL** aphids with a strong spray of water or spray with a mixture of water and dishwashing detergent. Make sure to spray all sides of foliage and flowers.

**LEARN** what to do in your garden every month with the book, "Growing with the Goddess Gardener," available at <http://starstylestore.net>

**PLANT** bare root roses, vines, and berry bushes.

**PRUNE** a branch of peach, plum, or pear and place the cutting in a tall vase to force the blooms for an enticing indoor arrangement.

Happy Gardening. Happy Growing. March in. March on.



Pick wild mustard greens while they are tender, small, and spicy.



Harvest citrus, including naval oranges.



Peach blossoms.



Black cows on the hill munch on grass underneath the flowering pear tree.

Photos Cynthia Brian



**A Cynthia Brian selfie in the garden.**

Raised in the vineyards of Napa County, Cynthia Brian 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](http://www.StarStyleRadio.com). Her newest children's picture book, No Barnyard Bullies, from the series, Stella Bella's Barnyard Adventures is available now at [www.cynthiabrian.com/online-store](http://www.cynthiabrian.com/online-store) For an invitation to hang out with Cynthia for fun virtual events, activities, conversations, and exclusive experiences, buy StarStyle® NFTs at <https://StarStyleCommunity.com> Hire Cynthia for writing projects, garden consults, and inspirational lectures. [Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com) <http://www.GoddessGardener.com>

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# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

## ORINDA



**160/162 Camino Don Miguel**  
6 bd/6.5 ba Spanish Revival estate w/ views of OCC golf course and hills beyond. Exceptional location!

**\$6,895,000**

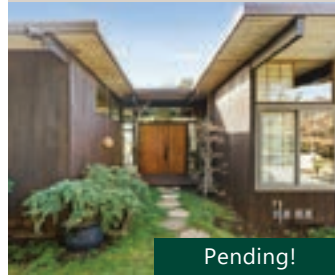
## ORINDA



**411 Tahos Road**  
Private single level home on 1.34 acres w/ 4 bd/4 ba (4th bd & ba in ADU) & easy access to downtown Orinda & Lafayette!

**\$2,295,000**

## ORINDA



**147 Overhill Road**  
4 bd/ 2.5 ba w/ office provides light-filled spaces w/ sunset views across the valley & award winning zen gardens.

**\$1,850,000**

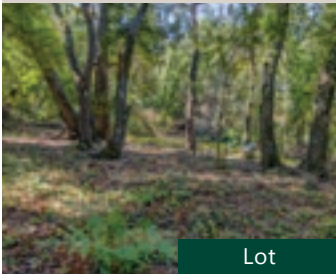
## ORINDA



**2 Orchard Court**  
Home sweet home! 3 bd/ 2 ba home needs lots of TLC now & is awaiting the next generation!

**\$999,000**

## ORINDA

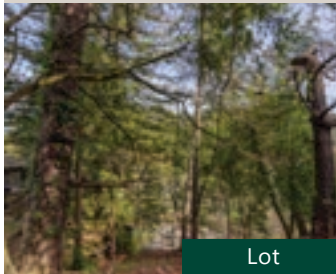


Lot

**0 Camino Del Monte**  
Come see this desirable lot located minutes from Hwy 24/BART, top rated schools, downtown, regional parks & views!

**\$225,000**

## ORINDA



Lot

**88 Starkville Court**  
Vacant land .015 acre on the border of Orinda/Oakland hills.

**\$70,000**

## LAFAYETTE



**3015 Bradbury Drive**  
Nestled among majestic oaks 3 bd/ 2.5 ba plus loft sits on 3.2 acres w/ panoramic views, multiple decks & pool!

**\$1,695,000**

## LAFAYETTE

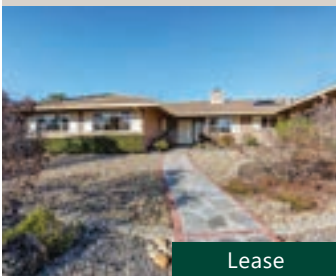


New Lease!

**3434 Woodview Drive**  
Fabulous open floor plan includes 5 bd/3.5 ba, 5062 sqft on 3.08 acres. Beautiful country setting just minutes to downtown Lafayette!

**\$8,995/mo.**

## MORAGA



Lease

**61 Hardie Drive**  
Great floor plan w/ a huge backyard. This single level home features 4 bd/2.5 ba & 2,449 sqft w/ views of the Orinda/Moraga hills.

**\$5,700/mo.**

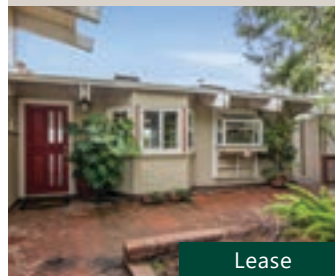
## OAKLAND



**3802 Randolph Avenue**  
Beautifully updated home providing all level living w/ 3 bd/ 2 ba, an open floor plan, & a peek of San Francisco!

**\$1,098,000**

## OAKLAND

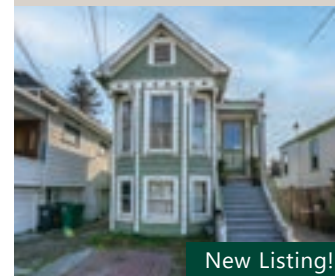


Lease

**6061 Westover Drive**  
Stellar Bay views from this spacious 4 bd/ 3 ba home in the lovely Piedmont Pines neighborhood!

**\$5,950/mo.**

## ALAMEDA



New Listing!

**2110 Buena Vista**  
Duplex in Central Alameda, walking distance to Park Street! Unit A: 2bd/ 1.5 ba, Unit B: 2 bd/ 2 ba. Easy access off and on the island!

**\$1,110,000**

## The Village Associates:

Ashley Battersby  
Patricia Battersby  
Shannon Conner  
Meara Dunsmore

Linda Ehrich  
Emily Estrada

Joan Evans

Linda Friedman

Liz Gallagher

Claudia Gohler

Ari Hatton

Gillian Judge 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

Alexis Thompson

Clark Thompson

Angie Evans Traxinger

Ignacio Vega

Ann Ward

Margaret Zucker

**Village**

ASSOCIATES

It's Village. Of Course.

DRE#01301392

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Sunday Open Homes

