

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 18 Issue 9 Wednesday, July 3, 2024



Things to get rid of right now

... read on Page OH4

Digging Deep with Goddess Gardener, Cynthia Brian

Freedom flowers

By Cynthia Brian

Photos Cynthia Brian



Midnight blue agapanthus shine in the July landscape.

“Just living isn’t enough,” said the butterfly. “One must also have sunshine, freedom, and a little flower.” Hans Christian Andersen

When we think of July, Independence Day looms large. Parades, barbecues, family gatherings, music, pool parties, fireworks, and flying the red, white, and blue are all part of the entertainment.

We have plenty of sunshine and since just living isn’t enough, what do freedom and flowers have in common?

Both are linked to beauty and an enhanced lifestyle. Flowers connect us to nature and thrill us with their glorious colors, textures, forms, and scents. The beauty of freedom is that we live life with ease. We make choices, feel liberated, and can express ourselves without fear. Both flowers and freedom are fleeting and fragile. They are not free. If we don’t care for and protect these precious gifts, they will wilt and die.

To celebrate our national pride, have fun with what I call “freedom” flowers, fruits, vegetables, and accessories that reflect our loyalty to “Old Glory”. Plant an American flag garden with a pattern using red and white flowers for the stripes, with blue flowers punctuated by small white flowers to mimic the stars. Create a patriotic theme in a mixed border with large blocks of the three colors, or decorate with curated urns and con-



Impatiens in red and white are excellent freedom flowers.

tainers. Add string lights that flicker red, white, and blue, place tiny American flags throughout the garden, or raise a large banner on a flag-pole as a focal point. Add a red birdhouse and incorporate windchimes or statuary in unexpected places in the landscape that complement the theme. Don’t forget festive tablecloths, patio pillows, and blanket throws as decorative and utilitarian elements! Add nutrition with bowls of fruit, and platters of vegetables with dips and chips for a cheerful culinary celebration.

Here are a few ideas for the flowers, fruits, and vegetables to utilize in your garden, plant in pots on your patio or porch, and decorate for this July holiday.

... continued on Page OH8

Alpine strawberries are a delicious addition to salads.



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ORINDA | MT. DIABLO VIEWS | 42 TAPPAN LANE
SLEEPY HOLLOW NEIGHBORHOOD | \$6,895,000 | 5 BD | 6.5 BA
OFFICE | 8,096 SF | 2.26 AC



ORINDA | PUTTER'S PARADISE | 10 ORINDA VIEW ROAD
\$5,585,000 | 4 BD | 5.5 BA | OFFICE | 5,691 SF | 1.17 AC



ORINDA | POOL PARTY | 3 LOS CONEJOS
EL TOYONAL LOCATION | \$1,895,000 | 5 BD | 3.5 BA | 2,888 SF | .48 AC



LAFAYETTE | 2 ESTATE LOTS | POPULAR HAPPY VALLEY GLEN
1240 MONTICELLO RD | 15.52 AC | \$2,985,000
0 MONTICELLO RD | 7.64 AC \$2,398,000



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COMPASS

Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	23	\$1,250,000	\$5,500,000
MORAGA	7	\$455,000	\$2,200,000
ORINDA	12	\$1,462,500	\$3,600,000

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

- 3557 Boyer Circle, \$2,950,000, 4 Bdrms, 2488 SqFt, 1932 YrBlt, 05-28-24,
Previous Sale: \$1,365,000, 11-23-21
- 1058 Buchan Drive, \$1,600,000, 4 Bdrms, 1924 SqFt, 1953 YrBlt, 05-22-24
- 2 Evergreen Court, \$1,805,000, 3 Bdrms, 2055 SqFt, 1947 YrBlt, 05-29-24,
Previous Sale: \$150,000, 08-01-86
- 3151 Gloria Terrace, \$2,006,000, 4 Bdrms, 1991 SqFt, 1961 YrBlt, 05-20-24
- 4022 Happy Valley Road, \$3,000,000, 4 Bdrms, 2619 SqFt, 1947 YrBlt, 05-22-24,
Previous Sale: \$609,000, 06-01-88
- 4034 Happy Valley Road, \$5,500,000, 5 Bdrms, 3904 SqFt, 1974 YrBlt, 05-29-24,
Previous Sale: \$3,225,000, 06-29-18
- 3890 Happy Valley Road, \$3,910,000, 3 Bdrms, 3608 SqFt, 1939 YrBlt, 05-24-24
- 15 Hartwood Court, \$3,000,000, 4 Bdrms, 2442 SqFt, 1961 YrBlt, 05-29-24
- 681 Jennie Court, \$1,500,000, 5 Bdrms, 1600 SqFt, 1950 YrBlt, 05-31-24
- 704 Las Trampas Road, \$3,150,000, 4 Bdrms, 2992 SqFt, 1956 YrBlt, 05-24-24,
Previous Sale: \$3,250,000, 10-20-21
- 3439 Little Lane, \$2,000,000, 3 Bdrms, 1321 SqFt, 1956 YrBlt, 05-24-24,
Previous Sale: \$1,225,000, 07-23-18
- 594 Michael Lane, \$1,930,000, 3 Bdrms, 1842 SqFt, 1956 YrBlt, 05-29-24,
Previous Sale: \$955,000, 10-13-05
- 8 Mountain View Lane, \$2,400,000, 4 Bdrms, 3728 SqFt, 1989 YrBlt, 05-28-24
- 2551 Olympic Boulevard, \$1,730,000, 3 Bdrms, 1593 SqFt,
1948 YrBlt, 05-31-24, Previous Sale: \$1,100,000, 07-02-19
- 3950 Rancho Road, \$2,400,000, 4 Bdrms, 2325 SqFt, 1953 YrBlt, 05-30-24
- 381 Read Drive, \$2,820,000, 6 Bdrms, 4498 SqFt, 1986 YrBlt, 05-23-24
- 29 Sanford Lane, \$4,400,000, 5 Bdrms, 5150 SqFt, 2007 YrBlt, 05-30-24,
Previous Sale: \$3,800,000, 02-22-21
- 759 Solana Drive, \$2,160,000, 4 Bdrms, 2858 SqFt, 1965 YrBlt, 05-21-24
- 3552 South Silver Springs Road, \$2,475,000, 4 Bdrms, 1891 SqFt,
1956 YrBlt, 05-29-24
- 41 Sunrise Lane, \$1,590,000, 5 Bdrms, 2424 SqFt, 1989 YrBlt, 05-23-24,
Previous Sale: \$1,325,000, 04-14-21
- 3194 Surmont Drive, \$1,250,000, 4 Bdrms, 2168 SqFt, 1964 YrBlt, 05-24-24
- 1035 North Thompson Road #A, \$2,050,000, 4 Bdrms, 2966 SqFt,
1998 YrBlt, 05-31-24
- 3664 West Road, \$1,250,000, 3 Bdrms, 1290 SqFt, 1955 YrBlt, 05-23-24,
Previous Sale: \$750,000, 10-11-06

... continued on Page OH8

Homes Sold 2024 Year To Date

Opportunities abound in this current market!



3911 Happy Valley Rd, Lafayette-\$7,350,000



4082 Happy Valley Rd, Lafayette-\$3,350,000



704 Las Trampas, Lafayette-\$3,150,000



51 La Cuesta Rd, Orinda-\$3,300,000



Lamorinda's
#1 Coldwell
Banker Agent



1093 Country Club Dr, Moraga-\$2,350,000



3 Beaconsfield Ct, Orinda-\$2,140,000



328 Glorietta Blvd, Orinda - \$1,750,000



12 Ramona Dr, Orinda-\$1,400,000



224 Rainbow Ln, Pleasant Hill-\$1,205,000



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Organizing tips: top 12 things you can easily get rid of right now

By Jennifer Raftis, CPO®



Photo Shutterstock

I often receive calls from clients who are overwhelmed by the amount of items they have in their homes and garages and don't know how to start editing their belongings. I compiled this list based on items I often find in my clients' homes that take up space but may not be needed anymore. This list of items that you can get rid of right now is a recommended start to your decluttering journey.

1. Bags, Backpacks and Totes (plastic, paper, cloth, canvas). I feel your pain on these items; they are useful, and, therefore, hard to get rid of. I recommend culling them to an amount that you are comfortable with and have room for, and sticking with that number. It takes real discipline to recycle bags as they come in!

2. Old Electronics - Our old phones, laptops, Ipads, chargers, cables are usually in a box in the garage because most people don't know how to dispose of them and/or erase the information. All three Lamorinda communities have Republic Services for their trash/recycling. You can get information about how to safely recycle and dispose of electronics at www.republicservices.com/residents/recycling-and-solid-waste/e-waste.

3. Anything Broken - I find many items - usually in the garage -- such as furniture and appliances, as well as clothing that all need some type of repair. These items are usually delayed decisions; I recommend assigning an end date for this task, and any items that aren't dealt with by the deadline are let go.

4. Tupperware and Food Storage Containers - The lids are not coming back and the stains from the spaghetti sauce are not going to come out. Take out every single piece of tupperware you own, match all the lids, and do a quality exam. Recycle these items now and replace them with a more environmentally friendly version such as glass containers.

5. Worn-out Towels and Linens - If you have tattered towels and linens, it might be time to donate them to the local animal shelter and purchase some new ones, be good to yourself!

6. Socks - Yes, it's time to weed through the sock drawer. It really can be done in half an hour! (The missing socks are hiding somewhere with the missing Tupperware lids).

7. Expired Food - I recommend pulling everything out from your pantry all at once. As you are disposing of the expired food, keep a note of all items you want to replace.

8. Expired Medication - Again, pull everything out all at once and keep a note of items that need to be replaced such as Tylenol or Advil. If you have expired prescription medication, I suggest removing or covering up the label that contains your personal information. The bottle can typically be recycled and any pills that are left can be put in a plastic bag and disposed of at a designated drop-off location for free at one of these locations.

- Town of Moraga, Police Department, 329 Rheem Boulevard, Moraga

- City of Orinda, Police Department, 22 Orinda Way, Orinda

- City of Lafayette, Police Department, 3471 Mt. Diablo Blvd., Lafayette

9. Old Magazines/Newspapers - I recommend tearing out the recipe or information you wanted to save from the magazine or paper, or possibly taking a photo of it and storing it in an album on your phone for future reference. Keep in mind that the information becomes outdated very quickly. Recycle, recycle and recycle those magazines and newspapers!

10. Paint/Toxic Products - Don't let these

products pile up in your home and in your garage, they multiply very quickly. Put a date on your calendar to take them to the toxic waste center. It can be helpful to record the paint color and the room it was painted in before you dispose of the paint can.

11. Excess Cooking Utensils - Pull out all the utensils, put all duplicates together, and see what you can donate or maybe even replace for newer, more efficient items. Most homes I've worked in have at least eight spatulas.

12. Clothing - If you don't have a donation container in your closet, you should; it will make it easier to let the items go that you are not wearing. If you have designer clothing that you no longer want, you can try to consign the items. Here are a couple of local clothing consignment options.

- Designs 2 Consign, Moraga
- ReCHIC, Orinda

Every item you release makes room for more space in your home or something that can better fit your current life right now. This will help give your mind and your home a perfect spring reset.

Professional Organizer, Jennifer Raftis, CPO® founded Efficiency Matters, LLC to help you with all of your organizing needs for your home and business. She is a Certified Professional Organizer and an active board member with NAPO, National Association of Productivity and Organizing Professionals.

She is also an independent representative for The Container Store and has expertise in designing closets, garages, pantries, playrooms and more. In addition, she is a Corporate Organizing and Productivity Consultant and has worked with Fortune 500 companies across the U.S. Another large part of her business is move management especially working with seniors who are downsizing. She and her husband have lived in Moraga for 30 years, raising 3 kids and working countless volunteer hours with many local non-profit organizations and schools. Jennifer@efficiencymattersllc.com, 925-698-3756 www.efficiencymattersllc.com





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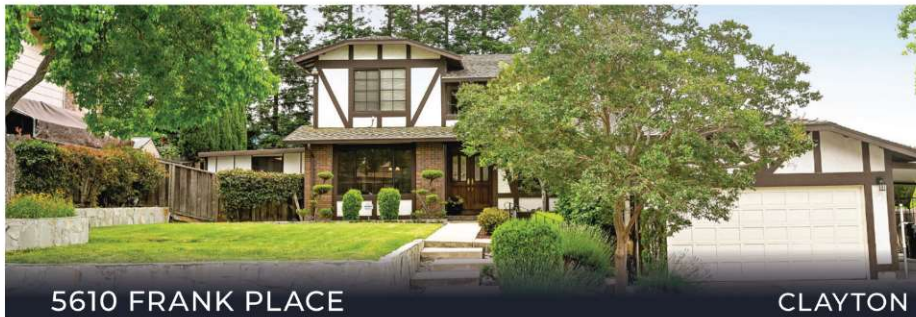


1100 SUNRISE RIDGE DRIVE

LAFAYETTE

4 BED | 3 BATH | 3,060 SQ. FT
KELLY CRAWFORD 925.998.5599 JEANNETTE BETTENCOURT 925.787.3464

\$2,095,000
925.787.3464

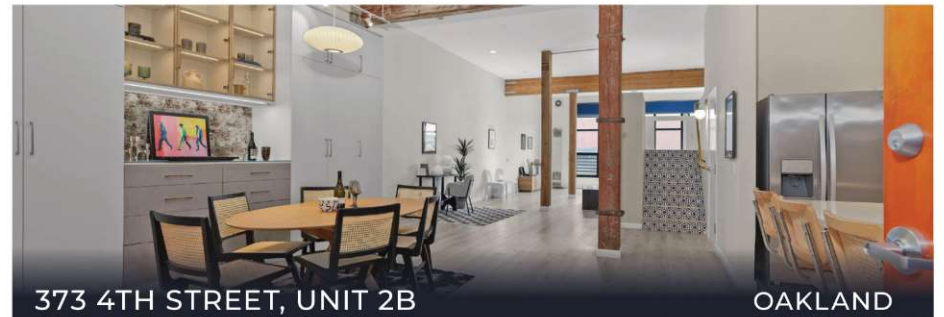


5610 FRANK PLACE

CLAYTON

5 BED | 3 BATH | 2,443 SQ. FT
KELLY CRAWFORD

\$1,279,000
925.998.5599

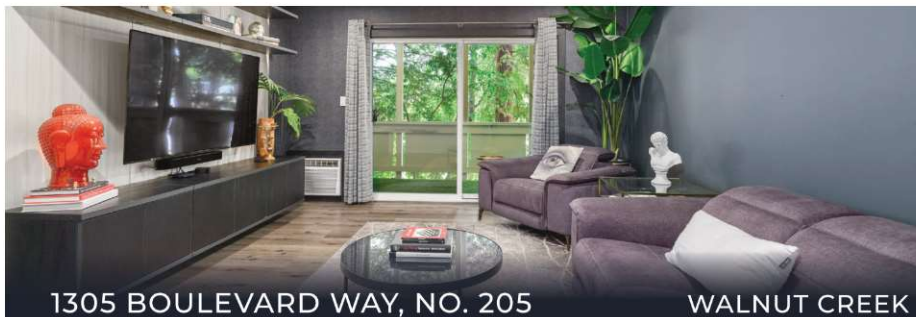


373 4TH STREET, UNIT 2B

OAKLAND

1 BED | 1 BATH | 1,400 SQ. FT
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1305 BOULEVARD WAY, NO. 205

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3944 WOODSIDE COURT

LAFAYETTE

4 BED | 3 BATH | 2,734 SQ. FT. *Listed for \$1,795,000 | Sold for \$2,475,000*

12 CORTE ANNETTE

MORAGA

5 BED | 3 BATH | 2,341 SQ. FT. *Pending with 4 offers!*

827 KANE CIRCLE

WALNUT CREEK

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Kelly Crawford
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Bev Arnold
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Asad Durrani
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DRE # 02174180



Jeannette Bettencourt
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DRE # 01154506



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DRE # 02139271



Michelle McKay
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DRE # 01902466

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Leslie Whitney
510.388.5794
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Digging Deep with Goddess Gardener, Cynthia Brian

Freedom flowers

... continued from Page OH 1

Here are a few ideas for the flowers, fruits, and vegetables to utilize in your garden, plant in pots on your patio or porch, and decorate for this July holiday.
....continued on page OH 10

<i>Choices for RED</i>	Radishes	<i>include:</i>
<i>include:</i>	Red potatoes	FLOWERS
FLOWERS	Red onions	Magnolias
Roses	Rhubarb	Petunias
Salvia	<i>Choices for Blue</i>	Roses
Hollyhocks	<i>include:</i>	Gardenias
Impatiens	FLOWERS	Lilies
Petunias	Hydrangeas	Peonies
Zinnias	Bachelor Buttons	Impatiens
Snapdragons	Iris	FRUIT
FRUIT	Forget-me-nots	White peaches
Cherries	Lobelia	White mulberries
Plums	Delphiniums	Thompson seedless
Watermelon	Agapanthus	grapes
Strawberries	FRUIT	VEGETABLES
Apples	Elderberries	Cauliflower
Raspberries	Concord grapes	Jicama
Red grapes	Blueberries	Turnips
VEGETABLES	Damson plums	Garlic
Tomatoes	VEGETABLES	White onions
Red bell peppers	Blue corn	Fennel bulb
Chili peppers	<i>Choices for White</i>	Parsnips



Photo Cynthia Brian

Blue elderberries look elegant on display and are delicious in jams.

Lamorinda home sales recorded

... continued from Page OH2

MORAGA

- 146 Ascot Court #1, \$580,000, 2 Bdrms, 945 SqFt, 1971 YrBlt, 05-28-24,
Previous Sale: \$470,000, 07-09-18
- 2059 Ascot Drive #112, \$455,000, 1 Bdrms, 713 SqFt, 1971 YrBlt, 05-24-24,
Previous Sale: \$420,000, 06-02-21
- 152 Draeger Drive, \$1,200,000, 4 Bdrms, 1551 SqFt, 1959 YrBlt, 05-23-24
- 1236 Larch Avenue, \$1,725,000, 4 Bdrms, 2162 SqFt, 1967 YrBlt, 05-28-24
- 18 Newberry Place, \$1,650,000, 4 Bdrms, 3282 SqFt, 1973 YrBlt, 05-21-24,
Previous Sale: \$529,000, 06-01-90
- 1873 Saint Andrews Drive, \$2,200,000, 4 Bdrms, 2883 SqFt,
1983 YrBlt, 05-29-24, Previous Sale: \$1,537,500, 01-10-18
- 3 Via Barcelona, \$1,125,000, 3 Bdrms, 2417 SqFt, 1987 YrBlt, 05-31-24,
Previous Sale: \$955,000, 11-09-21

ORINDA

- 6 Del Mar Court, \$3,150,000, 4 Bdrms, 3368 SqFt, 1957 YrBlt, 05-30-24,
Previous Sale: \$1,562,500, 10-07-03
- 2 Hacienda Circle, \$2,360,000, 3 Bdrms, 2206 SqFt, 1941 YrBlt, 05-29-24,
Previous Sale: \$1,412,000, 08-28-15
- 4 Highland Court, \$1,462,500, 2 Bdrms, 2350 SqFt, 1954 YrBlt, 05-31-24
- 41 La Noria, \$3,600,000, 5 Bdrms, 4117 SqFt, 1948 YrBlt, 05-20-24,
Previous Sale: \$2,062,500, 07-10-03
- 214 Moraga Way, \$2,350,000, 4 Bdrms, 3320 SqFt, 1904 YrBlt, 05-28-24,
Previous Sale: \$1,625,000, 05-14-08
- 12 Orchard Road, \$1,887,000, 4 Bdrms, 2263 SqFt, 1937 YrBlt, 05-22-24,
Previous Sale: \$1,050,000, 07-19-06
- 33 Rheem Boulevard, \$2,340,000, 4 Bdrms, 2112 SqFt, 1952 YrBlt, 05-22-24
- 12 Richard Court, \$2,600,000, 4 Bdrms, 2415 SqFt, 1940 YrBlt, 05-20-24,
Previous Sale: \$1,450,000, 09-21-16
- 33 Southwood Drive, \$2,195,000, 3 Bdrms, 2965 SqFt, 1938 YrBlt, 05-31-24,
Previous Sale: \$1,380,000, 04-26-13
- 93 Tarry Lane, \$2,660,000, 3 Bdrms, 2231 SqFt, 1953 YrBlt, 05-28-24,
Previous Sale: \$1,500,000, 08-24-23
- 44 Valencia Road, \$1,910,000, 4 Bdrms, 2476 SqFt, 1947 YrBlt, 05-30-24,
Previous Sale: \$1,605,000, 03-16-18
- 3 Whitehall Drive, \$1,585,000, 3 Bdrms, 1620 SqFt, 1959 YrBlt, 05-30-24,
Previous Sale: \$1,150,000, 11-06-23



SWEETNESS

in Sleepy Hollow, Orinda



188 Lombardy Lane, Orinda - \$3,495,000

Fabulous home in Sleepy Hollow with an ideal floor plan and private backyard. Perfect for indoor/outdoor living and entertaining with L-shaped layout featuring living/dining combo and eat-in kitchen/great room, all with French doors to the backyard.

Backyard oasis includes salt water pool/spa, outdoor bathroom, lawn, play area, chicken coop, and outdoor entertainment amenities. For gardeners: raised beds, rain collection system, and fruit trees.

Eat-in kitchen has center island, breakfast nook, high-end appliances, and backyard views. Main level includes en-suite bedroom, two additional bedrooms, and hall bathroom. Upstairs primary suite features balcony, spa bathroom, and walk-in closet. Fifth bedroom ideal for nursery or office.

Highlights: designer finishes, built-in speakers, Tesla power walls, solar panels, and hardwired internet. Excellent location near top schools, park, trails, and towns of Orinda and Lafayette.

An outdoor lover's dream!

5 <i>Bed</i>	4 <i>Bath</i>	.76 <i>Acre</i>
±3,648 <i>Sq ft</i>	1 <i>Wow Pool</i>	100% <i>Amazing!</i>

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Digging Deep with Goddess Gardener, Cynthia Brian

Freedom flowers

Photos Cynthia Brian



Blue urns are highlighted by white and red petunias.



A mixed border garden with a gurgling wall fountain.



Blue hydrangeas make a statement in the garden or a bouquet.

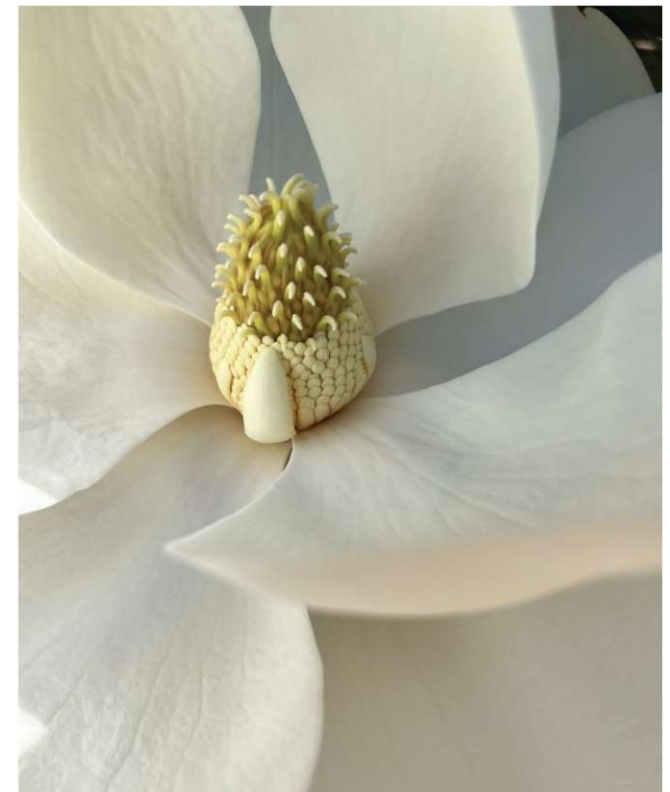
... continued from Page OH 8

Although it is a little silly, I like to sparkle on our country's birthday. The marvelous memories of the past fourth of July family and friend gatherings bring big smiles to my face. As I read historical biographies, I am cognizant of the bravery and sacrifices of the men and women who helped in our fight for freedom from 1776 until the present. Did they enjoy some of the same flowers, fruits, and vegetables that we relish today?

Just living is never enough. Oscar Wilde may have said it best. He wrote, "With freedom, books, flowers, and the moon, who could not be happy?"

Appreciate the sunshine, the moon, the flowers, and our freedom.

Happy Gardening. Happy Growing. Happy Independence Day!



A white magnolia bloom appears as art.

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Cynthia Brian sparkles in red, white, and blue.

For more gardening advice for all seasons, check out Growing with the Goddess Gardener at <https://www.CynthiaBrian.com/books>. 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 which was just honored as the 2024 Nonprofit of the Year by the Moraga Chamber of Commerce. Tune into Cynthia's StarStyle® Radio Broadcast at www.StarStyleRadio.com. Her newest children's picture book, Books in the Barnyard: Oh Deer! from the series, Stella Bella's Barnyard Adventures is available for discounted pre-sales at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com <https://www.CynthiaBrian.com>

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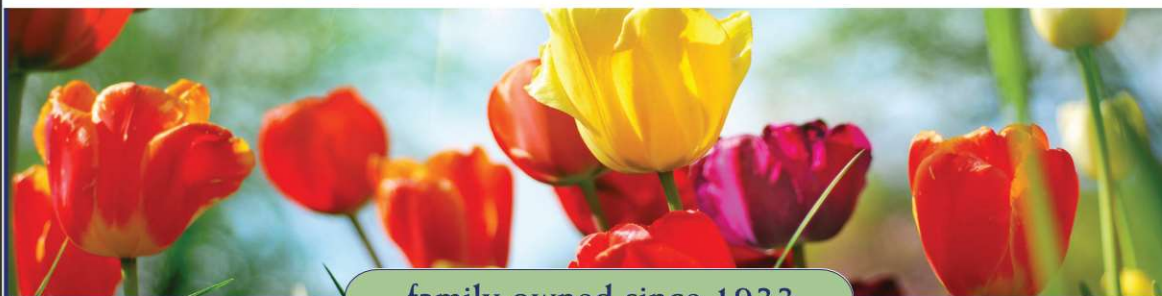
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◆ LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM ◆



33 La Noria, Orinda

5 Bd + Office | 4.5 Ba | 5267 Sqft | \$5,500,000
Magically set in an heirloom garden is this stunning, private, one of a kind Classic Orinda Country Club home!



188 Lombardy Ln, Orinda

5 Bd | 4 Ba | 3948 Sqft | \$3,495,000
Fabulous home in coveted Sleepy Hollow w/ a wonderful floor plan & spectacular private backyard!



20 El Patio, Orinda

6 Bd | 4.5 Ba | 4552 Sqft | \$3,250,000
Totally renovated & updated in 2013, this light filled 6 bd/ 4.5 ba w/ bonus room & possible au-pair suite is a fabulous place to call home.



27 Moraga Via, Orinda

4 Bd | 2.5 Ba | 2980 Sqft | \$2,495,000
This 4 bd/2.5 ba contemporary home features 2980 sf on a peaceful .64-acre lot w/ a perfect floor plan!



135 Camino Pablo, Orinda

4 Bd | 4 Ba | 2832 Sqft | \$2,495,000
Rare 4 bd/4 ba 2832 sf mid-century modern stunner sits on a large, private 1.57 acre fully usable lot, & has the ability to expand!



5 Shadow Creek Ln, Orinda

4 Bd | 3 Ba | 3812 Sqft | \$2,395,000
Welcome to this stunning, 4 bd/3 ba mid-century style gem in the heart of Orinda's desirable Glorietta neighborhood!



10 La Cresta, Orinda

4 Bd | 2.5 Ba | 2753 Sqft | \$2,350,000
Absolutely stunning views, home & yard! Updated 4 bd/2.5 ba, 2753 sqft on .4 acre!



15 Lost Valley Dr, Orinda

2 Bd | 2 Ba | 3022 Sqft | \$2,295,000
Step into a fairytale with this charming, single-level storybook home on a sprawling 1-acre lot!



53 Via Floreado, Orinda

5 Bd | 2.5 Ba | 2851 Sqft | \$1,795,000
Bright 5 bd/2.5 ba home in Orinda w/ amazing views!



42 Hillcrest Dr, Orinda

4 Bd | 2.5 Ba | 2664 Sqft | \$1,795,000
California dreaming in the heart of Glorietta. Spacious two story home on a premium lot!



7 Los Conejos, Orinda

3 Bd | 2.5 Ba | 2173 Sqft | \$1,695,000
Private & tranquil 3 bd/ 2.5 ba retreat in the heart of Orinda! Versatile detached studio, flat yard, new baths!



16 Via Barcelona, Moraga

3 Bd | 2.5 Ba | 2114 Sqft | \$1,100,000
Elegant spacious 3 bd/2.5 townhome in beautiful condition in a central location!



1072 Mountain View Blvd, Walnut Creek

5 Bd | 4.5 Ba | 3486 Sqft | \$3,100,000
Incredible opportunity to move into a brand new home in Walnut Heights, one of Walnut Creek's most desirable locations!



1428 Quail View Cir, Walnut Creek

3 Bd | 3.5 Ba | 2154 Sqft | \$1,195,000
This 3 bd/3.5 ba home enjoys spacious indoor & outdoor living spaces!



300 N. Civic Dr. #411, Walnut Creek

1 Bd | 1 Ba | 825 Sqft | \$345,000
Corner unit at the end of the complex enjoys a light & bright private setting!

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