

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 18 Issue 11 Wednesday, July 17, 2024



Making sense of expiration dates ... read on Page OH10

## *Digging Deep with Goddess Gardener, Cynthia Brian* **Coming in HOT!**

By Cynthia Brian



**The hillside wildflowers were gorgeous and abundant in June.**

*May the sun bring you new energy by day. May the moon softly restore you by night." Apache Blessing*

Baby, it's hot outside! Cuts and bruises from gardening in my preferred wardrobe of my bathing suit are a small price to pay to remain cooler. Our water bills are bound to be bigger this next cycle because of the recent heat wave that sent most of us craving the cooling restoration of the moon. We have buckets in the showers and sinks to collect every extra drop of H<sub>2</sub>O. We save all gray water for our plants.

Last month I showcased my spectacular hillside wildflower garden after I had completed the hand-weeding. With the 100-degree-plus temperatures that lasted over ten days, that beauty is gone, replaced by dried plants that will be cut before this article is published. (See the before and after photos)

Not many blooms can withstand this heat. Fortunately, my trusty and drought-friendly natives, roses, clematis, agapanthus, pink bower vine, seafoam statice, lavender, potato vine, oleander, hollyhocks, and acanthus brighten the landscape with their flowers. The sea of bumble bee-loving blue nigella blossoms that last month blanketed the orchard has metamor-



**The hillside wildflowers died in the heat.**

Photos Cynthia Brian

phosed into seedpods. I am collecting them to give to attendees of the forthcoming September 28th Pear and Wine Festival who will visit our Be the Star You Are!® booth where our volunteers will be celebrating our 25th anniversary with the public. (For info, visit <https://www.bethestaryouare.org/events-2>)

Although my family were "dry farmers" meaning that we didn't irrigate the orchard or vines, allowing the winter rains to do their job, when heat waves arrived, we had our orders. Our dad had purchased a 1940s fire truck with a huge water tank and retrofitted it as our irrigation truck. Beginning when I was age 8, my job was to slowly drive the fire truck through the narrow rows, moving from vine to vine and tree to tree while my younger sister opened the spigots. When the tanks were empty, I drove to the well to refill. In this way, we protected our harvest when the thermometer skyrocketed into triple digits.

We don't have vintage fire trucks with water tanks to irrigate our gardens. How can we protect our precious gardens during extremely scorching weeks?

... continued on Page OH12



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**Lamorinda home sales recorded**

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	12	\$1,200,000	\$3,350,000
MORAGA	5	\$1,390,000	\$2,220,000
ORINDA	9	\$1,475,000	\$4,550,000

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**

3620 Cerrito Court, \$2,210,000, 4 Bdrms, 2609 SqFt, 1973 YrBlt, 06-11-24,  
Previous Sale: \$1,500,000, 06-05-19

4082 Happy Valley Road, \$3,350,000, 4 Bdrms, 3665 SqFt, 1974 YrBlt, 06-03-24

3688 Hastings Court, \$2,025,000, 5 Bdrms, 2733 SqFt, 1956 YrBlt, 06-04-24,  
Previous Sale: \$459,500, 12-01-89

930 Hawthorne Drive, \$1,494,000, 3 Bdrms, 2122 SqFt, 1953 YrBlt, 06-14-24,  
Previous Sale: \$615,000, 11-21-01

1105 Magnolia Lane, \$2,550,000, 4 Bdrms, 2032 SqFt, 1954 YrBlt, 06-06-24

3309 Mildred Lane, \$1,425,000, 3 Bdrms, 1655 SqFt, 1951 YrBlt, 06-05-24

3966 Rancho Road, \$1,570,000, 3 Bdrms, 1781 SqFt, 1954 YrBlt, 06-14-24

18 Reliez Valley Court, \$1,995,000, 4 Bdrms, 2839 SqFt, 1978 YrBlt, 06-12-24,  
Previous Sale: \$1,900,000, 06-01-21

11 Shreve Lane, \$1,200,000, 4 Bdrms, 2002 SqFt, 2013 YrBlt, 06-03-24,  
Previous Sale: \$1,163,000, 04-15-22

516 Silverado Drive, \$1,625,000, 4 Bdrms, 1908 SqFt, 1963 YrBlt, 06-14-24

26 Withers Court, \$2,600,000, 5 Bdrms, 4370 SqFt, 2016 YrBlt, 06-13-24,  
Previous Sale: \$1,799,000, 07-01-19

3944 Woodside Court, \$2,405,000, 3 Bdrms, 2092 SqFt, 1974 YrBlt, 06-10-24

**MORAGA**

21 Ashbrook Place, \$1,825,000, 4 Bdrms, 2547 SqFt, 1966 YrBlt, 06-14-24

4 Baltusrol Street, \$1,561,000, 3 Bdrms, 2142 SqFt, 1979 YrBlt, 06-14-24,  
Previous Sale: \$1,145,000, 08-11-21

4 Southard Court, \$2,220,000, 4 Bdrms, 3517 SqFt, 1997 YrBlt, 06-10-24

6 Thune Avenue, \$1,390,000, 3 Bdrms, 1692 SqFt, 1959 YrBlt, 06-14-24,  
Previous Sale: \$719,000, 06-13-03

6 Wingfoot Street, \$2,125,000, 3 Bdrms, 3424 SqFt, 1987 YrBlt, 06-12-24,  
Previous Sale: \$1,290,000, 07-27-15

**ORINDA**

7 Abbott Court, \$4,550,000, 4 Bdrms, 4265 SqFt, 2013 YrBlt, 06-07-24,  
Previous Sale: \$1,450,000, 03-20-15

9 Bel Air Drive, \$3,700,000, 6 Bdrms, 4013 SqFt, 1955 YrBlt, 06-03-24,  
Previous Sale: \$3,345,000, 11-07-22

96 Camino Encinas, \$3,700,000, 5 Bdrms, 3940 SqFt, 2018 YrBlt, 06-06-24,  
Previous Sale: \$1,800,000, 12-27-22

65 Hillcrest Drive, \$2,600,000, 4 Bdrms, 2224 SqFt, 1950 YrBlt, 06-05-24,  
Previous Sale: \$2,200,000, 03-11-21

7 La Campana Road, \$1,890,000, 3 Bdrms, 1907 SqFt, 1976 YrBlt, 06-12-24

117 Meadow Lane, \$1,475,000, 3 Bdrms, 1743 SqFt, 1952 YrBlt, 06-06-24,  
Previous Sale: \$839,000, 10-22-09

30 Moraga Viax, \$1,890,000, 4 Bdrms, 2486 SqFt, 1972 YrBlt, 06-14-24,  
Previous Sale: \$1,402,500, 10-09-19

432 Ridge Gate Road, \$2,198,000, 3 Bdrms, 3011 SqFt, 1980 YrBlt, 06-10-24,  
Previous Sale: \$1,675,000, 07-12-16

9 Via Corte, \$2,000,000, 3 Bdrms, 3047 SqFt, 1986 YrBlt, 06-12-24,  
Previous Sale: \$1,100,000, 05-28-03



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OFFERED AT \$5,495,000  
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ACTIVE

17 HAMMOND PLACE, MORAGA  
OFFERED FOR \$1,575,000  
MATT MCLEOD | 925.465.6500



SOLD

1013 VIA ROBLE, LAFAYETTE  
SOLD FOR \$1,825,000  
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SOLD • REPRESENTED BUYER

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1036 UPPER HAPPY VALLEY RD, LAFAYETTE  
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# The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T

The second quarter of 2024 remained steady on the residential side of Lamorinda real estate. The total number of sales was up in Lafayette, the same in Orinda, and down slightly in Moraga. The average price was slightly lower in Lafayette and Moraga, while the average price in Orinda was higher. The closings that occurred were those that mostly went under contract from mid-February to late May in a period of relatively stable interest rates that hover around 7%.

Per Contra Costa Association of Realtors statistics reported from April 1 through June 30, 2024, 80 single family homes closed in Lafayette. This was an increase from the 71 single family homes closed in the same period one year ago. Sales prices

ranged from \$1,080,000 to \$5,425,000 and the average number of days on market was 14. In the year ago second quarter it was 17 days. The average sales price was \$2,458,919, just below the year ago when it was \$2,499,679. In 2022 it was \$2,479,025 and \$2,180,240 in 2Q2021, and \$1,794,912 in 2Q2020.

In Moraga, the number of single-family closings was 34; a year ago it was 43. Prices ranged from \$1,200,000 to \$2,800,000, with an average sale price of \$1,985,176. In the year ago quarter it was \$2,121,393. In 2022 it was \$2,376,836. It was \$1,936,316 in 2Q2021, and 2Q2020 it was \$1,548,585. The average marketing time was 15 days, where a year ago it was 12.

In Orinda, the number of single-

family closings was 61 the same as in the year ago second quarter. Sales prices ranged from \$877,000 to \$6,337,500 with an average price of \$2,229,861, slightly higher than a year ago, when it was \$2,135,898. The 2Q2022 average was \$2,198,041. This was lower than the \$2,317,982 in the same quarter in 2021, but still well above 2Q2020 when it was \$1,808,271. It took an average of 14 days to have a house go pending, versus 21 days in the same period a year ago.

There was only one single family sale below \$1,000,000 in the three communities combined.

In the quarter ending June 30, on an average price per square foot basis, Lafayette detached single-family homes sold at \$922.63, which

was an increase over the year ago when it was \$882.93. In Moraga, homes sold for \$766.68 per square foot, a continued drop from the same quarter a year ago when it was \$872.32 and in 2022 when it was \$935.79. Orinda was \$848.23, which is similar to a year ago's \$833.29.

The drop in Moraga can be attributed to a smaller number of sales and in the average sales prices.

In Lafayette, the average sales price was just over 104.6% of the final asking price. A year ago, the average was just about 100% of final asking. In Moraga it was 101.7% versus 104% in the year ago period, and in Orinda it was also about 104%, the same as a year ago.

... continued on Page OH6

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## The Real Estate Quarter in Review

... continued from Page OH4

In the condominium/town home category, Lafayette had five resale closings versus the year ago quarter when there were nine. They sold between \$890,000 and \$1,600,000. Moraga had 13 when a year ago there were 16. Sale prices ranged from \$455,000 to \$1,775,000. Orinda had two that were \$1,538,076 and \$1,550,000.

As of July 9, there were 64 homes under contract in the MLS in the three communities combined. One year ago, there were 52. The current pending homes have asking prices of \$595,000 to \$8,495,000.

Inventory has increased. There are 134 properties on the market and a year ago there were 89 available properties in the three communities combined. This is a sizable increase in supply.

There are 59 properties on the market in Lafayette an increase from the 48 at this same time a year ago. Asking prices in Lafayette currently range from \$685,179 to \$11,900,000. In Moraga, buyers have their choice of 25 homes or condominiums listed between \$438,000 and \$2,890,000. A year ago, there were 12.

In Orinda there are 50—twice as many as on the market at the same time a year ago. The list prices range from \$493,000 to \$12,900,000.

There are no bank-owned or short sales currently in the MLS available in the three communities.

It is interesting to note that of the 134 dwellings on the market, six have lowered their asking prices in the last seven days.

Interest rates have continued to remain relatively stable. We are still seeing many buyers come to the area from San Francisco, Oakland, and the peninsula because they feel they will likely not be commuting every day, and feel that to live further distances from San Francisco or Silicon Valley is manageable.

Lastly, it is important to look at what homes are selling for versus their list prices. Often homes come on the market at unrealistic prices, and they do not sell, but in the second quarter of this year many homes have had multiple offers and have sold at or above the list price.

Of the 80 single family sales that closed in Lafayette in the second quarter of 2024, 61 sold at or above the asking prices.

In Moraga, 30 of the 34 sales were at or above the final asking price, and in Orinda, 45 of the 61 sold at or above the final listing price.

We are still seeing many buyers having to make offers without the traditional contingencies of obtaining financing or having a home appraised, or even having the home inspected. Many sellers continue to obtain pre-sale inspections in order to understand the condition of their homes and to also prevent a buyer from trying to renegotiate a lower price or repairs.

There are a lot of potential sellers who have refinanced in the past few years who are reluctant to give up their mortgage rates of under 3% and to go out and buy a home and pay what is now around 7%. This may continue to affect the market.



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# Making sense of expiration dates

By Jennifer Raftis, CPO



Shutterstock

Expiration dates can be a bit confusing, and it's understandable why clients often have questions about them.

Everything seems to have an expiration date now—food, medications, cosmetics—and the dates can be a bit confusing. Do you know what the dates mean and do you trust the information? This is a topic that comes up with my clients frequently.

Who and what determines expiration dates?

These dates are generally determined by manufacturers based on testing and regulatory guidelines to ensure the safety and quality of the product. They usually indicate the period during which the product is expected to remain at its “best quality”. However, the reliability of these dates can vary.

Expiration dates are partially determined by several factors, such as storage conditions (temperature, exposure to light, location of stored items). All of these factors can impact how quickly a product deteriorates.

Obviously, food products can sometimes be determined by your nose, but what about cosmetics and skincare items? After researching this topic, I found that cosmetics don't “expire” the same way that food does (of course). They can degrade overtime and have changes in color, texture, or smell. I have read that using expired cosmetics can increase the risk of skin irritation or infection, especially for eye and skin applications.

## Food Products

Imagine a bunch of food experts in white lab coats, testing how long tuna salad stays fresh...I do not want that job. They are the people that determine the magical “eat before” date. Here are three ways they test:

1. Microbial: Watching tiny bacteria party on your cheese until it's no longer safe.
2. Chemical Concoctions: Watching how vitamins vanish and flavors disappear over time.
3. Tasters - Yikes! They taste day-old donuts and weeks-old food to ensure it's peak flavor and goodness.

The FDA swoops in to make sure the “Flavor Experts” are doing their job.

They make sure your milk expiration dates are correct (so the milk doesn't turn into yogurt before its time).

## Pharmaceutical Products

Drug companies decide expiration dates in a few ways.

1. Accelerated Aging: Storing drugs at hot and humid locations to predict their shelf life.
2. Long Term Tests: Keeping them in cool, dark places for years to see how they survive

The expiration date is the last day they promise the drugs will be at their peak strength.

The FDA reviews the drugs information to ensure that they remain effective and safe until the expiration date.

## Cosmetic Products

Cosmetic companies typically have their own labs where they perform tests like:

1. Chemical tests: Making sure your face cream doesn't turn into a bacterial breeding ground.
2. Stability: Checking if your lipstick still shines and your mascara doesn't melt.

While the FDA provides the rulebook, many companies follow the guidelines from the Personal Care Products Council.

There are 4 common types of expiration dates and here are the explanations for each of them.

**Sell-By Date:** This is intended for retailers and indicates the last date the product should be sold to a customer. It does not mean the product is unsafe to consume after this date.

**Use-By Date:** This is meant to indicate the last date a product is expected to be at its best quality. It's often found on perishable and dairy products.

## Best-Before Date:

Again, this indicates the date until the product is expected to retain its best quality. After this date, it might be safe to consume but might not be at its best taste or quality.

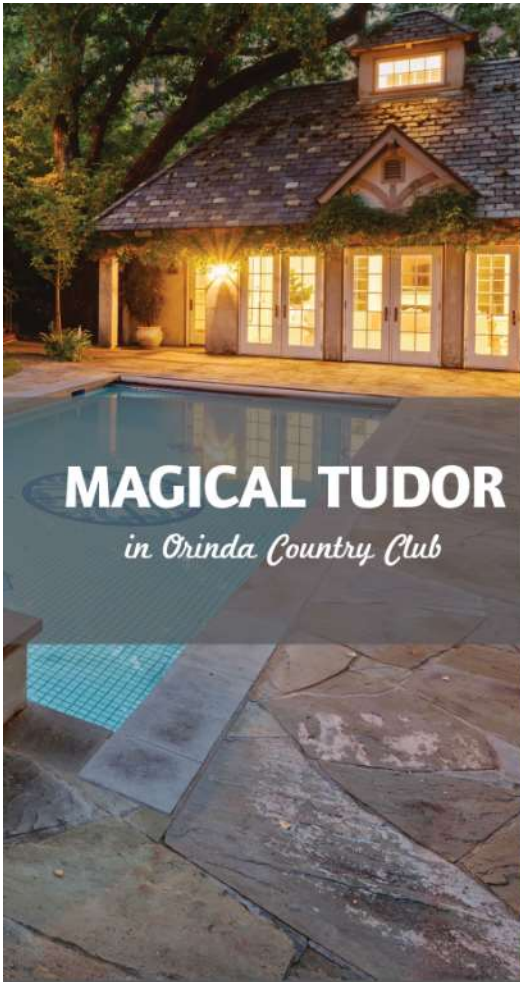
**Expiration Date:** This is mostly used for medications and certain food products. It signifies the date after which the product might become less effective or unsafe to use.

Overall, while expiration dates provide a useful guideline, they are not always set in stone. I hope this information is helpful!

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







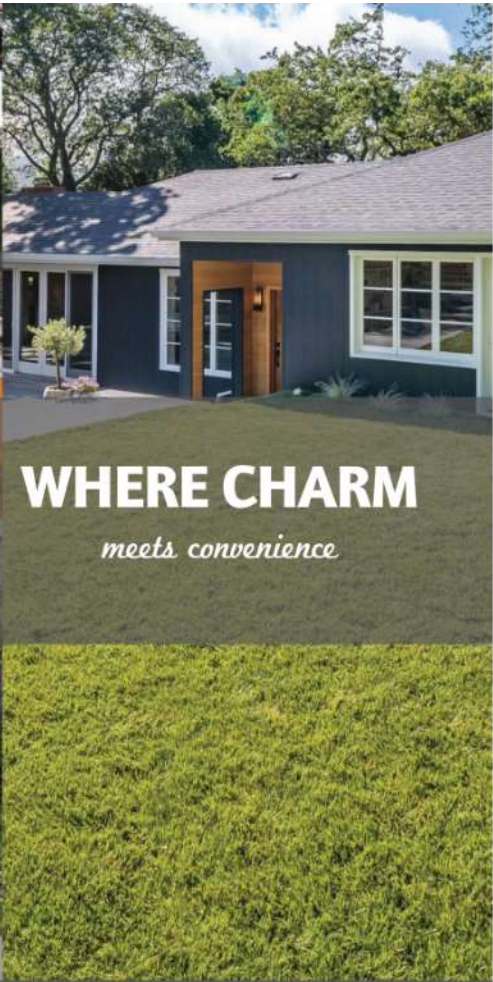
## MAGICAL TUDOR

*in Orinda Country Club*



## SWEETNESS

*in Sleepy Hollow Orinda*



## WHERE CHARM

*meets convenience*

33 La Noria, Orinda - \$5,500,000

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

20 El Patio, Orinda - \$2,995,000  
(New Price!)

<b>5</b> <i>Bed</i>	<b>4.5</b> <i>Bath</i>	<b>.69</b> <i>Acre</i>
<b>±5,267</b> <i>Sq. ft.</i>	<b>1</b> <i>Wow Pool</i>	<b>100%</b> <i>Amazing!</i>

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

<b>6</b> <i>Bed</i>	<b>4.5</b> <i>Bath</i>	<b>.55</b> <i>Acre</i>
<b>±4,552</b> <i>Sq. ft.</i>	<b>1</b> <i>Nice Pool</i>	<b>100%</b> <i>Awesome!</i>

Amy Rose Smith  
Partner - Village Associates  
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## Digging Deep with Goddess Gardener, Cynthia Brian Coming in HOT!



Wichura red roses thrive in summer.

... continued from Page OH1

By planting your garden with heat-tolerant and drought-tolerant varieties, your chances of enjoying a beautiful landscape throughout the summer increase. In addition to succulents, the plants blooming in my landscape fit that description. However, this is NOT the time to plant new specimens, unless you only need a few color spots of annuals. Whatever plants you purchase, make sure to watch and water diligently. Wait until the cooler days in the fall to go on a shopping spree. In the meantime, watch for signs of heat-related stress such as wilting, leaves curling, yellowing, and browning. Here are actions you can immediately employ this summer that will help keep your garden alive.

**WATER, WATER, WATER:** Check soil moisture regularly. Stick a pencil or chopstick in the soil. If it is dry when removed, your plants are thirsty. Early morning or later in the evening are the best times to water. Water deeply and longer than normal. Make sure the moisture is penetrating and not running off. My preference for irrigation is late evening because the plants have hours to rehydrate. Soaker hoses and drip irrigation minimize evaporation while delivering water directly to the roots.

**MISTING:** When it is super-hot, plants, like people, enjoy a light misting. This helps cool the plant tissue. For indoor plants, place a tray of water under the container to increase the humidity,

**SHADE, SHADE, SHADE:** Use umbrellas, shade cloth, or garden fabric to cover your most sensitive plants. Build temporary tents with burlap or even bedsheets. I prefer umbrellas over my very sensitive gardenias, which can be quickly removed with temperature adjustments..

**MOVE PATIO POTS:** Move container gardens to shaded areas. Be cognizant of water needs. Deep soak most containers daily because they dry out quickly.

**WEED, WEED, WEED:** Weeds compete with plants for moisture and nutrients. Eliminate weeds as necessary. **MULCH, MULCH, MULCH:** Organic matter will increase the holding capacity of your soil. Water regularly. Mulch retains moisture in the soil longer. **REFRAIN FROM FERTILIZING AND PRUNING:** Avoid heavy feeding or pruning during heat waves as these actions stress your plants. If a fertilizer is needed, choose an organic, balanced slow-release option.

Make sure to refill fountains and birdbaths to provide drinks for the wildlife. The birds, hummingbirds, bees, butterflies, bats, and other pollinators are grateful visitors. Foxes, skunks, raccoons, rabbits, reptiles, and squirrels have also enjoyed a cool cocktail in my water features! When we work in the garden, we can easily get dehydrated. Drink plenty of water, wear sunglasses, sunscreen, and a big hat. Jump in your swimming pool or spray yourself with a hose when you feel heated, whether you are wearing your bathing suit or your overalls! Softly restore your spirit with the moon, and rejuvenate your body under the stars with the cooler nights. This summer is coming in hot!



Anna's hummingbird stops by the fountain to refresh.



Seafoam statice is drought-resistant and maintains its brilliant purple/blue hue.



# MOFD designated by California Board of Forestry



Fire Risk Reduction Community by the Board of Forestry

**Moraga, CA** –In accordance with Public Resource Code 4290.1, every two years the California Board of Forestry designates select areas for inclusion in the Fire Risk Reduction Community List as "a list of local agencies located in a state responsibility area or a very high fire hazard severity zone...that meet best practices for local fire planning." In recognition of the work done by our community, MOFD (Moraga-Orinda Fire District) was included in the inaugural list in 2022 and has been included in the latest list published this week.

Of note, the Fire Risk Reduction Community List is one of the steps recommended by the California Department of Insurance Safer From Wildfires framework.

MOFD wishes to thank the community for their support of wildfire risk reduction measures and encourage all members of our community to do their part by complying with our exterior hazard abatement ordinances 23-03 and 23-08.

*Provided by MOFD*

Hazard abatement ordinances 23-03 and 23-08 can be found in english and spanish at:  
<https://www.mofd.org/our-district/fuels-mitigation-fire-prevention/abatement-requirements-english>  
<https://www.mofd.org/our-district/fuels-mitigation-fire-prevention/abatement-requirements-spanish>



## Cynthia Brian's Goddess Gardener Educational Recommendations



Bears Breech, AKA acanthus has spectacular cream spears in summer with glossy green foliage in spring.



Silk tree with its pink puff-ball flowers is elegant and delicate, yet hardy.

Photos Cynthia Brian



The seedpods from the nigella flower are used in dried arrangements.



Lavandula latifolia, Portuguese lavender, flourishes in the heat.

- The Contra Costa Library has numerous free in-person and online events. I'm enrolled in Amazing Hummingbirds on July 22. The library hosts events about wildlife and other nature-related topics with Outdoor Explorers. Check out [www.ccclib.org](http://www.ccclib.org) for upcoming classes and experiences for all ages.
  - Native Plant Resource Teams also provides free Zoom classes in support of native gardens. On July 23, you can learn to create a bird-friendly garden. [www.nativeplantresourceteams.net](http://www.nativeplantresourceteams.net)
- Happy Gardening. Happy Growing. Stay cool!





**Cynthia Brian stays cool in the pool.**

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](http://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 at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. [Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com) <https://www.CynthiaBrian.com>

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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 Lane, Orinda**

5 Bd | 4 Ba | 3948 Sqft | \$3,495,000

Fabulous home in coveted Sleepy Hollow w/a wonderful floor plan & spectacular private backyard!



New Price!

**20 El Patio, Orinda**

6 Bd | 4.5 Ba | 4552 Sqft | \$2,995,000

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.



New Listing!

**108 Oak Road, Orinda**

4 Bd | 3 Ba | 3377 Sqft | \$2,995,000

4 plus office, 3 baths, 3377 square feet with sparkling pool/spa and a three car garage, all on an expansive .54 acre parcel with Mt. Diablo



New Listing!

**11 Idyll Court, Orinda**

6 Bd | 4.5 Ba | 4020 Sqft | \$2,795,000

This home enjoys over 4000 sqft of living w/ an outdoor retreat which includes a pool and sports court ideal for gatherings and fun in the sun!



New Listing!

**237 Glorietta Blvd, Orinda**

5 Bd | 3 Ba | 3109 Sqft | \$2,650,000

This wonderful 5 bd/3 ba mid-century gem offers one level living and space for everyone!



**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 with a perfect floor plan!



**53 Via Floreado, Orinda**

5 Bd | 2.5 Ba | 2851 Sqft | \$1,795,000

Bright 5 bd/2.5 ba home in Orinda with amazing views!



New Listing!

**38 El Gavilan, Orinda**

5 Bd | 2.5 Ba | 2702 Sqft | \$1,725,000

A light-filled, mid-century modern home with fabulous views of the Orinda hills that is ever changing with rolling fog and gorgeous sunsets.



**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!



New Listing!

**1185 Glen Road, Lafayette**

4 Bd | 3.5 Ba | 3082 Sqft | \$3,495,000

Newer construction in coveted Happy Valley Glen! Quality & amenities, two offices!



New Listing!

**9 Mayfield Place, Moraga**

4 Bd | 2 Ba | 2148 Sqft | \$2,075,000

This contemporary ranch style home features 4 bd/2ba, 2,148 sq ft on a spacious .33 acre double cul-de-sac lot!



New Price!

**237 Rheem Blvd, Moraga**

4 Bd | 2.5 Ba | 2457 Sqft | \$1,695,000

Set up a private driveway, this expanded single story home combines a super floor plan w/ high quality updates & relaxing outdoor spaces!



New Price!

**16 Via Barcelona, Moraga**

3 Bd | 2.5 Ba | 2114 Sqft | \$1,050,000

Elegant spacious 3 bd/2.5 townhome in beautiful condition in a central location!



New Listing!

**3132 McNutt Ave, Walnut Creek |**

3 Bd | 2 Ba | 1410 Sqft | \$1,095,000

An abundance of natural light fills this 3 bd/2 ba home, giving it a cheerful feel!

## The Village Associates:

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