

Lamorinda

OUR HOMES

Lamorinda Weekly

Volume 18

Issue 15

Wednesday, Sept. 11, 2024



Lamorinda Home Sales

... read on Page OH2

Digging Deep with Goddess Gardener, Cynthia Brian

Prescription to Plant

By Cynthia Brian



A purple crape myrtle is full of flowing flowers. Photos Cynthia Brian

"Gardening is a way of showing that you believe in tomorrow"
Audrey Hepburn

Only two weeks until autumn officially arrives. With the intense heat of this past summer, a cooler fall offers a welcome prescription to plant. The summer sun fried the leaves on many plants. On the hottest days, I installed umbrellas to shade my gardenias, heucheras, geums, and penstemons. Since July when temperatures were blazing, I have positioned 30 containers of Proven Winners reblooming azaleas snuggled under the canopy of my camellia tree awaiting optimal weather for final situating. Because all newly planted specimens need ample water and mild warmth



Chinese lanterns, Abutilon 'nabob, attract butterflies, bees, and hummingbirds.

to acclimate to their new environs, I anticipate getting these shrubs in the ground in late September, or maybe even early October.

Now is the time to plan for planting. I am busy helping clients prepare for the coming season. For a prescription that yields healthy results, fall is the perfect time to plant everything.

Why is autumn an excellent time to start digging deep?

Cooler Temperatures: Because the sun's angle is lower in the sky in fall, its rays strike the earth at a more oblique angle, reducing the intensity of the heat compared to summer days.

Newly planted specimens endure less sun stress, allowing them to establish stronger roots.

Milder Sunlight: Fall days are shorter, and nights are cooler. The milder sunlight combined with the cooler temperatures creates a comfortable environment for gardeners to plant. Without the extreme heat of summer, plants can establish themselves before the next blooming season.

... continued on Page OH8

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45 Bobolink Rd, Orinda

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	11	\$725,000	\$4,225,000
MORAGA	6	\$1,035,000	\$2,904,000
ORINDA	14	\$1,198,000	\$3,425,000

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

- 1185 Glen Road, \$3,750,000, 4 Bdrms, 3092 SqFt, 2021 YrBlt, 08-09-24,
Previous Sale: \$1,431,000, 08-09-18
- 1015 Juanita Drive, \$1,425,000, 2 Bdrms, 1673 SqFt, 1946 YrBlt, 08-09-24
- 3224 Judith Lane, \$725,000, 3 Bdrms, 2034 SqFt, 1960 YrBlt, 08-07-24
- 1280 Panorama Drive, \$2,400,000, 4 Bdrms, 2680 SqFt, 1971 YrBlt, 08-05-24
- 3854 Palo Altoa Drive, \$2,500,000, 4 Bdrms, 2498 SqFt, 1959 YrBlt, 07-29-24
- 110 Peaceful Lane, \$1,780,000, 4 Bdrms, 2479 SqFt, 1976 YrBlt, 07-29-24,
Previous Sale: \$1,860,000, 08-30-23
- 1603 Reliez Valley Road, \$1,450,000, 3 Bdrms, 2406 SqFt, 1930 YrBlt, 08-05-24
- 873 Solana Drive, \$4,225,000, 3 Bdrms, 2671 SqFt, 1949 YrBlt, 08-09-24
- 3161 Stanwood Lane, \$2,285,000, 3 Bdrms, 1980 SqFt, 1920 YrBlt, 08-02-24,
Previous Sale: \$1,310,000, 03-21-06
- 1190 Upper Happy Valley Road, \$3,975,000, 3 Bdrms, 1598 SqFt,
1976 YrBlt, 07-29-24, Previous Sale: \$1,725,000, 07-03-21
- 3368 Vaughn Road, \$1,150,000, 3 Bdrms, 1416 SqFt, 1944 YrBlt, 08-02-24

MORAGA

- 28 Merrill Circle, \$2,904,000, 5 Bdrms, 4808 SqFt, 1990 YrBlt, 08-09-24,
Previous Sale: \$2,489,000, 03-11-21
- 140 Miramonte Drive, \$1,035,000, 2 Bdrms, 1742 SqFt, 1965 YrBlt, 08-07-24,
Previous Sale: \$387,500, 12-23-20
- 62 Sanders Ranch Road, \$2,030,000, 4 Bdrms, 3513 SqFt, 1989 YrBlt, 08-02-24,
Previous Sale: \$1,270,000, 06-02-10
- 16 Via Barcelona, \$1,050,000, 3 Bdrms, 2114 SqFt, 1988 YrBlt, 08-07-24,
Previous Sale: \$968,000, 03-19-19
- 118 Wallace Circle, \$1,375,000, 4 Bdrms, 2309 SqFt, 2019 YrBlt, 08-09-24,
Previous Sale: \$1,213,500, 03-05-21
- 236 Willowbrook Lane, \$2,900,000, 3 Bdrms, 2963 SqFt, 2017 YrBlt, 08-06-24,
Previous Sale: \$2,201,000, 10-02-17

... continued on Page OH4

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NEW PRICE

1046 UPPER HAPPY VALLEY RD, LAFAYETTE
OFFERED AT \$4,595,000
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SOLD

17 HAMMOND PLACE, MORAGA
SOLD FOR \$1,600,000
MATT MCLEOD | 925.465.6500



SOLD • REPRESENTED BUYER

116 FAIRFIELD PLACE, MORAGA
SOLD FOR \$1,725,000
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JUST LISTED

52 UNDERHILL ROAD, ORINDA
OFFERED AT \$1,200,000
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NEW PRICE

1036 UPPER HAPPY VALLEY RD, LAFAYETTE
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SOLD

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1040 UPPER HAPPY VALLEY RD, LAFAYETTE
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SOLD

535 WIMBLEDON ROAD, WALNUT CREEK
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SOLD

809 VILLA LANE, MORAGA
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Lamorinda home sales recorded

... continued from Page OH2

ORINDA

- 124 Amber Valley Drive, \$3,425,000, 2 Bdrms, 3499 SqFt,
1972 YrBlt, 08-07-24
- 144 Ardith Drive, \$1,650,000, 4 Bdrms, 1657 SqFt,
1960 YrBlt, 08-06-24, Previous Sale: \$195,000, 06-01-85
- 41 Bobolink Road, \$2,250,000, 3 Bdrms, 2602 SqFt,
1954 YrBlt, 08-09-24
- 135 Camino Pablo, \$2,450,000, 4 Bdrms, 2511 SqFt,
1946 YrBlt, 08-02-24, Previous Sale: \$1,286,000, 04-15-21
- 8 Frogs Leap Way, \$3,150,000, 4 Bdrms, 3406 SqFt,
2014 YrBlt, 07-31-24, Previous Sale: \$2,450,000, 01-06-21
- 7 Los Conejos, \$1,650,000, 3 Bdrms, 1973 SqFt, 1958 YrBlt, 08-06-24,
Previous Sale: \$1,415,000, 03-13-15
- 24 Miner Road, \$2,050,000, 3 Bdrms, 2278 SqFt, 1956 YrBlt, 08-05-24,
Previous Sale: \$1,895,000, 09-01-23
- 534 Miner Road, \$2,570,000, 5 Bdrms, 2758 SqFt, 1968 YrBlt, 07-30-24
- 62 Muth Drive, \$1,525,000, 3 Bdrms, 2081 SqFt, 1976 YrBlt, 08-06-24,
Previous Sale: \$729,000, 04-25-02
- 33 Oak Road, \$1,198,000, 3 Bdrms, 1215 SqFt, 1994 YrBlt, 08-05-24,
Previous Sale: \$625,000, 07-07-08
- 3 Poppy Lane, \$1,655,000, 4 Bdrms, 3232 SqFt, 1959 YrBlt, 08-06-24
- 132 Ravenhill Road, \$1,535,000, 3 Bdrms, 2674 SqFt,
1974 YrBlt, 07-29-24, Previous Sale: \$1,460,000, 01-29-24
- 160 Ravenhill Road, \$1,600,000, 2 Bdrms, 2546 SqFt,
1983 YrBlt, 08-01-24, Previous Sale: \$755,000, 06-17-09
- 5 Shadow Creek Lane, \$2,230,000, 5 Bdrms, 3812 SqFt,
1976 YrBlt, 07-29-24

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FIESTA STAGE

Saturday, September 21, 2024

- ▶ 11:30am – 1:30pm **Bay Bridge Beat**
- ▶ 2:15pm – 4:15pm **Freestone Peaches**
- ▶ 5:00pm – 7:00pm **East Bay Mudd**

BANK STAGE

Sunday, September 22, 2024

- ▶ 11:00am – 12:30pm **Steve Snyder Big Band**
- ▶ 1:15pm – 3:15pm **ZEBOP!**
- ▶ 4:00pm – 6:00pm **The Sun Kings**



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Digging Deep with Goddess Gardener, Cynthia Brian

Prescription to Plant



Cabernet Sauvignon in Cynthia Brian's family vineyard awaits harvesting.



Acer Palmatum-Crimson Cut Leaf Japanese Maple shines brightly.

... continued from Page OH1

Moisture: In autumn, we may be fortunate to get a bit of rainfall. With such a hot, dry season, our summer water bills were off the charts this year. Cooler weather combined with some precipitation will build strong roots and ease financial anxiety.

Root Development: Speaking of roots, with the soil still warm from sum-



A multi-trunk watermelon-hued crape myrtle tree.

Photos Cynthia Brian

mer, plants can focus on building a strong root system as they spread more effectively. Flowers get a head start on growing that will ensure a spring with robust, vibrant blooms.

Minimal Weed Competition: When autumn rolls around, most gardeners have eradicated most weeds from the landscape. Weeds compete with plants for nutrients, water, and space. Before fall planting, take a serious stroll through the garden to investigate the conditions. Pull any remaining stragglers. Clean up the garden by clearing away old plant materials to prevent pests from overwintering.

Bulbs are a mainstay of my garden. Every autumn, I plant more bulbs to surprise me with their blooms. In the next few months, you can cultivate bulbs of tulips, daffodils, crocus, fritillaria, hyacinths, muscari, Dutch iris, alliums, and more. Tulip bulbs need to be chilled for six to ten weeks before planting, so plan accordingly.

If some of your daffodils didn't bloom last spring, it could mean that the mother bulb is getting strangled by the bulblets. Dig out the bulb, remove the bulblets to plant elsewhere, and then replant the mother. Although muscari normally blooms from March through May, I have patches of muscari blooming now. Over the years, I have planted thousands of bulbs. Sometimes when I'm transplanting, I inadvertently dig up several bulbs of various species. When that happens, I dust them off and plant them in other areas, regardless of the time of year. Because of this routine, I often have blooms when blooms of these plants aren't normal. Isn't nature marvelous?

For an interesting conversation starter, grow Brugmansia, commonly known as angel's trumpet. This tropical pollinator and hummingbird-friendly plant originally from South America enjoys six to eight hours of sun daily and it's not picky about the soil. The species boasts distinctive, drooping, scented trumpet-shaped flowers. At full height, it can grow to 20 feet or more, although if kept in a container it will grow to about 12 feet if it is pruned. The downsides are that Brugmansia is a thirsty hog, and all parts are highly poisonous to humans and pets.

... continued on Page OH10



Azaleas from Spring Meadow's Proven Winner waiting to be planted in fall.

Angel trumpet
flower,
Brugsmansia
aurea, in yellow.

Photos Cynthia Brian



27 EDMONT CIRCLE | WALNUT CREEK



MID CENTURY MODERN WITH SPECTACULAR MT. DIABLO VIEWS!

4 BD | 2.5 BA | 2,195 Sq. Ft. | Offered at \$1,795,000

A truly special gem of a home, 27 Edgemont Circle combines exquisite mid-century form and functionality with modern updates in a secluded and serene setting offering breathtaking Mt. Diablo and Sugarloaf open space views. The open floorplan and expansive windows allow for abundant natural light and provides seamless flow to the indoor and outdoor spaces while making the spectacular views the focal point. Newly updated kitchen, bathrooms, and floors accentuate the great flow of this 4 bedroom, 2.5 bathroom, 2,195 sq. ft. home while period accents such as gleaming redwood siding, egg shaped entry lights, tar and gravel roof, and multiple skylights create a magical mid-century vibe and serenity to the home.

Cherished by a single family since its construction in 1966 and conveniently sited in a coveted South Walnut Creek neighborhood known for its easy access to Hwy 680/24, Sugarloaf Open Space, biking and hiking trails, downtown Walnut Creek and top rated schools.

A home that checks all the boxes!!

- MID CENTURY MODERN ✓
- MT DIABLO VIEWS ✓
- MOVE IN READY ✓
- SIMPLY MAGICAL ✓

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Digging Deep with Goddess Gardener, Cynthia Brian Prescription to Plant

... continued from Page OH8

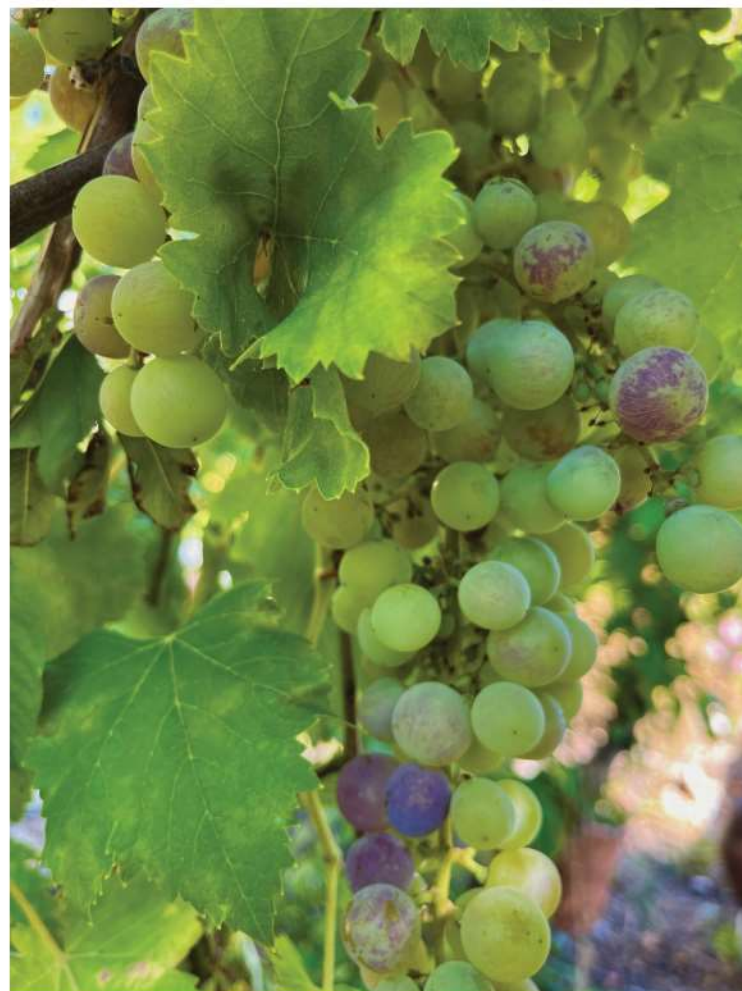
What's happening in my garden? My Naked Ladies are fading, but still showstoppers. I have been creating glorious arrangements with them and adding various foliage, including stems from crocosmia, fern, guava, and palm. The crape myrtles were especially gorgeous this year, especially my watermelon pink and purple varieties. I'm betting that their autumn leaves will be spectacularly colorful as well. (For more information on the benefits of growing Naked Ladies and crape myrtles, read the Aug. 28 column.)

Grapes are ripening and vining into my crabapple tree. The Cabernet Sauvignon will be harvested soon in our family Napa vineyards. My red abutilon, *Callianthe picta* 'Nabob', known as Chinese lantern, has reached new heights since I've been carefully cutting its canopy. It is a member of the mallow family, which also includes hollyhock and hibiscus. The red pendent, bell-shaped flowers attract bees and butterflies, while hummingbirds reach between the sepals and petals to seek out the nectar. The flowers are heralded as edible, although I have never eaten one. A big plus of planting this perennial is that it loves a sunny location and requires very little water, preferring dry soil.

If you'd like to pick up free seeds and potpourri, visit me at the 2024 Nonprofit of the Year's Be the Star You Are!® booth on Sept. 28 at the Pear



Purple muscari blooming in September.



Sweetwater table grapes ripening in Cynthia Brian's Garden.

Photos Cynthia Brian

and Wine Festival.

Do your homework and make a list of what you'd like to grow. Prepare and loosen your soil, add organic matter, and smooth the soil surface. Wait until the weather is cooler and then implement your prescription to plant. Goddess Gardener orders! Believe in tomorrow!



Cynthia Brian sits on the hill with her favorite Naked Ladies.

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 at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com
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60 Coachwood Terrace, Orinda
7 Bd | 5.5 Ba | 6602 Sqft | \$6,995,000

This secluded 7 bd/ 5.5 ba property offers views & a European vibe w/ close to town convenience & excellent schools!



27 Orinda View Road, Orinda
5 Bd | 5.5 Ba | 5335 Sqft | \$5,150,000

This private 5 bd/ 5.5 ba retreat is above it all offering unobstructed sweeping views out nearly every window!



291 Monte Vista Ridge Road, Orinda
5 Bd | 4.5 Ba | 5576 Sqft | \$4,250,000

This exquisite home combines luxury, comfort, quality, privacy, & convenience to SF & top tier Orinda schools.



New Listing!

24 La Campana Road, Orinda
4 Bd | 3 Ba | 3858 Sqft | \$3,495,000

In the heart of the OCC neighborhood, this custom 4 bd/ 3 ba home offers breathtaking views from the glass walled veranda!



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!



108 Oak Road, Orinda
4 Bd | 3 Ba | 3377 Sqft | \$2,995,000

Built in 2000 & nestled in one of Orinda's close to town neighborhoods, this bright spacious home has everything you are looking for!



New Listing!

11 Idyll Court, Orinda
6+ Bd | 4.5 Ba | 4020 Sqft | \$2,795,000

Located at the end of a cul-de-sac on a generous .67 acre, this home enjoys over 4000 sqft of living w/ a pool & sports court!



43 Bear Rodge Road, Orinda
5 Bd | 3.5 Ba | 3571 Sqft | \$2,250,000

Nestled in the Sleepy Hollow neighborhood, this spectacular property includes a 4 bd/ 2.5 Ba main home + a 1 bd/ 1 ba cottage.



152 Ravenhill Road, Orinda
3 Bd | 3 Ba | 2546 Sqft | \$1,550,000

Located in the prestigious Orindawoods development this modern light-filled townhome is stunningly updated & has it all!



76 La Cuesta Road, Orinda
3 Bd | 2 Ba | 1762 Sqft | \$1,495,000

Va-Va-Views! This stylishly updated Orinda home is immersed in nature & a peaceful escape, yet right in town.



3930 Quail Ridge Road, Lafayette
4 Bd | 2.5 Ba | 3771 Sqft | \$3,085,000

Stylish retreat in Happy Valley hills w/ views from every room! 3771 sq ft, 4 bd + office, pool, wine room & greenhouse on 1+ acre!



1087 Rahara Drive, Lafayette
3 Bd | 3 Ba | 2685 Sqft | \$2,595,000

This expansive 3 bd/ 3 ba home spans 2,685 sf on a generous 0.56-acre lot in the coveted Happy Valley neighborhood.



3580 Boyer Circle, Lafayette
3 Bd | 2 Ba | 2158 Sqft | \$1,795,000

Fall in love w/ this beautifully updated, 4 bd/ 3 ba, single-level home w/ an ideal layout!



New Listing!

1996 Ascot Drive Unit D, Moraga
2 Bd | 2 Ba | 1066 Sqft | \$579,000

This sought-after location, an upper-level 1066 SF condo in picturesque Moraga, has everything you're looking for!



New Lease!

716 Augusta Drive, Moraga
2 Bd | 2 Ba | 1262 Sqft | \$5,300/mo.

Completely updated, charming single-level townhome on a private court in the heart of the Moraga Country Club!



2714 Jones Road, Walnut Creek
4 Units | 3986 Total Sqft | \$1,895,000

Built in 1970 this 4 unit complex is conveniently located off the I-680 freeway, is fully rented & ready to produce a profit!



New Listing!

357 Tracy Way, Alamo
4 Bd + Office | 2.5 Ba | 3279 Sqft | \$1,995,000

A rare opportunity for country club living in this expansive home within walking distance of the prestigious Round Hill Country Club!



6915 Ridgewood Drive, Oakland
3 Bd | 2 Ba | 1464 Sqft | \$1,495,000

On a private lot, set within a verdant garden oasis, this Montclair gem offers modern luxury & tranquility!



New Listing!

6681 Charing Cross Road, Oakland
3 Bd | 2.5 Ba | 2199 Sqft | \$1,295,000

This sleek Hiller Highlands townhome seamlessly combines comfort & style w/ its functional split-level design.



1167 Kaski Lane, Concord
4 Bd | 3 Ba | 2237 Sqft | \$1,199,000

Fall in love with this beautifully updated, 4 bd/ 3 ba, single-level home w/ an ideal layout!

The Village Associates:

Ashley 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 • Ann Sharf • Amy Rose Smith • Molly Smith • Jeff Snell • Lynda Snell • Alexis Thompson • Clark Thompson
Angie Evans Traxinger • Ignacio Vega • Ann Ward • Margaret Zucker