

Lamorinda OUR HOMES

Lamorinda Weekly

Volume 19

Issue 11

Wednesday, Dec. 17, 2025



Lamorinda Home Sales

... read on Page OH2

Digging Deep with Goddess Gardener, Cynthia Brian **Inspired by nature**

By Cynthia Brian



Decorate your tree with bird houses, birds, and garlands.

"The best Christmas trees come very close to exceeding nature." Andy Rooney

It's the most magical time of the year! As I drive through neighborhoods, the outdoor whimsical displays with twinkling lights bring a smile to my face and fill my heart with joy. No matter what traditions we celebrate, we can't help but be delighted by the sparkling Christmas trees framed in windows, glowing snowmen playing on lawns, and glittering reindeer poised for flight.

On our farm growing up, my parents transformed at least two acres of orchards and gardens into a sparkling wonderland with shimmering, sometimes flashing, lights, ornaments, and

creches. No tree or bush was unanimated, glistening in the chilly nights. We lived so far in the boondocks that this shining spectacle was necessary for Santa and his sleigh to spot our home from outer space. Freshly baked cookies, jugs of milk, and carrots straight from the soil awaited Jolly St. Nick, Rudolph, and the rest of the team. Oh, what fun!

Nature has always been the inspiration for my holiday décor. I collect pine cones, cut branches from my conifer trees, and pick sprays of Pistache, holly, pyracantha, or cotoneaster berries to weave a tapestry of holiday cheer. Even the red cones from my magnolia trees make an appearance. This year, friends Margi

and Bill surprised me with what I thought was a red light bulb. After unwrapping it, I saw that it was an amaryllis bulb hand-dipped in red wax. These waxed amaryllis require no water and no soil to grow. According to the instructions, I placed mine in a sunny spot and will watch it grow. The amaryllis will bloom two or three times this season. To coax it to grow next year, I'll remove the wax, store it in a paper bag in a cool, dark location, and then plant it next fall. Wow! What a delightful, natural holiday treasure!

...continued on Page OH6



A row of red and white cyclamen signals the holidays are here.

Photos Cynthia Brian

VLATKA BATHGATE

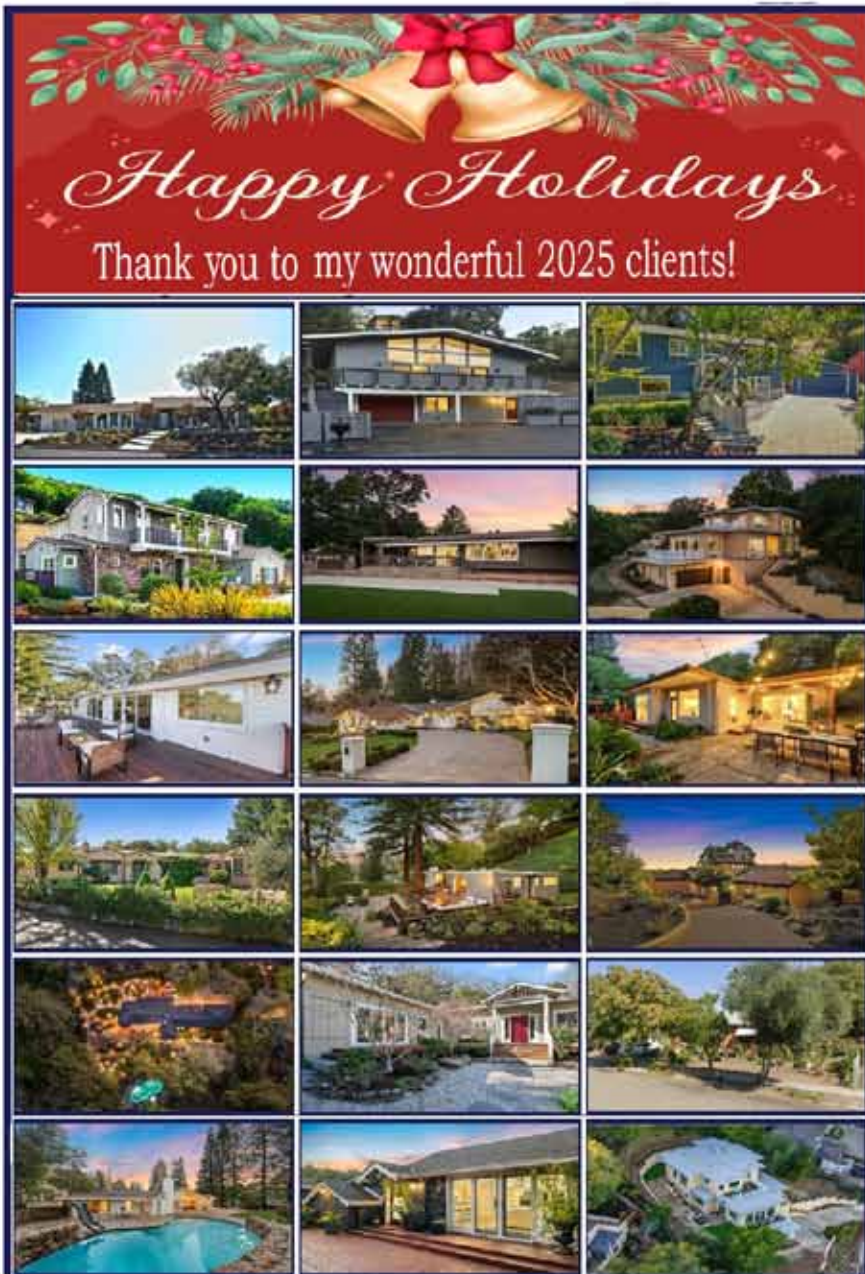


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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	25	\$1,250,000	\$6,600,000
MORAGA	9	\$450,000	\$2,495,000
ORINDA	12	\$1,080,000	\$7,300,000

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

- 961 3rd Street, \$3,000,000, 3 Bdrms, 2976 SqFt, 1938 YrBlt, 11-05-25,
Previous Sale: \$450,000, 03-29-02
- 155 Arbor View Lane, \$4,000,000, 4 Bdrms, 4926 SqFt, 2016 YrBlt, 11-05-25,
Previous Sale: \$3,000,000, 09-03-15
- 147 Camelia Lane, \$4,900,000, 4 Bdrms, 6191 SqFt, 2004 YrBlt, 10-20-25,
Previous Sale: \$315,000, 10-15-01
- 3228 Camino Colorados, \$1,250,000, 3 Bdrms, 1184 SqFt, 1951 YrBlt, 11-03-25,
Previous Sale: \$1,250,000, 10-22-25
- 1000 Dewing Avenue #407, \$1,320,000, 3 Bdrms, 1568 SqFt, 2017 YrBlt,
11-04-25
- 3238 Greenhills Drive, \$3,050,000, 5 Bdrms, 4602 SqFt, 1988 YrBlt, 10-17-25,
Previous Sale: \$1,295,000, 06-17-01
- 3617 Happy Valley Glen Road, \$2,400,000, 2 Bdrms, 2603 SqFt, 1935 YrBlt,
10-24-25
- 884 Juanita Drive, \$1,320,000, 4 Bdrms, 1718 SqFt, 1950 YrBlt, 10-16-25,
Previous Sale: \$1,220,000, 12-07-21
- 3364 Las Huertas Road, \$6,600,000, 5 Bdrms, 5112 SqFt, 2024 YrBlt, 11-03-25,
Previous Sale: \$4,825,000, 02-18-22
- 5 Leeward Glen Road, \$1,900,000, 4 Bdrms, 4042 SqFt, 1977 YrBlt, 10-23-25,
Previous Sale: \$850,000, 05-01-92
- 11 Lucas Ranch Court, \$6,250,000, 5 Bdrms, 5639 SqFt, 2019 YrBlt, 11-04-25,
Previous Sale: \$5,350,000, 04-05-21
- 755 Old Jonas Hill Road, \$3,705,000, 4 Bdrms, 3556 SqFt, 1985 YrBlt, 10-14-25,
Previous Sale: \$1,200,000, 04-04-02
- 1138 Orchard Road, \$1,580,000, 3 Bdrms, 1890 SqFt, 1963 YrBlt, 10-14-25,
Previous Sale: \$156,000, 10-01-86
- 1257 Panorama Drive, \$3,275,000, 4 Bdrms, 3206 SqFt, 1952 YrBlt, 10-14-25,
Previous Sale: \$2,200,000, 09-16-14
- 935 Reliez Station Road, \$3,350,000, 4 Bdrms, 2988 SqFt, 2011 YrBlt, 10-15-25,
Previous Sale: \$725,000, 05-09-08
- 3183 Rohrer Drive, \$2,900,000, 5 Bdrms, 3842 SqFt, 1952 YrBlt, 10-14-25
- 3195 Rohrer Drive, \$1,600,000, 4 Bdrms, 2072 SqFt, 1953 YrBlt, 11-03-25
- 828 Rosedale Avenue, \$1,600,000, 3 Bdrms, 1444 SqFt, 1951 YrBlt, 11-03-25,
Previous Sale: \$100,000, 02-01-80
- 100 Secluded Place, \$1,960,000, 4 Bdrms, 2435 SqFt, 1978 YrBlt, 10-24-25
- 501 Silverado Drive, \$1,815,000, 5 Bdrms, 2619 SqFt, 1966 YrBlt, 10-22-25,
Previous Sale: \$1,287,000, 12-22-05
- 706 St Marys Road, \$2,200,000, 4 Bdrms, 2490 SqFt, 1952 YrBlt, 11-07-25,
Previous Sale: \$1,165,000, 09-18-23

...continued on Page OH4

VANGUARD PROPERTIES | EAST BAY

HAPPY HOLIDAYS

FROM THE LAFAYETTE TEAM



Chris Amsden
DRE # 01226454



Mary Arnerich-King
DRE # 01419839



Bev Arnold
DRE # 01154860



Jeannette Bettencourt
DRE # 01154506



Jennifer Bronson
DRE # 02135556



Kelly Crawford
DRE # 01327015



Dawn Cusulos
DRE # 01142235



Megan Deverel
DRE # 01809247



Asad Durrani
DRE # 02174180



Michelle Holcenberg
DRE # 01373412



Julia Kazantsev
DRE # 01441144



Omar Khan
DRE # 02139271



Marie Lloyd
DRE # 01957122



Kim McAtee
DRE # 01349169



Michele McKay
DRE # 01902466



Kelly Mullaney
DRE # 01991478



Karen Paulsen
DRE # 01351931



Diane Petek
DRE # 01703677



Meredith Peterson
DRE # 01310587



Dana Reedy
DRE # 01880723



Nicole Tamayo
DRE # 01328956



Pablo Tiscareno
DRE # 01921705



Cat Watters
DRE # 02058702



Leslie Whitney
DRE # 01950037



David Chol

EXECUTIVE VICE PRESIDENT, EAST BAY GENERAL MANAGER



Ellen Anderson DRE # 00892512

SALES MANAGER EAST BAY OFFICES

Alexandra Rabe
DRE # 02011771
(not pictured)



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LAFAYETTE CONT.

20 Stanley Court, \$1,800,000, 3 Bdrms, 1936 SqFt, 1949 YrBlt, 11-04-25
1109 North Thompson Road, \$1,700,000, 3 Bdrms, 2079 SqFt, 2008 YrBlt, 10-17-25, Previous Sale: \$925,000, 02-24-10
1093 Via Roble, \$2,150,000, 3 Bdrms, 2064 SqFt, 1962 YrBlt, 10-20-25, Previous Sale: \$1,375,000, 06-20-18
20 Woodbury Highlands Court #10, \$1,973,000, 3 Bdrms, 2647 SqFt, 2022 YrBlt, 10-24-25

MORAGA

2067 Ascot Drive #245, \$450,000, 1 Bdrms, 790 SqFt, 1971 YrBlt, 10-20-25, Previous Sale: \$438,000, 02-14-22
639 Augusta Drive, \$1,360,000, 2 Bdrms, 1990 SqFt, 1976 YrBlt, 10-22-25, Previous Sale: \$640,000, 07-07-09
797 Country Club Drive, \$1,225,000, 3 Bdrms, 1984 SqFt, 2019 YrBlt, 10-15-25
1960 Joseph Drive, \$2,495,000, 4 Bdrms, 3604 SqFt, 1981 YrBlt, 10-16-25
728 Moraga Road, \$1,300,000, 3 Bdrms, 1493 SqFt, 1960 YrBlt, 10-24-25, Previous Sale: \$920,000, 08-25-15
23 Ross Drive, \$1,450,000, 3 Bdrms, 1461 SqFt, 1959 YrBlt, 11-03-25, Previous Sale: \$745,000, 02-11-13
118 Wallace Circle, \$1,275,000, 4 Bdrms, 2309 SqFt, 2019 YrBlt, 11-07-25, Previous Sale: \$1,375,000, 07-29-24
62 Warfield Drive, \$1,480,000, 4 Bdrms, 2038 SqFt, 1964 YrBlt, 11-04-25, Previous Sale: \$1,290,000, 11-15-18
412 Woodminster Drive, \$890,000, 3 Bdrms, 1572 SqFt, 1974 YrBlt, 11-04-25, Previous Sale: \$660,000, 12-01-15

ORINDA

164 Camino Don Miguel, \$2,550,000, 4 Bdrms, 2519 SqFt, 1964 YrBlt, 11-04-25, Previous Sale: \$1,418,000, 12-27-05
388 Camino Sobrante, \$1,609,000, 4 Bdrms, 2412 SqFt, 1976 YrBlt, 10-17-25
442 Crestview Drive, \$3,430,000, 5 Bdrms, 4096 SqFt, 1957 YrBlt, 11-06-25, Previous Sale: \$2,675,000, 06-24-16
23 El Verano, \$2,675,000, 4 Bdrms, 3115 SqFt, 1938 YrBlt, 11-05-25, Previous Sale: \$1,200,000, 03-22-01
128 Glorietta Boulevard, \$2,000,000, 3 Bdrms, 2076 SqFt, 1946 YrBlt, 10-22-25, Previous Sale: \$1,600,000, 05-09-19
151 La Espiral, \$1,540,000, 4 Bdrms, 2812 SqFt, 1976 YrBlt, 10-22-25, Previous Sale: \$1,140,000, 07-23-13
12 Lost Valley Drive #A, \$1,900,000, 4 Bdrms, 3483 SqFt, 1981 YrBlt, 10-24-25, Previous Sale: \$1,250,000, 04-05-18
119 Melody Lane, \$7,300,000, 5 Bdrms, 6934 SqFt, 1978 YrBlt, 10-23-25, Previous Sale: \$3,325,000, 03-13-18
160 Moraga Way, \$1,180,000, 3 Bdrms, 1693 SqFt, 1948 YrBlt, 10-14-25, Previous Sale: \$1,090,000, 10-18-22
19 North Lane, \$1,080,000, 4 Bdrms, 1869 SqFt, 1952 YrBlt, 10-16-25
8 Southwaite Court, \$1,530,000, 4 Bdrms, 1971 SqFt, 1959 YrBlt, 10-20-25
18 Van Tassel Lane, \$1,850,000, 3 Bdrms, 2305 SqFt, 1952 YrBlt, 10-22-25, Previous Sale: \$395,000, 04-01-88

...continued from Page OH2

Fall Lamorinda Sales



39 Mira Loma, Orinda | \$2,100,000
4 Bed | 3 Bath | 4,072 Sqft | .42 Acre



11 Breck Ct, Moraga | REP SELLER
4 Bed | 2.5 Bath | 2,591 Sqft | .34 Acre



127 Brookfield Dr, Moraga | REP BUYER
5 Bed | 3 Bath | 3,051 Sqft | .26 Acre



117 Estates Dr, Orinda | REP SELLER
4 Bed | 2 Bath | 1,897 Sqft | .89 Acre



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Happy Holidays and
thank you for an incredible 2025!

I am deeply grateful to my clients, friends, and neighbors in Lamorinda and beyond for their trust and support throughout an extraordinary 2025. With 2026 already shaping up to be another exciting year, stay tuned for more exceptional properties — from landmark estates to cozy creekside homes and everything in between. Cheers to another fulfilling year serving our beloved community.

\$150M+ TOTAL SALES VOLUME IN 2025 45+ FAMILIES & INDIVIDUALS SERVED

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ANN NEWTON CANE

...continued from Page OH1

For nature lovers, indoor plants make exceptional gifts that last beyond the holiday season. Orchids, bromeliads, spathiphyllums (peace lilies), and anthuriums. With minimal care, these plants will reward you for years with continuous blooms. My peace lilies raise elegant white sails, while my anthuriums flaunt red spikes of inflorescence, although you can find anthuriums with pink or white heart-shaped flowers as well. Despite the erroneous reputation for fussiness, orchids are among the easiest and most enchanting plants to brighten any room. Phalaenopsis (moth orchid) and dendrobiums prefer bright, indirect light and infrequent watering. The array of colors is breathtaking, so you can find a species for every occasion. When the flowers die, trim the stem above a node to encourage reblooming.

Bromeliads, with over 3,500 species, arrive dressed in vivid pinks, reds, yellows, oranges, and whites. Their striking bracts make a statement long after the holidays have ended. When the mother plant flowers, her life cycle is complete, and new pups emerge to begin again. Crotons are another tropical plant with a gigantic spectrum of wildly variegated foliage that delivers spectacular color during the holidays. As outdoor plants, they will grow to 10 feet, but in-



A brilliant bromeliad Christmas tree of many species.

doors, they remain below four feet. Crotons can be pruned and prefer warm temperatures above 60 degrees Fahrenheit. Like many other plants, crotons are toxic if ingested, and their oils may cause skin irritation. Use care around small children and pets.

Decorating the Yule tree with lights and ornaments is a joyful tradition. Conifers, usually spruce, pine, fir, cedar, or other evergreens, are the preferred natural Christmas tree, yet many people are opting to buy a realistic, yet synthetic, Balsam fir with memory wire branches and micro-LED lights because the technology allows for easy setup and storage. I fancy decorating my 15-foot fiddle-leaf fig because it is too tall and too heavy to relocate! Regardless of what type of tree your family prefers, the way you adorn it is what makes it special and unique.

A beautiful Christmas tree display that thrilled me this year was created entirely from pots of bromeliads. The bromeliads were variegated, vibrant, and multicolored, an explosion of color requiring no additional ornamentation. For gardeners, decorating trees with flowers, birds, butterflies, bird houses, and other nature-inspired elements brings the outdoors inside.

Sometimes, the most beautifully garlanded trees do come close to exceeding nature. Marvel at the mystery of their great beauty. Be inspired by Mother Nature.

O Tannenbaum, O Tannenbaum, how faithfully you blossom!



Waxed amaryllis bulbs bloom twice in the next few months.

Photos Cynthia Brian

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Cynthia Brian's December Goddess Garden Guide

REDUCE the watering for your landscape as the rain and cooler weather should supply your plant material with sufficient hydration.

WATER any plants in containers that are sheltered from rainfall.

SPRAY white vinegar on newly emerged weeds to kill the roots. Spot treat as needed when new shoots appear.

FEED the landscape with a slow-release, all-natural fertilizer.

SCATTER snail and slug bait around plants susceptible to their nibbling as activity increases in cooler weather.

APPLY sulfur around the root zones of acid-loving plants to lower the pH and promote health and increased color. Ferns, citrus trees, camellias, and rhododendrons will benefit with increased vigor.

PLANT red and white cyclamen along pathways to enhance holiday charm.

PICK a bouquet of the last of the roses to enjoy indoors before January's heavy pruning.

GIVE living plants as holiday gifts. Living plants and trees offer lasting beauty that recipients will remember for months to come.

Wishing you a magical season of love, light, giving, and receiving. Let nature's brilliance be your muse for the final days of 2025.

Happy Gardening. Happy Growing.



Phalaenopsis are one of the easiest and most beloved of orchids.



The fragrant orchid that releases a sweet, spicy scent at night is the popular Lady of the Night, (Brassavola nodosa)

Photos Cynthia Brian



For more seasonal gardening tips and inspiration, grab a copy of Growing with the Goddess Gardener at <https://www.CynthiaBrian.com/books>. Raised in Napa County vineyards, 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, named the 2024 Nonprofit

of the Year by the Moraga Chamber of Commerce.

<https://www.BetheStarYouAre.org>. Tune into Cynthia's StarStyle® Radio Broadcast at <https://www.StarStyleRadio.com>. Her best-selling children's series, Stella Bella's Barnyard Adventures, is available at <https://www.CynthiaBrian.com/online-store>. Book Four, Flap Forward, Fly Free! is available NOW.

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Pending

15 Orinda View, Orinda

4 Bd | 4.5 Ba | 4,649 Sqft | \$3,650,000

Set on more than two-thirds of an acre with sweeping valley views, this single-level home offers 4,649 square feet of thoughtfully designed space in one of Orinda's most desirable locations.



Sold!

14 Vista Del Mar, Orinda

4 Bd | 3.5 Ba | 3,113 Sqft | \$3,100,000

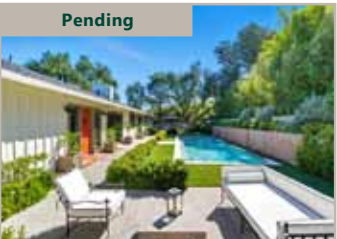
A stunning, fully reimagined 4-bedroom, 3.5-bath residence where classic East Coast architecture meets effortless California living.



5 Corte Sombrita, Orinda

4 Bd | 3 Ba | 2,601 Sqft | \$2,395,000

Experience 12 years of education excellence just steps away from this Ivy drive single level ranch with sought after cul-de-sac location! Nestled on a flat .23-acre lot in Orinda's beloved Ivy Drive neighborhood.



Pending

47 Charles Hill Circle, Orinda

3 Bd | 2 Ba | 2,043 Sqft | \$2,395,000

Gated Orinda estate that seamlessly blends timeless Mayhew architecture with modern luxury. Set on a sun-drenched property capturing views to Mt. Diablo



59 Hacienda Circle, Orinda

4 Bd | 4.5 Ba | 3,466 Sqft | \$2,150,000

Nestled in the coveted Orinda Estates neighborhood, this beautifully maintained 4-bedroom, 4.5-bath home offers the perfect blend of privacy, timeless mid century charm, and modern living.



39 Mira Loma Road, Orinda

4 Bd | 3 Ba | 4,072 Sqft | \$2,100,000

Stunning contemporary 4-bedroom, 3-bathroom home in the coveted Orinda Country Club, offering 4,072 sq. ft. of luxurious living space built in 1992.



24 Valencia Road, Orinda

5 Bd | 3 Ba | 3,425 Sqft | \$1,895,000

Spacious 5 bed, 3 full bath in the heart of the Del Rey neighborhood. Approx. 3,425 sq.ft. on a .36 acre lot with lovely outdoor living areas. Walking distance to 12 yrs. of school.



Sold!

10 Chelton Court, Orinda

3 Bd | 2.5 Ba | 1,874 Sqft | \$1,595,000

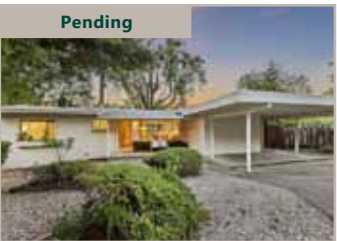
This one checks all the boxes. Single level. Updated. Huge yard. Cul de sac. Walkable to schools. Bright and beautifully updated home on almost half an acre at the end of a quiet street.



123 Orchard Road, Orinda

2 Bd | 1.5 Ba | 1,716 Sqft | \$1,295,000

First time on market in decades!! Exceptional opportunity, charming 2-bedroom, 1.5-bath 1716 sf home in Glorietta.



Pending

32 California Ave, Orinda

3 Bd | 1.5 Ba | 1,622 Sqft | \$1,100,000

California Dreaming on California Ave! This super sweet, light-filled single-level home sits at the end of a quiet cul-de-sac in a prime Orinda location close to downtown and top-rated K-12 schools.



Pending

30 Presher Way, Lafayette

3 Bd | 2 Ba | 2,158 Sqft | \$2,795,000

Nestled on a largely level lot with sweeping views of Mt. Diablo and the surrounding hills, this classic, single-level mid-century home offers exceptional privacy, a graceful floor plan, and seamless indoor-outdoor living.



Pending

11 Silverhill Way, Lafayette

4 Bd | 3.5 Ba | 3,207 Sqft | \$2,150,000

Modern luxury living in this 4 bd + office, 3.5 ba on a huge .84 acres lot!



New Construction

11 Xavier Court, Alamo

6 Bd | 6 full 2 half Bath | 7,269 Sqft | \$6,685,000

NEW CONSTRUCTION in Westside Alamo! Situated on a private cul-de-sac alongside five custom new builds, this stunning 7,269 sqft Mediterranean-inspired estate combines elegant design with exceptional craftsmanship



6701 Sobrante Road, Oakland

3 Bd | 2 Ba | 1,850 Sqft | \$1,075,000

Secluded single-level retreat tucked in the Oakland hills above Montclair Village, offering an open and inviting floor plan ideal for modern living. Step inside to find a light-filled living space with large picture windows framing.



438 W Grand Ave Unit 528, Oakland

2 Bd | 2 Ba | 1,062 Sqft | \$575,000

This condo qualifies for special loan programs! Contact listing agent for details. Amazing 2-bedroom, 2-bath condo in the heart of Uptown Oakland!

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