

Lamorinda OUR HOMES

Lamorinda Weekly

Volume 19

Issue 13

Wednesday, Feb. 11, 2026



Lamorinda Home Sales

... read on Page OH2

Artisan duo offers creative flare for homeowners seeking wildfire protection options

By David Scholz



Artisans Andi White and Mark Metz look over the installed gate at the Orinda residence of Betsy Blakeslee.

With the formal rulemaking process by the Board of Forestry and Fire Protection, in consultation with the State Fire Marshal, expected to be completed this month for properties in the Highest Fire Hazard Severity Zones, an Orinda duo has found an aesthetically pleasing way to meet Zone Zero requirements.

According to the Moraga-Orinda Fire District, Zone Zero specifically refers to keeping the area within the first 5 feet from your home clear to prevent embers from combustible materials, such as vegetation and wooden fences, that can spread fire. This includes wooden gates connected to residences.

The pair of Orinda artists, Mark Metz and Andi White, have forged a collaboration to give more attractive options to counteract the persistence dangers facing Lamorinda area homeowners.

Seeing that so many homes in the wooded areas of Lamorinda have adjoining wooden fences creating a fire safety hazard inspired Metz to see how he could apply his metalworking skills in a wide variety of ways.

White reached out to Metz when she and her husband, Chris Seeger, decided to address some of the fire concerns about their Orinda home, specifically the wooden fence that came in contact with its front portion.

"We saw many neighbors replacing their fences and using the metal mesh insert, but in a lot of cases, plants are then growing back through the mesh, negating the impact of the fire prevention measure," she said.

White noted it was neither unique nor artistic, and they wanted to try something different.

"We wanted something that would be a better reflection of the artistic environment we love in our home," she said.

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Photo David Scholz

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	18	\$480,500	\$3,250,000
MORAGA	8	\$815,000	\$3,175,000
ORINDA	15	\$595,000	\$5,000,000

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

- 30 Arley Lane, \$3,150,000, 5 Bdrms, 4490 SqFt, 2013 YrBlT, 12-15-25,
Previous Sale: \$3,225,000, 09-22-20
- 900 Brown Avenue, \$1,350,000, 2 Bdrms, 1765 SqFt, 2022 YrBlT, 12-17-25,
Previous Sale: \$1,630,000, 10-18-23
- 1000 Dewing Avenue #204, \$480,500, 1 Bdrms, 881 SqFt, 2017 YrBlT, 12-12-25
- 1367 El Curtola Boulevard, \$1,220,000, 3 Bdrms, 1070 SqFt, 1951 YrBlT,
01-06-26, Previous Sale: \$845,000, 06-27-16
- 3958 Franke Lane, \$3,250,000, 4 Bdrms, 3160 SqFt, 1951 YrBlT, 01-06-26,
Previous Sale: \$1,655,000, 03-23-17
- 3399 Goyak Drive, \$1,825,000, 4 Bdrms, 3049 SqFt, 1959 YrBlT, 12-23-25
- 2199 Hidden Pond Road, \$2,105,000, 4 Bdrms, 3352 SqFt, 1996 YrBlT, 12-22-25,
- 980 Janet Lane, \$1,480,000, 4 Bdrms, 1932 SqFt, 1950 YrBlT, 12-18-25,
Previous Sale: \$685,000, 03-01-04
- 3374 Kim Road, \$1,400,000, 3 Bdrms, 3840 SqFt, 1948 YrBlT, 12-19-25
- 30 La Casita Lane, \$1,100,000, 2 Bdrms, 2010 SqFt, 1946 YrBlT, 01-05-26
- 3938 Los Arabis Drive, \$2,700,000, 4 Bdrms, 4150 SqFt, 1967 YrBlT, 12-29-25
Previous Sale: \$1,750,000, 06-28-20
- 30 Presher Way, \$2,660,000, 5 Bdrms, 3559 SqFt, 1978 YrBlT, 12-17-25
- 11 Silverhill Way, \$2,180,000, 4 Bdrms, 3207 SqFt, 1988 YrBlT, 12-12-25,
Previous Sale: \$1,555,000, 05-05-20
- 3337 South Lucille Lane, \$1,552,000, 4 Bdrms, 1178 SqFt, 1954 YrBlT, 12-22-25
- 1169 Sunrise Ridge Drive, \$1,549,000, 4 Bdrms, 2588 SqFt, 1997 YrBlT,
12-29-25, Previous Sale: \$1,036,000, 02-15-05
- 1255 Sunrise Ridge Drive, \$2,125,000, 4 Bdrms, 2970 SqFt, 1999 YrBlT,
12-08-25, Previous Sale: \$1,415,000, 08-16-16
- 1126 North Thompson Road, \$1,400,000, 5 Bdrms, 2875 SqFt, 1960 YrBlT,
12-09-25
- 1000 Walnut Drive, \$2,300,000, 3 Bdrms, 2322 SqFt, 1941 YrBlT, 12-09-25,
Previous Sale: \$522,000, 04-19-00

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MORAGA

- 34 Ashbrook Place, \$1,735,500, 4 Bdrms, 2358 SqFt, 1966 YrBlt, 01-05-26
- 58 Ashbrook Place, \$1,380,000, 4 Bdrms, 2420 SqFt, 1965 YrBlt, 12-10-25
- 1400 Camino Peral, \$815,000, 3 Bdrms, 1360 SqFt, 1971 YrBlt, 12-18-25,
Previous Sale: \$665,000, 08-05-16
- 1581 Del Monte Court, \$1,548,000, 4 Bdrms, 2166 SqFt, 1969 YrBlt, 12-11-25,
Previous Sale: \$401,000, 04-01-92
- 1276 Larch Avenue, \$1,700,000, 4 Bdrms, 2215 SqFt, 1967 YrBlt, 12-22-25
- 225 Rheem Boulevard, \$1,680,000, 3 Bdrms, 3186 SqFt, 1956 YrBlt, 12-19-25,
Previous Sale: \$220,000, 09-01-88
- 110 Valley Hill Drive, \$3,175,000, 3092 SqFt, 1967 YrBlt, 12-15-25
- 6 Whiting Court, \$2,200,000, 4 Bdrms, 2910 SqFt, 2000 YrBlt, 12-11-25,
Previous Sale: \$2,350,000, 02-13-25

ORINDA

- 50 Brookwood Road, \$975,000, 2 Bdrms, 1430 SqFt, 1960 YrBlt, 12-18-25,
Previous Sale: \$320,500, 08-07-01
- 32 California Avenue, \$1,075,000, 3 Bdrms, 1622 SqFt, 1952 YrBlt, 01-07-26
- 3 El Corte, \$1,865,000, 4 Bdrms, 2695 SqFt, 1953 YrBlt, 12-09-25,
Previous Sale: \$700,000, 06-17-03
- 120 La Espiral, \$1,720,000, 4 Bdrms, 3152 SqFt, 1978 YrBlt, 12-16-25,
Previous Sale: \$1,680,000, 06-03-25

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ORINDA CONT.

- 7 Los Amigos, \$1,310,000, 2 Bdrms, 1591 SqFt, 1951 YrBl, 12-12-25, Previous Sale: \$700,000, 11-17-23
- 20 La Madronal, \$595,000, 3 Bdrms, 1542 SqFt, 1933 YrBl, 12-24-25
- 12 Las Aromas, \$5,000,000, 8 Bdrms, 9232 SqFt, 1936 YrBl, 12-23-25, Previous Sale: \$1,837,500, 02-04-19
- 11 Los Dedos Road, \$1,530,000, 3 Bdrms, 1690 SqFt, 1956 YrBl, 12-30-25
- 67 Martha Road, \$3,000,000, 6 Bdrms, 5273 SqFt, 1985 YrBl, 12-26-25
- 3 Monroe Court, \$1,345,000, 4 Bdrms, 1841 SqFt, 1956 YrBl, 12-08-25, Previous Sale: \$540,000, 04-17-00
- 231 Orchard Road, \$1,900,000, 4 Bdrms, 3231 SqFt, 1952 YrBl, 12-16-25, Previous Sale: \$210,000, 05-01-86
- 15 Orinda View Road, \$3,275,000, 3 Bdrms, 4649 SqFt, 2000 YrBl, 12-17-25, Previous Sale: \$392,500, 07-15-98
- 72 Scenic Drive, \$1,400,000, 3 Bdrms, 2094 SqFt, 1956 YrBl, 12-18-25
- 200 The Knolls, \$982,000, 2 Bdrms, 2015 SqFt, 1974 YrBl, 12-08-25
- 28 Vista Del Orinda, \$2,148,000, 5 Bdrms, 3782 SqFt, 2018 YrBl, 12-10-25, Previous Sale: \$2,200,000, 06-18-21
- 4 Wanda Lane, \$1,590,000, 4 Bdrms, 2461 SqFt, 1979 YrBl, 12-24-25, Previous Sale: \$240,000, 02-01-80

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Artistic wildfire fences

...continued from Page OH1

Metz met with White and Seeger and they talked about the idea of leaving the existing posts and structure of their fence, removing the wood panels and replacing them with custom metal inserts.

White was given a special door by her late friend, Darlene "Dar" McCray and had not yet found a use for the door but dearly wanted to incorporate it into the vision for the residence to serve as a reminder of her friend. Inspecting it, Metz said he could design around it, and White suggested adding stained glass pieces to it as well. "And that was really the final piece to the puzzle of design and collaboration on the fence," said White, who praised Metz for helping incorporate something with so much meaning into the aesthetics of her home. It was that door that dictated the rest of the fence.

"Metal is nonflammable so it's an obvious choice," Metz said. "I like to use recycled or re-

purposed metal when I can, so there are ways to make fireproof gates and fences that are either totally private or see-through.

"Metal is also long-lasting, maintenance-free, and can be very inexpensive depending on the type of metal and the design," Metz added.

The design for White's fence struck a chord with another Orinda resident, Betsy Blakeslee, an artist in her own right, who posted a neighborhood query on social media for anyone having recommendations to replace wood fencing in the Zone Zero area surrounding her residence.

"I wanted something that was more aesthetically pleasing than just practical and replacing it with mesh fencing," she said.

"I really wanted it to be beautiful to look at," Blakeslee added.

White promptly responded to her social media question and that got the ball rolling.

In October, the new gate and adjacent fencing, which features Metz's metal work and similar shaped pieces of White's stained glass, were

installed at Blakeslee's home, replacing mesh fencing and wood that had long been present around her home of 25 years.

"The whole space looks lighter and larger," said Blakeslee of the exterior space that is immediately visible outside her home's dining room.

Metz couldn't agree more, saying the collaboration for Blakeslee worked like a charm.

"I had the stainless leaf shapes and came up with a motif that worked to frame her glass. In their case, privacy is not an issue, so the design is very open and airy," Metz said.

To date White and Metz have completed three collaborations, and one is on the drawing board. He has two other fire-safety fence/gate projects in progress, but these two have no stained-glass elements.



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Digging Deep with Goddess Gardener, Cynthia Brian

The Early Show

By Cynthia Brian

“The flowers of late winter and early spring occupy places in our hearts well out of proportion to their size.” ~ Gertrude Wister

With the rainy December weather and the warm, dry January, an early spring has erupted in my garden in February. The green grass blankets the hillside alongside the oxalis shamrocks, which usually bloom in March. Narcissi have sprouted, and their fragrance and beauty are the focus of vases that I’ve been gifting friends. Succulents are thriving with jade in full bloom. Bradford pear trees are already sporting their creamy white flowers. Bees buzz around camellia and viburnum. Calla lilies declare that the season of rebirth is nigh, while snapdragons bloom between the green fronds of naked ladies. California poppy seeds scattered in late fall have popped everywhere, including on pathways. Winter greens of arugula, cabbage, Swiss chard, chives, ramps, and lettuces make their way to the dining table. Carrots and beets planted in late fall are ready to harvest. With these early-blooming flowers, beneficial insects, birds, and hummingbirds are flocking to my garden.

Since Valentine’s Day is midway through the month, February in the garden promises a ro-



Narcissi, calendula, and sage carpeting the hillside.

Photos Cynthia Brian



Jade in flower.

mance in nature. Most gardens may seem bare, sleepy, or even lifeless; however, underground roots are growing, bulbs are bursting forth, and the first flowers are braving the unpredictable weather to share their love.

Gardeners express their devotion to a future flourishing landscape by pruning back roses, berries, and fruit trees now. Although this is an unusually pleasant February, it’s not too late to plant for a beautiful and bountiful spring. Be prepared for cool nights and occasional frost. It’s necessary to continue protecting tender plants by wrapping them in burlap or cotton sheets. To get a jump start on spring planting, take advantage of the warm spells we are experiencing. Water sparingly, as February rainfall normally provides substantial moisture.

As we enjoy this early show, we still have much to do in our gardens as we march on.



A bee on a red camellia.

Cynthia Brian's Goddess Gardener Guide for February

- **FLIP** through seed catalogs to find new specimens for your spring and summer gardens.
- **CLEAN** and sharpen tools to be ready for the March madness.
- **SPRAY** your roses, fruit trees, and other deciduous trees with the final dormant spray to keep the bugs at bay.
- **REFRESH** houseplants. Repot with fresh potting soil, prune any dead leaves, and give a jolt of fertilizer.
- **CLEAN** bird houses. Fill the feeders. Attract our feathered friends with clean, fresh water in the fountains and birdbaths.
- **PLANT** tender summer bulbs such as gladiolus, cannas, dahlia, and caladium towards the end of the month as the soil dries.
- **PRUNE** fuchsias and any still dormant shrubs or trees. Prune fruit trees such as apples, pears, and peaches before buds break. Do not prune spring flowering specimens such as tulips, forsythia, lilac, or magnolia.
- **PICK** a few stems from your camellia to enjoy in a floating bowl indoors.
- **ADD** color to your drab landscape by planting eye-popping primrose, cyclamen, or impatiens.
- **LOVE** your heart by eating healthy fresh greens, berries, and fruits combined with exercising, and thinking positively.
- **SOW** seeds of carrots, beets, radishes, turnips, lettuces, spinach, peas, and fava beans for a continued harvest.
- **TRANSPLANT** starts of broccoli, cabbage, kale, Swiss chard, leeks, and onions.
- **PLANT** pansies, violas, sweet peas, larkspur, and calendulas.
- **DIVIDE** perennials like daylilies and irises.
- **FEED** roses and fruit trees with organic fertilizer and compost.
- **BUY** bare-root roses, berries, fruit trees, and grapes. Follow directions to plant before the end of the month.
- **MOW** lawns only when necessary, as the cooler weather slows growth. Never mow when it is raining or the grass is extremely wet.
- **WATCH** for snails and slugs. Hand-pick them, use barriers, or throw organic Sluggo to kill these destructive mollusks.
- **AMEND** the soil with compost to improve structure and fertility.
- **WEED**, weed, and weed. While the weeds are young, they are easier to remove.
- **MULCH** beds to suppress additional weeds.
- **APPLY** dormant oil sprays to fruit trees.
- **SHARE** the romance on Valentine's Day with a gift of a potted plant.



Snapdragons amongst the naked lady foliage.

Photos Cynthia Brian

Happy Gardening. Happy Growing. Happy Love Month.

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, <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>.

Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com <https://www.CynthiaBrian.com>

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LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

New Listing!



82 Sleepy Hollow Lane, Orinda

5 Bd | 3 Ba | 3,130 Sqft | \$2,450,000

In The Heart of Sleepy Hollow! A beautiful traditional home in Orinda's desirable Sleepy Hollow neighborhood. Set on an approximate 0.28 acre fenced corner lot and located just steps from Sleepy Hollow Elementary School.

New Listing!



22 Las Palomas, Orinda

3 Bd | 3 Ba | 2,087 Sqft | \$1,549,000

A sophisticated and beautifully maintained Orinda Country Club rancher offering modern comfort in a premier setting. This inviting 3-bedroom, 3-bath home features 2,087 SF of sun-drenched living space on a .37-acre lot with a fully fenced backyard.

New Listing!



89 Greenfield Drive, Moraga

5 Bd | 3 Ba | 2,598 Sqft | \$2,195,000

Experience elevated living in this beautifully remodeled 2,598± sq ft home offering five bedrooms and three baths in one of Moraga's most desirable neighborhoods. The sun-filled living room features walls of glass, a striking stone and wood mantel fireplace.

New Listing!



1197 Larch Ave, Moraga

4 Bd | 2 Ba | 1,062 Sqft | \$1,795,000

Designed for both comfort and versatility, this darling single-story home sits on almost half an acre and features hardwood floors, a great floorplan, and multiple spaces to gather and unwind.

New Price!



6 Sparrow Court, Moraga

3 Bd | 2 Ba | 1,969 Sqft | \$1,650,000

Welcome to 6 Sparrow Court - a beautifully updated single-story home offering 3 bedrooms, 2 bathrooms, and 1,704 sq. ft. of bright, modern living in one of Moraga's most convenient locations.

New Listing!



18 Miramonte, Moraga

3 Bd | 2 Ba | 1,344 Sqft | \$835,000

This light-filled end unit features a private patio garden with pavers and enjoys peaceful views of the Moraga Hills from the bedrooms, along with full access to Miramonte Gardens amenities.

New Listing!



117 Ascot Court Unit A, Moraga

2 Bd | 2.5 Ba | 1,191 Sqft | \$675,000

This beautifully updated 2-bedroom, 2.5 bath condo offers 1,191 square feet of light-filled, well-designed living space. The main living area features an open living and dining space with wide plank flooring, recessed lighting, a fireplace, and sliding doors.

New Listing!



1076 N Thompson Road, Lafayette

4 Bd | 3.5 Ba | 3,322 Sqft | \$2,550,000

Character, acreage & a fabulous location on N. Thompson at Glen Rd. Set on a rare & expansive 1.27-acre parcel just moments from vibrant downtown Lafayette & BART, this charming residence offers an exceptional blend of privacy, walkability, & opportunity.



11 Xavier Court, Alamo

6 Bd | 6 Ba | 2 Half Ba | 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 in this highly sought after neighborhood.

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