

Lamorinda

OUR HOMES

Lamorinda Weekly

Volume 20

Issue 2

Wednesday, April 8, 2026



Lamorinda Home Sales

... read on Page OH2

Digging Deep with Goddess Gardener, Cynthia Brian

Posy Poetry

By Cynthia Brian



Bright pink cyclamen

Photos Cynthia Brian

*"With joy and poetry, sunshine feels cozy.
Spring is blooming with the power of posies." ~
Cynthia Brian*

Do you remember holding hands with friends, walking in a circle, singing the children's nursery rhyme, "Ring-a-round the rosie, a pocket full of posies?" The origin of the song is unknown, but it has been attributed to the Bubonic Plague or Black Death beginning in 1347. A posy (also spelled posie) is a small bunch of flowers given as a gift. In the Victorian era, the selection of flowers heralded specific meanings. Since etiquette required strict behaviors, it was easy to express feelings through florigraphy. This language of flowers could mean friendship, devotion, love, or even complete non-

interest, depending on the posy presented.

The floral sonnets in my garden are flourishing and beguiling me as a blooming visual poem, providing endless variegated posies to design. It appears that all my plants are flowering everywhere all at once. The color purple rules with wisteria twining high into the magnolia, clematis weaving through the bower, while the French lilacs and white jasmine perfume the poetry. Rose bushes are cloaked in buds ready to burst into color. The thornless Lady Banksia rose scales the fence and scrambles up the plum tree,

bursting with white, fluffy flowers. Daffodils, tulips, wood hyacinths, heuchera, cyclamen, freesia, and Dutch iris blanket beds in a kaleidoscope of shades. One portion of my hillside is swathed in edible yellow and orange nasturtiums. Poppies and calendulas cover the lower hillside. Hellebore, azalea, camellia, Bergenia, and an orchestra of greenery offer a posy party just waiting to begin.

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Exuberant, lacy pink azalea with woodland hyacinths and a smattering of yellow freesias.

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	31	\$900,000	\$4,900,000
MORAGA	8	\$381,500	\$2,300,000
ORINDA	17	\$500,000	\$7,900,000

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

- 2 Aspen Court, \$1,700,000, 5 Bdrms, 2230 SqFt, 1960 YrBlt, 02-24-26
 1051 Buchan Drive, \$1,314,000, 3 Bdrms, 1458 SqFt, 1953 YrBlt, 02-12-26
 4 Burr Court, \$2,600,000, 4 Bdrms, 2474 SqFt, 1959 YrBlt, 03-02-26,
 Previous Sale: \$1,800,000, 08-27-14
 627 Burton Drive, \$2,270,000, 4 Bdrms, 2071 SqFt, 1957 YrBlt, 02-17-26,
 Previous Sale: \$975,000, 01-04-10
 4500 Canyon Road, \$2,575,000, 4 Bdrms, 3859 SqFt, 1978 YrBlt, 03-05-26,
 Previous Sale: \$600,000, 08-01-85
 910 Carl Road, \$4,150,000, 4 Bdrms, 3654 SqFt, 1948 YrBlt, 02-10-26,
 Previous Sale: \$3,850,000, 03-18-24
 1000 Dewing Avenue #410, \$1,425,000, 3 Bdrms, 1423 SqFt, 2017 YrBlt,
 02-13-26
 1375 El Curtola Boulevard, \$1,420,000, 3 Bdrms, 1394 SqFt, 1950 YrBlt,
 02-23-26
 1666 Foothill Park Circle, \$1,800,000, 4 Bdrms, 2026 SqFt, 1957 YrBlt,
 02-27-26, Previous Sale: \$606,000, 11-10-00
 1 Green Acres Court, \$3,600,000, 4 Bdrms, 3438 SqFt, 1965 YrBlt, 02-19-26,
 Previous Sale: \$1,375,000, 09-28-10
 3344 Helen Lane, \$1,300,000, 3 Bdrms, 1513 SqFt, 1952 YrBlt, 02-17-26
 4040 Los Arabis Drive, \$4,250,000, 4 Bdrms, 4991 SqFt, 1941 YrBlt, 03-06-26
 3364 Moraga Boulevard, \$2,300,000, 3 Bdrms, 1970 SqFt, 1941 YrBlt, 03-03-26,
 Previous Sale: \$455,000, 01-08-02
 3912 Quail Ridge Road, \$2,220,000, 4 Bdrms, 3856 SqFt, 1977 YrBlt, 03-05-26
 3957 Rancho Road, \$4,900,000, 6 Bdrms, 5450 SqFt, 1956 YrBlt, 02-17-26,
 Previous Sale: \$1,200,000, 07-23-04
 1847 Reliez Valley Road, \$1,799,000, 4 Bdrms, 2834 SqFt, 1957 YrBlt, 03-03-26,
 Previous Sale: \$930,000, 04-10-12
 847 Solana Drive, \$1,880,000, 4 Bdrms, 2208 SqFt, 1948 YrBlt, 02-18-26
 3312 South Lucille Lane, \$900,000, 3 Bdrms, 1291 SqFt, 1952 YrBlt, 02-27-26
 575 Morecroft Road, \$1,948,000, 3202 SqFt, 1973 YrBlt, 02-27-26
 1085 Oak Hill Road #D, \$1,425,000, 4 Bdrms, 1540 SqFt, 1960 YrBlt, 02-27-26,
 Previous Sale: \$739,000, 12-19-05
 3268 Park Lane, \$1,845,000, 4 Bdrms, 2097 SqFt, 1953 YrBlt, 02-27-26,
 Previous Sale: \$1,690,000, 08-12-24

...continued on Page OH4

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20 MONTICELLO COURT, LAFAYETTE
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1126 HIDALGO COURT, LAFAYETTE
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PENDING

850 LAS TRAMPAS ROAD, LAFAYETTE
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SOLD

20 OLYMPIC OAKS DRIVE, LAFAYETTE
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3328 LAS HUERTAS ROAD, LAFAYETTE
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JUST LISTED

1418 DE LA CRUZ WAY, MORAGA
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PENDING

19 EASTWOOD DRIVE, LAFAYETTE
OFFERED AT \$2,295,000
BRICKMAN & WOOLSEY | 925.351.5049



SOLD

1651 MENDOTA COURT, WALNUT CREEK
SOLD FOR \$1,275,000
RACHEL DREYER | 415.990.1672



SOLD • REPRESENTED BUYER

6 VALENCIA ROAD, ORINDA
SOLD FOR \$3,000,000
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*Photo is not the view from the house

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LAFAYETTE CONT.

- 315 Saranap Avenue, \$2,949,000, 6 Bdrms, 3934 SqFt, 2020 YrBlt, 02-11-26,
Previous Sale: \$279,500, 07-05-18
- 1600 Shangri La Court, \$2,300,000, 4 Bdrms, 2883 SqFt, 1975 YrBlt, 02-23-26,
Previous Sale: \$1,415,000, 08-19-08
- 849 Sibert Court, \$2,860,000, 3 Bdrms, 3386 SqFt, 1953 YrBlt, 02-10-26,
Previous Sale: \$810,000, 11-04-98
- 872 Solana Drive, \$3,485,000, 4 Bdrms, 2196 SqFt, 1947 YrBlt, 02-24-26,
Previous Sale: \$1,700,000, 02-09-18
- 1076 North Thompson Road, \$2,430,000, 4 Bdrms, 3322 SqFt, 1928 YrBlt,
02-23-26, Previous Sale: \$1,879,000, 08-28-17
- 1750 Toyon Road, \$1,000,000, 3 Bdrms, 1710 SqFt, 1978 YrBlt, 02-26-26,
Previous Sale: \$864,000, 09-27-17
- 8 Valley Vista Lane, \$4,650,000, 5 Bdrms, 4116 SqFt, 2024 YrBlt, 02-27-26,
Previous Sale: \$1,230,000, 04-26-21
- 3326 Walnut Lane, \$1,565,000, 3 Bdrms, 1943 SqFt, 1950 YrBlt, 02-24-26
- 3264 Withers Avenue, \$1,818,000, 4 Bdrms, 2548 SqFt, 1971 YrBlt, 02-20-26
- 3254 Withers Avenue, \$1,100,000, 3 Bdrms, 1606 SqFt, 1952 YrBlt, 02-20-26

MORAGA

- 114 Allen Court, \$381,500, 4 Bdrms, 2431 SqFt, 1971 YrBlt, 02-19-26
- 2022 Ascot Drive, \$766,500, 3 Bdrms, 1687 SqFt, 1972 YrBlt, 02-17-26,
Previous Sale: \$575,000, 08-24-05
- 491 Butterfield Place, \$1,450,000, 4 Bdrms, 2096 SqFt, 1968 YrBlt, 02-20-26
- 1011 Del Rio Way, \$2,250,000, 4 Bdrms, 2437 SqFt, 1967 YrBlt, 02-13-26,
Previous Sale: \$2,500,000, 06-14-22
- 127 Devin Drive, \$1,950,000, 6 Bdrms, 3306 SqFt, 1959 YrBlt, 02-11-26
- 131 Donald Drive, \$1,860,000, 4 Bdrms, 2453 SqFt, 1957 YrBlt, 02-26-26,
Previous Sale: \$1,725,000, 04-12-21
- 1211 Larch Avenue, \$2,125,000, 4 Bdrms, 2252 SqFt, 1967 YrBlt, 02-09-26,
Previous Sale: \$735,000, 09-27-01
- 38 Lenelle Court, \$2,300,000, 6 Bdrms, 3349 SqFt, 1968 YrBlt, 02-20-26,
Previous Sale: \$1,025,000, 07-10-14

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ORINDA

- 73 Brookwood Road #11, \$545,000, 2 Bdrms, 1020 SqFt, 1962 YrBlt, 03-04-26
- 73 Brookwood Road #30, \$500,000, 1 Bdrms, 673 SqFt, 1962 YrBlt, 02-19-26,
Previous Sale: \$455,000, 01-30-24
- 75 Donald Drive, \$2,700,000, 5 Bdrms, 5085 SqFt, 1989 YrBlt, 02-13-26,
Previous Sale: \$1,600,000, 11-11-03
- 32 Dos Posos, \$2,232,000, 4 Bdrms, 3163 SqFt, 1947 YrBlt, 02-18-26,
Previous Sale: \$2,300,000, 01-03-22
- 11 El Caminito, \$2,200,000, 4 Bdrms, 3176 SqFt, 1940 YrBlt, 03-03-26
- 59 Hacienda Circle, \$1,950,000, 5 Bdrms, 3466 SqFt, 1948 YrBlt, 02-18-26,
Previous Sale: \$276,000, 07-01-86
- 22 Las Palomas, \$1,550,000, 3 Bdrms, 2087 SqFt, 1941 YrBlt, 03-05-26,
Previous Sale: \$1,230,000, 03-12-19
- 40 Las Palomas, \$1,435,000, 3 Bdrms, 1156 SqFt, 1939 YrBlt, 02-23-26,
Previous Sale: \$1,795,000, 04-20-23
- 36 Los Altos Road, \$6,700,000, 5 Bdrms, 5738 SqFt, 1941 YrBlt, 02-17-26
- 700 Miner Road, \$1,649,000, 3 Bdrms, 2365 SqFt, 1952 YrBlt, 03-03-26
- 82 Sleepy Hollow Lane, \$2,450,000, 5 Bdrms, 2934 SqFt, 1950 YrBlt, 03-02-26,
Previous Sale: \$1,840,000, 06-11-15
- 25 Snowberry Lane, \$3,875,000, 5 Bdrms, 3569 SqFt, 1950 YrBlt, 02-13-26
- 129 Spring Road, \$1,228,000, 3 Bdrms, 1252 SqFt, 1967 YrBlt, 02-11-26,
Previous Sale: \$990,000, 05-29-19
- 19 Valley View Drive, \$1,825,000, 3 Bdrms, 2263 SqFt, 1946 YrBlt, 02-17-26
- 40 Valley View Road, \$7,900,000, 3 Bdrms, 5003 SqFt, 2019 YrBlt, 02-25-26,
Previous Sale: \$2,695,000, 08-08-16
- 39 Wilder Road, \$5,400,000, 5 Bdrms, 4994 SqFt, 2017 YrBlt, 02-10-26,
Previous Sale: \$2,546,500, 10-24-17
- 71 Windy Creek Way, \$3,500,000, 3 Bdrms, 3643 SqFt, 2018 YrBlt, 02-27-26,
Previous Sale: \$2,319,000, 08-05-19

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Address	City	Sale Price	Address	City	Sale Price
40 Valley View Rd	Orinda	\$7,900,000	28 Southwood Dr	Orinda	\$2,465,000
40 Valley View Rd	Orinda	\$7,900,000 (Buyer)	19 Eastwood Dr	Orinda	PENDING (Buyer)
25 Crocker Ave	Piedmont	\$7,556,250	1370 Pine Tree Dr	Alamo	PENDING (Buyer)
4146 Canyon Rd	Lafayette	\$5,400,000	15 Los Dedos Rd	Orinda	\$2,265,000 (Buyer)
189 Florence Ave	Oakland	\$4,300,000	918 Pomona Ave	Albany	\$1,685,000
65 Van Ripper Ln	Orinda	\$3,450,000 (Buyer)	4614 Jacobus Ave	Oakland	\$1,125,000 (Buyer)
121 Tappan Ln	Orinda	\$3,100,000	442 Westcliffe Pl	Walnut Creek	\$699,000 (Buyer)
850 Las Trampas	Lafayette	PENDING (Buyer)			
75 Donald Dr	Orinda	\$2,700,000			
4500 Canyon Rd	Lafayette	\$2,575,000			

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INTERNATIONAL REALTY

The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T; Licensed Real Estate Broker

The first quarter of 2026 began with an increased pace in activity on the residential side of Lamorinda real estate versus last year. Demand remains high but the supply has continued to be low. The closings that occurred, for the most part, came from properties that went under contract in late November to late February.

The average sales price has increased slightly over a year ago in Lafayette and Orinda while in Moraga it was slightly lower. The days on market remained short and the homes that had multiple offers were plentiful. The volume was up significantly—despite the limited supply.

Per Contra Costa Association of Realtors statistics reported from Jan. 1 through March 31, 54 single family homes closed in Lafayette. A year ago, there were 42 and in 2024 there were 51. Sales prices ranged from \$999,999 to \$5.6 million and the average number of days on market was 30. The average sales price was \$2,626,037. In the year ago quarter it was \$2,304,096. In the first quarter a year ago in 2024, it was \$2,280,036.

In Moraga, there were 21 single-family closings, versus 17 in 2025. Prices so far this year have ranged from \$1.2 million to \$2.8 million. The average sale price was \$1,964,244. It was \$2,118,353 a year ago. In 2024 it was \$1,943,694, still below the record first quarter in 2022 of \$2,350,260. The average marketing time was 14 days.

In Orinda, the number of single-family closings was 44, way up from the first quarter of 2025 when there were 30. In 2024 it was 33. Sales prices ranged from \$925,000 to \$7.9 million with an average price of \$2,406,916. This was just above a year ago when it was \$2,378,644. In 2024 it was \$2,272,000. It took an average of 20 days on the market to sell a home versus 19 days on the market to sell a home in Orinda in the first 90 days of 2025.

In this first quarter of 2026, all sales for single family homes reported by the Contra Costa Association of Realtors were above \$1 million in Lamorinda with the exception of two.

In the condominium/town home category, Lafayette had six closings reported to the MLS. They ranged from \$715,000 to \$1.425 million.

Moraga again had three ranging from \$450,000 to \$1 million. Orinda had four—two condos on Brookwood that closed at \$500,000 and \$560,000 and two in Orindawoods that sold at \$1.151 million and \$1.575 million.

There were no bank owned properties or short sales reported in the first quarter in any of the three communities.

As of April 3, there were 43 homes under contract (pending sales) per the MLS in the three combined communities (a year ago it was 65.) The asking prices are between \$430,000 to \$4.999 million. This again points to the lack of supply of homes that have hit the market since the middle of February.

Inventory is at 111, below the 139 from 12 months ago; it was 66 at this same time in 2024.

There are 41 Lafayette properties currently on the market versus 55 properties on the market in April, 2025. Asking prices in Lafayette currently range from \$350,000 to \$4.85 million.

In Moraga, buyers have their choice of 33 homes; there were 27 homes at this time in 2025. The price range is \$450,000 to \$3.95 million.

In Orinda there are 36 homes on the market. One year ago, there were 57. The list prices range from \$1.149 million to \$4.25 million.

There is one listed at \$749,000 in Canyon.

The numbers above include homes that are “Active” or are “Coming Soon” in the MLS.

There are no distressed (bank-owned or short sale) properties available in Lamorinda in the MLS.

As is the case nearly every quarter, the most active price range is in the more “affordable” price ranges. At the high end, 25 homes sold above \$3 million in the three communities combined. A year ago, there were 16. The affordability factor is subject to a lot of interpretation. There are 15 currently available above this amount in Lamorinda. A year ago, there were 36.

Interest rates have stayed above historical lows which have pushed some buyers either out of the market or to lower priced homes or out of Lamorinda. Relocation from the corporate side has continued to increase as companies now want their employees to work out of their destination offices versus working remotely from their old locations.

Lamorinda continues to be attractive with BART access and highly rated schools. The real estate markets in Oakland, Berkeley and Piedmont have continued to be active so there has been some spillover effect where buyers are willing to make longer commutes in order to find more “affordable housing.” Of course, Lamorinda and affordable housing are not often mentioned in the same sentence.

We also continue to see a lot of buyers in Lamorinda being represented by agents based in San Francisco and the Peninsula. Prices there have been higher for many years so many have sold there and bought more house for less money

in Lamorinda.

Lastly, it is important to look at what homes are selling for versus their list prices. On occasion, homes come on the market at unrealistic prices and they do not sell. We also are seeing more homes listed well below true values so that it may encourage bidding wars that sellers hope might generate a higher overall sales price. In the first quarter of this year many homes have had multiple offers and have sold at or above the list price.

Of the 54 single-family home sales that closed in Lafayette in the first quarter of 2026, 38 sold at or above the list price. In Moraga, 14 of the 21 sales sold at or above the asking price and in Orinda, 20 of the 44 sold at or above the final listing price.

This will typically happen when a house goes pending in the first two weeks on the market. Of the 43 currently pending sales in the three Lamorinda communities combined, 27 went pending in 14 days or less. The actual average days on the market would be markedly lower but many agents are setting up marketing plans where they market the home to the public and to brokers and follow with an offer date in a week or so after exposing the property to the market—pointing to a high likelihood of a continued trend in homes selling above the asking price.

In the detached home category in the first quarter of 2026, the average sale price in Lafayette was 102.4% of the final asking price. In Moraga it was 104.2% and in Orinda it was 100.3%. On the other side of the hill in Piedmont, it was 118% of asking!

Hottest new address in Orinda? We just took it.



51 Moraga Way, Orinda
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DRE# 01301392



...continued from Page OH1

Wherever I look, patterns rhyme in a fluid, natural landscape.

My way of making a humble posy packet is to choose three to five different specimens of blooms in complementary hues. Any flower that you wish can be chosen. My favorites are always whatever is currently blooming in my garden ... roses, peonies, daisies, calendula, and everything I've already mentioned. Cut a few shoots of whimsical greenery, such as asparagus fern, ivy, or mimosa. You will need rubber bands, twine, ribbon, pruners, and either a jar of water or paper to wrap the bouquet.

Steps:

1. Choose one flower to be the focal point. It will be the center and higher than the rest of the bouquet.

2. Add stems of other flowers, working from the center, as you rotate your bouquet, making the posy round, tight, small, and even.

3. For texture, place your greenery where needed.

4. When you are happy with the look of your posy, secure it with twine, floral tape, or a rubber band.

5. Trim the leaves off the bottom stems and cut all the stems evenly.



This hillside of yellow and orange nasturtiums overgrows weeds.

Photos Cynthia Brian



Rosemary with bright blue flowers.

6. I like to add a scalloped doily as a base. If you do this, cut a hole in the doily and situate all the stems through it. The doily adds a touch of elegance and nostalgia.

7. To finish, either wrap in paper (a brown paper bag), newspaper, or decorative wrapping paper, or place in a small clear jar with water. Tie a satin ribbon around the paper or jar.

8. Voila! You have created a poetic posy to give as a gift or to enjoy yourself.

The Power of Posies

By Cynthia Brian

*With a handful of petals, the universe hums,
Soft as a whisper, yet louder than drums.
A posy of blossoms, gathered with care.
A floral language that we want to share.*

*No thunder, no trumpet, no conquering might.
Flowers can turn the darkness to light.
They bloom in defiance of frost and despair.
Painting hope softly as they perfume the air.*

*A lilac boasts innocence, youth, and spring, too.
A rose holds a promise in every hue.
Lavender lingers with calm in its breath.
Reminding us that life dances with death.*

What power is this in a stem and a seed?

*To comfort a heart, to answer a need.
Saying "I remember," "I love," "I forgive."
Giving us beauty and the courage to live.*

*So, gather your posies, let tenderness grow.
Strength isn't always the loudest we know.
With blossoms and fragrance, we feel happy and cozy.
Give the gift of friendship with the power of posies.*

Besides the posy poetry that you will discover in your garden, listen to the chorus of life singing. Hummingbirds, songbirds, frogs, crickets, squirrels, bees, bumblebees, and butterflies congregate with rhythmic enthusiasm.

Plant poetry and make posies for friends. It is springtime in our gardens. Enjoy the show!

Cynthia Brian's Goddess Gardener Guide for April

April may be the most rewarding and busiest month of the gardening year. The weather has been warm, and it is time to get outside to work and play.

FERTILIZE the entire landscape with a slow-release fertilizer. For best results, water deeply immediately.

SCATTER snail and slug bait as these mollusks continue to be active. Pay extra attention to any new seedlings or small plantings most susceptible to their nibbling.

WATCH for aphids and other insects. As they emerge, treat with an organic formula. I find that dishwashing liquid mixed with water does the trick or use Neem oil or other insecticidal soap. Order ladybugs from your nursery or garden center when you see aphids or other pests on your plants. Remember, ladybugs fly to infested gardens so if your garden is pest-free, they may just fly away.

IRRIGATE as needed. Aim for deep watering often. The weather has been warmer than usual. Make sure your drip and sprinkler systems are working properly. Check sprinkler heads for damage or breakage. On lawns, ascertain that sprinklers have not been covered by grass over the winter.

MOW lawns regularly.

REDUCE light pollution for a "night-friendly sky" by using warmer, amber colored lights instead of the cooler blue lights, which amplify the night sky glow. Night creatures, including bird migrations, bats, owls, and insects, will thank you.

CHECK container plants regularly. They may need more water and additional feeding.

ADD compost to beds.

WEED, weed, weed. The weeds are exploding and multiplying. Keep on weeding.

CONTINUE to clean fallen camellia blossoms from under the bushes and trees.

REMOVE the strappy foliage from daffodils and narcissi if they are crispy dry. Do not cut back if foliage is still green. The bulb garners the energy for next year's bloom through the leaves.

CELEBRATE Earth Day on April 22 and join me at Earth Day at 5 A on Saturday, April 25, 10 a.m. to 1 p.m., where you can create a small herb garden to take home, make a bag of fragrant potpourri, and purchase autographed copies of my books. 455 Moraga Rd. #F, Moraga.

<https://www.bethestaryouare.org/events-1/earth-day-at-5a-on-april-25-2026>

SOW seeds of scarlet runner bean, sweet peas, or morning glories to climb on fences and wire.

ADD pollinator plants for butterflies and bees.

SKIP tilling your soil unless you are starting a new bed. Tilling has been found to harm the beneficial microbes, fungi, worms, and insects that help your garden grow.

PLANT tomatoes, eggplant, peppers, squash, and other warm-season favorites when the soil feels warm.

INCLUDE a gurgling fountain in your landscape and watch the birds, hummingbirds, and other critters enjoy a bath and a drink.

SUPPLEMENT boulders and rocks to a deer-resistant garden (especially in front yards) to add structure and interest. Ornamental grasses, lavender, lamb's ear, sage, lilac, boxwood, viburnum, rosemary, barberry, holly, fern, hellebore, daffodil, iris, Chinese fringe, rock rose, and calla lilies are good choices. Remember that when deer are hungry, they will eat anything!

MAKE posy poetry and have fun being creative.

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.
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Coming Soon!



1 Gardiner Court, Orinda

6 Bd | 4 Ba | 2 Half Ba | 5,755 Sqft | \$4,250,000

Stunning contemporary home on a prestigious Orinda cul-de-sac just minutes to Hwy 24 and top-rated schools. This beautifully built 6-bedroom, 4 full bath, 2 half bath residence offers 5,755 sq ft of light-filled living space.



3 Honey Hill Court, Orinda

6 Bd | 4.5 Ba | 4,354 Sqft | \$3,795,000

Timeless East Coast-inspired architecture meets California living at 3 Honey Hill Court. This home spans approx. 4,354 sq.ft. with 6 bedrooms and 4.5 baths.

Coming Soon!



564 Tahos Road, Orinda

5 Bd | 4.5 Ba | 3,788 Sqft | \$3,495,000

Stunning contemporary state of the art home built in 2020 with gorgeous panoramic views and exceptional craftsmanship throughout. Approximately 3788 sf set on a .47-acre lot.



25 Woodacres Court, Orinda

4 Bd | 3.5 Ba | 4,112 Sqft | \$3,150,000

Arrive beneath a canopy of blooming wisteria & step into a private courtyard where a stone fountain and flowering vines set the tone for this architecturally singular Santa Barbara inspired retreat.



36 Oak Drive, Orinda

5 Bd | 3.5 Ba | 4,205 Sqft | \$3,150,000

The move up home you've been waiting for! Set on a beautiful tree lined street close to top schools and town, this impressive and elegant home lives large. Grand spaces, soaring ceilings, and a floor plan that flows beautifully.



12 La Sombra Court, Orinda

4 Bd | 4 Full Ba | 2 Half Ba | 2,457 Sqft | \$2,395,000

An exceptional residence where timeless design meets quiet luxury, offering a rare blend of sophistication and effortless comfort. This beautifully reimaged home showcases a refined modern farmhouse/California transitional style.



39 Mira Loma Road, Orinda

4 Bd | 3 Ba | 4,702 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. This updated estate features a spacious, remodeled kitchen.



New Listing!

27 Glorietta Court, Orinda

4 Bd | 3 Ba | 2,025 Sqft | \$1,785,000

Tucked away on a peaceful cul-de-sac, yet just minutes to town and BART, 27 Glorietta Ct embodies all the allure of early mid-century design combined with modern amenities.



New Listing!

15 Crown Court, Orinda

4 Bd | 2 Ba | 2,251 Sqft | \$1,760,000

A truly rare find! Situated on a pristine, 1.42 acre parcel in Orinda's sought-after 'Golden Triangle' (Ivy Drive area) offering ultimate privacy at the end of a quiet cul-de-sac.



120 Las Vegas, Orinda

3 Bd | 2 Ba | 1,872 Sqft | \$1,575,000

Delightful Orinda Country Club charmer on a peaceful hilltop lane. Single story, low maintenance. Updated kitchen and baths, hardwood floors, recessed lights, and al fresco dining in the gardens.



29 Whitehall Drive, Orinda

3 Bd | 2 Ba | 1,458 Sqft | \$1,275,000

Opportunities like this don't come along often! Get into one of Orinda's favorite neighborhoods at a great price. Cheerful, all updated single-level home in Ivy Drive, walking distance to top rated schools.



3424 Woodview Drive, Lafayette

4 Bd | 3 Ba | 2,300 Sqft | \$1,785,000

Come for the quiet, stay for the views. Tucked at the end of a cul-de-sac on a generous .47-acre lot, this 4-bedroom, 3-bath home offers approximately 2,300 square feet of flexible living space in a peaceful setting.



New Listing!

89 Greenfield Drive, Moraga

5 Bd | 3 Ba | 2,721 Sqft | \$2,050,000

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.



6 Sparrow Court, Moraga

3 Bd | 2 Ba | 1,704 Sqft | \$1,575,000

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.



18 Miramonte Drive, Moraga

3 Bd | 2 Ba | 1,344 Sqft | \$799,000

New Price! Welcome to this special Moraga neighborhood, which offers a quiet & serene retreat with attractive & private patio garden w/ paver. The home is light & bright w/ views of Moraga Hills from the bedrooms

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