

# Lamorinda

# OUR HOMES

Lamorinda Weekly Volume 20 Issue 5 Wednesday, July 8, 2026

## Digging Deep with Goddess Gardener, Cynthia Brian

### Summer Seasonings

By Cynthia Brian

*“Summer afternoon – summer afternoon; to me those have always been the two most beautiful words in the English language.” ~ Henry James*

With the 250th birthday of our nation in 2026, many gardens are cloaked in red, white, and blue. A top garden design trend this year is patio culture, and with the semi-quincentennial front of mind, I call it star-spangled living.

Most Americans love being outdoors, and summertime is our sandbox. Whether our patio is in the front, back, or side yard, it is an exten-

sion of our living spaces, a place where we relax, entertain, and play. Gardens are a sanctuary where we connect with family, friends, neighbors, and ourselves. Water features, fragrance, and pots filled with pops of color add interest and intrigue, inviting pollinators and feathered friends to celebrate summer with us. While many people plant vegetables in raised beds, containers of thyme, basil, and chives, and even tomatoes or squash on the patio make it easy to snip culinary explorations right from the



Welcome guests with pelargoniums.



Lamorinda Home Sales

... read on Page OH2



Hydrangea blue pom poms.

kitchen. This summer season sensually speaks to us of flags, flowers, fireworks, parades, deck lounging, hammock swinging, sleepovers, swim meets, barbecues, beaches, celebrations, camping, concerts, traveling, and eating fresh, fresh, fresh direct from our gardens.

Gardeners put in the time to grow tomatoes, zucchini, greens, cucumbers, beans, and other vegetables. Knowing when to pick at the peak of flavor is essential. Here are harvesting tips for delicious, nutritious home-grown food.

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**Lamorinda home sales recorded**

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	26	\$628,000	\$4,295,000
MORAGA	16	\$642,000	\$2,925,000
ORINDA	14	\$1,200,000	\$3,685,000

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**

- 3231 Camino Colorados, \$1,585,000, 3 Bdrms, 1527 SqFt, 1951 YrBlt, 05-18-26,  
Previous Sale: \$1,430,000, 09-20-21
- 3244 Camino Diablo, \$1,645,000, 3 Bdrms, 2242 SqFt, 1952 YrBlt, 05-28-26,  
Previous Sale: \$975,000, 03-22-13
- 3384 Deer Hill Road, \$1,128,000, 4 Bdrms, 1999 SqFt, 1947 YrBlt, 05-29-26
- 1000 Dewing Avenue #210, \$1,330,000, 3 Bdrms, 1420 SqFt, 2017 YrBlt,  
05-26-26
- 1053 Dolores Drive, \$1,350,000, 3 Bdrms, 1381 SqFt, 1948 YrBlt, 05-18-26,  
Previous Sale: \$425,000, 11-10-00
- 522 Florence Drive, \$1,810,000, 3 Bdrms, 2313 SqFt, 1951 YrBlt, 05-22-26,  
Previous Sale: \$1,770,000, 10-21-24
- 3375 Freeman Road, \$1,650,000, 3 Bdrms, 2106 SqFt, 1947 YrBlt, 05-26-26
- 1715 Greenhills Court, \$2,025,000, 4 Bdrms, 4139 SqFt, 1986 YrBlt, 05-18-26,  
Previous Sale: \$1,800,000, 12-12-23
- 950 Hough Avenue #307, \$628,000 05-15-26, Previous Sale: \$3,200,000,  
04-13-26
- 1006 Howard Hills Road, \$3,550,000, 5 Bdrms, 5020 SqFt, 1980 YrBlt, 05-13-26,  
Previous Sale: \$2,261,000, 10-07-21
- 20 Iverson Drive, \$2,100,000, 4 Bdrms, 2380 SqFt, 1999 YrBlt, 05-26-26,  
Previous Sale: \$1,950,000, 03-19-21
- 923 Janet Lane, \$1,800,000, 3 Bdrms, 1801 SqFt, 1950 YrBlt, 05-22-26,  
Previous Sale: \$1,700,000, 03-16-24
- 934 Juanita Drive, \$1,405,000, 3 Bdrms, 1271 SqFt, 1950 YrBlt, 05-15-26,  
Previous Sale: \$625,000, 02-29-08
- 3958 Los Arabis Drive, \$2,450,000, 3 Bdrms, 2686 SqFt, 1968 YrBlt, 05-15-26,  
Previous Sale: \$1,655,000, 06-03-25
- 780 Los Palos Mnrx, \$2,100,000, 3 Bdrms, 1973 SqFt, 1946 YrBlt, 05-29-26
- 786 Los Palos Mnrx, \$3,490,500, 4 Bdrms, 3196 SqFt, 1946 YrBlt, 05-27-26,  
Previous Sale: \$2,750,000, 02-26-24
- 817 Mariposa Road, \$1,215,000, 1 Bdrms, 1083 SqFt, 1950 YrBlt, 05-22-26,  
Previous Sale: \$635,000, 06-25-08
- 1099 Oak Hill Road, \$2,850,000, 5 Bdrms, 3205 SqFt, 2000 YrBlt, 05-18-26,  
Previous Sale: \$2,710,000, 06-26-21
- 850 Paradise Court, \$1,866,500, 3 Bdrms, 1693 SqFt, 1954 YrBlt, 05-28-26
- 1 Scenic Lane, \$3,260,000, 4 Bdrms, 3797 SqFt, 1987 YrBlt, 05-21-26,  
Previous Sale: \$3,375,000, 08-17-22
- 14 Springhill Lane, \$1,675,000, 4 Bdrms, 2415 SqFt, 1984 YrBlt, 05-22-26
- 3095 Sweetbrier Circle, \$1,600,000, 3 Bdrms, 1740 SqFt, 1962 YrBlt, 05-20-26

...continued on Page OH4



1 Greenwood Court, Orinda | \$1,495,000  
4 Bedrooms | 3 Baths | 2390 Sqft | + 191 Sqft Studio | 1.87 Acres



53 Sleepy Hollow Lane, Orinda | \$1,150,000  
4 Bedrooms | 2.5 Baths | 2234 Sqft | .73 Acre



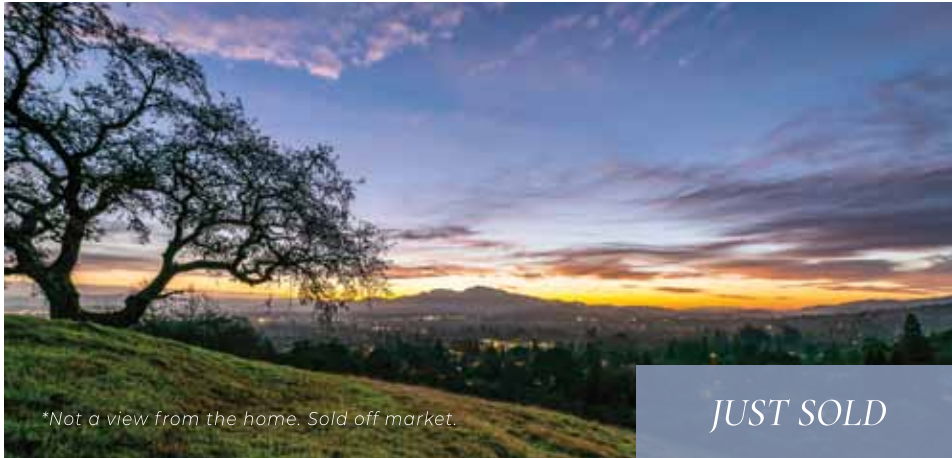
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Shannon (#01885058) | Amy (#01855959) | Molly (#01498053) Information herein deemed reliable but not guaranteed.





*\*Not a view from the home. Sold off market.*

**JUST SOLD**

### 1720 Orchard Lane, Walnut Creek

SOLD OFF MARKET | BUYER REPRESENTED | SOLD FOR \$3,700,000



**JUST SOLD**

### 3856 Paseo Grande, Moraga

SELLER REPRESENTED | SOLD FOR \$1,868,000\*

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TOP 6% LAMORINDA AGENTS 2025

#### LAFAYETTE CONT.

- 805 Tanglewood Drive, \$2,500,000, 4 Bdrms, 3059 SqFt, 1975 YrBlt, 05-29-26,  
Previous Sale: \$1,610,000, 11-06-17
- 1248 Upper Happy Valley Road, \$4,295,000, 5 Bdrms, 4707 SqFt, 1997 YrBlt,  
05-11-26
- 1122 Via Media, \$3,300,000, 3 Bdrms, 3530 SqFt, 1959 YrBlt, 05-15-26
- 4 Wallabi Court, \$2,000,000, 3 Bdrms, 2728 SqFt, 1986 YrBlt, 05-13-26,  
Previous Sale: \$500,000, 09-01-92

#### MORAGA

- 117 Ascot Court #A, \$642,000, 2 Bdrms, 1191 SqFt, 1973 YrBlt, 05-18-26,  
Previous Sale: \$419,000, 10-02-07
- 794 Augusta Drive, \$2,750,000, 3 Bdrms, 2644 SqFt, 1978 YrBlt, 05-11-26,  
Previous Sale: \$1,030,000, 12-08-10
- 790 Augusta Drive, \$1,750,000, 3 Bdrms, 2430 SqFt, 1978 YrBlt, 05-14-26,  
Previous Sale: \$590,000, 10-12-98
- 75 Corte Yolanda, \$2,925,000, 5 Bdrms, 3941 SqFt, 1969 YrBlt, 05-14-26,  
Previous Sale: \$600,000, 10-15-98
- 1418 De La Cruz Way, \$2,295,000, 6 Bdrms, 3184 SqFt, 1967 YrBlt, 05-13-26,  
Previous Sale: \$960,000, 03-30-09
- 120 Greenbriar, \$1,525,000, 3 Bdrms, 2159 SqFt, 1986 YrBlt, 05-11-26,  
Previous Sale: \$502,000, 08-06-99
- 26 Juniper Way, \$2,000,000, 3 Bdrms, 2220 SqFt, 1966 YrBlt, 05-15-26,  
Previous Sale: \$761,000, 02-12-01
- 118 Merion Terrace, \$2,000,000, 3 Bdrms, 2828 SqFt, 1988 YrBlt, 05-19-26,  
Previous Sale: \$386,500, 12-01-87
- 79 Miramonte Drive, \$835,000, 2 Bdrms, 1828 SqFt, 1965 YrBlt, 05-15-26,  
Previous Sale: \$292,500, 06-16-05
- 239 Paseo Bernal, \$950,000, 3 Bdrms, 2018 SqFt, 1979 YrBlt, 05-20-26,  
Previous Sale: \$970,000, 07-14-21
- 39 Sea Pines Street, \$1,600,000, 2 Bdrms, 2273 SqFt, 1980 YrBlt, 05-29-26,  
Previous Sale: \$1,720,000, 04-24-24
- 6 Sparrow Court, \$1,465,000, 3 Bdrms, 1704 SqFt, 1969 YrBlt, 05-22-26,  
Previous Sale: \$1,720,000, 01-12-22
- 141 Westchester Street, \$1,360,000, 2 Bdrms, 1867 SqFt, 1979 YrBlt, 05-11-26,  
Previous Sale: \$940,000, 06-07-17
- 22 Williams Drive, \$2,300,000, 5 Bdrms, 2988 SqFt, 1985 YrBlt, 05-26-26,  
Previous Sale: \$1,205,000, 05-11-04
- 29 Winslow Place, \$2,650,000, 4 Bdrms, 2287 SqFt, 1964 YrBlt, 05-20-26,  
Previous Sale: \$2,035,000, 01-25-21
- 29 Whitehall Drive, \$1,200,000, 3 Bdrms, 1458 SqFt, 1960 YrBlt, 05-18-26,  
Previous Sale: \$650,000, 04-24-09
- 460 Woodminster Drive, \$710,000, 2 Bdrms, 1352 SqFt, 1974 YrBlt, 05-12-26,  
Previous Sale: \$392,000, 05-21-12

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## ORINDA

- 3 Camino Del Cielo, \$1,317,000, 3 Bdrms, 1669 SqFt, 1956 YrBlt, 05-28-26, Previous Sale: \$245,000, 07-09-10
- 15 Crown Court, \$1,760,000, 4 Bdrms, 2251 SqFt, 1959 YrBlt, 05-22-26
- 10 Donna Maria Way, \$1,410,000, 3 Bdrms, 2112 SqFt, 1952 YrBlt, 05-19-26
- 37 East Altarinda Drive, \$2,550,000, 4 Bdrms, 2915 SqFt, 1973 YrBlt, 05-15-26, Previous Sale: \$640,000, 08-01-92
- 31 Crestview Drive, \$2,375,000, 5 Bdrms, 3275 SqFt, 1941 YrBlt, 05-15-26, Previous Sale: \$1,875,000, 03-31-16
- 85 La Cuesta Road, \$2,418,000, 4 Bdrms, 4055 SqFt, 1990 YrBlt, 05-12-26
- 13 La Plaza Drive, \$1,800,000, 4 Bdrms, 2462 SqFt, 1941 YrBlt, 05-18-26, Previous Sale: \$700,000, 01-07-00
- 246 Overhill Road, \$3,685,000, 5 Bdrms, 4251 SqFt, 1950 YrBlt, 05-21-26, Previous Sale: \$1,962,500, 02-10-15
- 8 Ramona Drive, \$1,350,000, 4 Bdrms, 1942 SqFt, 1955 YrBlt, 05-11-26, Previous Sale: \$109,000, 06-01-78
- 80 Tara Road, \$2,735,000, 4 Bdrms, 3072 SqFt, 1963 YrBlt, 05-15-26, Previous Sale: \$590,000, 06-01-90
- 38 Vista Del Mar, \$2,175,000, 4 Bdrms, 3429 SqFt, 1963 YrBlt, 05-13-26
- 8 Westwood Court, \$1,725,000, 4 Bdrms, 2579 SqFt, 1956 YrBlt, 05-29-26
- 12 Woodland Road, \$2,350,000, 4 Bdrms, 2010 SqFt, 1941 YrBlt, 05-15-2670

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# The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T

The second quarter of 2026 remained steady on the residential side of Lamorinda real estate. The total number of sales was consistent in Lafayette, lower in Orinda and up in Moraga versus one year ago. The average price was slightly lower in all three cities. 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, 84 single family homes closed in Lafayette. This was close to the 86 single family homes closed in the same period one year ago. Sales prices ranged from \$775,000 to \$9.6 million and the average number of days on market was 15. In the second quarter last year it was 18 days. The average sales price was \$2,394,353. This is down from a year ago when it was \$2,591,172. In 2024 it was \$2,458,919. In 2023 it was \$2,499,679.

In Moraga, the number of single-family closings was 43 – substantially more than the 27 one year ago. Prices ranged from \$975,000 to \$3.31 million. The average sales price was \$1,983,198, just below the \$1,998,167 in 2Q2025. It was \$1,985,176 in 2Q2024. In 2023 it was \$2,121,393. The average marketing time was 17 days where a year ago it was 21.

In Orinda, the number of single-family closings was 64, a large decrease over the year ago period when it was 87. Sales prices ranged from \$1.025 million to \$7.5 million with an average price of \$2,300,210, almost identical to a year ago's \$2,307,759. In 2024 it was \$2,229,861. In 2023 it was \$2,135,898. It took an average of 18 days to have a house go pending – versus 24 days in the same period a year ago.

There was one single family closing in Canyon that sold off market for \$500,000 and only two single family sales below \$1 million in the other three communities combined.

In the quarter ending June 30, on an average price per square foot basis, Lafayette detached single-family homes sold at \$913.16, which was an increase over a year ago when it was \$880.53. In Moraga, homes sold for \$870.09, an increase over 12 months ago when it was \$824.85 per square foot. Orinda was at \$831.56 – just above 2Q2025 when it was \$827.88.

In Lafayette, the average sales price was just over 103% of the final asking price. A year ago, the average was just about 100% of final asking. In Moraga it was 101.6%, the same as a year ago and in Orinda it was 103.2%, exceeding a year ago when they sold at just under 100% of the final asking price.

In the condominium/town home category, Lafayette had 15 resale closings versus the year ago quarter when there were eight. Most of these were sales of new construction homes on Hough Avenue that were reported to the MLS. They sold between \$627,835 and \$3.5 million. Moraga had 15 when a year ago there were 11. Sale prices ranged from \$320,000 to \$1.4 million. Orinda had two ranging from \$1.275 million and \$1.46 million.

As of July 3, there were 47 homes under contract in the MLS in the three communities combined. One year ago, there were 57. The current pending homes have asking prices of \$635,000 to \$4.995 million.

Inventory has decreased. There are 125 properties on the market and a year ago there were 167 available properties in the three communities combined.

There are 60 properties on the market in Lafayette – a decrease from the 72 at this same time a year ago. Asking prices in Lafayette currently range from \$350,000 for a distressed probate property to \$8.398 million.

In Moraga, buyers have their choice of 34 homes or condominiums listed between \$410,000 and \$3.59 million. A year ago, there were 35.

In Orinda there are 31 versus 60 on the market at the same time a year ago. The list prices range from \$1.1 million to \$6.85 million.

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 125 dwellings on the market, five 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 and the Peninsula and Oakland because they feel they may 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 84 single family sales that closed in Lafayette in the second quarter of 2025, 56 sold at or above the asking prices.

In Moraga, 31 of the 43 sales were at or above the final asking price and in Orinda, 44 of the 64 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 appraise 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.

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**Tomatoes:** Most tomatoes should be slightly soft and fully colored, although there are exceptions. Since large heirlooms tend to crack, harvest them early, and they will continue to ripen.

Don't leave cherry tomatoes on the vine too long, either. I grow tomatoes in mixed flower beds as well as containers to great success. Once picked, tomatoes are best placed on a plate on the countertop. Refrigerating will reduce their flavor. My favorite snack is to pick a few cherry tomatoes, grab a handful of chives, and snip several basil leaves to munch while I'm gardening.

**Kale and Chard:** These flavorful greens are best harvested as young leaves. I grow Swiss chard and kale in every season to add to salads, omelets, and soups. Seeds are produced after two years, allowing for more plants.

**Summer Squash:** This year, I'm growing crooked-neck yellow squash in a container on my patio so that I can harvest at the baby stage with the flower still attached. The smaller the squash or zucchini, the more tender they will be.

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**Drought-resistant kangaroo paw and succulents.**



**Cherry tomatoes ripening in a flower bed.**



**Pink, purple, and yellow petunias shine in a container.**

## Cynthia Brian's Goddess Gardener Guide for July

- **WATER** lawns and flowerbeds deeply to encourage strong root growth.
- **SUCCESSION** planting is the key to a plentiful supply of summer greens, including lettuces, arugula, beets, carrots, and radishes. Sow your favorite seeds every three weeks as you consume.
- **CELEBRATE** the semi-quincentennial by planting a patriotic plot of red, white, and blue.
- **MAKE** your own potting mix by combining equal parts of compost, good soil, and sand. Add leaf mold plus a small amount of liquid fertilizer.
- **BRING** butterflies to your landscape with lantana, butterfly bush, and sunflowers. Butterflies have sensory receptors on their feet to help them land on their tasty treats rapidly.
- **ADD** warmth to your borders with brightly colored petunias and pelargoniums.
- **PREVENT** fires by removing debris, dead branches, and refuse from around your home and yard.
- **CUT** back leggy perennials and deadhead roses as blooms wither. Save the rose petals to make rose water.
- **SAVE** the monarchs. Plant milkweed, the butterfly's favorite nectar. Visit the Monarch Habitat and Demonstration Garden at Rancho Laguna Park, created by the Moraga Garden Club for inspiration.
- **SEASON** your summer with organic fruits, herbs, and vegetables from your garden or farmer's market for a variety of reasons – your own health, the health of the planet, and generally heightened environmental awareness.
- **PLANT** a container garden of fruits and vegetables. Seed companies have developed plants that are compact in size, yield more, taste great, and feature unique colors and shapes.
- **CHECK** containers daily as pots dry out quickly in summer.
- **WATCH** for yellowing leaves, spots, wilting, and mildew which are all signs of disease. You may need to spray with a fungicide.
- **HARVEST** vegetables as they ripen to encourage continued production.



Potato vine twines on a trellis.

Photos Cynthia Brian

Happy Gardening! Happy Growing! Happy Summer!



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](mailto:Cynthia@GoddessGardener.com) <https://www.CynthiaBrian.com>

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**Eggplant:** Size and color are not necessarily an indication of maturity. When the skin looks glossy and smooth, this is the best time to harvest. Don't pull the fruit from the plant. Cut it with a sharp knife. When the skin is dull and tough, the flesh will be bitter.

**Beans:** Harvest beans every few days to keep the plants producing. Picking when the beans are long, crisp, and slender are the tastiest. Once clumps are evident in the pods, the beans will be tough or stringy.

**Beets:** When beets are ready to be pulled, the tops will protrude from the ground. If left in the ground too long, the texture will suffer. The leaves are edible and can be harvested sparingly while the beets are still growing.

**Peppers:** When picked green, the plant will continue to set fruit. Yet, the most flavor will be enjoyed when peppers are clipped from the plant (not pulled) when the color is red, yellow, purple, or orange. Watch them daily, as once mature, rapid deterioration on the plant occurs with peppers.

The two most beautiful words in the English language are a summer afternoon with vegetables, flowers, and fruits in your garden and on your patio. Savor summer seasonings!



The big faces of white hollyhocks.

Photos Cynthia Brian



Hanging basket of calibrachoas, called million bells or trailing petunias.

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# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM



**240 Tappan Lane, Orinda**

6 Bd | 6 Ba | 6,800 Sqft | \$5,250,000

Once in a while, a home comes along that genuinely stops you. 240 Tappan Lane is that home. A long cobblestone drive winds beneath a canopy of Valley oaks before this stunning 6,800 sq ft contemporary comes into view.



**30 Greenwood Court, Orinda**

5 Bd | 4.5 Ba | 4,405 Sqft | \$3,695,000

Fabulous home conceived by architect Michael Brinkerhoff and masterfully constructed in 2003, this modern Craftsman estate is a rare synthesis of artisan craftsmanship, thoughtful engineering, & extraordinary natural setting.



**New Listing!**

**2 Crane Court, Orinda**

4 Bd | 3 Ba | 3,907 Sqft | \$3,495,000

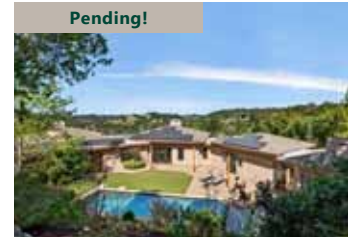
Thoughtfully positioned to capture beautiful ridge-line views and blend seamlessly with its natural surroundings, the home offers a rare combination of architectural sophistication, exceptional construction, and everyday comfort.



**10 Diablo Oaks Way, Lafayette**

4 Bd | 3 & 2.5 Ba | 3,320 Sqft | \$2,995,000

Situated in one of Lafayette's most coveted residential enclaves, this exceptional residence offers sophisticated updates, remarkable privacy, and sweeping views.



**Pending!**

**1 Gardiner Court, Orinda**

6 Bd | 4 Ba 2 Half Ba | 5,755 Sqft | \$3,750,000

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.



**New Listing!**

**3250 Judith Lane, Lafayette**

4 Bd | 2 Ba | 2428 Sqft | \$1,955,000

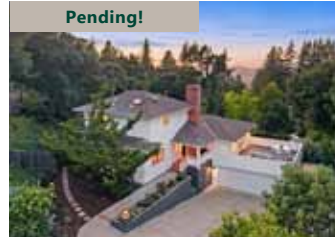
Charming sunny farmhouse-style retreat in coveted trail neighborhood! Light and airy, with vaulted ceilings, open floor plan. Dream yard for family playtime and entertaining, expansive lawns, covered patio with built-in BBQ.



**56 Camino Encinas, Orinda**

3 Bd | 2 Ba | 2,421 Sqft | \$1,995,000

Tucked into a peaceful, park-like setting, this 3-bedroom, 2-bath home offers approximately 2,421 square feet of living space on a stunning .55-acre lot surrounded by mature trees and lush landscaping.



**Pending!**

**90 Loma Vista Drive, Orinda**

5 Bd | 4 Ba | 2,858 Sqft | \$1,795,000

Filled with natural light and thoughtfully designed for both everyday living and entertaining, this spacious 5 bedroom, 4 bath home offers room for everyone to spread out and feel at home.



**120 Las Vegas Road, 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.



**43 Monte Vista Road, Orinda**

3 Bd | 2 Ba | 1,845 Sqft | \$1,695,000

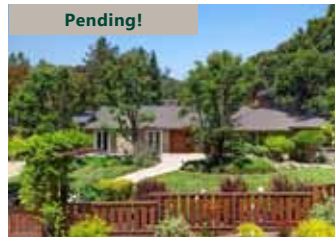
Charming, single-story ranch featuring 3 bedrooms, 2 baths, and 1,845 sq. ft. on a rare 1.1-acre park-like setting with peaceful views from every room. A fenced front yard welcomes you to this move-in ready home featuring a hardwood entry, wet bar, bright galley kitchen and family room with



**21 Live Oak Road, Berkeley**

4 Bd | 3.5 Ba | 4,766 Sqft | \$2,295,000

Enjoy sweeping panoramic views of San Francisco, the Bay Bridge, and the shimmering Bay from this expansive Italian Mediterranean residence offering refined living space on a quiet and secure cul-de-sac.



**Pending!**

**1165 Glen Road, Lafayette**

4 Bd | 3.5 Ba | 4,511 Sqft | \$4,995,000

The sun-filled living room features walls of glass, a striking stone and wood mantel fireplace, and seamless indoor-outdoor connection. The thoughtfully designed kitchen showcases white and gray cabinetry and quartz countertops.



**60 Karol Lane, Pleasant Hill**

3 Bd | 3 Ba | 1,695 Sqft | \$1,295,000

This maintained home nestled on a quiet cul-de-sac in one of Pleasant Hill's most sought after pockets. A truly unique home to be experienced in person that offers endless opportunities with an unmatched pride of ownership.



**801 Cheyenne Drive, Walnut Creek**

4 Bd | 2.5 Ba | 2,296 Sqft | \$1,695,000

First time on the market since 1971! Nestled in Walnut Creek's sought-after Northgate neighborhood. A picturesque tree-lined entrance and circular driveway create a striking estate-style arrival rarely found in the neighborhood.



**21 Camino Del Diablo, Orinda**

4 Bd | 3 Ba | 3,457 Sqft | \$1,995,000

Perched high in the Orinda hills behind a gated driveway, 21 Camino Del Diablo is a rare property that manages to feel peaceful, private and conveniently connected all at once.

## The Village Associates:

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