

Lamorinda OUR HOMES

Lamorinda Weekly

Volume 20

Issue 6

Wednesday, Aug. 12, 2026



Lamorinda Home Sales

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Digging Deep with Goddess Gardener, Cynthia Brian Summer Seasonings

By Cynthia Brian

"August is one of the hottest months of the northern year... 'twixt the flower and the fruit." ~ Hal Borland, Naturalist and Author

It has been a warm summer with August scheduled to bring on the heat. The hot days of this month showcase my seasonal favorite flowers.

The Naked Ladies are back! When the calendar page flips to August and the days are long and hot, these gorgeous *Amaryllis belladonnas* shoot their bare stems skyward. Their fragrant, trumpet-shaped flowers in various shades of pink are the highlight of my summer garden. At the end of spring, the lush emerald foliage dies back to the bumpy bulbs on the ground, waiting



Prolific pink trumpet-face blooms on leafless stalks of Naked Lady lilies.



Crocosmia, a fiery red/orange summer bloomer in the iris family.

Photos Cynthia Brian

until the heat of August to stretch their "naked" necks. In Italian, *belladonna* translates to "beautiful woman," and these nude lilies do not disappoint as the perfect summer stunner. They are South African natives, requiring six hours or more of sunshine and minimum moisture, which makes them perfect for our dry climate. Resistant to deer and rabbits, yet attractive to

butterflies and hummingbirds, these August hotties dance in the breeze on my hillside and beyond.

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	29	\$775,000	\$3,475,000
MORAGA	15	\$320,000	\$2,800,000
ORINDA	28	\$1,025,000	\$5,216,500

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

- 3024 Bradbury Drive, \$2,725,000, 4 Bdrms, 2570 SqFt, 1962 YrBlt, 06-22-26,
Previous Sale: \$1,505,000, 06-27-19
- 4105 Coralee Lane, \$1,915,000, 4 Bdrms, 3161 SqFt, 1983 YrBlt, 06-22-26
- 21 Cosso Court, \$3,400,000, 3 Bdrms, 2522 SqFt, 1915 YrBlt, 06-12-26
- 11 Dale Court, \$1,500,000, 3 Bdrms, 1430 SqFt, 1964 YrBlt, 06-15-26,
Previous Sale: \$1,815,000, 04-22-22
- 3320 Deer Hill Road, \$1,250,000, 4 Bdrms, 1608 SqFt, 1952 YrBlt, 06-09-26,
Previous Sale: \$535,000, 06-08-11
- 11 Diablo Vista Way, \$2,500,000, 5 Bdrms, 2884 SqFt, 2025 YrBlt, 06-18-26,
Previous Sale: \$850,000, 04-19-24
- 1100 Dunsyre Drive, \$1,970,000, 3 Bdrms, 3223 SqFt, 2002 YrBlt, 06-29-26,
Previous Sale: \$1,235,000, 03-18-15
- 7 Evergreen Court, \$1,910,000, 4 Bdrms, 2747 SqFt, 1947 YrBlt, 06-18-26
- 1125 Glen Road, \$2,810,000, 5 Bdrms, 2664 SqFt, 1949 YrBlt, 06-12-26
- 1126 Hidalgo Court, \$2,468,000, 3 Bdrms, 2030 SqFt, 1955 YrBlt, 06-12-26,
Previous Sale: \$2,800,000, 05-24-22
- 3265 Hillview Lane, \$775,000, 2 Bdrms, 600 SqFt, 1948 YrBlt, 06-17-26
- 2830 Kinney Drive, \$1,575,000, 4 Bdrms, 1776 SqFt, 1950 YrBlt, 06-26-26
- 4073 Legion Court, \$1,425,000, 3 Bdrms, 1626 SqFt, 1950 YrBlt, 06-25-26,
Previous Sale: \$379,000, 06-22-99
- 1059 Lizann Drive, \$3,475,000, 5 Bdrms, 3488 SqFt, 1979 YrBlt, 06-25-26,
Previous Sale: \$1,995,000, 03-24-25
- 3196 Lucas Circle, \$2,300,000, 4 Bdrms, 2465 SqFt, 1963 YrBlt, 06-08-26
- 306 Maverick Court, \$2,100,000, 3 Bdrms, 2692 SqFt, 1984 YrBlt, 06-08-26
- 3372 Mildred Lane, \$1,250,000, 3 Bdrms, 1154 SqFt, 1954 YrBlt, 06-09-26
- 3336 Oak Court, \$1,775,000, 3 Bdrms, 1272 SqFt, 1964 YrBlt, 06-08-26,
Previous Sale: \$1,700,000, 07-07-25
- 1119 Oak Hill Road, \$2,365,000, 4 Bdrms, 2531 SqFt, 1969 YrBlt, 06-17-26,
Previous Sale: \$1,685,000, 08-18-20
- 3926 South Peardale Drive, \$2,725,000, 4 Bdrms, 2218 SqFt, 1950 YrBlt,
06-09-26, Previous Sale: \$128,000, 08-01-78
- 1269 Redwood Lane, \$3,000,000, 4 Bdrms, 2873 SqFt, 1956 YrBlt, 06-12-26,
Previous Sale: \$1,425,000, 08-14-07
- 854 Revere Road, \$1,725,000, 4 Bdrms, 2382 SqFt, 1965 YrBlt, 06-24-26,
Previous Sale: \$1,500,000, 02-21-18
- 3434 Silver Springs Court, \$3,075,000, 3 Bdrms, 3202 SqFt, 1985 YrBlt,
06-29-26
- 665 Sky Hy Circle, \$2,335,000, 3 Bdrms, 3184 SqFt, 1974 YrBlt, 06-18-26,
Previous Sale: \$525,000, 03-24-98
- 612 St Marys Road, \$2,072,000, 4 Bdrms, 2070 SqFt, 1967 YrBlt, 06-11-26,
Previous Sale: \$2,100,000, 11-24-21

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LAFAYETTE CONT.

1170 Sunrise Ridge Drive, \$1,595,000, 4 Bdrms, 2588 SqFt, 1998 YrBlt,
07-02-26, Previous Sale: \$540,000, 02-19-99
3175 Surmont Drive, \$2,595,000, 4 Bdrms, 2828 SqFt, 1975 YrBlt, 06-18-26,
Previous Sale: \$1,901,000, 10-12-20
304 Willoughby Court, \$2,950,000, 5 Bdrms, 3442 SqFt, 1941 YrBlt, 06-10-26
1026 Windsor Drive, \$2,000,000, 6 Bdrms, 2811 SqFt, 1963 YrBlt, 06-15-26

MORAGA

106 Brookline Street, \$1,830,000, 2 Bdrms, 1905 SqFt, 1984 YrBlt, 06-18-26,
Previous Sale: \$1,200,000, 06-17-20
1882 Camino Pablo, \$1,195,000, 3 Bdrms, 1504 SqFt, 1969 YrBlt, 06-17-26,
Previous Sale: \$632,000, 07-18-04
128 Corliss Drive, \$1,812,500, 3 Bdrms, 2313 SqFt, 1964 YrBlt, 06-17-26,
Previous Sale: \$1,125,000, 09-28-07
173 Cypress Point Way, \$1,740,000, 3 Bdrms, 1644 SqFt, 1973 YrBlt, 06-23-26,
Previous Sale: \$1,000,000, 04-15-16
145 Danefield Place, \$2,650,000, 4 Bdrms, 2953 SqFt, 1965 YrBlt, 06-18-26,
Previous Sale: \$1,490,000, 04-18-08
2133 Donald Drive #18, \$320,000, 1 Bdrms, 560 SqFt, 1963 YrBlt, 06-18-26,
Previous Sale: \$350,000, 09-27-21
89 Greenfield Drive, \$2,050,000, 5 Bdrms, 2598 SqFt, 1969 YrBlt, 06-25-26,
Previous Sale: \$2,150,000, 05-16-22
8 Ketelsen Court, \$1,252,000, 3 Bdrms, 1527 SqFt, 1975 YrBlt, 06-30-26
19 Lynwood Place, \$2,200,000, 4 Bdrms, 2656 SqFt, 1963 YrBlt, 06-22-26,
Previous Sale: \$1,340,000, 07-08-16
59 Lynwood Place, \$2,010,000, 4 Bdrms, 2386 SqFt, 1960 YrBlt, 06-15-26
3856 Paseo Grande, \$1,868,000, 4 Bdrms, 2367 SqFt, 1967 YrBlt, 06-24-26
1409 Rimer Drive, \$2,800,000, 4 Bdrms, 3113 SqFt, 1964 YrBlt, 06-11-26,
Previous Sale: \$1,200,000, 04-04-13
1825 Saint Andrews Drive, \$2,300,000, 4 Bdrms, 3424 SqFt, 1980 YrBlt,
06-10-26, Previous Sale: \$1,530,000, 07-11-17
295 Sandringham Drive, \$2,515,000, 4 Bdrms, 3187 SqFt, 1975 YrBlt, 06-26-26
34 Sherwood Court, \$1,845,000, 5 Bdrms, 2320 SqFt, 1970 YrBlt, 06-15-26

ORINDA

136 Ardith Drive, \$2,000,000, 4 Bdrms, 1975 SqFt, 1959 YrBlt, 06-22-26,
Previous Sale: \$565,000, 07-17-12
121 Ardith Drive, \$1,325,000, 3 Bdrms, 1498 SqFt, 1959 YrBlt, 06-24-26
74 Bates Boulevard, \$2,650,000, 3 Bdrms, 3021 SqFt, 1979 YrBlt, 06-11-26,
Previous Sale: \$1,350,500, 01-05-15
79 California Avenue, \$1,200,000, 2 Bdrms, 1421 SqFt, 1964 YrBlt, 06-09-26,
Previous Sale: \$1,000,000, 06-23-20
371 Camino Sobrante, \$3,401,000, 4 Bdrms, 3117 SqFt, 1950 YrBlt, 06-10-26
205 Crestview Drive, \$3,950,000, 5 Bdrms, 3426 SqFt, 2023 YrBlt, 06-26-26,
Previous Sale: \$1,150,000, 10-26-22
489 Dalewood Drive, \$5,000,000, 5 Bdrms, 4555 SqFt, 2002 YrBlt, 06-08-26,
Previous Sale: \$2,850,000, 09-11-02

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ORINDA CONT.

- 50 East Altarinda Drive, \$1,675,000, 4 Bdrms, 2939 SqFt, 1974 YrBlt, 07-02-26,
Previous Sale: \$629,000, 07-01-98
- 202 Glorietta Boulevard, \$2,225,000, 5 Bdrms, 3309 SqFt, 1948 YrBlt, 06-24-26
- 22 Irving Lane, \$1,600,000, 3 Bdrms, 1519 SqFt, 1951 YrBlt, 06-11-26,
Previous Sale: \$1,470,000, 09-09-22
- 41 Kellie Ann Court, \$2,900,000, 3 Bdrms, 2659 SqFt, 1977 YrBlt, 06-25-26
- 126 La Espiral, \$1,025,000, 3 Bdrms, 2266 SqFt, 1957 YrBlt, 06-11-26
- 33 La Noria, \$5,216,500, 4 Bdrms, 4517 SqFt, 1933 YrBlt, 06-12-26,
Previous Sale: \$5,150,000, 03-13-25
- 32 Las Vegas Road, \$2,050,000, 4 Bdrms, 1966 SqFt, 1951 YrBlt, 06-08-26,
Previous Sale: \$1,525,000, 10-16-18
- 90 Loma Vista Drive, \$1,770,000, 5 Bdrms, 2736 SqFt, 1954 YrBlt, 07-01-26,
Previous Sale: \$835,000, 12-05-07
- 6 Lucille Way, \$1,250,000, 1 Bdrms, 1692 SqFt, 1959 YrBlt, 06-23-26
- 742 Miner Road, \$1,630,000, 3 Bdrms, 2096 SqFt, 1958 YrBlt, 06-10-26
- 68 Orchard Road, \$1,550,000, 3 Bdrms, 2332 SqFt, 1945 YrBlt, 06-25-26
- 71 Orchard Road, \$1,300,000, 2 Bdrms, 2221 SqFt, 1953 YrBlt, 07-01-26
- 90 Overhill Road, \$2,568,000, 4 Bdrms, 3632 SqFt, 1965 YrBlt, 06-22-26
- 106 Rheem Boulevard, \$2,500,000, 3 Bdrms, 2232 SqFt, 1948 YrBlt, 06-25-26
- 80 Rheem Boulevard, \$3,600,000, 5 Bdrms, 4026 SqFt, 2008 YrBlt, 06-25-26,
Previous Sale: \$750,000, 07-16-09
- 25 Robert Road, \$1,675,000, 3 Bdrms, 3243 SqFt, 1952 YrBlt, 06-08-26
- 18 Saint James Court, \$3,195,000, 4 Bdrms, 3042 SqFt, 1951 YrBlt, 06-24-26,
Previous Sale: \$985,000, 05-01-25
- 66 Tomcat Way, \$3,656,500, 5 Bdrms, 4239 SqFt, 2018 YrBlt, 06-17-26,
Previous Sale: \$2,805,000, 01-30-19
- 46 Underhill Road, \$1,225,000, 3 Bdrms, 1560 SqFt, 1962 YrBlt, 06-24-26,
Previous Sale: \$880,000, 08-30-18
- 64 Valencia Road, \$1,620,000, 3 Bdrms, 2148 SqFt, 1951 YrBlt, 07-02-26,
Previous Sale: \$612,500, 04-04-03
- 9 Wildwood Road, \$1,295,000, 4 Bdrms, 2246 SqFt, 1975 YrBlt, 07-01-26,
Previous Sale: \$1,128,000, 10-25-23

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When ‘perfect’ gets in the way

By Jennifer Raftis, CEO, CPO, Efficiency Matters, LLC



Photo Shutterstock

I believe opposites attract. My husband and I are complete opposites that have been married over 33 years ... successfully (most days, anyway).

One of us (me) believes, “It’s perfect when it’s done.” The other believes, “It’s not done until it’s perfect.” One of us (again me) has finished all projects (with a possibility of a teeny tiny mistake) and the other has many incomplete projects. Which one of us is winning? Hint: The one sleeping peacefully at night with their projects completed probably has the advantage.

Perfectionism can be exhausting and challenging. Can anyone relate?

Why is perfection an organizing challenge? It’s because every decision feels incredibly important and making things perfect is often unattainable. Every drawer, cabinet, closet – even a simple organizing system – has to be perfect. Every donation requires an in-depth decision as to the perfect place it should be donated before it leaves the house.

Perfectionism has a way of telling us that if it’s not perfect, it can’t be done at all. Instead of completing a small project, we try to tackle the entire garage “when we

have more time.” That day is still waiting to get here and as a result, no projects are completed.

Perfectionists love to research. It’s part of their process to make sure a purchase decision is the absolute correct one (the cost can even be as low as \$10). Reading articles, comparing prices and looking at inspirational photos, before long they’ve spent three weeks planning something they could have finished in three hours.

Everything is meaningful to a perfectionist. They can get stuck with decisions such as: what if my kid or friend needs it, what if I need it someday, what if it was really expensive and I can never find another one? Suddenly, tossing an old cord feels like making an irreversible life decision. Triple all the decisions with everything you own, and you will see why nothing gets done, nothing gets donated and it all stays in your house. Analysis paralysis.

Most people organize one drawer and call it a success. A perfectionist thinks, “If I’m organizing this drawer, I should probably organize every cabinet, relabel the spices, and repaint the wall.” Meanwhile, the drawer remains a mess.

Perfectionists worry about making the wrong decision. The truth is that organizing isn’t permanent. Shelves can be rearranged. Containers can be returned. In most homes, the items people regret donating could easily be replaced for less than the cost of storing them for 10 years (I’m also talking about the mental storage of leaving the clutter in your home for 10 years).

Over thinking donations is another issue my clients can struggle with. They spend hours trying to find the “perfect” home for their treasured donations. “Susie would love this, I’m going to save this for her.” (Unfortunately, Susie lives three states away and won’t visit until sometime next year.) “These art supplies would be great for this organization.” (The location of the organization is 20 miles away.) “My kids might want these items; I’ll ask them the next time they visit.” (The kids have already said no and have visited three times since.)

The problem here, as you can see, is that nothing gets donated. Take all your donations to a donation drop-off of your choice; they will make sure the donations get to the right places.

So, how to work (live) with a perfectionist? Remind them to...

1. Remember that very few organizing decisions are permanent. Every item doesn’t need in-depth analysis.
2. Shrink the goal. One drawer is enough.
3. Break down the goals into smaller goals.
4. Redefine success. If the drawer closes, the counters are usable, and all the hammers are together, you’ve succeeded.
5. Limit the questions. Instead of asking “What do you want to keep?” Ask, how many of these shirts have you worn this year or which kitchen utensils have you used this year.

As an organizer, my job is to help my clients realize that organization isn’t about creating an Instagram-worthy home. It’s about

creating a home that supports their life NOW. Progress beats perfection every time, letting go becomes much easier and staying organized becomes sustainable.

Good enough wins! The happiest organized people aren’t the ones with the Pinterest pantries or closets. They are real people who now know where their scissors are and can find a birthday card without climbing over a dozen holiday bins to get them.

If you are a perfectionist, give yourself permission to lower the bar just enough to get started. Progress creates momentum and momentum creates organized homes. You are human and you can come to the realization that “good enough” really is perfect!

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\$1,850,000 | 200LongviewTerrace.com

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90 Woodbury Highlands Place #16
\$898,000 | AnnNewtonCane.com

Showings by Appointment

109 Rubicon Circle, Danville
\$845,000 | AnnNewtonCane.com



Glorious gladiolus.

...continued from Page OH1

Also hailing from South Africa, a terrific terrace choice is the firecracker flower *Crocasmia*. Called falling stars or coppertips, the orange and yellow trumpet-shaped flowers open in succession from the bottom up with slender, strap-shaped foliage like gladiolus. I dig and divide the corms every three years because when they get too crowded, blooms are sparse. Since they are also not a desired deer dinner, I will add corms to my hillside where the herds congregate. Plant in full sun in humus-rich, well-drained soil for the best results and enjoy watching the pollinators flock to the flowers. Clay soil will need to be amended.

Sword lilies, part of the iris family, are known best as gladiolus. Corms are planted with the pointy side facing up in moderately fertile soil in areas that receive six to eight hours of sunlight. Since they grow to four or five feet with blooms of three to five inches across, gladioli complement shorter plants when planted at the back of a bed. These tall plants often need staking to stay upright. Colors include purple, pink, red, orange, lime green, white, and even variegated varieties. South Africa again deserves a shout-out for originating these glorious bloomers.

Brazil makes an entrance with an incredible specimen, Jacobina. Many years ago, I snipped a stem from my grandparents' garden in Napa Valley. I plopped it in a container, and much to my delight, it survived and thrived. Jacobina is aptly called Brazilian Plume Flower or Flamingo

Flower, as this sturdy, upright evergreen produces large, dark pink tubular flowers that resemble plumage. For years, it was a highlight of my containers, requiring daily watering, yet living happily in a very large patio pot. One day, I cut a stem to plant under my lemon tree where morning sunshine and afternoon shade are plentiful, assuming it would stay small and offer pretty petals as an understory specimen. Instead, Jacobinia shot skyward, and the appealing plumes reached a height of 15 feet. Do not cut off any plumes when the color fades or the flowering withers, as the pink plumes reappear with amazing color in a few weeks. Brazilian Plume flower is a wonderful addition to any container where it will remain small, or a garden bed where it will grow to a gigantic size. Keep in mind that it requires the soil to remain moist, but not soggy. The extra care on this exotic plant is worth it with hummingbirds as their frequent visitors.

The two trees that rock my August days and nights are magnolias and crape myrtles. The magnolia tree is one of the oldest flowering plants in history, with over 200 species. I fell in love with *Magnolia Grandiflora* years ago when I attended an interior design conference in the deep South. *Magnolia Grandiflora* grows to be a tall tree, with a height of 60 to 80 feet, and a canopy of shiny, leathery leaves with creamy white flowers that span a foot in diameter. I started with a sapling in a gallon pot, and now that tree supports me swinging in my hammock, watching the squirrels scampering to the Japanese maples and the bees buzzing in the magnolia flowers! The falling leaves of mature trees are messy, requiring consistent raking, so don't plant your tree near a pond or patio.

When it comes to crape myrtles, this low-maintenance, high-value blooming tree ranks as my number one pick for summer color. Although these trees are native to eastern Asia, they are referred to as the "lilac of the South," with dramatic flower colors of watermelon, pink, lavender, and white. This dynamite tree requires full sun and

naturally grows with multiple trunks. Pruning in late winter is optional for *Lagerstroemia*, depending on how you want the tree or bush to flourish. Birds and pollinators flock to the trees. I planted watermelon crape myrtles to flank my driveway and positioned two as flamboyant focal points on my patio. The lavender bush crape myrtles in my flower beds are heavily pruned after blooming to keep them small.

Of course, there are many other beloved bloomers in my summer garden, including my radiant roses, but the Naked Ladies, Falling Stars, Gladioli, Flamingo Flower, Magnolia, and Crape Myrtle are August's hot, hot, hot picks!



Watermelon-colored crape myrtle is a focal point on the patio.

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, <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>

Cynthia Brian's Goddess Gardener Guide for August

PROTECT your edibles and all garden plants from our dear deer by erecting a fence. Sadly, deer repellents are only mildly effective, while plants that are highly scented or fuzzy won't keep the stags at bay.

DEADHEAD your flowers and roses to encourage additional flowering.

HARVEST summer vegetables and fruits. Asian pears, tangerines, tomatoes, squash, peppers, cucumbers, and blackberries are a few of the delicious edibles ready to eat.

MULCH is a sunscreen for roots. Add three inches of mulch to retain moisture, stabilize soil, cool the roots, and suppress weeds.

POUR boiling water on weeds on pathways and driveway cracks to kill hard-to-remove weeds, or spray with 30% white vinegar. I use both!

DUMP standing water to prevent the mosquito larvae from hatching. According to the CDC, the mosquito is considered the deadliest creature in the world, killing a million or more people each year by spreading malaria, dengue, Zika, and yellow fever. And yes, these diseases are now spread by California mosquitoes.

THREATS of tick bites are at a nine-year high, bearing numerous illnesses. Apply bug spray containing DEET, wear long sleeves, and check yourself and your pets after gardening, hiking, or being outdoors.

TURN off your main water valve when going on vacation in case you get a broken pipe.

SAVE seeds from your favorite perennials, including zinnia, marigold, and echinacea.

ORDER spring-blooming bulbs that you'll plant in fall from your favorite catalogs or nurseries. Suggestions include tulips, narcissi, hyacinth, scilla, anemone, muscari, and Dutch iris.

INSPECT your residence and yard for wildfire prevention. Wildfire resilience begins with neighbors working together. Make sure your Go Bag is ready to roll in the case of evacuation.

WANT to peek into backyard gardens while you are traveling? Visit <https://www.gardenconservancy.org/garden-directory/open-days> to find gardens that participate in allowing visitors. The cost is \$5 for members and \$10 for non-members.

WATER deeply in the early morning or evening to avoid evaporation.

Happy Gardening! Happy Growing! Stay cool in the hot August days and nights!



The dinner-plate-size magnolia flower attracts bees.

Photo Cynthia Brian

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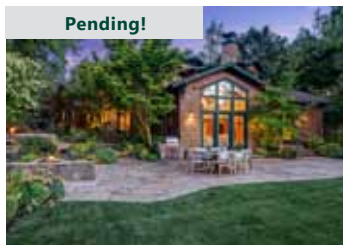


240 Tappan Lane, Orinda

6 Bd | 6 Ba | 6,800 Sqft | \$4,895,000

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.

Pending!



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.

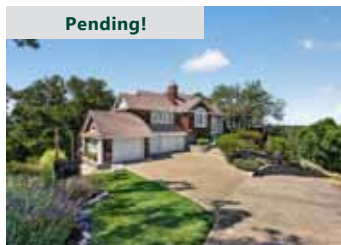


2 Crane Court, Orinda

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.

Pending!



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.



499 Silverado Dr, Lafayette

4 Bd | 2 Ba | 2,473 Sqft | \$1,550,000

Stunning remodeled contemporary home in the highly desirable Burton Valley neighborhood! This dramatic 4-bedroom, 2.5-bath residence features a bonus room and sits on a private 1.15-acre lot at the end of a peaceful cul-de-sac.



30 Dias Dorados, Orinda

5 Bd | 4 Ba | 3988 Sqft | \$2,955,000

Stunning contemporary with 3,988 sf, 5 bedrooms, office, and 4 full baths with a flexible floor plan and nestled on a private .57-acre cul-de-sac lot in Orinda Country Club.

New Listing!



12 E Altarinda , Orinda

4 Bd | 4 Ba | 3,627 Sqft | \$2,450,000

This is a home built for the way families actually live now, entertaining outdoors, having room to flex as needs change, and staying close to everything that makes Lamorinda living worth it.



1148A Upper Happy Valley Rd, Lafayette

3 Bd | 2 Ba | Sqft | \$2,095,000

Set down a private drive and tucked into a picturesque natural setting, this quintessential Happy Valley home has been renovated throughout and offers easy modern living in a top location.



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 fireplace.

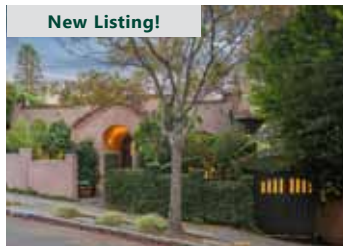


21 Live Oak Road, Berkeley

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.

New Listing!



2388 Vine St, Berekely

4 Bd | 2 Ba | 2,499 Sqft | \$1,995,000

Discover a truly extraordinary European-inspired retreat where timeless architecture and enchanting landscapes create an unforgettable living experience.



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.

New Listing!



38 Buckingham Dr, Moraga

3 Bd | 2 Ba | 1,696 Sqft | \$1,399,000

This may be the one you've been waiting for! Imagine living in an idyllic neighborhood steps from top-rated Campolindo High School, Moraga's popular shops, restaurants, and Rheem Movie Theater. If that sounds like home, your search may be over.



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.

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