Lamorinda
OUR HOMES

Lamorinda Weekly Volume 20 Issue 9 Wednesday, Nov. 11, 2026



Lamorinda Home Sales ... read on Page OH2

Digging Deep with Goddess Gardener, Cynthia Brian

Turning and falling

By Cynthia Brian

"In the autumn, the leaves come blowing, yellow and brown..." ~ "Watership Down" by Richard Adams

Recently, I was watching a funny segment on the Jimmy Kimmel show when his reporter went out on the street to ask people what the difference was between autumn and fall. I laughed out loud at the hilarious responses and the fact that the people they profiled not only couldn't spell "autumn" but had no clue that the two words were synonymous. My favorite answer was from a young man who was adamant that he knew the definitions. He went on to passionately convey that autumn is the season when the leaves start turning color, while fall is the season when the leaves fall off the trees. He was then asked to Google the meaning of both words and was shocked to read that "autumn and fall" are meant to be used interchangeably. From that moment on, I have decided to grow with gratitude during the season of turning and falling.



The stunning American Smoke tree in the San Juan Islands.



Reflection in the pond with autumn trees.

Photos Cynthia Brian

Although it was autumn here with some of the crape myrtles, prune trees, and Japanese maples coloring, the "turning" wasn't happening quickly enough. My husband and I decided to leaf peep in the great Northwest of Washington, specifically Puget Sound and the San Juan Islands, where the "turning" and "falling" were gloriously occurring in gardens, forests, and wetlands.

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39 Mira Loma Rd, Orinda
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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	21	$600,000.	$4,250,000
MORAGA	14	$375,000	$2,450,000
ORINDA	12	$1,250,000	$5,450,000

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

3314 Beechwood Drive, $1,150,000, 3 Bdrms, 1296 SqFt, 1941 YrBlt, 09-30-26

37 Chapel Drive, $1,770,000, 3 Bdrms, 1820 SqFt, 1961 YrBlt, 10-01-26

3290 Fairholm Court, $3,350,000, 4 Bdrms, 2621 SqFt, 1954 YrBlt, 09-23-26, Previous Sale: $2,400,000, 06-08-07

3907 Happy Valley Road, $3,550,000, 3 Bdrms, 3531 SqFt, 1960 YrBlt, 09-09-26

857 Las Trampas Road, $1,930,000, 3 Bdrms, 3067 SqFt, 1987 YrBlt, 09-11-26, Previous Sale: $1,511,500, 10-11-18

210 Lafayette Circle #302, $2,200,000, 2 Bdrms, 1658 SqFt, 2021 YrBlt, 09-22-26, Previous Sale: $2,101,000, 11-22-22

3130 La Playa Court, $1,600,000, 4 Bdrms, 2416 SqFt, 1972 YrBlt, 09-11-26, Previous Sale: $390,000, 08-01-92

694 Los Palos Drive, $4,500,000, 4 Bdrms, 4131 SqFt, 1959 YrBlt, 09-24-26, Previous Sale: $415,000, 07-01-90

3620 Madrone Drive, $1,650,000, 3 Bdrms, 2518 SqFt, 1950 YrBlt, 10-02-26, Previous Sale: $1,075,000, 03-08-11

1196 Monticello Road, $2,600,000, 4 Bdrms, 2825 SqFt, 1951 YrBlt, 09-24-26

3 Mountain View Place, $1,930,000, 3 Bdrms, 2518 SqFt, 1952 YrBlt, 09-30-26, Previous Sale: $1,545,000, 08-18-25

31 Richelle Court, $2,405,000, 3 Bdrms, 2925 SqFt, 1965 YrBlt, 09-29-26, Previous Sale: $585,000, 06-01-90

2900 Rohrer Drive, $3,525,000, 5 Bdrms, 4552 SqFt, 1990 YrBlt, 09-29-26

1334 Summit Road, $1,460,000, 1 Bdrms, 1306 SqFt, 1941 YrBlt, 09-10-26

3194 Surmont Drive, $2,535,000, 4 Bdrms, 2363 SqFt, 1964 YrBlt, 09-29-26, Previous Sale: $1,250,000, 05-14-24

1148 Upper Happy Valley Road #A, $1,850,000, 3 Bdrms, 1868 SqFt, 1976 YrBlt, 09-25-26

3597 Walnut Street, $1,175,000, 4 Bdrms, 1194 SqFt, 1951 YrBlt, 09-11-26, Previous Sale: $340,000, 12-28-99

9 West Creek Court, $600,000, 3 Bdrms, 1488 SqFt, 1975 YrBlt, 09-18-26

2749 West Newell Avenue, $1,360,000, 2 Bdrms, 1427 SqFt, 1949 YrBlt, 09-18-26

2536 Pebble Beach Loop, $1,050,000, 4 Bdrms, 2661 SqFt, 1981 YrBlt, 09-15-26

80 Woodbury Highlands Place #10, $835,000, 2 Bdrms, 1109 SqFt, 2025 YrBlt, 09-18-26

...continued on Page OH4

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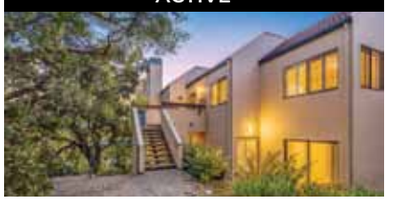
905 DANA HIGHLANDS CT., LAFAYETTE
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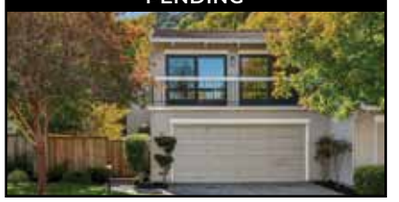
1614 STANLEY DOLLAR DR., #1A, ROSSMOOR
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3646 HAPPY VALLEY ROAD, LAFAYETTE
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SOLD



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VANGUARD PROPERTIES

The information contained herein has been received from Vanguard Properties' clients, third parties and/or public records. Vanguard Properties has not verified the foregoing information and will not confirm the accuracy of same. Buyers are advised to investigate all information important to Buyers and to verify the accuracy of the representations contained herein.

MORAGA

122 Ascot Court #B, $375,000, 1 Bdrms, 858 SqFt, 1970 YrBlt, 09-24-26, Previous Sale: $230,000, 03-13-02

674 Augusta Drive, $1,411,000, 2 Bdrms, 1552 SqFt, 1976 YrBlt, 09-30-26, Previous Sale: $225,000, 08-01-85

29 Broadmoor Street, $1,461,000, 3 Bdrms, 2828 SqFt, 1984 YrBlt, 10-02-26

507 Butterfield Place, $800,000, 4 Bdrms, 1637 SqFt, 1966 YrBlt, 09-22-26

3960 Campolindo Drive, $2,404,000, 5 Bdrms, 2644 SqFt, 1972 YrBlt, 09-21-26, Previous Sale: $1,015,000, 06-15-10

37 Corte Pinon, $2,450,000, 4 Bdrms, 2487 SqFt, 1977 YrBlt, 09-28-26, Previous Sale: $1,250,000, 02-03-25

294 Deerfield Drive, $1,850,000, 4 Bdrms, 1902 SqFt, 1965 YrBlt, 09-08-26

340 Donald Drive, $1,515,000, 4 Bdrms, 1940 SqFt, 1969 YrBlt, 09-22-26, Previous Sale: $1,049,000, 10-25-05

139 Hodges Drive, $1,660,000, 4 Bdrms, 1825 SqFt, 1963 YrBlt, 09-28-26, Previous Sale: $850,000, 06-30-09

1167 Larch Avenue, $1,250,000, 4 Bdrms, 2072 SqFt, 1964 YrBlt, 09-30-26

1276 Larch Avenue, $1,550,000, 4 Bdrms, 2215 SqFt, 1967 YrBlt, 09-24-26, Previous Sale: $1,700,000, 12-16-25

30 Miramonte Drive, $620,000, 2 Bdrms, 1152 SqFt, 1964 YrBlt, 09-25-26, Previous Sale: $665,000, 04-04-19

1792 Saint Andrews Drive, $1,710,000, 2 Bdrms, 2032 SqFt, 1979 YrBlt, 10-01-26, Previous Sale: $610,000, 10-02-01

92 Sullivan Drive, $1,735,000, 5 Bdrms, 2417 SqFt, 1962 YrBlt, 09-11-26

...continued from Page OH2

...continued on Page OH6

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The information contained herein has been received from Vanguard Properties' clients, third parties and/or public records. Vanguard Properties has not verified the foregoing information and will not confirm the accuracy of same. Buyers are advised to investigate all information important to Buyers and to verify the accuracy of the representations contained herein.

ORINDA

37 Bigleaf Road, $2,500,000, 3 Bdrms, 2449 SqFt, 2018 YrBlt, 10-01-26
56 Camino Encinas, $1,740,000, 3 Bdrms, 2421 SqFt, 1950 YrBlt, 09-22-26
42 Charles Hill Circle, $5,450,000, 3 Bdrms, 4657 SqFt, 2025 YrBlt, 09-30-26, Previous Sale: $499,000, 07-11-22
26 Fern Way, $1,250,000, 3 Bdrms, 1844 SqFt, 1968 YrBlt, 09-11-26,Sale:
43 Monte Vista Road, $1,500,000, 3 Bdrms, 1845 SqFt, 1959 YrBlt, 09-25-26, Previous Sale: $1,750,000, 08-06-24
266 Orchard Road, $1,300,000, 3 Bdrms, 1401 SqFt, 1954 YrBlt, 09-15-26
31 Sandy Court, $2,900,000, 4 Bdrms, 3345 SqFt, 2005 YrBlt, 09-21-26, Previous Sale: $2,695,000, 05-21-25
45 Sleepy Hollow Lane, $1,400,000, 4 Bdrms, 1723 SqFt, 1960 YrBlt, 09-25-26, Previous Sale: $580,000, 02-22-00
27 Stanton Avenue, $2,175,000, 3 Bdrms, 2174 SqFt, 1952 YrBlt, 10-02-26, Previous Sale: $372,000, 09-27-99
16 Valley View Lane, $3,250,000, 4 Bdrms, 4453 SqFt, 1979 YrBlt, 09-21-26, Previous Sale: $2,500,000, 08-27-19
19 Via Floreado, $1,435,000, 3 Bdrms, 1990 SqFt, 1950 YrBlt, 10-01-26, Previous Sale: $925,000, 12-29-25
74 Yarrow Valley Lane, $3,200,000, 5 Bdrms, 4645 SqFt, 1989 YrBlt, 09-17-26

...continued from Page OH4

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Skylights light up the main spaces, and the kitchen features quartz waterfall counters, custom cabinetry, and a gas cook-top island with seating for four.

The primary suite has a sage tile shower and double vanity, and the backyard offers a paver patio, turf lawn, and room for dinners and play. Minutes from local schools, the renovation is complete and the spaces are ready for you.

Thinking of selling in 2027?
Call or text me if you'd like to talk through timing and what's worth doing before you sell.



Shannon Conner
925.980.3829
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The more we chase, the less we enjoy

By Jennifer Raftis, CEO CPO



Image Shutterstock

"If you always want more, then you'll find the most you can have will never be enough."

There may be no better time to think about those words than the weeks between Thanksgiving and New Year's. We begin the season gathered around a table giving thanks for what we already have – and sometimes, before the leftovers are even put away, we're online looking for what else we can buy.

It's one of the great contradictions of the holidays. Thankful on Thursday, shopping on Friday for more.

The holiday season is built around some wonderful things: family, traditions, food, celebration and connection. But somewhere along the way, "giving" can turn into "buying" and buying can turn into a pursuit of more. It's designed that way by retailers. Everything is on sale, so we run out and buy more decorations (even though we have nowhere to store it), tons of holiday gifts, we overbuy our food and supplies in a holiday frenzy, and let's face it, it's fun to buy stuff, it feels good!



Professional Organizer , Jennifer Raftis, CPOr founded Efficiency Matters, LLC to help you with all of your organizing needs for your home and business. She is a Certified Professional Organizer and an active board member with NAPO, National Association of Productivity and Organizing Professionals. She is also an independent representative for The Container Store and has expertise in designing closets, garages, pantries, playrooms and more. In addition, she is a Corporate Organizing and Productivity Consultant and has worked with Fortune 500 companies across the U.S. Another large part of her business is move management especially working with seniors who are downsizing. She and her husband have lived in Moraga for 30 years, raising 3 kids and working countless volunteer hours with many local non-profit organizations and schools. Jennifer@efficiencymattersllc.com, 925-698-3756, www.efficiencymattersllc.com

Sometimes we're shopping for a feeling. Some people call this the endorphin rush, although the brain chemistry of shopping is more complicated (involves words like Dopamine). These feelings are real and are associated with pleasure and pain relief. Shopping is just one example of seeking the endorphin feeling. The problem is that it's not always a healthy way to have your pleasure and pain relief feelings met. The real drawback arrives when the reality of heavy credit card bills and a home crowded with items you have no room to store. That's called January.

Thanksgiving is unique because its core message isn't about acquiring things. It's about noticing who is sitting around your table and showing up for your family. It's the food, the stories, the laughter, the traditions, and even the irritating relatives. That's the good stuff.

These are the experiences that give us what we are looking for: connection, laughter, music, playing games, good food and feeling loved.

Rethinking holiday gifting can be helpful. Will this gift add something meaningful to this person's life – or simply add something to their house? (Both answers can be good and true.)

Here are some of my recommendations for gifts this season:

For your parents - any experience they can do with YOU. They already have enough stuff and lived long enough to know that TIME WITH YOU is what they value the most. Restaurant coupons, museums, concerts, art classes and even a vacation together.

For you and your partner - decide on a gift you would like to receive from the other, then put your money together on a larger project as your gift to each other.

For your friends - coupons for a dinner date or sporting event, making cookies to give (I love getting that gift!), anything you know they love and can use.

For your kids (from the grandparents) - one special gift that you think would be meaningful to them. In other words, not an electronic device … they will never associate it with their grandparents. I love a kid friendly adventure they can do locally with their grandparents. Another idea is to have grandparents teach your kids how to cook a family fa vorite recipe (grandparents love to be in the kitchen with the kids and have so much patience).

For little kids - Of course your little kids will want to open presents, I know my kids sure did. It's helpful to go through their current toys to decide what to donate and make room for the new toys. As always, for the gifts you are purchasing, please shop local and support our small businesses!

Teaching kids to donate to others is also a beautiful gift giving lesson. There are many local places that collect toys and gifts for tots and families during the season. Here are a few:

Orinda Police Station, 22 Orinda Way
Moraga Police Station/Toys for Tots - 329 Rheem Boulevard
Lamorinda Care Collective - 3468 Mount Diablo Blvd, Ste B100
Lafayette/City Offices/Food Bank Collection Bin - 3675 Mount Diablo Blvd, Ste 210
Walnut Creek Presbyterian Church Care Cottage - 1801 Lacassie Ave.

Take the feelings into the new year. Instead of asking yourself, "What more do I want" ask: "What do I want more of?" There's an important difference. More laughter? More time with family? More exercise? More learning? More experiences and fewer possessions? Those are wonderful things to chase.

Happy Holidays!!!!!





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VANGUARD
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3408EchoSprings.com



1143 Upper Happy Valley Road, Lafayette
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1143UpperHappyValley.com



1070 Bollinger Canyon Road, Moraga
4 Bed | 3 Bath | $3,195,000
1070BollingerCanyon.com



63 La Cuesta Road, Orinda
3 Bed | 2F 1H Bath | $2,999,000
63LaCuesta.com



3370 Stage Coach Drive, Lafayette
4 Bed | 4F 1H Bath | $2,995,000
3370StageCoach.com



9 Northridge Lane, Lafayette
3 Bed | 3F 2H Bath | $2,495,000
9Northridge.com

...continued from Page OH1

People often wonder what makes the leaves turn colors. During the spring and summer months, the abundant amount of sunlight provides energy to create the green pigment called chlorophyll in a process of photosynthesis. The leaves convert the energy into sugars to feed the tree. Nitrogen is a main component of chlorophyll, and as temperatures cool and the days shorten in autumn, the nitrogen migrates back to the branches where it is stored for the next year. This is when the other biochemicals kick in, and we see the beautiful colors of red, scarlet, saffron, orange, purple, mahogany, and amber, called senescence or frondescence. These color pigments are already in the leaves, but they are masked by the green during warmer temperatures.

Evergreen trees, including conifers, continue photosynthesis throughout winter. Deciduous trees have leaves that turn colors. Leaves begin to fall when the plant transfers nitrogen and phosphorus to the trunk and roots as a protective seal is created between the leaves and branches. Cut off from the branch fluids, leaves separate and drop to the ground.

Sample List of Deciduous Trees that "Turn" and "Fall"

Maples (Japanese, Sugar, Red)
Black Tupelo
Red Oak
Crape myrtle
Dogwood
Ginkgo biloba
Aspen
Birch
Poplar
Hickory
Beech
Chinese Pistache
Liquidambar
Sassafras
Sourwood

At SeaTac Highline Botanical Gardens, the burning bush was fiery red, while the various Japanese maples showcased hues of a shiny sunset. The bucolic gardens were interrupted every three minutes with the boom of low-flying jets taking off from the airport. After seven planes, our ears were ringing, and we retreated to a quieter pond. In Bremerton, we visited the Elandan gardens where hundreds of ancient bonsai trees, some over 1,000 years old, were mingled with colorful trees "turning" and "falling" (Make sure to read next month's column for more info.) At the Olympic Bluffs Cidery and Lavender Farm near Port Angeles, radiant red tart apples hung in profusion on small trees. Hiking in the rain in the Olympic National Forest, huge fern fronds flanked moss-covered old-growth trees with the earth blanketed in maple leaves, providing a Jurassic Park experience.



The sunset colors of the Japanese maple in the Elandan Gardens.



Red maple leaves blanket the earth amongst the old-growth trees in Olympic National Park.

Photos Cynthia Brian

A study in the United Kingdom reported that the pitter-patter of falling rain encourages seeds to sprout. M.I.T. researchers discovered that even seeds exposed to recordings of rain recognized the vibrations, setting off a biological chain reaction triggering germination. Seeds "hear" the rain and grab that moisture to develop. With the amount of rain in Washington, it's no wonder that the forest was lush with growth.

Returning from our trip, I noticed local gardens beginning their frondescence. A colorful cornucopia of rustling leaves encourages us to celebrate the foliage of November, the month of gratitude. Hunting for a feast of spiders, worms, snails, and slugs, wild turkeys are roaming my garden, foraging in the fall foliage. Inspired by beauty, laughter, and simplicity, as autumn turns to fall, may your Thanksgiving be filled with thanks for this beautiful leaf-peeping season of "turning" and "falling".

"Gratitude is the fairest blossom which springs from the soul." Henry Ward Beecher

Cynthia Brian's Goddess Gardener Guide for November

TIME to plant daffodils and other spring-blooming bulbs, including tulips, hyacinths, fritillaria, and alliums. My narcissi that were planted years ago are already sprouting and many are blooming!
DIVIDE roots of agapanthus and iris.
TOP-DRESS perennial beds with mulch to prevent erosion and maintain temperatures during the winter months.
PICK ripe persimmons, both Hachiya and Fuyu.
DECORATE with gourds, pumpkins, and fall leaves.
CLEAN bird feeders and refill with seed. Birds need a little more help with finding food during the chilly weather.
AMUSE your family with the antics of the gobblers. Wild turkeys are part of the Lamorinda wild kingdom.
CHECK trees for stability before winter storms arrive. Call in a professional arborist to help you prune any unwanted or dangerous branches. Safety is of the utmost importance.
CLEAN, sharpen, and oil tools before storing them away for the next season.
REFRAIN from raking an area completely clean, as exposed soil is not natural under deciduous trees. Allow some leaves to decompose. By clearing the soil completely, erosion and leaching are invited.
COMPOST additional fallen leaves and healthy plant clippings.
PRUNE dead branches from all trees, especially Japanese maples and redwoods.
PLANT garlic and shallots for next summer harvesting.
STRATIFICATION is necessary for many springtime flowers. Mother Nature can do the work when you scatter the seeds as winter begins. You can always put your seeds in the refrigerator if you are waiting to sow in spring.
VISIT the Native Plant Extravaganza on Nov. 14, featuring a fair and free talks. https://bringingbackthenatives.net/native-plant-extravaganzas-2023.
SNEAK a few minutes of nature into your daily routine to reduce stress and feel more connected to the earth.
APPRECIATE the seasonal senescence and take photos of your favorite leaf colorations.
Happy Gardening! Happy Growing! Happy Thanksgiving!



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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240 Tappan Lane, Orinda

6 Bd | 6 Ba | 6,800 Sqft | $4,395,000

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.



57 Lombardy Lane, Orinda

6 Bd | 4 Ba | 3,377 Sqft | $3,195,000

Nestled in Orinda's desirable Sleepy Hollow neighborhood, this classic single level rancher has been completely re-imagined, pairing timeless architecture with a light-filled, modern interior.



48 Via Floreado, Orinda

4 Bd | 3 Ba | 2,649 Sqft | $2,495,000

Modern Living, Framed by the View. Renovated in 2022, Via Floreado is a fresh expression of modern Orinda living, where natural light, thoughtful design and the surrounding landscape come together beautifully.



8 Ramona Dr, Orinda

4 Bd | 2 Ba | 2,395 Sqft | $2,198,000

Completely renovated from top to bottom, this 4 bedroom 2 bath home sits in everyone's favorite dog-walking, stroller-pushing, neighbor-waving community, filled with trick-or-treaters every October.

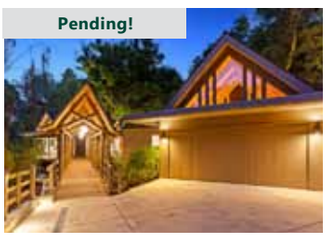


4025 Mario Way, Lafayette

5 Bd | 3 Ba | 2,557 Sqft | $2,085,000

Tucked away on a peaceful cul-de-sac, 4025 Mario Way offers the perfect blend of privacy, versatility, and everyday comfort.

Pending!



521 Tahos Rd, Orinda

4 Bd | 2 Ba | 2,614 Sqft | $1,995,000

Mid century magic, high style and convenience meet in this sophisticated light-filled home. It wraps you in walls of glass and MCM design elements that give every room its own quiet elegance.



26 Ravenhill Ln, Moraga

4 Bd | 2 Ba | 2,497 Sqft | $1,995,000

Located close to top rated Moraga schools and minutes from town, 26 Ravenhill Lane offers usable flat land, thoughtful floor plan flow, and views that are rare to find in this setting.



11 Las Palomas, Orinda

4 Bd | 4 Ba | 2,338 Sqft | $1,795,000

This sophisticated modern residence offers breathtaking hilltop views. Extensively updated, the home features light-filled living spaces designed for both grand entertaining and comfortable daily living.



6 El Patio, Orinda

4 Bd | 2 Ba | 2,246 Sqft | $1,750,000

Exceptional indoor-outdoor living in Orinda's desirable Country Club neighborhood. Surrounded by mature trees, the property feels peaceful and private while remaining conveniently located near downtown Orinda shopping and dining, BART, Highway 24, schools, parks, and recreation.



112 Camino Sobrante, Orinda

3 Bd | 2.5 Ba | 2,302 Sqft | $1,695,000

Tucked into one of Orinda's most desirable neighborhoods just moments from Orinda Country Club and Lake Cascade, 112 Camino Sobrante embodies the charm that makes Orinda so beloved.



3402 Hall Ln, Lafayette

3 Bd | 2 Ba | 1,455 Sqft | $1,645,000

Located on a private lane in vibrant downtown Lafayette and zoned residential/commercial, this Eichler style single-level home offers the rare opportunity to operate a business from your primary residence, or enjoy the flexibility to use the property as either a home or business space.

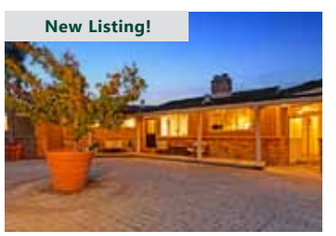


499 Silverado Dr, Lafayette

4 Bd | 2 Ba | 2,473 Sqft | $1,495,000

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.

New Listing!



15 Poco Lane, Walnut Creek

3 Bd | 2 Ba |1,576 Sqft | $1,395,000

Distinctive home offers a rare combination of privacy, architectural character, and breathtaking Mt. Diablo views. This rancher captures the beauty of its natural surroundings and is remarkably close to the heart of downtown Walnut Creek.



190 Cleavland Rd #16, Pleasant Hill

2 Bd | 2 Ba | 1,492 Sqft | $589,000

Freshly renovated 2 bed, 2 bath condo set among the redwoods in a small, quiet Pleasant Hill community.

New Listing!



1900 Overhill Rd, Concord

3 Bd | 1 Ba | 1,025 Sqft | $595,000

A generous corner lot and an expansive side yard set the stage for this charming Concord home. 1900 Overhill Road pairs bright, inviting interiors with outdoor space to make your own.

The Village Associates:

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