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COMPASS
PAIGE ROOSTA



HOMES ON THE MARKET
Page 12

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U.S. POSTAGE
PAID
GREENFIELD, IN
PERMIT NO. 67

by Paige Roosta

While we adjust to the Autumn season and the changes that come with it, the real estate market is adjusting to its final quarter of 2021. The weather here in the Walnut Creek area may not be cooling, but is the real estate market beginning to lose heat? Let's take a closer look and see if now is the time to sell your home:

Well, the market certainly isn't losing speed. According to Redfin.com, Walnut Creek area recently saw an average days on market of just 10 days. That's an impressive 28.6 percent faster over the prior year. Especially considering the rapid pace of last year's Fall market, this is a good sign. But it's not the only indicator we have available.

By looking at some predictions for the future, we'll pin down whether or not this "market cooling" is worth worrying over. Here's the reality of our market at present, and what might be on the horizon:

**INTEREST RATES AREN'T
RISING ANYTIME SOON**

Interest rates are holding steady, remaining at under 3% for full income documentation loans. That's likely due in part to the pandemic; on September 9, Sam Khater, Freddie Mac's Chief Economist stated, "While the economy continues to grow, it has lost momentum over the last two months due to the current wave of new COVID cases that has led to weaker employment, lower spending and declining consumer confidence."

According to the Mortgage Bankers Association, mortgage credit availability increased by almost 4% in August. Notably, jumbo credit availability increased 9% to its highest level since March 2020, as more non-QM jumbo and agency-eligible high-balance loan programs were offered.

Are these options worth considering for the average home owner? In August 2021, Chuck Biskobing, a senior real estate attorney with Atlanta-based Cook & James shed some light while speaking to Bankrate.com: "Purchasing a home



MARKET UPDATE:
**WHAT'S TO COME FOR
CONTRA COSTA COUNTY**

right now is a tough choice. Rates are likely going to move higher in the future, so getting a cheap mortgage now seems to make sense. Still, home prices are at or near all-time highs, and building costs are still elevated," he says. "The question becomes, do you want to wait for home prices and material costs to come down, which risks getting a higher-rate mortgage, or do you want to lock in now and not worry so much about purchase price?"

Simply put, the ability to refinance seems like a plentiful resource these days, but that doesn't mean you should wait. Securing a sub-three percent fixed rate will allow homeowners to offset the rising prices that we're seeing in so many other household items.

**INFLATION IS AT OUR DOORSTEP,
BUT IT DOESN'T HAVE TO STAY**

There is hope for improvement on the subject of inflation. James Paulsen, chief investment strategist at The Leuthold Group, recently wrote: "The stock market achieved close to a 30% higher return when sentiment was dismal versus when it was more optimistic [since 1988]. Like a wide

output-gap or a high labor unemployment rate, low levels of consumer confidence suggest the economy still has significant capacity to improve, and stock prices will likely rise as confidence is restored."


I don't anticipate any significant interest rate increases this year on mortgage products, or that inflation will balloon out of control. However, these financial factors are without a doubt contributing to the current state of the real estate market here in Contra Costa County:

According to Redfin.com, the Walnut Creek area saw a median sales price of \$975,000 which is a 10.2 percent increase over the prior year. This means that the market factors are still pushing the Buyer-Seller dial in favor of the sellers. While this is unlikely to change anytime soon, sellers can't afford to enter the market as anything less than prepared.

To learn more about what's to come for our market and how you can maneuver it to your benefit, call me at 925-259-2259. We will build a personalized strategy for you and your home, and make the most of a tumultuous market. ■

FIND OUT WHAT YOUR HOME MAY
BE WORTH IN TODAY'S MARKET

Visit www.PaigeRoosta.com or call 925-956-8837
or 925-259-2259 for a more detailed analysis.




INSIDE THIS ISSUE - NOV/DEC 2021



**ORINDA
MARKET STATS**
Page 3




In The Home
Page 6



Design & Decor
Page 7



Recipe of the Month
Page 8



Travel Feature
Page 9



by Carla Fried, Rate.com

The recent increase in inflation could mean retirees already receiving their Social Security benefit might see 2022 it rise by about 5%, which would be the biggest annual cost-of-living adjustment (COLA) in more than a decade.

But the even bigger payoff from a large Social Security COLA will be for anyone at least 62 who has yet to start collecting, and keeps delaying their start date.

INFLATION AND SOCIAL SECURITY

Anyone nearing 60 or in their early 60s has likely already heard plenty about the big financial payoff if you delay when you start collecting Social Security past age 62. Every year (actually, every month) you delay up until you turn 70 earns you a bigger eventual benefit.

The formula for exactly how much more you get each year is based on your birth year. For someone born in 1960 or later, at age 67—what the Social Security programs refer to as your full retirement age (FRA)—you are entitled to 100% of your benefit. Start at age 62 and your benefit will be 70% of what you would get if you waited until 67.

Wait until age 70 and your benefit will earn a delayed credit of another 8% a year for those three years, earning you a benefit 124% of your FRA benefit.

But the payoff for waiting is actually even bigger than that. Every year between age 62 and 70 that you wait

INFLATION IS MORE REASON TO DELAY TAKING SOCIAL SECURITY

to start collecting, you not only get the delayed credit, but you also earn whatever the official Social Security inflation COLA is for that year.

We won't know the exact 2022 Social Security COLA for a few more months, but careful inflation-index watchers note that the adjustment for next year will likely be at least triple the 1.3% adjustment current and future beneficiaries received this year.

TOO FEW PEOPLE WAIT TO CLAIM SOCIAL SECURITY

Recent research confirms that we're collectively getting smarter about when to start

Social Security benefits. Since 1985 the percentage of men who settled for the lowest possible benefit by claiming at age 62 has fallen by 27%, and for women those choosing age 63 has declined by 21%.

Still, fewer than 10% of men or women are waiting until age 70 to start, which is when you would lock in the biggest possible impact of delayed credits that have been inflation adjusted.

HOW TO WAIT UNTIL AGE 70 TO START SOCIAL SECURITY

It's important to note that for married couples, what matters most is that the highest earner delays until age 70. When a spouse dies,

the survivor is entitled to one benefit, not both. This means that every surviving spouse will encounter a drop in income.

The goal is to minimize the size of that income hit. And the best way to do that is to make sure the highest earner waits to collect the highest possible benefit. That ensures that regardless of who survives, that person will get the biggest possible benefit.

If you have retirement savings in a 401(k) or individual retirement account (IRA), research suggests you'll be financially better off using those savings in your 60s, rather than starting your Social Security benefit early.

Another option is to

reframe working in your 60s. It may not be desirable—or practical—to keep at a full-blown career job. But might there be an opportunity to work part time, to earn just enough (after-tax) to offset the Social Security benefit you won't receive if you wait?

Take a spin through the Social Security's benefit estimator and check out your expected monthly benefit at age 62. Now ask yourself if there's work to be had that could pull in at least that much. Given the average benefit (across all ages) is around \$1,500, you're likely looking at replacing less than you earn working full time.

And if the thought of downsizing is something you've got in the back of your mind, maybe it's time to move it to the front. The home that was great for raising your family may not have an age-in-place friendly layout, or it could be socially isolating.

Making a move sooner is going to be a lot easier than being pushed to change in your 80s. The first \$250,000 in capital gains on a home sale is tax free. (For married couples filing a joint tax return, it's \$500,000.) Depending on your gain, and where you intend to land, you could pocket enough from the sale to support you while you wait until age 70 to claim the biggest possible inflation-adjusted Social Security benefit. ■

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CRAFT TIME WITH THE FAMILY!

by Paige Roosta

We all know it can be difficult to get the family gathered up, engaged and excited for a family activity. But with all of the screens and distractions the world provides us, there will always be something relaxing and meaningful about a hand-made craft. Here's a craft idea that many families have enjoyed countless times, and will continue to for many Craft Times to come:

GETTING CREATIVE WITH CARDBOARD!

Who needs a racetrack when you've got hallways and a living room? You can easily make a cardboard race car with your kids by following these simple steps: Remove the top and bottom flaps from the cardboard box, then remove one of the short sides of the box. Place these pieces inside the box.

Then go ahead and cut your car's shape and exterior on both of the long sides—and of course, the open end of the box will be the front of the car. With some duct tape, take the two flaps you stored and join them together. This piece will go over the front of the car to create the hood. For your spoiler, cut out a foot-wide rectangle from the back of your car for material.

In order for your kid to wear this new car and use their feet as the motor, use two pieces of duct tape



for each strap, meant to go over their shoulders. And then comes the truly fun part, where you and your kids can decorate the cars using markers, paint, or craft paper. Pro tip: Avoid glitter, unless you want it all over the 'race track'!

Think your kids aren't too interested in race cars? There are plenty of instructions online for cardboard doll houses, rocket ships and more! The goal here is simply to

create something fun with your child that activates their imagination.

LET THE KIDS CHOOSE THE CRAFT!

One of the biggest problems myself and many other parents have is that kids can smell a "pre-planned" activity from a mile away, and depending on their mood, that might be enough to make them refuse to participate and engage. Whether you have one child or more, it's a fun challenge to make

it so that your Craft Time activity is not the parents' responsibility, but the kids'! Of course, you may find yourself helping gather materials, or restricting your big dreamer (who decided their activity was to go to Disney World on a Thursday) but if your kids feel like it is the whole family's job to entertain each other and have a good time, then you've already succeeded in the one goal of any family activity. Happy crafting. ■

STOP THE CRAFT

MARKET STATS

by the numbers



COMPASS
PAIGE ROOSTA

ORINDA
OCTOBER MARKET UPDATE

*THROUGH 10/31/21



HOMES SOLD

25*

2020: 28



AVERAGE SALE
PRICES

\$1,905,000*

2020: \$1,888,000



AVERAGE DAYS ON
THE MARKET

8*

2020: 8



SOLD/LIST
PRICE RATIO

112%*

2020: 106%



APPRECIATION

4.4%*

2020: 0.9%
5 YEAR APP: 22.3%



2021 MONTHS
OF INVENTORY

0.6*

2020: 1.4

MARKET UPDATE FROM PAIGE ROOSTA:

We are in a hot market! It is a perfect time to sell your home.
Feel free to reach out to get more details on what we can do to net you the most money!

*Stats taken from the MLS.



SHOULD WE BUY OR RENT *OUR DOWNSIZED NEST?*

Q Dear Paige, My husband and I have been fortunate enough to live in a lovely house with ample space for growing our family, celebrating holidays and occasionally accommodating an errant relative or two. Having served its purpose for nearly three decades, our home has outgrown us. The mortgage is almost paid off and the children are independent. Now that we're ready to devote our time to being together while we're still reasonably healthy and active, downsizing seems the thing to do. A smaller house or a condo might be the ticket but, at our age, should we buy or rent?

Tammy W.

A Dear Tammy, What you should do depends on what you would do if you could. Is your vision of the future a

scaled-down version of your current life or one entirely revamped? How much debt are you willing to carry, and for how long? Do you have a healthy nest egg or steady cash flow?

Do you want less square footage to clean up and keep up? Is lawn care therapeutic or a necessary evil? Are you handy or do you avoid projects more complicated than lightbulb replacement?

As a homeowner, you are responsible for doing the painting, plumbing, roofing, rewiring, mowing, repaving, etc.—or paying someone else to do it. You have more control over your environment than a landlord is likely to allow, and a smaller house grants the same privilege for less work (assuming it has no major issues).

You also have a monthly mortgage, utility bills and (if applicable) condo fees,

as well as property taxes and insurance deductibles. Renters pay rent and utilities, period.

Renting gives you a degree of flexibility that ownership does not. Since your money isn't tied up in an illiquid asset, you are freer to buy the stuff you've been meaning to get or do the things on your bucket list.

You don't have to be the groundskeeper of your rental property unless, perhaps, it's a single-family home. If there's a problem with the pipes or furnace, then help is a phone call away.

A lease is not an inescapable commitment. Although breaking one will cost you, it's not as expensive as backing out of a purchase agreement or selling a house you later decide you shouldn't have bought.

On the other hand, you cannot build equity with rent, nor do you qualify for the

tax deductions available to homeowners. Also, you have no real estate to bequeath to your descendants.

It's important to remember that housing is an expense, not an investment. Whether you rent or buy, you will be paying to keep a roof over your head and the lights on.

You may want to buy a house while the struggling economy keeps interest rates at an average of 2.73 percent. Inventory also remains at an all-time low, however, which contributes to the relentless rise of home prices. So, although you're looking for a smaller place, you can expect to pay significantly more than you would have 30 or even 10 years ago.

Rents are up too, though, so if you're thinking about renting until the prices come down to your liking, I would advise against it. You could end up frittering away your money in anticipation of

a "sweet spot" that never appears.

Ultimately, there is no right or wrong answer, only what works for you and what doesn't. You should base your decision on whether you'll have what you need to live as you wish. ■



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EMERGING TRENDS IN TECHNOLOGY EVERY REAL ESTATE INVESTOR SHOULD KNOW ABOUT

by Kam Khazei
and Paige Roosta

The tide is turning, and it is turning fast. Realtors are well aware of the fact that there has been a massive shift in the selling market that we used to know and became quite comfortable, but marketing evolves and changes to fit the world around it. If you're a real estate agent, this is especially true, as there was once a time when older, traditional methodologies such as door-knocking, cold-calling, and running ads in the local paper were used to great success. However, with the increasing popularity of social networking sites, coupled with digital devices such as smartphones and tablets, technology has created a whole new way for businesses to send and receive information, especially in the last two decades. No marketing automation software or new, innovative technology can ever fully replace an authentic, personal relationship realtors have with their clients, but in an age when nearly everyone is connected online, the success one has when, for example, acquiring and selling new listings, often comes down to how well they communicate with potential buyers and sellers through various technological channels of communication, just as much, if not more, than how they communicate face-to-face or through a phone call.

When Pew Research Center began tracking social media adoption in 2005, just 5% of American adults used at least one of these platforms. By 2011 that share had risen to half of all Americans, and today 72% of the public uses some type of social media (Surveys of U.S. adults conducted 2005-2021, Pew Research Center, 7 April 2021).

IMPORTANT STATS TO CONSIDER

2014: Time spent on digital media had officially outpaced time watching television. When just Facebook is considered alone, 57% of American adults have a profile and check it daily; 60% of social media usage occurs not through desktop computers or laptops but via smartphones and tablets (Anderson & Rainie, 2014).

2015: 44% of those surveyed used their phone to look up real estate listings or other information about a place to live (Smith, 2015).

2018: Eighty-one percent of Older Millennial home buyers used a mobile device to find their home in the United States, whereas



only 68 percent of Younger Boomer home buyers said the same (Statista Research Department, 14 April 2021).

2019: More than nine-in-ten Millennials (93% of those who turn ages 23 to 38 this year) own smartphones, compared with 90% of Gen Xers (those ages 39 to 54 this year), 68% of Baby Boomers (ages 55 to 73) and 40% of the Silent Generation (74 to 91) (Vogels, 2019).

2019: Internet users looking for more information in-store often skip approaching retail associates and go directly to their smartphones. Sixty-nine percent of respondents said they would look for reviews on their phone first, and 53% would search for deals before speaking with an employee (RetailMeNot survey conducted by Kelton Global, April 30, 2019).

2019: The average US adult spent 3 hours and 43 minutes a day on mobile devices (Dean, 2021).

2020: 70% of the total US population have social network accounts, regardless of age, totaling a number of 231.47 million people. The most popular platforms in the United States are YouTube at 73% and Facebook at 69% of the US population (Dean, 2021).

2020: More than half (51 percent) of internet users also use their mobile phones to purchase products online and two out of every three (66 percent) say they use shopping apps on their mobile devices—be it a mobile phone or a tablet (Lin, 2020).

2021: More than eight-in-ten U.S. adults (86%) say they get news from a smartphone, computer, or tablet “often” or “sometimes,” including 60% who say they do so often (Shearer, 2021).

2021: Majority of 18- to 29-year-olds say they use Instagram or Snapchat and about half say they use TikTok, with those on the younger end of this cohort—ages 18 to 24—being especially likely to report using Instagram (76%), Snapchat (75%) or TikTok (55%) (Auxier & Anderson, 2021).

Mobile devices, internet connection, and apps like Instagram, WhatsApp, LinkedIn, Pinterest, Nextdoor, Reddit, WeChat, and many others are having a profound impact on our lives now. They are becoming an important part of human-nature interactions, with smartphones, their apps, and social media offering new ways to plan, navigate, and share experiences (Arts, Fischer, Duckett, & Van der Wal, 2021, pp. 55-62). If most people that you know are spending so much time on their digital devices and the internet, what are you doing to maintain contact with each of them on a regular basis in order to grow your business? As someone who worked as an assistant for at least a dozen different Realtors in the last decade, I was able to witness the non-typical schedules and spontaneity in the lives of Realtors, whether I worked for them or not, firsthand. In doing so, I found out that the most successful agents were the ones that created a schedule to boost their own creativity in their free time, and one such way of doing this was by investing time in understanding the latest technological trends, and how they can be used to effectively grow their real estate business. These Realtors used the tech-obsessed lifestyle of their clients to their benefit by sharing thousands of home features, information on school districts and neighborhoods, and various other reports directly to them through a mobile device.

Between work priorities such as conducting open houses and broker tours, preparing contracts, and conferring with escrow companies, lenders, and home inspectors, to name a few, most Realtors hardly spend enough time on marketing themselves to their existing as well as prospective clients, and often times don't even know where to begin. Many Realtors often forget that being a Realtor is a feature of the sole proprietorship business

model - an unincorporated business owned and run by one individual, with no distinction between the business and the owner. You, as the individual, are the business. Because Realtors have complete control over all decisions (in most cases), it is imperative for them to stay current on emerging technologies and trends whether they're comfortable adapting to them or not, because technology is constantly advancing and changing the way we do business, forcing us all to conform. In my experience, millennial aged Realtors are more eager to learn because they grew up with technology and thus are more comfortable with it, while older Realtors tend to resist the process of evolution in technology. Millennials have often led older Americans in their adoption and use of technology, and this largely holds true today, which is why I believe millennials might be the generation to bridge this gap in knowledge around technology in the real estate industry as well as other industries.

As of July 2021, every step of the real estate process is now touched by technology. To remain competitive going forward, realtors will need to utilize these technologies more and more.

QUICK STATS

(CANTER, ANDREW. HOW TECHNOLOGY IS AFFECTING REAL ESTATE INDUSTRY, 1 NOV. 2018)

- 43% of buyers start the home buying process by looking online
- 92% of buyers use the internet
- 50% of buyers use a mobile website or app in their home search
- 91% of Realtors use social media

For those more resistant to change, we are luckily living in a day and age where Artificial Intelligence (AI) is powering the future of the real estate industry. Artificial Intelligence, or simply (AI), is

a collective term for software applications which approach problem solving in a way which approximates human intellect (Lee, 2021). For instance, PropertySimple Inc is one such company whose software can automatically generate ad campaigns for new listings, and create on-demand, professional-looking video ads that can be used across social media channels such as Facebook, Instagram, and Twitter. Once you create an ad, (AI) displays it to the right prospects and reports back with real-time performance stats that show views, clicks, and demographics, among many other very cool features (Fisher, 2020).

Post-covid, the real estate industry remains one of the most thriving businesses in the country today. Traditionally, the real estate sector has always been slow to adapt to new and emerging mobile technology trends. Ironically, though, part of its improvement and progression today stemmed from the development of new ways to use technology during the covid crisis of 2020 - 2021. The lockdowns really sent the move to new technologies in the real estate space into overdrive, but now that restrictions are being lifted, staying current with new technologies is absolutely essential for keeping that professional edge. There is a learning curve, however, which most Realtors, especially the older generation, tend to resist, but embracing new ideas always opens up doors to new possibilities. When I first started doing marketing work for Realtors in the early 2010s, updating social media posts, distributing short videos on YouTube, emailing newsletters, and distributing physical flyers through direct mail marketing campaigns, among other things, were part of the standard communication repertoire for most agents and brokers, and in most cases, was usually done by a hired assistant, or a member of a real estate that was an avid technology user. In 2021, however, there are more resources available to reach more potential clients than ever before, right from the palm of your hand. The way I see it, real estate marketing is going to continue to evolve and improve to a point where just about every step of the marketing process becomes so automated that a Realtor can literally generate visually appealing, effective, and targeted marketing campaigns in minutes from right from the palm of their hands, especially when you

combine the AI, AR, and other technologies mentioned throughout this article. The success of any real estate endeavor depends on the level of communication and rapport that exists between the Realtor and their sphere of influence. Seeing your clients in-person will always be the best way to build longstanding, generational, valuable relationships, but in today's technology driven atmosphere, if Realtors cannot strategically use the existing technology preferred by a growing number of customers, in addition to the old-school marketing techniques are as valuable today as they were when their progenitors came up with them, it might result in the loss of potential opportunities. You work extremely hard, mostly on your own, with no guarantee of income and benefits – take the time to get familiar with your clients and their needs and implement a business communication strategy that will enable you to maintain communication with all of your existing and prospective clients in an easy, up-to-date, reasonable fashion, so that you never miss out on repeat business or referral opportunities again. ■

For more technology featured in this article, and for cited sources, visit: <https://kamkhazei.blogspot.com/2021/07/emerging-trends-in-technology-every.html?m=1>

TECHTIPS

tips and tricks

by Lauren Phillips

As fall progresses and winter approaches, there's plenty to do to get your home ready for the coming seasons. To figure out what seasonal tasks to tackle first—yes, starting today—we spoke with Joni and Kitt of Practically Perfect, a Los Angeles-based organizing and lifestyle company, and Ria Safford of *RiOrganize*, a Southern California-based organization company, to see what organizing must-dos can help prepare your home (and your mind) for the busy fall and winter seasons.

Whether you're getting ready for a mild winter or a season full of snow, prepping ahead will help you tackle whatever the season throws your way.

PUT OUT-OF-SEASON ITEMS IN STORAGE

To save time and maximize your space, your closet should have only in-season items stashed in it. Store out-of-season items in labeled bins, then swap those items with what's in your closet when a new season rolls around, suggests Ria Safford, of *RiOrganize*.

GET RID OF THINGS YOU DIDN'T WEAR

"The end of each season is the time to look through your entire closet with a fresh set of eyes," says Joni. "Think to yourself, 'What did I actually

wear and use in this last season?'"

Clearing out unworn bathing suits, shorts and sundresses at the end of summer means you'll have less clothing to store—and fewer extra accessories to deal with—once spring and summer roll around again.

FOCUS ON SPACE- SAVING SOLUTIONS

Once you've cleared out unused items from the previous season and tucked warm-weather clothing away, it's time to bring out the sweaters, coats, scarves and more—items that tend to be much larger, physically, than their spring and summer counterparts.

To add extra space for your fall and winter things, Kitt suggests taking advantage of vertical space, especially in apartments or smaller homes. "Get beautiful hooks that can hold bulkier coats," she says. "Those won't look like an eyesore hanging in the middle of your apartment."

Cascading hangers, clever folding methods and spring-loaded drawer dividers can all help you fit more cold-weather clothing into a limited amount of space, she adds.

SIMPLIFY YOUR SCHOOL (OR WORK) MORNING ROUTINE

For starters, make sure that the everyday essentials your family needs to get ready in the morning are easily accessible,



SET YOURSELF UP FOR A CALMER, HAPPIER FALL BY TACKLING THESE HOUSEHOLD PROJECTS

from their toothbrushes to the clothes they're wearing that day. (If you have younger kids, you might want to consider lowering their closet bars so they're able to get themselves dressed in the morning, says Safford.)

If packing lunches tends to slow you down, consider setting up an assembly line of sorts so everything you need—plastic bags, ready-to-go snack packs, sandwich supplies and so on—is grouped together, she adds.

To get out the door faster, Joni and Kitt suggest creating a "launch space" in the entryway or mudroom where kids (or adults) can grab backpacks, homework, sports gear and

whatever else they need for the day on their way out.

GET AHEAD OF THE HOLIDAYS

It never hurts to start looking ahead and doing what you can to alleviate holiday stress, whether that's setting aside space for gift-wrapping supplies or moving holiday decorations to a more accessible spot. If guest rooms are used as overflow storage, start clearing them out as early as possible, so you can focus on more pressing matters (like setting out fresh linens) when visitors begin arriving.

"There's so much that comes into my house around Hanukkah time," says Joni.

"I try to do a big edit on my kid's toys before that happens, in order to make some space for them to have the new things."

Kitt says she makes an effort to clear out overused or broken holiday decorations as she puts them away, so there's less to worry about once it's time to take them out again. "It's like I was prepping for this time last year, when I was putting that stuff away, by cleaning out all the stuff I knew wasn't worth storing." Trust us, "future you" will appreciate the effort. ■

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3 SURPRISING THINGS WHITE PAINT CAN DO FOR YOUR SPACE

by Lauren Phillips

White paint is having a years-long moment in the spotlight, and its popularity might just keep going—but this popular paint color isn't just pretty. You may not have been able to quite put your finger on it, but white paint does a few things for its surroundings that other paint colors don't. Call these benefits visual effects or design principles or white paint superpowers; they are one of many reasons you see white paint so often, and likely have helped white paint stay so popular for so long.

Wall painting is pretty subjective, so white paint might not be right for your space or lifestyle; there are plenty of dark paint colors out there that are just as beautiful on walls, trim, ceilings and more. But if you're trying to decide if you want to paint your walls white, these extra benefits of using the color, from Leigh Spicher, national director of design studios for homebuilder Ashton Woods, might just push you closer to making a decision. And if you're staunchly a fan of



more colorful paint colors, at least you'll have some smart design facts to share at your next dinner party

1. IT CLEARS VISUAL CLUTTER

"White just clears your mind," Spicher says. "It makes

you a little bit more relaxed, and it gives you a little bit of space in your mind to make good choices."

As the absence of color, white serves as a blank slate. Spicher uses it in her studio as a foundation because it makes it easier to choose other colors

for decor, furnishings and more; in a room with white walls, picking complementary colors for the other items in the space is a little bit easier than it might be in, say, a room with pink walls. If you struggle to pull a room together, starting with white

walls might make it all a little bit easier.

2. IT OFFERS AN ILLUSION OF SPACE

A lot of people are using white paint to create the illusion of space, Spicher says, to make rooms feel larger

than they are.

"If you're working in a smaller space, [white paint] immediately will make it feel larger," she says. "If you're working in a large space, it will open it up even more."

3. IT MAKES US FEEL GOOD

Maybe this should have been white paint superpower number one—who doesn't want to feel good, after all?

Picture the white flag, the white wedding dress, the white dove: In the psychology of color, white symbolizes peace and purity, Spicher says, feelings most people are drawn to.

"People just might not cognitively realize that white is actually the presence of light," she says. "White gives us a lot of light in our homes, and that makes us feel good."

So there you have it: White paint can do a lot more than make your wall look fresh. Bring it into your home, and you might be able to take advantage of some of these surprising superpowers too. ■

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3 WEEKEND DIY PROJECT IDEAS TO BREATHE THE NEW LIFE INTO YOUR HOME

Virtual birthday parties. Online family game nights. Digital dinners with friends. You’ve done your part to stay connected yet socially distanced, however, as fall arrives, you’re preparing to host friends and family in your home again.

“The problem is after working, studying and playing at home, many people’s houses are looking a bit drab,” says Jennifer Meska, director of merchandising and design at LL Flooring. “If you want to refresh spaces for future entertaining, start with the floor and work your way up to add fashion and function to your home.”

Meska shares some top DIY projects that can be completed in as little as a weekend so you’re ready to welcome back guests:

UPDATE FLOORING

When you think about visual real estate in a home, the flooring is the foundation of the aesthetic. Consider updating flooring with modern options that add style, but are also durable enough to handle guests and everyday demands.

A good option is Rigid Vinyl Plank (RVP) that provides the look of hardwood but is waterproof and scratch-resistant. Lake Geneva Oak CoreLuxe RVP is a good option, with its innovative rigid core that clicks together with ease for a simple DIY project. CoreLuxe stands up to heavy traffic, busy families and plentiful entertaining, making it ideal for bathrooms, kitchens and living rooms.

“These floors deliver quality, beauty, waterproof

functionality and are easy to install,” says Meska. “What’s great about these floors is they work well in any room.”

RETHINK FURNITURE

Once the floor is updated, think about how you use your furniture and how it might best serve you when entertaining. Consider rearranging furniture to breathe fresh life into a space and encourage guests to mingle comfortably. Prioritize grouping furniture to facilitate conversation and interaction while keeping common traffic areas open for ease of movement.

In addition to rearranging furniture, now is the time to address functionality of pieces and swap in multiuse options when appropriate. For example, an ottoman is great for kicking up your

feet or as additional seating for guests, especially young children. Select an ottoman designed with a top that opens, providing storage space for blankets, toys or other clutter. You can even add a serving tray to the top when closed and you have a coffee table or small buffet space for snacks.

CREATE A STATEMENT WALL

Once you decide on an arrangement of furniture, try transforming a focal wall to give the space an elevated interior design. One easy way to do this is to paint one wall different than the others in an accent color, like a blue or yellow. DIY-friendly peel-and-stick wallpaper is growing in popularity and is another fun option if you want to add

a pattern on an accent wall.

Another way to create a noteworthy accent wall is to design a gallery wall with a collection of treasured items hung in a group. Framed photography is common for creating gallery walls and serves as a wonderful conversation starter when guests arrive. In addition to photographs, you can add other framed items such as typography, children’s artwork, travel keepsakes, mirrors and more.

“Now is the ideal time to prepare for the revival of entertaining at home,” says Meska. “Start with the floor, think beyond the conventional and make updates that you’ll enjoy whether you’re hosting guests or spending time at home with family.” ■

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DESIGN & DECOR

CLIENT TESTIMONIALS

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“I have been doing business with Paige for over 10 years. She has helped me purchase 4 properties and sell 7 properties during this time. She always made sure that I concluded either a purchase or sale at my advantage. She is always on the lookout for something for me to add to my real estate investments but she is never pushy but always looking out for my interest and always available for a phone call. She promptly replies to emails and had always found the best solution if a problem arose. She will always be my Realtor.” — **Noris Orsi**

★★★★★

“Paige is very hard working, personable, responsive, professional agent. She is very patient and knowledgeable about the real estate process. I will use her help for next purchase without hesitation. I recommend her for her expertise in navigating a very competitive market.” — **Freerob04**

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★★★★★

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HEALTHY EATING: HOW TO GET KIDS ON BOARD

At some point during parenthood, everyone struggles with feeding their children the right foods. Is it green enough? Does it have the right vitamins? Will it help support their immune system?

Picking the right foods alone is a hard job, but what do you do when your kids won't even touch the healthy stuff on their plates? Here are five helpful tips from Nutrilite senior research scientist, Holiday Zanetti, who also happens to be a mom with a Ph.D. in nutrition.

TRY NEW THINGS

Don't be afraid to try new things and expose your kids to the vast world of nutritious foods. Who knows what your kids might like? Maybe you grew up hating Brussels sprouts and green beans, but there is a chance your little ones might love them.

Holiday said expanding their exposure to diverse foods will only help them find more stuff they like. A good way to introduce new foods is by putting food they have not tried next to foods that are tried and true. Placing the new offering alongside their favorite meal may make them feel more comfortable trying something for the first time.

LEAD BY EXAMPLE

Monkey see, monkey do. Kids learn so much from their parents, including talking, walking, reading, writing and more. Along with all the other traits and habits kids pick up from family members, Holiday said children also mimic loved ones' eating habits.



You don't have to drop your fun and easy family meals like pizza Fridays or donuts for breakfast on Sundays. Just make sure you balance those out on other days with more vegetables and fruits so that your children can get used to nutritious food.

PLAY WITH YOUR FOOD

Holiday urges parents to bring imagination into eating to avoid making it boring. She said society has outgrown the "Don't play with your food" mindset and evolved into an era where using your other senses while you eat is more fun and accepted.

Pretend your heads of broccoli are small trees. Arrange your food into faces. Use your hands to mix and have a food eating contest with your

children. These are all fun ways you can get your kids excited about eating healthier foods.

DISGUISE FOODS THEY DON'T LIKE

By far the easiest thing you can do as a parent, Holiday said, is sneaking something your child hasn't tried into something they love. There is a good chance that in the heat of the moment, your kids won't even know what they are eating.

For example, cauliflower is rich in nutrients and has a taste that can easily be incorporated into your meals. Examples of fun meals with cauliflower are a garlic cauliflower mash (tastes like mashed potatoes) or cauliflower "fried rice."

COOK WITH YOUR KIDS

Lastly, introduce your kids to the fun of cooking. They might turn out to be a huge help in the kitchen. Letting them mix the salad, pour the oil or peel the corn are all fun ways to let your kids get hands on with their food.

Incorporating your kids into the process of making their meal will help them connect with their food and make them more inclined to eat it. Plus, cooking skills will benefit them throughout life.

NUTRITIONAL SUPPLEMENTS

If you are worried about your kids not getting the right vitamins and minerals, consider incorporating supplements specifically formulated for children into their daily routine.

Nutrilite supplements offer a wide range of products for kids that make it fun for them to get their daily dose of essential vitamins and minerals, including gummies, fast-melt powders and jelly splats. Kids aren't always going to be easy to feed, so these fun, tasty and convenient supplements make it easy for parents to fill any gaps in their child's daily nutrition.

LEARN MORE

Between the goodness of nutrient-packed supplements and a few sneaky veggie tricks, rest assured your picky eater will be getting all the good nutrition they need. For more tips on healthy living, visit www.amwayconnections.com. ■

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— AMERICA'S — TEST KITCHEN



1. Adjust oven rack to the middle position and heat oven to 375 degrees. Spray a 12-cup muffin tin with vegetable oil spray.

2. Add milk, cheddar cheese, Pecorino cheese, oil, eggs, and salt to a blender. Add tapioca starch. (Make sure to add the tapioca starch last, or the mixture will turn to glue in the blender.) Process on high speed for 30 seconds.

3. Scrape down the sides of blender jar. Replace the lid and process on high speed until smooth, about 30 seconds. Pour batter evenly into greased muffin tin cups, filling each cup about three-quarters full.

4. Place the muffin tin in the oven and bake until rolls are golden and puffed, 25 to 30 minutes.

5. Place the muffin tin on a cooling rack

and let the rolls cool in the muffin tin for 5 minutes. Run a butter knife around the edges of the rolls to loosen them from the muffin tin. Remove the rolls from the muffin tin and transfer directly to the cooling rack. Serve warm. ■

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PAO DE QUEIJO (CHEESE BREAD) MAKES 12 ROLLS

INGREDIENTS

- Vegetable oil spray
- 1 cup (8 ounces) whole milk
- 1 cup shredded extra sharp cheddar cheese (4 ounces)
- 1 cup grated Pecorino Romano cheese (2 ounces)
- 1/3 cup extra virgin olive oil
- 2 large eggs
- 1 teaspoon salt
- 2 cups (8 ounces) tapioca starch



TRAVEL

— FAMILY TRAVEL FIVE: — GET YOUR GAME FACE ON IN THESE FOOTBALL-CRAZED COLLEGE TOWNS

by Lynn O'Rourke Hayes

You don't have to be present for game day to appreciate the enthusiastic ambience of a great football town. Here are five places that might appeal to the sports fans in your family:

ANN ARBOR, MICHIGAN

It's all about the maize and blue in a community where the University of Michigan Wolverines capture the town's attention every fall. Those lucky enough to snag tickets to the "Big House," as the 100,000-plus-seat stadium is called, will revel in the sweet smell of barbecue as fans fire up their grills before the game. While in town, check out the local farmers market, enjoy breakfast at Zingerman's, a local fan favorite, and visit the botanical garden. Stay at the cleverly renovated and centrally located Graduate Hotel, where you'll appreciate the classic collegiate inspiration and the nod to local history and tradition. www.VisitAnnArbor.org; www.GraduateHotels.com.

LOS ANGELES, CALIFORNIA

It's fun to take in a spirited college football game in a stadium that is also brimming with Olympic history. The Coliseum, home to the University of Southern California Trojans, has twice hosted the world event and in remembrance, has integrated the lighting of the torch ritual into every home game. Before the start of the fourth quarter,



the Trojan rider and the USC mascot, a majestic white horse named Traveler, ride onto the field, accompanied by the band's rendition of the William Tell Overture. On the rider's command, the torch is lit and play resumes. From the Harry Potter fun at Universal Studios to the Getty Center, Walt Disney Concert Hall and Starline tours, the beaches and hiking in the hills, there is no shortage of family fun in the L.A. area. www.DiscoverLosAngeles.com.

BOISE, IDAHO

The Idaho capital city, named by French-Canadian fur trappers, is a dynamic destination known for a plethora of outdoor activities, a thriving culinary scene and an enthusiastic fan base that comes out in force to support the Boise State Broncos. You'll want to ride bikes or stroll along the wooded Boise River, where a scenic greenbelt provides recreational access for visitors and locals. On game day, the "Smurf turf"—the artificial blue playing field

at Albertsons Stadium—is center stage for the sporting action. The unique blue surface was introduced in the 1980s and continues to set the venue apart. www.Boise.org.

COLUMBUS, OHIO

Each year, Buckeye fever rises to red-hot as fans prepare for the annual rivalry with the Michigan Wolverines. For every home game, expect tailgate parties around the Horseshoe, as the stadium is known, and enthusiastic support for The Ohio State Marching Band Skull Session, a pregame music fest. Later, the band famously spells out O-h-i-o on the field, and on rare occasion reserves the option to "dot the i" with an honored Columbus resident or alum. While in town, visit the world-famous Columbus Zoo, COSI (the Center of Science and Industry), and explore the historic German Village. You'll find a burgeoning art, culinary and fashion scene.

YOUR SPORTSTOWN, USA

Do you or someone in your family have a sports tradition to share? Take the kids to your own high school or college homecoming game and take a stroll down memory lane. Wear the school colors and sing the old fight song. Revisit your favorite haunts, recall the treats, music or other details that have made the memory stick. Head to campus and revisit your classroom time and share what you learned along the way. ■

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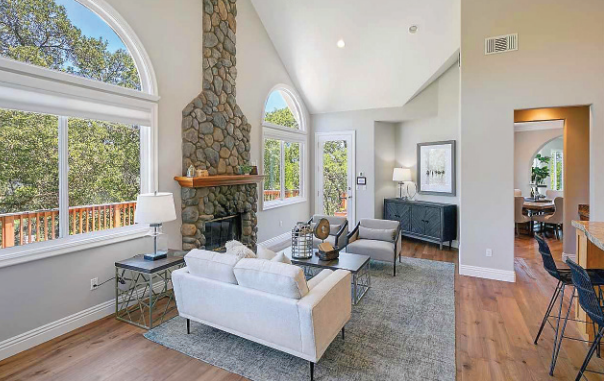


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OUR FEATURED HOME



2451 RIDGEWOOD ROAD ALAMO, CA | \$3,005,000

A Beauty! Top-of-the-hill 3.67-acre ultra-private Westside Alamo view estate first time on market. Artfully crafted by respected Bay Area builder w/Peter Koenig-designed backyard sanctuary. Breathtaking Mt. Diablo views. Magnificent oak dotted terrain. 5800+/- light-filled sf. 4 bds 3.5 bths. Executive office. 2 bonus rms. 300+ bottle wine cellar. Formal living rm w/barrel ceiling + frpl. Formal dining rm w/view. Butler's pantry w/wine frig. Chef's kitchen w/new dual ovens, 2 Bosch DW, Thermador cooktop. Fam rm w/frpl. Bkfst rm. hrdwd flrs, crown molding, new trim, Milgard dual pane windows, fresh int paint, soaring ceilings, Multiple French drs/sliders. Indr/outdr living. Main-level master suite w/wool carpet, frpl. Bdrm w/ensuite + private entry. Refinished Atlantis infinity pool, spa, 3-River flagstone patios, frpl, pergola, 2-level Timbertec deck. 3 + garage space.

FOR MORE INFORMATION ON THIS HOME, GO TO WWW.PAIGEROOSTA.COM

MARKET ACTIVITY

ORINDA RESIDENTIAL HOME SALES • APRIL - OCTOBER 2021

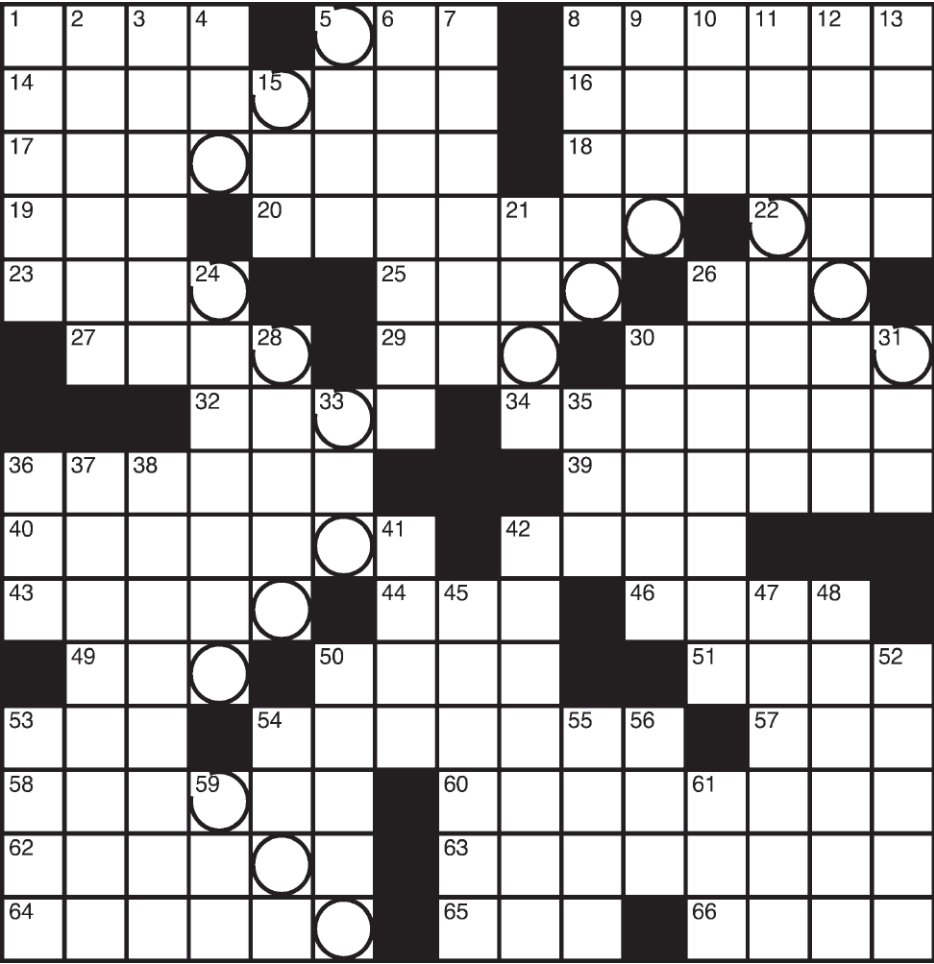
STREET ADDRESS	BED	BATH	SQ FT	YR BUILT	TYPE	LIST PRICE	SOLD PRICE	CLOSED	D.O.M.
9 OAK ARBOR RD ORINDA, CA 94563	5	5 BATH-2	5,200	2000	SINGLE FAMILY RESIDENCE	\$5,500,000	\$6,125,000	7/22/21	2
409 DALEWOOD DR ORINDA, CA 94563	6	6 BATH-2	5,964	2001	SINGLE FAMILY RESIDENCE	\$4,998,000	\$5,250,000	9/10/21	2
513 MINER RD ORINDA, CA 94563	5	5 BATH-1	4,812	1962	SINGLE FAMILY RESIDENCE	\$4,598,000	\$5,200,000	6/14/21	6
72 WINDY CREEK RD. ORINDA, CA 94563	5	5 BATH-1	4,358	2018	SINGLE FAMILY RESIDENCE	\$3,890,000	\$4,200,000	7/30/21	7
53 OAKWOOD RD ORINDA, CA 94563	5	4 BATH-1	4,405	2015	SINGLE FAMILY RESIDENCE	\$3,795,000	\$4,030,000	7/12/21	7
3 TOTTERDELL CT. ORINDA, CA. 94563	4	3	2,320	1959	SINGLE FAMILY RESIDENCE	\$1,775,000	\$2,105,000	6/8/21	8
22 CHARLES HILL RD. ORINDA, CA 94563	3	3	2,381	1954	SINGLE FAMILY RESIDENCE	\$1,775,000	\$2,080,000	5/13/21	7
6 DOLORES WAY. ORINDA, CA 94563	4	3	4,292	1989	SINGLE FAMILY RESIDENCE	\$1,895,000	\$2,250,000	9/7/21	17
212 CAMINO SOBRANTE. ORINDA, CA 94563	4	3 BATH-1	3,779	1950	SINGLE FAMILY RESIDENCE	\$2,595,000	\$3,150,000	6/14/21	8
29 IRVING LANE. ORINDA, CA 94563	4	3	2,687	1948	SINGLE FAMILY RESIDENCE	\$2,495,000	\$3,005,000	7/15/21	7
115 BATES CT. ORINDA, CA 94563	5	4	3,288	2008	SINGLE FAMILY RESIDENCE	\$2,795,000	\$3,158,000	6/7/21	8
105 LAS VEGAS RD. ORINDA, CA 94563	4	3 BATH-1	3,011	2016	SINGLE FAMILY RESIDENCE	\$2,495,000	\$3,200,000	6/8/21	6
484 DALEWOOD DR. ORINDA, CA 94563	5	3	4,124	1972	SINGLE FAMILY RESIDENCE	\$2,850,000	\$3,405,000	5/19/21	6
118 BATES CT. ORINDA, CA 94563	4	2 BATH-1	2,632	1965	SINGLE FAMILY RESIDENCE	\$2,100,000	\$3,200,000	9/23/21	6
102 MEADOW VIEW RD. ORINDA, CA 94563	4	3 BATH-1	3,059	1990	SINGLE FAMILY RESIDENCE	\$2,495,000	\$3,108,000	8/2/21	8
20 ALICE PLACE. ORINDA, CA 94563	4	4 BATH-1	4,471	-	SINGLE FAMILY RESIDENCE	\$2,798,000	\$3,225,000	4/19/21	7
31 DARYL DR ORINDA, CA 94563	4	2 BATH-1	3,516	1952	SINGLE FAMILY RESIDENCE	\$2,995,000	\$3,600,000	10/19/21	7



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CROSSWORD PUZZLE



ACROSS

- 1 "Born From Jets" automaker
5 Fiscal exec
8 Sign of danger
14 Like letters in an outbox
16 Transport again
17 Connecticut home of the American Crossword Puzzle Tournament
18 Nobody special
19 One may reveal a secret
20 Inconsistent
22 Pro Bowl side: Abbr.
23 Past regulation, briefly
25 Land in the ocean
26 Cal Poly setting, initially
27 Morlock prey
29 Area 51 figures, supposedly
30 Way to earn interest?
32 Recipe amts.
34 "1984" superstate
36 Find
39 Lab tubes
40 Comparable things
42 "Black Narcissus" figures
43 Word on mail from Toledo, maybe
44 Abate
46 Just the best
49 ___ thai

- 50 Mystery novelist Paretsky
51 Sine qua non
53 One often chosen for lightness
54 Arced woodshop tools
57 Mex. title
58 Hercule's creator
60 "Join us for lunch?" regrets
62 Put back in the fridge
63 Hair problem, and what three short puzzle answers each has
64 Drafted
65 Many a quote, for short
66 "South Park" co-creator Parker
- 15 Possibles
21 As a bonus
24 Came to
26 Applies carelessly
28 Puerile retort
30 Artful dodge
31 Prof.'s aides
33 Fielder's strong throw
35 PC brain
36 SoCal ball club, on scoreboards
37 Short report
38 Turtle shell, e.g.
41 Letter closer
42 Curry and Antetokounmpo, recently
45 Sear and simmer
47 Vex
48 Cool
50 Resell to desperate fans, maybe
52 Fine partner
53 Shortening, maybe
54 French cabbage
55 Hide
56 Roman numeral?
59 Garage service
61 ABA member

DOWN

- 1 Temaki or futomaki
2 San __: Texas city nickname
3 Explosive mixture
4 "Kapow!"
5 Thicken, as cream
6 Martha's Vineyard arrivals
7 Most unexpected
8 Slow up
9 Counting word
10 "Sure!"
11 Internet recovery program
12 Flee in fear
13 Utility abbr.

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PUZZLE answers



9	5	8	4	3	2	6	7	1
2	1	3	9	9	8	1	5	4
7	6	4	8	1	5	9	3	2
4	3	6	7	5	7	8	1	2
8	5	7	1	3	4	9	5	6
1	8	2	3	4	9	5	6	7
8	9	5	2	7	3	4	1	6
6	2	1	5	8	4	7	9	3
3	4	7	1	9	6	2	8	5

PAR SCORE 205-215
BEST SCORE 306

DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. SOLUTION TOMORROW

For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org. For puzzle inquiries contact scrgrams@gmail.com

05-16

SCRABBLE GRAMS

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PAR SCORE 205-215
BEST SCORE 306

FIVE RACK TOTAL
TIME LIMIT: 25 MIN

DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. SOLUTION TOMORROW

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05-16

Sudoku

created by Crosswords Ltd.

	4	7	1		6		8	
			5					
			2		3		1	
1		2				5		
4								9
		9				3		8
	6		8		5			
		3			7			
5			4		2	6	7	

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ALAMO

2451 RIDGEWOOD ROAD | \$3,005,000

Top-of-the-hill 3.67-acre ultra-private Westside Alamo view estate first time on market. Artfully crafted by respected Bay Area builder w/Peter Koenig-designed backyard sanctuary. Breathtaking Mt. Diablo views. Magnificent oak dotted terrain. 5800+/- light-filled sf. 4 bds 3.5 bths. Executive office. 2 bonus rms. 300+bottle wine cellar. Formal living rm w/barrel ceiling + frpl. Formal dining rm w/view. Butler's pantry w/wine frig. Chef's kitchen w/new dual ovens, 2 Bosch DW, Thermador cooktop.



ORINDA

412 DALEWOOD DRIVE | \$2,225,000

Fabulous single story home in sought after Orinda Downs. Elevated for complete privacy with spectacular level yard, inviting pool, lovely lawns and gardens, truly your own oasis. This approximately 3037 sq ft custom home has spacious room with tons of natural light and seamless indoor outdoor living. This amazing custom home has only had two owners since it was built in 1972 because it has been so loved and enjoyed by the owners.



ORINDA

29 IRVING LANE | \$3,005,000

Enjoy the exceptional indoor-outdoor living in this elegant craftsman inspired Sleepy Hollow home. Custom stonework and lush gardens welcome you to this single level four-bedroom three bath inviting, warm, custom house. The formal living and dining room boast beamed vaulted ceilings, a window seat, and French doors. The chef's kitchen / great room with large pantry opens to the yard where you can enjoy the fire pit, dining area, sport court, vegetable beds and more.

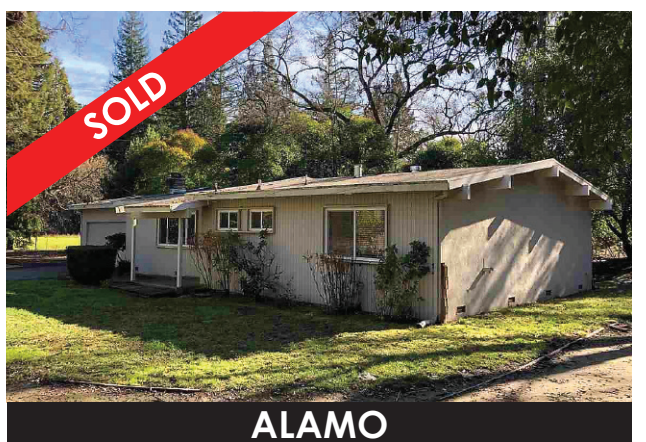


ORINDA

7 DIAS DORADOS | \$2,098,000

Orinda Country Club neighborhood gem! Owner for 52+ years is ready to turn this lovingly cared for traditional home over to the next generation of memory makers. The serene setting of .37 acres w/majestic oaks & natural foliage offers privacy & breathtaking views. Eye catching 'curb appeal' with flower laden yard & an apple tree enhanced courtyard! Spacious Living Room w/picture windows, formal Dining Room just footsteps from a bright Kitchen & breakfast nook. A great home & a big yard to enjoy!

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WANTING TO SELL?**
CALL US TODAY!
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ALAMO

1555 LITINA DRIVE | \$1,200,000

Unbelievable opportunity in Westside Alamo for a FLAT lot next to the Iron Horse Trail. This is a contractor special or Buyer wanting to build a dream home lot. Fabulous location close to Alamo Downtown. These opportunities don't come by often! House has limited value due to age and condition.



ORINDA

4290 EL NIDO RANCH ROAD | \$1,125,000

Elegant 1 of a kind, fully remodeled masterpiece with brand new designer paint. This is a spectacular private estate w/ pano views. Phenomenal pond overlooking patio with open layout & top of the line finishes. Very quiet both inside and in back yard—must visit to appreciate how peaceful this home is.



SAN RAMON

330 LANGTON COURT | \$1,303,000

This magnificent, exquisitely stylish Amberly neighborhood home by Lennar is situated in a great cul-de-sac location in an ideal family community. Nestled among rolling hills, featuring many neighborhood parks, nearby highly acclaimed public schools. Opportunity to own this home is rarely available. Additional features include one bedroom and a full bath downstairs, family room with kitchen dining, separate formal living and dining areas, ample storage space.



WALNUT CREEK

203 SEQUOIA AVENUE | \$1,549,000

Affordable Luxury! Stunning Mediterranean home, perfect for entertaining w/views for days. Exceptional & distinctive quality construction w/modern amenities located in desirable S. Walnut Creek. 2 spacious master suites plus an office and 2nd family room located upstairs.



MORAGA

57 WARFIELD DRIVE | \$1,350,000

Cosmetic Fixer Upper with "Great Bones" in the heart of one of LAMORINDA's best neighborhoods. Original owner lovingly cared for this Harold Smith home for over 50 years. Main level features expanded Great Room, living room, den, dining room, breakfast nook, kitchen, laundry room & powder room. 4 bedrooms & 2 baths on upper level. Hardwood floors throughout, new roof, private backyard with sunny deck & trellis covered patio and yard.



ALAMO

2580 ROYAL OAKS DRIVE | \$1,580,000

WOW! What a setting! Magnificent park like private backyard. Gorgeous remodeled kitchen with all the bells and whistles, handsome family room, paneled library, tremendous master suite, a wonderful layout. One of the most spectacular single level properties in Round Hill.



ORINDA

84 DAVIS ROAD | \$1,615,000

Rare opportunity in popular Glorietta neighborhood to own a spacious 3 bedroom/3 bath Estate with Unobstructed views from Oak-Studded property. A spacious master suite with bonus room complete the lower floor with separate entrance. Upstairs boasts another master bedroom and a bedroom with full bathroom. Stunning backyard with large lawn area and privacy creating trees bookend this elegant property.



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