

Home Front

CREATIVE REUSE ... More than 40 artisans will be participating in the Third Annual FabMo Textile Art Boutique on **Saturday, Oct. 22**, from 10 a.m. to 4 p.m., at the Quadrus Conference Center, 2400 Sand Hill Road, #101, Menlo Park. All are displaying goods made from repurposed materials — fabric, wallpaper, trims, leather or tiles — from San Francisco designer showrooms, including wearable art, dolls, purses and bags, children's items and more. Admission is free and the cafe will be open. Information: fabmotab@gmail.com

NO MORE MOLES AND VOLES ... Thomas Wittman, an organic farmer and owner of Gophers Limited, will talk about "Controlling Gophers, Moles, Voles & Other Garden Pests Without Poisons" on **Saturday, Oct. 22**, from 10:30 a.m. to 12:30 p.m. at Common Ground Education Center, 559 College Ave., Palo Alto. The class includes an interactive lecture with slides and videos, offering information on sprays, drenches, noisemakers and other nonviolent methods of getting rid of unwanted pests. Cost is \$31. Information: 650-493-6072 or www.common-groundinpaloalto.org

AGING IN PLACE ... Avenidas Village will hold a couple of open houses offering information about its "virtual retirement community" on **Monday, Oct. 24**, from 2 to 4 p.m., or **Thursday, Oct. 27**, from 10 a.m. to noon at Avenidas, 450 Bryant St., Palo Alto. Avenidas Village is a membership program designed to help older adults stay in their homes as they age; it offers concierge service; a network of vendors; transportation help; daily check-in phone calls; legal and medical help; and social and cultural activities. Information: 650-289-5405 or www.avenidasvillage.org

HOLIDAY COOKING ... Yannette Fichou Edwards will teach a class on "Appetizers for the Holidays" on **Tuesday, Oct. 25**, from 6:30 to 9 p.m., at Palo Alto High School, Room 103, 50 Embarcadero Road, Palo Alto. Menu includes Coconut Chicken Bites, Ahi Tartare, Buckwheat Blinis and Leblon Parmesan Puffs. Class includes demonstration, participating and sampling. Bring containers for leftovers. On **Wednesday, Oct. 26**, from 6:30 to 9 p.m. Ron Kent will offer a session on "Day of the Dead Feast." Mexican specialties, including Mole Amarillo, empanadas, tamales, Spanish rice and Pan de Muerto, will be demonstrated and tasted. Cost for each class is \$50. Information: 650-329-3752 or www.paadultschool.org

ECO-FRIENDLY CANDLES ... Lori Stoia, who writes a blog called Homemade Bath Products, will teach a class on "Festive Holiday Gifts: Eco-Friendly Candles" on (continued on page 35)

JUST WHAT MAKES THESE HOMES SO SMART?



Rendering courtesy of Clarum Homes

FOUR PALO ALTO CONDOMINIUMS MODEL HIGH-TECH GREEN LIVING



Rendering courtesy of Clarum Homes

The four condominiums at 420 Cambridge Ave., Palo Alto, combine sustainable building materials and design with personalized, energy-efficient technologies.

by Casey Moore

Imagine control of every aspect of your home — from anywhere at any time. Having control of your lighting, security systems, temperature management, entertainment, and just about anything else you can think of — making them all work better by working together all under your authority. This is the magic of a smart home."

Rachel Modena Barasch, home technology specialist for the Sunset magazine website and writer of the above words, could be forgiven for her dreamy tone. So-called "smart homes," a fantasy of the "Jetsons" era, actually are coming to life.

Sunset and construction partner Clarum Homes recently opened four, 1,500-square-foot condominiums in Palo Alto. They combine sustainable building materials and design with personalized, energy-efficient technologies.

Most notably, the condos are wired for either Savant or Control4, two similar home-automation systems. These programs allow homeowners to control all their electronics through an application on their touch-screen phone or tablet computer, even from a remote location.

Two of the homes come with pre-programmed tablet computers already embedded in the wall.

"These kinds of technologies are more affordable and more accessible

(continued on page 35)

Smart homes

(continued from page 33)

ble,” said Kathi McCalligan, Sunset Home Programs director. “We wanted to educate readers and the public that this is available.”

For example, a homeowner coming home on a cold night could use his personal device to turn on the heating, turn up the lights and switch on his favorite music so that all are ready and functioning when he arrives. On the other hand, if the homeowner leaves and forgets to turn off the lights, he can switch them off from afar.

Homeowners also can access the home security system with their personal devices. Street-level cameras and security protection software alert homeowners if something goes awry.

“If you’re gone, and somebody is inside your house, you will know that,” McCalligan said. “If a door was open, and it wasn’t supposed to be, you’ll know.”

Similarly, “If your teenage son is due to get home at 4, he may or may not call you, but ... you can check if (the) door was used at 4,” she said.

Each front door is equipped with a keyless entry system, and each resident is given his or her own numeric code to type into a keypad. This entry system eliminates the need for a locksmith yet still is secure to prevent break-ins, she said.

Two of the condos — those with home-automation tablet computers included — are being sponsored and promoted by Sunset and will be featured in the magazine’s November edition.

“We’re just trying to paint the big picture of a smart home and what that means: the green components and technology components,” McCalligan said. “Bringing (these components) together brings the average family some tremendous benefits: convenience, energy savings and money savings.”

Money savings, indeed: Using the phone or tablet app, homeowners can see their pat-

READ MORE ONLINE
www.PaloAltoOnline.com

For more Home and Real Estate news, visit www.paloaltoonline.com/real_estate.

tern and cost of energy usage in real time and learn what time of day is most cost-effective. Subsequently, they might choose to run their washing machine at midnight instead of 6 p.m. to save on costs.

Homeowners who monitor their energy usage typically reduce home energy consumption by 10 to 15 percent, according to Clarum president John Suppes.

“The technology takes (these homes) to the next level” of green living, McCalligan said.

Suppes’ favorite feature, the Heat Recovery Ventilator (HRV) system, filters in fresh air from outside and releases stale air without losing any heat. The HRV, paired with double insulation and airtight home sealing, makes these homes Passive Homes, or buildings that require very little energy use for heating and cooling.

This designation makes the smart homes “up to 90 percent more energy-efficient than the average home,” he said. “The average home has leaks equivalent to a 3-by-3 window.”

Additionally, the home is equipped with a solar electricity system and a solar hot-water-heating system, which should heat up about 90 percent of the domestic hot-water use, he said.

“What’s unique about these homes is there’s no gas,” he continued. “They run on electric only.”

Located at 420 Cambridge

Ave., Palo Alto, the homes sit just off El Camino Real, parallel to South California Avenue and less than 700 feet from the nearest Caltrain station and bus stop. It’s an unusually urban location for the largely suburban community of Palo Alto — and therein lies the key, McCalligan said.

California Avenue is known as a Pedestrian and Transit Oriented District (PTOD), a location that allows close walking and biking to mass transit, a grocery store, restaurants and other service shops. The homes’ proximity to this area, along with their energy-efficiency and green building materials, made their construction the first LEED Platinum project in Palo Alto, Suppes said.

LEED (Leadership in Energy and Environmental Design) is a green-building certification system developed by the United States Green Building Council that ranks buildings as Certified, Silver, Gold or Platinum.

The three-story, detached homes are located on a second-story “Plaza Level,” with commercial space and a parking garage located below. The garage includes a car-stacking system to optimize space along with electric-vehicle charging stations.

Realtors expect to sell the smart homes for about \$1.4 million, with the Sunset (pre-set) homes priced at \$35,000 to \$50,000 more than the others, Suppes said. ■

What: Sunset Smart Homes Tour

Where: 420 Cambridge Ave., Palo Alto

When: Friday, Saturday and Sunday, Oct. 21 through Nov. 13, 10 a.m. to 5 p.m.

Tickets: \$18 for adults, with children 12 and under free; seniors (adults 65 and over) who attend on Friday receive a \$15 discounted rate

Info: www.sunset.com/smart-homes

Home Front

(continued from page 33)

Saturday, Oct. 29, from 10 a.m. to 2 p.m. at Palo Alto High School, Room 103, 50 Embarcadero Road, Palo Alto.

The hands-on class, which includes safety, equipment, materials and techniques, includes making and taking home several finished candles, plus a handout to try out at home. Cost is \$35, plus a \$20 materials fee. Information: 650-329-3752 or www.padultschool.org ■

Send notices of news and events related to real estate, interior design, home improvement and gardening to Home Front, Palo Alto Weekly, P.O. Box 1610, Palo Alto, CA 94302, or email cblitzer@pawweekly.com. Deadline is Thursday at 5 p.m.

HOME SALES

Home sales are provided by California REsource, a real estate information company that obtains the information from the County Recorder’s Office. Information is recorded from deeds after the close of escrow and published within four to eight weeks.

Atherton

95 Stern Lane Wooley Trust to M. Ronaghi for \$4,500,000 on 9/13/11
77 Walnut Ave. K. & L. Keyhan to R. & S. Kertsman for \$1,140,000 on 9/9/11; previous sale 3/05, \$1,000,000

East Palo Alto

1023 Alberni St. Beauty World I to J. Nava for \$305,000 on 9/15/11; previous sale 8/10, \$185,000
1047 Alberni St. Bank of New York to Mangalick Trust for \$228,000 on 9/16/11; previous sale 6/07, \$660,000

2526 Annapolis St. Harborview Mortgage to J. Azar for \$185,000 on 9/20/11; previous sale 12/04, \$410,000

2511 Gloria Way JP Morgan Chase Bank to Alliance For Revitalized Communities for \$185,000 on 9/15/11; previous sale 5/83, \$82,000

2722 Gonzaga St. Post Apple to K. Coyle for \$380,000 on 9/19/11
2345 Menalto Ave. Working Dirt to P. & A. Arteaga for \$325,000 on 9/9/11

1775 Stevens Ave. J. Zhu to Chao Trust for \$280,000 on 9/16/11; previous sale 6/09, \$210,000

Los Altos

1821 Granger Ave. Leeson Trust to K. & A. Mizuta for \$1,300,000 on 9/21/11; previous sale 5/76,

\$93,200

536 Van Buren St. Ahrens Trust to K. & S. Cimring for \$2,340,000 on 9/23/11; previous sale 8/85, \$360,000

Los Altos Hills

25947 La Loma Drive Mccandless Trust to Simons Trust for \$1,000,000 on 9/27/11

Menlo Park

1339 Carlton Ave. V. Su to W. & T. Cheung for \$425,000 on 9/20/11; previous sale 5/10, \$280,000

1460 Hill Ave. J. Aguilar to M. Ayala for \$255,000 on 9/20/11; previous sale 5/03, \$379,900

559 Placitas Ave. R. & C. Pimlott to E. & C. Sauquet for \$2,289,000 on 9/13/11; previous sale 12/87, \$325,000

2140 Santa Cruz Ave. #D304 Pierce Trust to R. & N. Grimes for \$550,000 on 9/14/11; previous sale 8/96, \$292,500

Mountain View

1067 Burgoyne St. A. & T. Jorajuria to J. & N. Pardodezela for \$689,000 on 9/23/11; previous sale 3/93, \$196,500

83 Devonshire Ave. #7 L. & D. Shonk to D. Kohn for \$475,000 on 9/22/11

500 W. Middlefield Road #70 California Housing Finance to B. Iwano for \$190,000 on 9/21/11; previous sale 8/05, \$310,000

1198 Nilda Ave. L. & C. Braud to D. & A. Low for \$1,035,000 on 9/28/11; previous sale 8/05, \$870,000

182 Oberg Court Ing Bank to S. Tang for \$645,000 on 9/22/11; previous sale 7/06, \$676,000

550 Ortega Ave. #B120 J. Louis

(continued on next page)

Y

YARKIN REALTY

• Integrity • Knowledge • Results •

DON YARKIN, REALTOR

650 • 833 • 1337

152 Homer Avenue
Palo Alto, CA 94301
don@yarkinrealty.com

Selling Cottages to Castles!

“Local Sales since 1986”

Call Jan today for **BEST RESULTS!**

JAN STROHECKER

Realtor, DRE00620365

Residential • Land • 1031 Exchanges

Direct: 650.906.6516

Email: janstrohecker@yahoo.com



Taylor Properties • Palo Alto



Tony Cheung
650.387.8830
DRE# 01707636
tc.mainstreet@gmail.com

A FREE iPad2 to our new clients. Call for details!

Sellers: Pay us a commission based on the results we deliver.*

Buyers: Get a commission rebate up to **1.5%** of purchase price.*

*Restrictions apply. Call for details.



Trusted Local Mortgage Expert

Vicki Svendsgaard

650.400.6668

vicki.svendsgaard@bankofamerica.com

Bank of America Higher Standards

Premier Space for Lease on the Alameda!



The Almanac space at **3525 Alameda de las Pulgas, Menlo Park** is for lease. Up to 4,000 square feet is available, but smaller spaces can be negotiated. The space includes plenty of parking and faces high-traffic Alameda de las Pulgas.

For more information, contact Jon Goldman 650.329.7988 or Eric Sorensen 650.329.7986 at Premier Properties.

