

Ringging in The Bell Brothers



*Local
family man
hopes
to make it big
with
country-rock band*

by Rebecca Guyon

With a rich history in farming and ranching, it's no wonder country music hopefuls are coming out of Pleasanton. Such is the case for The Bell Brothers, a six-member band fronted by brothers Russ and Scott Bell. The band's music is a blend of country and rock and they play original songs, as well as covers.

Russ, 39, is a Pleasanton resident who moved here five years ago after joining Clorox where he designs new products for the company. He and his brother, Scott, 37, grew up in Los Altos and Scott still lives in the Peninsula where he works as a school principal in Menlo Park. The brothers grew up playing music together—Russ playing piano and guitar and Scott playing drums and guitar.

"We've always played music," Russ said. "We come from a musical family, but we just didn't make it a priority before."

It wasn't until earlier this year that Russ and Scott put a band together with the hopes of getting signed to a Nashville label and making it big in the country music industry. Using the Web site Craig's List, the brothers found four guys to join their band and round out the sound. Dennis Gast of San Mateo plays drums, Stuart Law of San Francisco is lead guitar, Mark Freitas of San Jose plays bass and Ben Roberts of San

Francisco plays fiddle. Russ and Scott play acoustic and electric guitars and sing.

Although the band is relatively new, the brothers have been collaborating musically for the past six years by writing songs for other artists. Eight of their songs were picked up by producers in Nashville, Russ said. To pitch their songs, they would perform them for the producers, and it was through that experience that they decided to form a band.

"The producers liked how we sounded, so we thought we'd pursue our own performances on a grander scale than just playing acoustic and singing," Russ explained. "We thought, 'Let's get a band together and see how it sounds.'"

Since the band's formation, the brothers have been busy. They finished recording their self-produced CD, which includes 10 original songs. The process was difficult, Russ said, because it would require many late nights—something that can be hard to balance with a day job and two children at home.

"It was a pretty quick learning curve because we had never done it before, so it was challenging in a sense. Our day jobs would go from 8 a.m. to 5 p.m., then we'd meet at the studio and record until 1:30 a.m. or 2 a.m., then get up at 6:30 a.m. to go to work," said the father of a 4-year-old and an 8-year-old.

But the effort wasn't in vain because The Bell Brothers are starting to get noticed. Last month, they played the side stage at Shoreline Amphitheater in Mountain View during a concert headlined by popular music group Rascal Flatts, a band the brothers say is one of their biggest inspirations. They also played two afternoon shows during the Alameda County Fair and played a show at the San Jose Rodeo, which was sponsored by country music station 95.3 KRTY. The brothers have played several KRTY shows and are trying to get into the station's main rotation.

While playing is a fun hobby, the brothers really hope that they'll hit the big time.

"Ultimately, we just want to bring our music to more people," Russ said, adding that they'll need financial backing and a manager to make that happen. "Hopefully we'll get signed with a label, and we'd like to go on tour nationally—maybe get on as an opening act for a major Nashville star. We play good music, write originals—that's what we do. We love to play music."

And it's that love that the brothers hope will propel them forward to be successful in this new career.

"We may be starting a little late, but it's not a big deal," Russ said. "To make it, you need to have certain things. You need talent—and we have the talent." ■

WANT MORE OF THE BELL BROTHERS?

The Bell Brothers are playing in Pleasanton at the Main Street Brewery, 830 Main St., Saturday, Sept. 16 on at 9 p.m. Visit The Bell Brothers' official site, www.thebellbrothers.net or an updated list of concert dates.



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Living

Movie Times

Note: Screenings are for Friday through Tuesday only.

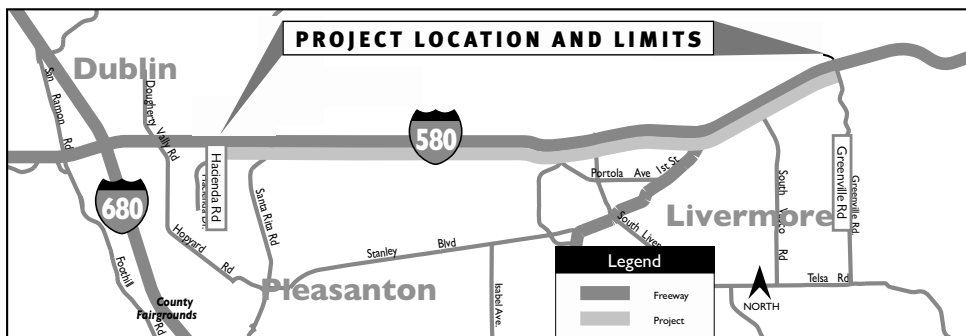
Accepted (PG-13)	Century 14: Fri-Tue 12:10, 2:15, 4:40 7:05, 9:20 p.m. Hacienda Crossing 20: Fri-Tue 11 a.m., 1:15, 3:35, 5:45, 8:20, 10:35 p.m.
Ant Bully (PG)	Regal Imax Theaters: Fri-Tue 11 a.m., 1, 3, 5 p.m.
Barnyard: The Original Party Animals (PG)	Century 14: Fri-Tue 12:45, 2:50 5:05 p.m. Hacienda Crossing 20: Fri-Tue 11:05 a.m., 1:20, 3:40, 5:55 p.m.
Beerfest (R)	Century 14: Fri-tue 11:55 a.m., 2:30, 5:10, 7:45, 10:25 p.m. Hacienda Crossing 20: Fri-Tue 11:55 a.m., 2:30, 5:15, 8:05, 10:50 p.m.
Boynton Beach Club (NR)	CinéArts: Fri-Tue 12, 2:25, 4:50, 7:15 p.m.
Crank (R)	Crow Canyon 6: Fri-Sat 1:50, 4:30, 7:10, 9:10 p.m.; Sun-Tue 1:50, 4:30-7:10 p.m. Hacienda Crossing 20: Fri-Tue 11:10 a.m., 1:25, 3:30, 5:40, 7:55, 10 p.m.
Crossover (PG-13)	Hacienda Crossing 20: Fri-Mon 11:05 a.m., 1:30, 3:50, 6:10, 8:35, 10:55 p.m.; Tue 8:35, 10:55
Devil Wears Prada (PG-13)	Century 14: Fri-Tue 7:25, 10 p.m.
Half Nelson (R)	CinéArts: Fri-Tue 11:50 a.m., 2:20, 4:55, 7:20, 9:55 p.m.
Hollywoodland (R)	Century 14: Fri-Tue 1:30, 4:15, 7:10, 10 CinéArts: Fri-Tue 12:40, 3:55, 7, 9:50 p.m.
How to Eat Fried Worms (PG)	Century 14: Fri-Tue 1, 3:15, 5:20 p.m. Hacienda Crossing 20: Fri 2:10, 4:30, 6:50; Sat 11:35, 4:30, 6:50; Sun-Mon 2:10, 4:30; Tue 11:35, 2:10, 4:30, 6:50
Idlewild (R)	Hacienda Crossing 20: Fri-Tue 9:40 p.m.
Illusionist (PG-13)	Century 14: Fri-Tue 12, 2:40, 5:15, 7:50, 10:20 p.m. CinéArts: Fri-Tue 11:45, 2:30, 5, 7:30, 10 p.m. Hacienda Crossing 20: Fri-Tue 11:20 a.m., 1:55, 4:30, 7:05, 8:15, 9:45, 10:45 p.m.
Invincible (PG)	Century 14: Fri-Tue 12:40, 3:10, 5:35, 8, 10:30 p.m. Crow Canyon 6: Fri-Sat 1:10, 3:40, 6:30, 9 p.m.; Sun-Tue 1:10, 3:40, 6:30 p.m. Hacienda Crossing 20: Fri-Tue 11:20 a.m., 1:45, 4:20, 7:10, 9:45 p.m. Vine Cinema: Fri-Sun 12, 2:15, 4:45, 7, 9:10 p.m. Mon-Tue 2:30, 4:45, 7, 9 p.m.
Little Miss Sunshine (R)	Century 14: Fri-Tue 11:50 a.m., 2:25, 4:50, 7:30, 9:50 p.m. CinéArts: Fri-Tue 11:30 a.m., 1:55, 4:20, 6:45, 9:10 p.m. Crow Canyon 6: Fri-Sat 1:30, 4:20, 7:20, 9:40 p.m.; Sun-Tue 1:30, 4:20, 7:20 p.m. Hacienda Crossing 20: Fri-Tue 11:35 a.m., 2:10, 4:55, 7:20, 9:50 p.m. Vine Cinema: Fri-Sun 12:15, 2:30, 5, 7:15, 9:20 p.m.; Mon-Tue 2:45, 5, 7:05, 9:10 p.m.
Material Girls (PG)	Hacienda Crossing 20: Fri-Tue 11:40 a.m., 2, 4:45, 7 p.m.
Monster House (PG)	Regal Imax Theaters: Fri-Tue 11:15 a.m., 1:55, 4:25, 6:55, 9:15 p.m.
Pirates of the Caribbean: Dead Man's Chest (PG-13)	Century 14: Fri-Tue 7:15, 10:30 p.m. Hacienda Crossing 20: Fri-Tue 12:05, 3:30, 6:45, 9:55 p.m.
Scoop (PG-13)	Century 14: Fri-Mon 12:05, 2:35, 5, 7:40, 9:55 p.m.
Snakes on a Plane (R)	Hacienda Crossing 20: Fri-Tue 9:20 p.m.
Step Up (PG-13)	Century 14: Fri-Tue 11:30, 1:55, 4:20, 7, 9:35 p.m. Hacienda Crossing 20: Fri-Tue 11:45 a.m., 2:20, 5, 7:40, 10:10 p.m.
Superman Returns (PG-13)	Regal Imax Theaters: Fri-Tue 7:20, 10:20 p.m.
Talladega Nights: The Ballad of Ricky Bobby (PG-13)	Century 14: Fri-Tue 11:40 a.m., 2:20, 4:55, 7:35, 10:05 p.m. Hacienda Crossing 20: 11:10 a.m., 1:40, 4:10, 6:40, 9:25 p.m.
The Covenant (PG-13)	Century 14: Fri-Tue 12:30, 3, 5:25, 7:55, 10:15 p.m.
The Quiet (R)	CinéArts: Fri-Tue 9:45 p.m.
Wicker Man (PG-13)	Century 14: Fri-Tue 11:35, 2, 4:35, 7:10, 9:40 p.m. Crow Canyon 6: Fri-Sat 1:20, 3:50, 7, 9:20 p.m.; Sun-Tue 1:20, 3:50, 7 p.m. Hacienda Crossing 20: Fri-Tue 11:30 a.m., 2:15, 4:50, 7:30, 10:20 p.m.
World Trade Center (PG-13)	Century 14: Fri-Tue 1:40, 4:30, 7:20, 10:10 p.m. Hacienda Crossing 20: Fri-Tue 1:15, 4:15, 7:15, 10:15 p.m. Tue no 1:15 show

Blackhawk Movie 7 listings were not available at press time.

Blackhawk Movie 7: 4175 Blackhawk Plaza Circle, Danville (736-0368)
Crow Canyon 6: 2525 San Ramon Valley Blvd., San Ramon (820-4831)
Hacienda Crossings 20/ Regal Imax Theater: 5000 Dublin Blvd., Dublin (560-9600)
Vine Cinema: Corner of First and South O streets, Livermore (447-2545)
Internet address: For show times, visit the Pleasanton Weekly Online Edition at <http://www.PleasantonWeekly.com/>

PUBLIC NOTICE FOR THE I-580 EASTBOUND HOV LANE PROJECT

Notice of Environmental Document Release-Opportunity for Public Hearing



ENVIRONMENTAL DOCUMENT AVAILABLE FOR PUBLIC REVIEW. The Federal Highway Administration (FHWA), the California Department of Transportation (Caltrans) and the Alameda County Congestion Management Agency (ACCMA) are seeking public comment on the Environmental Assessment/Initial Study (EA/IS) for the I-580 Eastbound High-Occupancy Vehicle (HOV) Lane Project.

WHAT'S BEING PLANNED. The I-580 Eastbound HOV Lane Project proposes to construct an eastbound HOV lane in the existing median of I-580 in Alameda County from east of Greenville Road in the City of Livermore to the Hacienda Drive interchange in the City of Pleasanton, a distance of approximately 11.3 miles.

The purpose of the project is to reduce eastbound peak-period congestion and delay, encourage use of high-occupancy vehicles and transit, support regional air quality attainment goals, and improve safety for motorists and Caltrans maintenance workers.

WHY THIS AD. Pursuant to the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), FHWA, Caltrans and ACCMA have studied the effects this project may have on the environment. Findings show the project would not significantly affect the quality of the environment. The report that explains why is called an Environmental Assessment/Initial Study (EA/IS). This notice is to tell you that the EA/IS is available for your review and comment. Caltrans and ACCMA also offer you the opportunity to request a public hearing on the project.

WHAT'S AVAILABLE. The EA/IS is available for review at the following locations.

Caltrans Transportation Library 111 Grand Avenue Oakland, CA 94612	Dublin Public Library 200 Civic Plaza, Dublin, CA 94568
ACCMA Offices 1333 Broadway Suite 220, Oakland, CA 94612	Livermore Public Library 1188 S. Livermore Avenue, Livermore, CA 94550
	Pleasanton Public Library 400 Old Bernal Avenue, Pleasanton, CA 94566

Websites: www.dot.ca.gov/dist4/envdocs.htm and www.accma.ca.gov

WHERE YOU COME IN. Should you wish to submit comments on the environmental document or request a public hearing, please do so no later than 5 p.m. October 5, 2006 using any of the means noted below. If there are no requests for a public hearing or comments requiring additional studies, ACCMA and Caltrans will respond to the comments received and request FHWA approval to proceed with the design of the proposed project.

Please submit comments or hearing requests to:

Ed Pang, Sr. Environmental Planner, Caltrans Office of Environmental Analysis
P.O. Box 23660, Oakland, CA 94623-0660

Jean Hart, Deputy Director of Planning
ACCMA, 1333 Broadway, Suite 220, Oakland CA 94612

Email: jhart@accma.ca.gov; Fax ACCMA at: (510) 836-2185

Comments must be submitted by 5 p.m. on October 5, 2006

CONTACT. For more information call Jean Hart with ACCMA at (510) 836-2560 or Brigetta Smith with Caltrans at (510) 286-5820.



WELCOME TO 'OUR TOWN'

*Pleasanton Playhouse
performs classic
American play*

First produced in 1938, the Pulitzer Prize-winning "Our Town" has become a ubiquitous presence on stages across the United States, and now the Pleasanton Playhouse is taking its turn performing this classic American play. Starting Friday, Sept. 15, the lives of George Gibbs and Emily Webb will be lived once more as the Pleasanton Playhouse brings them to life.

Written by Thornton Wilder, the play reveals the ordinary lives of the people in the small town of Grover's Corners, N.H. in the early 1900s. It addresses the inevitable, yet unpredictable cycle of life, death and all the seemingly mundane things in between. Character development is at the heart of this play as it details the everyday lives of the town's citizens as told by an omnipresent narrator. Normally played by one person, the Pleasanton Playhouse has three narrators, called the Stage Manager here, which is played by Wendy Amador, Tom Reardon and John Brown.

The story revolves around the



George Gibbs (Bradly Mena) and Emily Webb (Morgan Breedveld) fall in love in the American play, "Our Town," which opens next Friday.

Gibbs and Webb families, led by Dr. Gibbs (Shawn Bonnington) and Mrs. Gibbs (Teresa Reiches-Schacher) and Mr. Webb (John Maio) and Mrs. Webb (Marsha Howard). Love blossoms between the two families' oldest children, Emily Webb (Morgan Breedveld) and George Gibbs (Bradly Mena). It is particularly through Emily that the audience comes to understand the importance of every moment of life, even those which seem boring at the time.

The show runs through Oct.

8 with performances on Friday and Saturday nights at 8 p.m. and Sunday matinees at 2 p.m. Tickets are \$20 for adults and \$18 for seniors 60 and older and children 18 and younger. There is a substantial discount for groups of 20 or more. The shows are held at the Pleasanton Playhouse Studio Theatre, 1048 Serpentine Ln., Ste. 309. Call 462-2121 or visit www.pleasantonplayhouse.com for tickets.

—Rebecca Guyon

Ready to Rent

Let's Scare Jessica to Death

Paramount Home Video DVD
1hr 22mins
Director: John D Hancock

Here's a creepy little film that played for years on late night television and is finally making its debut on DVD: the inane titled "Let's Scare Jessica to Death," which also holds one of the great, underrated performances of the 1970s by its lead, Zohra Lampert. The film itself is a mish mash of "The Twilight Zone"—inspired ghoulishness, but played straight, giving the film the same spooky, garish quality of the original "Night of the Living Dead" sans all the do-it-yourself gore. The movie is also a testament to its time when many low budget films of quality could be made, distributed and, more so, find an audience.

We are first introduced to Jessica while she makes tombstone rubbings at an ancient New England cemetery. She and her husband Duncan (Barton Heyman) and their comrade Woody (Kevin O'Connor) are making their way to a new start in a small farming town (in 1971 fashion, they drive a hearse with a painted on peace symbol). Jessica has just been released from a mental facility after a nervous breakdown and her husband figures a new approach to life in the country will help with her recuperation (obviously not giving a second thought to the hearse). Poor Jessica, however, still has lingering doubts about her own sanity, with whispering voices that question reality every time stressful situations pop-up.

The New England fixer-upper turns out to be the classic American Gothic farm, complete with creepy townspeople and plenty of country noises. There is also a lovely squatter that materializes by the name of Emily, who quickly integrates herself into the

group. Emily cozies up to Woody and the foursome stay up late that night talking and drinking, but tensions seem to materialize, ending with a small freak-out on Jessica's part. Emily also becomes a sort of puzzle to Jessica, who seems to only see her in the strangest of places, like wandering the grounds in a white wedding dress or (in one of the spookiest parts of the movie) as an underwater apparition ready to drag Jessica under. There is also a picture in the attic from the 1880s that resembles Emily with a tragic story attached of a bride who drowned on her wedding day.

"Let's Scare Jessica to Death" is effective because it's more of a character study than a thriller with an actress who has enough weight to pull it off. Zohra Lampert is so good because she plays Jessica not in constant, twitchy hysterics, but, more so, as a sane woman whose weaknesses are worn too close to the surface, which lends a great deal of empathy from the audience. Director John D. Hancock also understands the formula of budget/atmosphere with the rule being the less of a budget to work with equals more of the available atmosphere. Here he exploits the droning New England summer, whose dog days and summer stillness seem to draw out the ghosts of the landscape (this is, of course, the stomping ground of Washington Irving and Stephen King).

—Joe Ramirez



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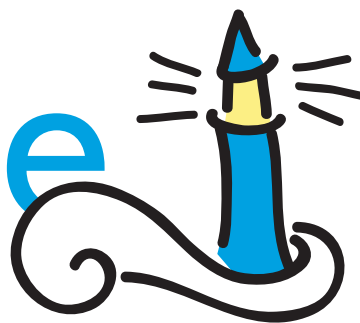
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PLEASANTON, 3126 Arbor Dr, Sat 9/9, 8-12

Pleasanton, 5913 Arthur Dr., Sept. 10, 8:30-12:00

Pleasanton, 6111 Corte Altamira, 9/9, 9-1
Multi family garage sale

Pleasanton, 6766 Menlo Ct., 9/9, 8-4

Pleasanton, 7759 Oak Creek Ct., Sept. 9, 9-4

Pleasanton, 7952 Driftwood Way, Sep, 10th 9-4

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Pet of the Week

Shopping for a Hound?

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Transitions

Obituaries

Paul Alexander Ribeiro Rocha

Paul Rocha died Aug. 25 in Pleasanton. He was 38 years old.

A longtime resident of Pleasanton, he was a realtor in the marketing and sales division. In his free time he liked to go boating, beach combing, relax and play canasta.

He is survived by his wife of 11 years, Janny Rocha; son Alexander Tiger Rocha; parents Valdemar and Ivonia Rocha of Fremont; brother John Rocha of Pleasanton; sisters Mena Rocha Rio of Pleasanton, and Luisa Azevedo of Fremont; and nine nieces and nephews.

Services were held on Aug. 30 at St. Augustine's Catholic Church, 3999 Bernal Ave. with the burial following at St. Augustine's Cemetery, 5780 Sunol Blvd.

Alma Luz Ramirez

Alma Ramirez died Aug. 28 at the age of 55.

Born in Mexico in 1951, Ramirez had been living in the Bay Area for the past 16 years, the last of seven siblings residing in Pleasanton. She loved playing cards and was affiliated with Victory Outreach Ministries.

She is survived by her two sons Armando Cruz Ramirez of Los Angeles and Joshua Abraham Ramirez of Sacramento; three daughters Angelina Taylor of Pleasanton, Cristina Soledad Martell of Newman, and Amalia Del Carmen Goodpasture of Plymouth; two brothers Jose Flores of San Diego and Fabian Perez of Sacramento; four sisters Gloria Flores Perez of Sacramento, Maria Philipa of San Diego, Ines Chelson of Temecula and Irene Koppel of San Diego; and six grandchildren.

She was preceded in death by her husband of 14 years Jose Ramirez.

Services will be held Saturday, Sept. 9 at 11 a.m. at Graham

Hitch Mortuary, 4167 First St., Pleasanton. Donations may be made to the Greater Bay Area Make a Wish Foundation, 235 Pine St., San Francisco. Please request a card be sent to the family who would like to acknowledge your thoughtfulness.

Harry Melvin Reis

Harry Reis died Aug. 28 at the age of 95.

He was a 30-year resident of Pleasanton and worked for 22 years as a heavy equipment operator for the Southern Pacific Railroad. He was born in Fargo, N.D., and was raised in the Bay Area. He enjoyed hunting, fishing, singing and was in a harmonica band. He was an avid Oakland A's fan and liked to watch other sports like boxing.

He is survived by his two sons Harry Reis of Fremont and Gary Reis of Pleasanton; six grandchildren; and six great-grandchildren.

He was preceded in death by sisters Mildred Reis and Florence Reis.

Services will be held at Callaghan Mortuary, 3833 East Ave., Livermore.

Elizabeth Fawver Smurthwaite

Elizabeth Smurthwaite died Aug. 29 in Pleasanton. She was 82.

A native of Milville, Calif., she was raised in Redding, Cambell and San Jose. She was a graduate of UC Berkeley and afterwards worked for the Moreland School District of San Jose. She belonged to the Northern California Teachers' Association and had been living in Pleasanton since 2003 doing what she loved most: reading, writing and painting in watercolor.

She is survived by her son Jeff Smurthwaite of Pleasanton; brother Lonnie "Bud" Fawver of Redding; and two grandchildren.

A service was held at Callaghan Mortuary, 3833 East Ave., Livermore, and donations may be made to a charity of choice.

Births

The following birth information was provided by ValleyCare Health System.

August 7

Christine and Greg Dankwardt, a boy

Juliann Haas, a girl

August 8

Jill and Todd Coyne, a girl

August 9

Roberta Sohal and Michael Wright, a boy

August 13

Imelda and Leode Mendez, a boy

August 14

Stephanie Scott and Gabriel Araiza, a boy

August 16

Michelle and Christopher Humphrey, a boy

Tammy and Michall Harrison, a girl

August 17

Cali and Matthew Palma, a boy

Rebecca and Tim Christman, a boy

August 19

Colleen and Joseph Romagna, a girl

August 21

Yudennia Arcamone and Galo Guerrero, a girl

Amber Schriber and Jacky Humphries Jr., a boy

August 23

Kelley and Michael Demange, a girl

Carissa and Beau Grisham, a girl

August 24


Lisa Bednarski and Mario Castaneda, a girl

Deaths, Weddings and Births

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Re/Max Accord is proud to announce the association of Rebecca Bruner to their Pleasanton office as sales manager. She has previous managerial experience with Great Western Real Estate and Tri-Valley Brokers.

Rebecca started her career in real estate over 20 years ago and has been a leader and top producer in the industry. She will continue to guide clients thru the selling and buying process as well as assisting the Re/Max agents with their transactions and their real estate careers.

Rebecca believes in putting her clients and agents needs first. She is very involved in the community, serving on both the Pleasanton Cultural Arts Council and the Museum On Main. She is known as an organizer and event person from putting on carnivals for her real estate clients to fundraisers such as ghost walks, historic home tours, and concerts for the community. In 2005, Rebecca was named Pleasanton's Arts Supporter of the Year.



Rebecca Bruner

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RE/MAX Accord is proud to announce the association of Ron Landis to their Pleasanton office.

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Real Estate

Sky isn't falling on real estate, Coldwell Banker chief says

Executive says market conditions benefit first-time buyers

by Jeb Bing

The Bay Area president of Coldwell Banker, Avram Goldman, has discounted the current national media frenzy over the cooling of the once red-hot real estate market, saying that the market today offers a number of different and unique opportunities.

"It's hard to go a day without some news story suggesting the 'bubble has burst,' or the sky is falling, or something equally catastrophic," Goldman said. "But what's missing in the avalanche of news coverage is the fact that while home sales have indeed slowed down, this current housing market offers a unique window of opportunity for savvy buyers and sellers to profit."

For the first time, Goldman pointed out, "the stars are all in alignment for consumers: mortgage interest rates are near their all-time low, prices have stabilized, there's a large selection of homes to pick from and yet the prospects for long-term gains in the market remain strong."

"Certainly, it makes a more exciting news story to dwell on the negative," he added, "but for smart consumers it is definitely more economically advantageous to seize opportunities as they present themselves. And this market does indeed offer some of these opportunities."

According to Goldman, those who can benefit from the current market are:

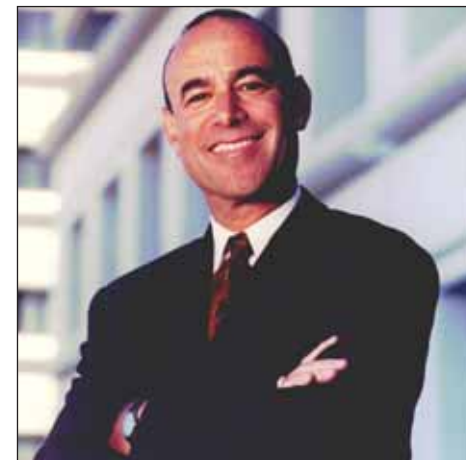
- First-time buyers trying to break into the market;
- Existing homeowners looking for a new home;
- Consumers looking to profit from investment property;
- People planning for retirement; and
- Almost anyone looking to increase their net worth.

Goldman said that for the first-time buyers who have been patiently sitting on the sidelines during what has clearly been a seller's market, they couldn't find a better time to get into the game. Prices have adjusted and stabilized as mortgage rates still remain historically low. Add a good supply of homes to that and first-time buyers have a window of opportunity that is seldom seen. And, with rents going up, first-time buyers may pay little more for a mortgage payment than they do for an apartment now considering tax advantages.

"Because the pendulum has swung in favor of buyers, we're seeing more sellers offering concessions than we've had in years," Goldman said. "It's not uncommon for homeowners to credit dollars to buyer's closing costs. In other instances, sellers are offering to 'buy down' the interest rate for buyers to make their home listing more attractive."

"The point is that there may never be a more affordable time to buy a home than now," Goldman explained. "If you wait for prices to fall, you could be in for a rude awakening. It's a very rare year when the median sale price actually dips in California. Markets do cycle. Yes, we are now in a period of adjustment. Given still good demand, no one knows when the market will begin to reverse itself."

For investors, now may also be a good time to buy into the market, the Coldwell Banker



Bay Area president of Coldwell Banker, Avram Goldman, says today market is good for investors looking to trade up later for a higher return.

executive pointed out. Those interested in building wealth may find some advantageous sale prices on real estate.

"There is an old expression that you build your equity on the buy side," he said. "Savvy investors will buy now and then trade up when they can get a higher rate of return somewhere else. Real estate investors also understand that leveraging can earn them greater returns than they can get with other investments. If a \$750,000 property increases 10 percent in value, or \$75,000, that actually equates to a 50 percent return on an investment if buyers put \$150,000 or 20 percent down.

Those looking toward retirement in the next decade will do well to plan on buying now, Goldman added.

"Because the pendulum has swung in favor of buyers, we're seeing more sellers offering concessions than we've had in years."

—Avram Goldman, Bay Area president of Coldwell Banker

"By owning real estate as part of your retirement portfolio, most of your retirement can be funded by others," he said. "The tenant, tax advantages and appreciation over time can fund quite a nest egg. When you do cash out, capital gains rules offer a much lower tax rate than the tax you'll pay on your other retirement accounts. With proper planning, investing in real estate can be extremely effective way to fund your retirement."

"So, despite reports to the contrary, the sky isn't falling in on this market," said Goldman. "It certainly has cooled off from the last two years, but those were record setting years. We're back to a normalized market. It has just been a while since we have been there."

Avram Goldman is president and chief operating officer of Coldwell Banker Residential Brokerage in the San Francisco Bay Region, the area's largest real estate brokerage. The firm's Pleasanton office is at 5980 Stoneridge Dr. ■

Home sale of the week



2646 Laramie Gate Cir Pleasanton - \$849,000

Adorable 3bd/2ba "Alder Model" in "The Gates" neighborhood, completely updated and located on a private .27 ac lot. Sold by Tim McGuire from Alain Pinel.

Sales at a Glance

Source: California REsource

Pleasanton	Sunol	San Ramon	Livermore	Dublin
Lowest sale reported: \$530,000	Lowest sale reported: \$575,000	Lowest sale reported: \$260,000	Lowest sale reported: \$400,000	Lowest sale reported: \$400,000
Highest sale reported: \$1,025,000	Highest sale reported: \$575,000	Highest sale reported: \$2,517,500	Highest sale reported: \$869,588	Highest sale reported: \$869,588
Average sales reported: \$837,071	Average sales reported: \$575,000	Average sales reported: \$869,588	Average sales reported: \$869,588	Average sales reported: \$869,588
Total sales reported: 14	Total sales reported: 1	Total sales reported: 51	Total sales reported: 20	Total sales reported: 6

Home Sales

This week's data represents homes sold during August 2006

- | | | |
|--|---|--|
| <p>Pleasanton</p> <p>4149 Amberwood Circle H. Memmer to K. Owner for \$530,000</p> <p>3978 Appian Street D. Kim to T. Jani for \$801,000</p> <p>774 Bonita Avenue J. & J. Olsen to E. & J. Ricafrente for \$890,000</p> <p>3018 Camino Del Cino H. Oh to H. Xie for \$825,000</p> <p>3269 East Ruby Hill Drive N. & X. Kisner to P. & M. Gaynor for \$2,175,000</p> <p>2860 El Capitan Drive H. & A. Ong to P. Cavagnaro for \$615,000</p> <p>7866 Marigold Court NEI Global Relocation to K. Menges for \$795,000</p> <p>3162 Paseo Robles M. Leece to Y. Wang for \$900,000</p> <p>528 St. Thomas Way T. Coleman to N. Dave for \$555,000</p> <p>4007 Sutherland Court W. & D. Guthrie to J. Ng for \$695,000</p> <p>3532 Touriga Drive K. Steele to M. Tange for \$870,000</p> <p>198 Trenton Circle Deccan Pacific Vista Grande to K. Narra for \$730,000</p> <p>4209 Waycross Court O. Collins to J. & S. Peck for \$670,000</p> <p>3564 Yellowstone Court Calderman Trust to G. & S. Johnson for \$668,000</p> <p>Dublin</p> <p>6824 Amador Valley Boulevard M. Thorne to L. Trujillo for \$680,000</p> <p>6996 Amador Valley Boulevard Littau Trust to M. Haidari for \$590,000</p> <p>3939 Branding Iron Court Pfeiffer Ranch Investors to R. & K. Ramaiya for \$848,500</p> <p>8348 Cavalier Lane D. & M. Calhoun to H. & K. Goldstein for \$619,000</p> <p>4707 Chestnut Court S. Eccles to J. & S. Gagliardo for \$1,025,000</p> | <p>Livermore</p> <p>752 Bellflower Street S. Chu to L. Orozco for \$635,000</p> <p>4471 Buckskin Court S. Lamunyon to S. Siemiller for \$563,000</p> <p>2496 Cowan Way Meritage Homes to R. Anderson for \$1,108,000</p> <p>712 Curlew Road D. Vo to K. Maat for \$655,000</p> <p>865 Del Norte Drive J. Rutherford to G. Martinez for \$590,000</p> <p>1531 Fontonett Place T. & N. Bramell to C. & S. Jackson for \$1,095,000</p> <p>2135 Gabriella Lane South Livermore Development to S. Colandrea for \$1,551,000</p> <p>1691 Gamay Road R. & M. Smith to S. & D. Betando for \$1,335,000</p> <p>4014 Hillcrest Common M. Henry to J. & M. Whitehead for \$439,000</p> <p>1583 Justine Court S. & G. Manderi to K. & Y. Lee for \$1,175,000</p> <p>14000 Kelso Road Kiefer Trust to F. & M. Toste for \$870,000</p> <p>1157 Lakehurst Road K. & R. Mizuhara to J. Wilkinson for \$662,000</p> <p>1823 Monterey Drive T. & E. Naylor to C. Morgan for \$452,500</p> <p>1874 Railroad Avenue #112 Signature at Station Square to E. & M. McKinzie for \$536,000</p> <p>749 Sandpiper Common N. Goodacre to A. & L. Hill for \$400,000</p> <p>1453 Saybrook Road M. & A. Creer to K. & J. Jopes for \$568,000</p> <p>4361 Technology Drive #A Technology Bp Limited to B. Benson for \$405,000</p> <p>889 Trinity Hills Lane Arakal Trust to L. & S. Ruocco for \$1,225,000</p> <p>2637 Vernazza Drive Cartus Financial to C. & M. Uebelacker for \$1,040,000</p> | <p>San Ramon</p> <p>2816 Vine Court J. & T. Harmon to R. Krishna for \$1,080,000</p> <p>12269 Alcosta Boulevard Coughlin Trust to B. Baang for \$769,000</p> <p>524 Andreas Court C. & T. Torchiana to R. & J. Elliott for \$1,205,000</p> <p>3897 Aragon Lane E. Sidick to R. Martinez for \$775,000</p> <p>3399 Ashbourne Circle Toll Land XXII to B. Vu for \$2,517,500</p> <p>709 Ashton Oaks Court Nanda Trust to L. Kalra for \$1,410,000</p> <p>216 Atheana Court Shapell Industries to D. & K. Lee for \$1,169,500</p> <p>232 Atheana Court Shapell Industries to L. Aguilar for \$1,203,500</p> <p>201 Azalea Lane V. Mehr to M. & K. Dowd for \$875,000</p> <p>3251 Barons Lane Brookfield Emory to M. & A. Pearce for \$911,000</p> <p>2026 Bayporte Way K. White to R. Balaji for \$748,000</p> <p>3401 Bermuda Court S. & D. Gross to A. & L. Canestro for \$885,000</p> <p>490 Bollinger Canyon Lane #267 Siena Hills Limited to L. Dylus for \$359,000</p> <p>3500 Bollinger Canyon Road T. & C. Diehl to L. & K. Chiu for \$990,000</p> <p>7290 Briza Loop K. Sher to Gniadek Trust for \$692,000</p> <p>7342 Briza Loop T. Fierner to J. Hagg for \$705,000</p> <p>2883 Calais Drive Berberich Trust to J. & H. Bransford for \$599,000</p> <p>662 Carrington Court Centex Homes to P. Kwok for \$950,000</p> <p>683 Carrington Court Centex Homes to K. & E. Lee for \$1,097,500</p> <p>1525 Cedarwood Loop Shapell Industries to S. Biswas for \$685,000</p> |
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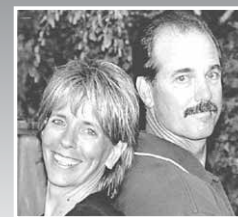
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ENGLISH MANOR HOME \$2,139,000
 5 BR 5.5 BA cherrywd, marble, granite. Gourmet kit, forml din rm w/view, formal liv rm w/wet bar, 4 car gar
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GORGEOUS! \$1,495,000
 4 BR 5 BA Updated kitchen, granite counters, new carpets, hardwood flooring, beautifully landscaped!
925.847.2200

GARDENER'S DELIGHT \$897,000
 4 BR 3 BA updated home loc on quiet court w/lrg parklike bcklyrd & wide sideyrd access. Priced to sell
925.847.2200

BEST LOCATION!! \$747,950
 3 BR 2.5 BA Stonrdge Plce, corner lot. Fresh paint, newer crpt/microwv & tile fls, upstrs lndry+Mohr Elm
925.847.2200

MOHR PARK BEAUTY \$679,888
 2 BR 2 BA + loft. Apx. 1478sq.ft. Liv/din rm w/vaulted ceiling. New roof & ext/int paint w/sdyrd & bkyrd
925.847.2200

SAN RAMON

CEDAR BRIDGE ELEGANCE \$700,000
 3 BR 2.5 BA Twnhs, move-in cond w/beautiful frs incl. upgrd kit, spacious mstr suite & lndscpd yrd
925.847.2200

1117 VISTA POINTE CIRCLE OPEN SUN 1-4
GREAT LOCATION \$694,000
 3 BR 2.5 BA gleaming hrdwd flrs, privte bcklyrd, spac kit, huge din room, 2 car gar, gated community, low HOA
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Open Sun 1-4



868 Piemonte Dr
Offered at: \$2,199,000
 Luxurious English Manor style home in Ruby Hill offering 5 BR/4.5BA, panoramic views of golf course and the rolling hills!



3588 Ovella Way
Offered at: \$1,699,000
 Rarely available Executive Villa in Ruby Hill! 4,000 sq. ft of pure luxury, with views of Golf Course, and built-in Spa & BBQ!



4340 W. Ruby Hill Dr.
Offered at \$1,825,000
 Beautiful Semi-Custom Craftsman Style Home in Rivasco of Ruby Hill! 4 Bedrooms, Executive Office, 3 BA 3,660 sq. ft of luxurious living! Spacious Pool size lot, built-in jacuzzi, Patio & Arbor.



1281 Piemonte Dr.
Offered at \$1,685,000
 Beautiful Custom Single Story



4372 Muirwood Dr.
Offered at: \$729,000
 4 bdrms, 2 Ba, 1,593 sq. ft. on a 7,611 sqft. lot., Hardwood Floors & Corian counters in the kitchen.

4276 W. Ruby Hill Dr.
Offered at \$3,295,000
 Amazing 7,000 sq. ft. Prairie Style (Home still under construction)

502 Montori Court
Offered at \$1,195,000
 Single Story Premia Home in Ruby Hill.

3019 E. Ruby Hill
Offered at \$2,249,000
 Majestic French Country Home overlooks 12th tee of Ruby Hill Golf Course!

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Walk to downtown Pleasanton 3 blocks from Main Street

3 bedroom 1 bath, approx. 1000 sq. ft., hardwood floors, new windows, new roof, new electrical service, mint condition! Detached garage with small office, large yard! Won't last!

Open Sun 1-4 • 380 E Angela St. Pleasanton • \$719,000



New listing! Beautiful Pleasanton home!

3 bedroom 2 1/2 baths, approx. 1600 sq. ft. Built in 1994. Granite counters, two-tone paint, Mohr School District, move-in condition! Court location next to Iron Horse trail!

Open Sun 1-4 • 2080 Olivia Court \$729,000

Exclusive 5 acre westside Pleasanton property w/panoramic views!

One of a kind property – never available. Build your dream estate! Existing totally remodeled 1300 sq. ft. house with 1,000 sq. ft. workshop garage. Not on MLS. 5 minutes to downtown Pleasanton.

\$1,698,000

12 units in Brentwood

Eight 2 BR/1BA units, Four 1BR /1BA units. Gross income/month \$11,100. Great investment opportunity.

30 Broadrick, Brentwood

\$1,889,000

Three Brand New San Lorenzo Condos

3 BR/2BA, 2 car garage. Each Approx 1000 sq. ft. Never lived in! Private project not on MLS.

417 East Lewelling, San Lorenzo

\$475,000 each

For further details on any of these and other properties call:

Mike Carey, Broker • 925-963-0569

327 St. Mary St., Pleasanton



2633 Maria Street, Pleasanton - Located in "Stoneridge Square" and within walking distance to community park, pool and award-winning Mohr Elementary School. This home offers 2043 sq.ft. of living space featuring living room, formal dining, large family room, 4 upstairs bedrooms, 2.5 baths, 2 car garage with extra long driveway. Spacious kitchen features large eating area. Beautiful beech hardwood floors downstairs, upgraded bathrooms and new interior paint. **OFFERED AT \$805,000**



2701 Tuberosa Court, Pleasanton - Located in "Stoneridge Place". This home offers 1,635 sq.ft. Featuring a living room, formal dining, family room, 3 large upstairs bedrooms & 2.5 baths. Spacious kitchen features large eating area, maple cabinetry and white appliances. Laminate floors downstairs and extensive window treatments. Across from a community pool & Spa, and in walking distance to a neighborhood park and Mohr Elementary. **OFFERED AT \$734,000**



2723 Laursen Court, Pleasanton - Desirable "Stoneridge Place" community. This home offers 2,196 sq. ft. Living room with dramatic volume ceiling, formal dining, a large loft & 2.5 baths. Kitchen features eating area & island counter. Master suite features large walk-in closet, tub & separate shower. Granite slab counters, hardwood floors in kitchen & maple cabinets throughout. Professionally landscaped backyard with concrete patio, patio cover, and low voltage lights. Close to community pool and Mohr Elementary. **OFFERED AT \$849,000**



2779 Chocolate Street, Pleasanton - Located in "Stoneridge Square", and backs to open space with views of hills. 1,879 sq. ft. of living area featuring living room, formal dining, large family room with fireplace, 3 upstairs bedrooms, a study & 2.5 baths. Kitchen featured eating area & island counter. Beautiful hardwood floors downstairs, tile counter tops with full backsplash. Professionally landscaped backyard. Walking distance to community pool, park and Mohr Elementary. **OFFERED AT \$785,000**



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1952 BROOKTREE WAY, PLEASANTON



OPEN SATURDAY & SUNDAY, 9/9 & 9/10 FROM 1:00 TO 4:00 PM

In Beautiful Pleasanton Valley

This wonderful 3 bedroom, 2bath home is a short walk through Amador Valley Park to downtown shopping and dining! With it's open floorplan, gleaming hardwood floors, crown molding, updated bathrooms, recessed lighting, 2 spacious yards and room for an RV, it is ready for you to move right in!

Listed at \$738,000

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OPEN SUN 1-4



1234 BORDEAUX ST., PLEASANTON
Gorgeous single story home with detached single story in-law unit. Located on 15,916 sq. ft. lot. Main home is 4 bed, 3 bath 2712 sq. ft. Detached in-law unit is 1 bed, 1 bath with 800 sq. ft. Both homes have indoor laundry and separate kitchens. Other amenities include 3 car garage, slab granite countertops, 50yr. roof. **Offered at \$1,299,500**

OPEN SUN 1-4



1308 BORDEAUX STREET, PLEASANTON
Spectacular 4 bedroom, 2 bath single story home in Vintage Hills. Beautifully landscaped 13,383 sq. ft. lot with total privacy. Home includes granite kitchen counter tops, new light fixtures, new raised six panel doors, new marble entry, new tile bathroom floors, new interior paint. Dual pane windows and Anderson french sliding doors. **Offered at \$819,950**



4719 GOLDEN RD., PLEASANTON
Immaculate 3 bed, 2 bath home. 1958 sq. ft. on quiet tree-lined street. Updated top to bottom with granite counter tops, crown molding, duel pane windows, 400 sq. ft. recreation room, surround sound, FDR, model home condition. Very near downtown. Call for amenities list. **Offered at \$785,950**



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5660 Mount Day Drive, Livermore

Open Sat & Sun 1-4



Beautiful four bedroom home with one bedroom and bath on the first floor. End of quiet cul-de-sac. RV or boat access. Large lot with pool with fiber optics and water fall! Close to new shopping center and easy access to 580. Perfect family house in great location!

Offered at \$859,000



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4922 Black Avenue, Pleasanton

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\$740,000



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OPEN SAT/SUN 1-4



5098 BLACKBIRD WAY, PLEASANTON

Enjoy the view of beautiful Woodthrush Park from this spacious "country" style porch. New expanded gourmet kitchen with bay window, large "island" with double stainless steel sinks, granite counter tops, custom cabinets, hardwood floors and skylight. Family room with fireplace and new custom mantle, hardwood floors. Large formal dining room with skylight, hardwood floors. Four bedrooms, approximately 2100 square feet.

Offered at \$885,000

OPEN SAT 12-3



205 GIL BLAS ROAD, DANVILLE

A must have ranch style home. Enjoy tree lined streets in a well established neighborhood. Close to downtown, schools, shopping and dining. An addition and remodel in the kitchen, dining and master suite. A spacious remodeled kitchen offers extra cabinets, 14' breakfast bar and see-through glass overhead cabinets. This creates a very inviting and open kitchen. Dining area opens onto the patio. The large backyard is private and perfect for entertaining. Storage shed to stay, side access.

Offered at \$839,950



2201 N STANDRIDGE ROAD, TRACY

A turn key home with a NEW kitchen including cabinets, appliances and granite counter tops. New hardwood flooring in kitchen/nook area, wall to wall carpet and updated bathroom. The backyard is surrounded by mature trees, patio and large lawn. New paint on the inside and out. It's affordable and adorable.

Offered at \$399,950

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2647 Lin Gate Ct, Pleasanton Offered at \$799,000

Recently renovated 3bd/2ba home on a quiet court in the "Gates" surrounded by young families with children. This adorable home offers an updated kitchen and baths, Pergo floors, vaulted ceilings, newer windows and doors plus a private near 1/4 acre corner lot with side yard access and RV parking



OPEN SUN 1-4

4850 Ganner Ct, Pleasanton Offered at \$849,000

Wonderful "Woodhaven" model in Beautiful Birdland on a quiet court with a tranquil backyard setting and inviting free form gunite pool. The 4bd/2ba home offers a granite kitchen, ceramic tile, hardwood floors, New-berber carpet, tile roof, dual pane windows, and much more!! Just blocks from schools, parks and shopping.



OPEN SUN 1-4

842 Sylvaner Drive Offered at \$915,000

"Vintage Hills" Oasis on a private .27 acre lot with gated pool and spa! Newly remodeled 4bd/2.5ba home with Maple/Silestone kitchen, JenAir appliances, Anderson windows and French doors, WilsonArt floors, updated baths, Redwood decking off the kitchen and dining room. Plus side yard storage on both sides of the home.



4871 Woodthrush Rd Pleasanton Offered at \$849,000

Recently renovated lakeside model 4bd/2ba, - NEW Granite kitchen, tile entry, nylon carpet, base molding, deco paint, six panel doors, redwood fence 2way frplc. Large corner lot, redwood deck & hot tub just a block from Woodthrush Pk & Pleasanton Sports Pk



Open Homes this weekend

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to list your open home – (925) 600-0840
or email: openhomes@PleasantonWeekly.com

Dublin

2 Bedrooms

11874 Flanagan Ct. Sun 1-4 Prudential	\$467,900 336-8275
6410 Dijon Wy. Sat 1-4 Coldwell Banker	\$489,950 847-2200
11410 Winding Trail Ln. Sat/Sun 1-4 Help-U-Sell PV	\$585,000 462-5950

3 Bedrooms

4837 Swinford Ct. Sun 1-4 Empire	\$629,000 217-5069
7874 Diana Ln. Sun 1-4 Prudential CA	\$659,950 734-5000
3940 Southbridge Wy. Sat/Sun 1-4 Alain Pinel	\$699,000 998-9747
3930 Southbridge Wy. Sat/Sun 1-4 Prudential CA	\$729,900 876-5554
4204 Preciado Wy. Sat/Sun 1-4 Golden Pacific	\$759,950 216-4799
7243 Kingston Pl. Sun 1-4 Help-U-Sell PV	\$785,000 462-5950

4 Bedrooms

10888 Inspiration Cir. Sun 1-4 Keller Williams	\$1,188,000 989-4123
7251 Thames Ct. Sat/Sun 1-4 Re/Max	\$675,000 640-8824
5146 Bridgton Ct. Sun 1-4 Intero	\$799,900 683-9799

5 Bedrooms

2980 Innisbrook Wy. Sat/Sun 1-4 Alain Pinel	\$1,299,000 251-1111
4846 Sparrow Ct. Sat/Sun 1-4 Golden Pacific	\$899,000 216-4799

Livermore

2 Bedrooms

2463 Third St. Sun 1-4 Realty World	\$642,500 784-5502
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3 Bedrooms

5556 Mines Rd. Sat 1-4 Realty World	\$1,379,995 337-6061
5202 Sundance Dr. Sun 1-4 Prudential CA	\$155,000 734-5000
1881 Devaca Wy. Sun 1-4 Olde Towne	\$499,000 426-9122
558 Olivina Sun 1-4 Keller Williams	\$539,950 463-0436
1034 Rincon Ave. Sun 1-4:30 Valley Prop.	\$559,950 998-5312
832 Geraldine St. Sat/Sun 1-4 Realty World	\$619,000 337-6061
18 Rollingstone Cmns. Sat/Sun 1-4 Prudential CA	\$649,000 463-9500
1473 Fallen Leaf Dr. Sun 1-4 Hometown GMAC	\$659,950 455-7016
2870 Gelding Ln. Sun 1-4 Windermere	\$689,000 443-3282
6469 El Capitan Sat/Sun 1-4 Golden Pacific	\$735,000 216-4799
6189 Springtime Cmn. Sun 1-4 Intero	\$748,800 251-2521
568 Alameda Dr. Sat/Sun 1-5 Re/Max	\$Upon Request 577-2600

4 Bedrooms

1348 Arlington Wy. Sun 1-4 Intero	\$599,000 510-673-9807
575 Lorren Wy. Sat/Sun 1-4 Century 21	\$599,000 200-5272
3866 Santa Clara Wy. Sat 1-4 Keller Williams	\$630,000 292-SOLD
6923 Sunridge Dr. Sun 1-4 Alain Pinel	\$675,000 251-1111
4521 Maureen Cir. Sun 1-4 Century 21	\$739,000 699-9508
35 Sparrow St. Sun 1-4 Alain Pinel	\$779,950 583-1121
980 G St. Sat 1-4 Coldwell Banker	\$789,000 847-7355
1316 Boxwood Ct. Sat/Sun 1-4 Golden Pacific	\$795,000 216-4799

5660 Mount Day Dr. Sat/Sun 1-4 Prudential CA	\$859,000 381-8277
3551 Edinburgh Dr. Sat/Sun 1-5 Re/Max	\$875,000 640-5515
1512 Klondike Pl. Sat 1-4 Hometown GMAC	\$990,000 455-7016
2417 Allegro St. Sun 1-4 Hometown GMAC	\$995,000 426-3824

5 Bedrooms

3195 Faltings Dr. Sat/Sun 1-4 Keller Williams	\$1,174,000 321-3296
6357 Almaden Wy. Sat 1-4 Hometown GMAC	\$749,950 455-7006
916 Lucerne St. Sun 1-4 Re/Max	\$889,000 699-2133

Pleasanton

1 Bedrooms

3387 Smoketree Cmn. Sun 1-4 Hometown GMAC	\$385,000 426-3811
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2 Bedrooms

2134 Arroyo Ct. #4 Sun 2-4 Security Pacific	\$359,999 510-734-1744
2182 Arroyo Ct. #4 Sun 2-4 Security Pacific	\$369,999 510-734-1744
8060 Mt. View Dr. Unit C Sat/Sun 1-4 Golden Pacific	\$479,000 216-4799
7650 Canyon Meadow Dr. Sun 1-4 Re/Max	\$484,000 600-7653
4101 Stanley Blvd. Sun 1-4 Assist 2 Sell	\$575,000 200-2602
5738 Belleza Dr. Sun 1-4 Intero	\$584,950 200-3939
5736 Belleza Dr. Sun 1-4 Keller Williams	\$590,000 397-4229
2054 Eilene Dr. Sun 1-4 Intero	\$669,950 650-576-3951
1802 Sinclair Dr. Sun 2-4 Alain Pinel	\$688,000 398-6706

3 Bedrooms

4431 Seminole Wy. Sat 1-4 Help-U-Sell PV	\$464,500 462-5950
1556 Timmingham Dr. Sun 2-4 Alain Pinel	\$649,950 251-1111
2958 Liberty Dr. Sun 1-4 Prudential CA	\$669,990 463-9500
3301 Hadsell Ct. Sun 1-4 O'Laughlin RE	\$709,500 510-507-8226
380 E. Angela St. Sun 1-4 Investment RE	\$719,000 963-0569
2771 Fressia Ct. Sun 1-4 Keller Williams	\$719,900 924-0444
2080 Olivina Ct. Sun 1-4 Investment RE	\$729,000 963-0569
1952 Brooktree Wy. Sat/Sun 1-4 Coldwell Banker	\$738,000 518-6077
3562 Florian Sun 1-4 ConQuest Realty	\$759,000 895-4894
2947 Liberty Dr. Sat/Sun 1-4 Golden Pacific	\$765,000 216-4799
8056 Canyon Creek Cir. Sun 1-4 Cottage RE	\$769,950 321-2577
5913 Arthur Dr. Sun 1-4 Alain Pinel	\$779,000 463-2000
2173 Corte Ricardo Sun 1-4 Intero	\$819,000 984-3195
2626 Laramie Gate Dr. Sat 2-4 Alain Pinel	\$835,000 251-1111
1085 Division St. Sun 1-4 Vintage Realty	\$844,950 368-3449
3281 Marilyn Ct. Sat/Sun 1-4 Prudential CA	\$969,950 734-5000
5933 Sterling Greens Cir. Sat/Sun 1-4 Golden Pacific	\$989,000 216-4799

4 Bedrooms

4431 Seminole Wy. Sat 1-4 Help-U-Sell PV	\$464,500 462-5950
1556 Timmingham Dr. Sun 2-4 Alain Pinel	\$649,950 251-1111
2958 Liberty Dr. Sun 1-4 Prudential CA	\$669,990 463-9500
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1085 Division St. Sun 1-4 Vintage Realty	\$844,950 368-3449
3281 Marilyn Ct. Sat/Sun 1-4 Prudential CA	\$969,950 734-5000
5933 Sterling Greens Cir. Sat/Sun 1-4 Golden Pacific	\$989,000 216-4799

5 Bedrooms

4431 Seminole Wy. Sat 1-4 Help-U-Sell PV	\$464,500 462-5950
1556 Timmingham Dr. Sun 2-4 Alain Pinel	\$649,950 251-1111
2958 Liberty Dr. Sun 1-4 Prudential CA	\$669,990 463-9500
3301 Hadsell Ct. Sun 1-4 O'Laughlin RE	\$709,500 510-507-8226
380 E. Angela St. Sun 1-4 Investment RE	\$719,000 963-0569
2771 Fressia Ct. Sun 1-4 Keller Williams	\$719,900 924-0444
2080 Olivina Ct. Sun 1-4 Investment RE	\$729,000 963-0569
1952 Brooktree Wy. Sat/Sun 1-4 Coldwell Banker	\$738,000 518-6077
3562 Florian Sun 1-4 ConQuest Realty	\$759,000 895-4894
2947 Liberty Dr. Sat/Sun 1-4 Golden Pacific	\$765,000 216-4799
8056 Canyon Creek Cir. Sun 1-4 Cottage RE	\$769,950 321-2577
5913 Arthur Dr. Sun 1-4 Alain Pinel	\$779,000 463-2000
2173 Corte Ricardo Sun 1-4 Intero	\$819,000 984-3195
2626 Laramie Gate Dr. Sat 2-4 Alain Pinel	\$835,000 251-1111
1085 Division St. Sun 1-4 Vintage Realty	\$844,950 368-3449
3281 Marilyn Ct. Sat/Sun 1-4 Prudential CA	\$969,950 734-5000
5933 Sterling Greens Cir. Sat/Sun 1-4 Golden Pacific	\$989,000 216-4799

6 Bedrooms

4431 Seminole Wy. Sat 1-4 Help-U-Sell PV	\$464,500 462-5950
1556 Timmingham Dr. Sun 2-4 Alain Pinel	\$649,950 251-1111
2958 Liberty Dr. Sun 1-4 Prudential CA	\$669,990 463-9500
3301 Hadsell Ct. Sun 1-4 O'Laughlin RE	\$709,500 510-507-8226
380 E. Angela St. Sun 1-4 Investment RE	\$719,000 963-0569
2771 Fressia Ct. Sun 1-4 Keller Williams	\$719,900 924-0444
2080 Olivina Ct. Sun 1-4 Investment RE	\$729,000 963-0569
1952 Brooktree Wy. Sat/Sun 1-4 Coldwell Banker	\$738,000 518-6077
3562 Florian Sun 1-4 ConQuest Realty	\$759,000 895-4894
2947 Liberty Dr. Sat/Sun 1-4 Golden Pacific	\$765,000 216-4799
8056 Canyon Creek Cir. Sun 1-4 Cottage RE	\$769,950 321-2577
5913 Arthur Dr. Sun 1-4 Alain Pinel	\$779,000 463-2000
2173 Corte Ricardo Sun 1-4 Intero	\$819,000 984-3195
2626 Laramie Gate Dr. Sat 2-4 Alain Pinel	\$835,000 251-1111
1085 Division St. Sun 1-4 Vintage Realty	\$844,950 368-3449
3281 Marilyn Ct. Sat/Sun 1-4 Prudential CA	\$969,950 734-5000
5933 Sterling Greens Cir. Sat/Sun 1-4 Golden Pacific	\$989,000 216-4799

7 Bedrooms

4431 Seminole Wy. Sat 1-4 Help-U-Sell PV	\$464,500 462-5950
1556 Timmingham Dr. Sun 2-4 Alain Pinel	\$649,950 251-1111
2958 Liberty Dr. Sun 1-4 Prudential CA	\$669,990 463-9500
3301 Hadsell Ct. Sun 1-4 O'Laughlin RE	\$709,500 510-507-8226
380 E. Angela St. Sun 1-4 Investment RE	\$719,000 963-0569
2771 Fressia Ct. Sun 1-4 Keller Williams	\$719,900 924-0444
2080 Olivina Ct. Sun 1-4 Investment RE	\$729,000 963-0569
1952 Brooktree Wy. Sat/Sun 1-4 Coldwell Banker	\$738,000 518-6077
3562 Florian Sun 1-4 ConQuest Realty	\$759,000 895-4894
2947 Liberty Dr. Sat/Sun 1-4 Golden Pacific	\$765,000 216-4799
8056 Canyon Creek Cir. Sun 1-4 Cottage RE	\$769,950 321-2577
5913 Arthur Dr. Sun 1-4 Alain Pinel	\$779,000 463-2000
2173 Corte Ricardo Sun 1-4 Intero	\$819,000 984-3195
2626 Laramie Gate Dr. Sat 2-4 Alain Pinel	\$835,000 251-1111
1085 Division St. Sun 1-4 Vintage Realty	\$844,950 368-3449
3281 Marilyn Ct. Sat/Sun 1-4 Prudential CA	\$969,950 734-5000
5933 Sterling Greens Cir. Sat/Sun 1-4 Golden Pacific	\$989,000 216-4799

8 Bedrooms

4431 Seminole Wy. Sat 1-4 Help-U-Sell PV	\$464,500 462-5950
1556 Timmingham Dr. Sun 2-4 Alain Pinel	\$649,950 251-1111
2958 Liberty Dr. Sun 1-4 Prudential CA	\$669,990 463-9500
3301 Hadsell Ct. Sun 1-4 O'Laughlin RE	\$709,500 510-507-8226
380 E. Angela St. Sun 1-4 Investment RE	\$719,000 963-0569
2771 Fressia Ct. Sun 1-4 Keller Williams	\$719,900 924-0444
2080 Olivina Ct. Sun 1-4 Investment RE	\$729,000 963-0569
1952 Brooktree Wy. Sat/Sun 1-4 Coldwell Banker	\$738,000 518-6077
3562 Florian Sun 1-4 ConQuest Realty	\$759,000 895-4894
2947 Liberty Dr. Sat/Sun 1-4 Golden Pacific	\$765,000 216-4799
8056 Canyon Creek Cir. Sun 1-4 Cottage RE	\$769,950 321-2577
5913 Arthur Dr. Sun 1-4 Alain Pinel	\$779,000 463-2000
2173 Corte Ricardo Sun 1-4 Intero	\$819,000 984-3195
2626 Laramie Gate Dr. Sat 2-4 Alain Pinel	\$835,000 251-1111
1085 Division St. Sun 1-4 Vintage Realty	\$844,950 368-3449
3281 Marilyn Ct. Sat/Sun 1-4 Prudential CA	\$969,950 734-5000
5933 Sterling Greens Cir. Sat/Sun 1-4 Golden Pacific	\$989,000 216-4799

4164 Grant Ct. Sun 1-4 O'Laughlin RE	\$1,829,000 510-507-8226
4676 Jefferson Ct. Sat 1-4 Re/Max	\$691,950 730-1668
4372 Muirwood Dr. Sat 1-4 Keller Williams	\$729,000 202-6298
6823 Singletree Ct. Sun 1-4 Keller Williams	\$739,000 397-4390
2469 Via Espada Sun 1-4 Hometown GMAC	\$759,950 426-3844
3955 Churchill Dr. Sun 1-4 Keller Williams	\$778,000 397-4301
1308 Bordeaux St. Sun 1-4 Allied Brokers	\$819,950 846-3755
2725 Glen Isle Ct. Sat/Sun 1-4 Golden Pacific	\$835,000 216-4799
2269 Via Espada Sun 1-4 Re/Max	\$838,000 730-1604
2297 Greenwood Dr. Sun 1-4 Keller Williams	\$849,000 855-6410
527 Tannet Ct. Sun 1-4 Re/Max	\$868,000 699-2133
7865 Flagstone Dr. Sat/Sun 1-4 Hometown GMAC	\$879,000 209-7644
2375 Meadowlark Dr. Sun 1-4 Hometown GMAC	\$880,000 417-8601
5098 Blackbird Wy. Sat/Sun 1-4 Prud	



OPEN HOUSE
SUNDAY 1-4
 1382 VIA DI SALERNO,
 PLEASANTON

ABSOLUTELY THE BEST PRICED HOME IN RUBY HILL

Enjoy your very own boutique vineyard, luxury living at its finest with casual elegance in this 6 bedroom, 6 full bath, 2 half bath, custom home in prestigious Ruby Hill gated community. Great architectural details and custom amenities include approx. 6600 sq. ft living space on a 30,000 sq. ft. lot., private in law/au-pair quarters, multi purpose bonus room, 4 car garage, etc. **Offered at \$2,399,000**



RE-LOCATION, SELLER MOTIVATED

Desirably located in a cul-de-sac close to top-rated schools, shops, & BART with easy access to I-580/680/880. This charming 4-bedroom, 2-bathroom, 2-car garage single-story home has upgrades galore including a remodeled kitchen with granite slab countertops, recessed lighting, laminate wood flooring, tile flooring in bathrooms, light fixtures, & more. Enjoy relaxing in the Cal Spas hot tub, large deck, & flagstone patio along with other amenities. Virtual tour available at www.StonebergerTeam.com **Offered at \$774,000**

Sherri Stoneberger

"Marathon Service with Results"

510.578.1036

SherriRE@aol.com



RE/MAX Executive
 41111 Mission Blvd.
 Fremont, CA 94539

Unique Opportunity



Spend the warm Indian Summer luxuriating in your own "resort"! This beautiful backyard with sparkling pool & spa is just the place to unwind!

The home is gorgeous, too! Completely rebuilt in 1993, it features hardwood floors, beautiful cherry cabinetry, recessed lighting, dual pane windows, the list goes on and on! 5 bedrooms, 4baths AND great au-pair or in-law quarters. Offered at \$1,259,000



For further details call:
 Office: 925.855.4150
 Toll Free 1.877.ROBIN4U
 Email: Robin@RobinDickson.com
 Website: www.RobinDickson.com

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 We have qualified buyers. Contact us today.



Emily Barraclough & Julie Rae Davis Present
 4117 Cid Way, Pleasanton



Beautifully Updated Home with lots of Curb Appeal!

Located in desirable Amador Estates. Convenient location close to downtown, schools and shopping. 4bd/2ba, approx. 1350 sq ft home. Gorgeous Granite Counters in kitchen. Laminate floors throughout kitchen, office and family room. Newer carpet in bedrooms. Outdoor kitchen and built-in barbeque-perfect for entertaining. Lovely front porch with swing. Professionally landscaped front and rear yards, This home is a must see! Offered at \$769,000



Emily Barraclough & Julie Rae Davis
www.925hometeam.com
 (925) 621-4085

PLEASANTON | 900 Main Street 925.251.1111



Wayside Park Realty

4377 First Street, Ste. A
 Pleasanton, CA 94566-7125



Roy Cavellini
 Owner/Broker/Notary
 925.600.9351
 Broker License #855814
www.roycavellini.com



Joe & Glorian Crosslin
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BIG LOT WITH A GORGEOUS POOL

Delightful 3 bedroom 2 bath single family home on a large lot. Large pool and side yard access. Updated kitchen and a court location. Walk to downtown and all school levels. *Call Roy for details. Asking \$879,950*



Wayside Park Realty
www.waysideparkrealty.com



Visit me on the web at
680Homes.com



925.463.2000
The 680 Team

Gorgeous 5 bedroom, 3 bath home with upgraded kitchen, bedroom & full bath downstairs, hardwood floors, dual-pane windows, upgraded baths, huge family room, nice master suite with viewing balcony, dual-pane windows, long-life metal roof, community pool, and private lot with deck and brick patio. Over 2500 sq ft! Offered at \$945,000
OPEN SUN 1-4 • 7763 Redbud Ct.



Charming single story in Parkside! Loads of potential in this cute 3 bedroom, 2 bath home with plantation shutters, new carpet and paint, 3 car garage, vaulted ceilings, large sunny kitchen, nice master with walk-in closet, and private lot with no rear neighbors! Offered at \$779,000
OPEN SUN 1-4 • 5913 Arthur Dr.



BEST BUY IN PLEASANTON! Fabulous 3 bedroom, 2 1/2 bath home featuring a custom gourmet cherry/granite/stainless kitchen, new roof, dual-pane windows, huge family room with wet bar/utility area, and private yard with sparkling pool and side access. Offered at \$849,000.



CUSTOM HOME IN INCREDIBLE TAHOE SETTING!

Fabulous 5 bedroom plus bonus room, 4 1/2 bath with gourmet kitchen, huge family room with wet bar and brick fireplace, luxurious master suite with retreat, dramatic foyer, formal living room & dining room with architectural columns, 3 car garage, and private .42 acre wooded lot at end of quiet street with views of the ridge! Offered at \$1,999,950.



Prime Charter Oaks! Fabulous 4 bedroom plus loft/office, 3 bath home in great location with 3 car garage, large sunny kitchen with island, gas range, & double ovens, luxurious master with walk-in closet & separate tub & shower, private lot, 3 car garage, and more! Offered at \$1,075,000



Gorgeous Del Prado charmer on cul-de-sac! Fabulous 5 bedroom, 2 1/2 bath home upgraded and remodeled to perfection! Hardwood floors, remodeled kitchen with granite counters, dual-pane windows, upgraded baths, lots of designer touches throughout, and large private lot with sparkling pool! Offered at \$1,039,000
OPEN SUN 1-4 • 2368 Corte De La Jara

PLEASANTON | 900 Main Street 925.251.1111



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Private Country Estate



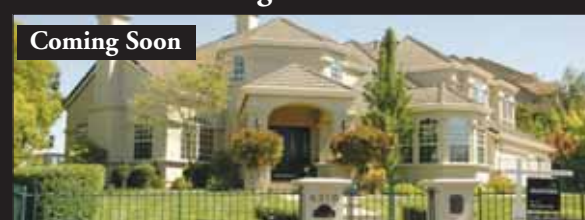
547 SYCAMORE ROAD, PLEASANTON • OFFERED AT \$1,985,000
One acre plus estate, within walking distance to Downtown. Rare opportunity to enjoy the best of both worlds. You will be living in the country in a beautiful custom home that is great for entertaining, with five bedrooms, three and a half baths and over 3500 square feet, yet close to everything. This property includes a four car garage and in ground swimming pool and spa on a 1.05 acre parcel. You can feed your own horses in the morning and then walk to Main Street for breakfast or a cup of coffee. You will appreciate the privacy and rural feel. You are within the city limits, so you have all the services, including City Sewer and Water. This premium location is also convenient to Castlewood Country Club and access to Interstate 680.

Vintage Heights



833 "UPPER" MONTEVINO DR, PLEASANTON • OFFERED AT \$1,499,000
Panoramic views and newer in ground swimming pool/spa included in this private .25 acre lot. Completely remodeled kitchen with granite slab counters, custom cabinets, stainless steel appliances and hardwood floors. Newer dual pane windows throughout. New carpeting. Recently professionally re-landscaped. Viewing balconies. 4 bedrooms, 3.5 baths, 3475 square feet, bonus room/2nd master option (4th). Beautiful exterior with extensive brickwork. Adjacent to Livermore Valley wine country and just a few minutes to Ruby Hill Country club. Memberships available.

Kottinger Ranch



4210 REMILLARD COURT, PLEASANTON • OFFERED \$2,095,000
The best of Kottinger Ranch! This gorgeous custom home is located near the top of Remillard with a flat court location. Panoramic views of the Tri-Valley, Mount Diablo, and Pleasanton Ridge. Open space behind and in front of this exquisite, highly upgraded property. Five bedrooms, three baths (bonus room 5th). Private in-ground pool and spa with cascading waterfall. Beautifully landscaped, including Bocce Court, Remodeled gourmet kitchen and bathrooms (2). Community pool, tennis and park. A walk to state distinguished Vintage Hills Elementary School. Its exquisite... don't miss it!

Oak Manor



819 OAK MANOR CT, PLEASANTON • OFFERED AT \$2,395,000
As soon as you enter you will be impressed with the unique elegance. Gorgeous custom home on private .62 acre lot. Approximately 4904 square feet, four bedrooms (two master suites) plus wine room and bonus loft area and 5.5 bathrooms. Quality, high end equipment and finishes throughout. Gourmet kitchen with granite slab counters and stainless steel appliances. Hardwood floors. Oversized four car garage with car hoist (5 car capability). Beautifully landscaped Tahoe-like grounds with mature trees. Two minutes to Castlewood Country Club.

San Michelle



230 LYON COURT, DANVILLE • OFFERED AT \$1,299,000
Wow! Highly upgraded 5 year old home in quiet court location. Five bedrooms plus loft computer work station area, 3 baths with 3464 square feet. Granite slab counters, stainless steel appliances, large master suite with large spa tub and marble surrounds. Gas BBQ room for a pool, and large side yard with pavers patio. Conveniently located near Blackhawk Plaza and Tassajara Crossing Shopping Centers. Close to Blackhawk Country Club, Diablo Vista Middle School, and the future Mustang Soccer Club Complex with Club House, Two Synthetic Fields and Running Track.

Bridle Creek



576 SYCAMORE CREEK WAY, PLEASANTON • OFFERED AT \$1,899,000
Beautiful Bridle Creek home on .34 acre lot with professional landscaping and in-ground pool/spa. Popular large Avalon model with five bedrooms, formal office, loft area and 5.5 bathrooms. Approximately 4476 square feet plus approx. Plus 400 square foot guest house/casita. Gourmet kitchen with granite slab counters and maple cabinets. Close to Downtown Pleasanton and Castlewood Country Club. Great house, great price!

Thinking of selling your home?
Let Alain Pinel Realtors list your property.
We have qualified buyers. Contact us today.

BLAISE LOFLAND OPEN SUNDAY 1-4



PLEASANTON \$1,985,000
One acre plus estate, close to downtown. Great for entertaining! Pool/spa, 4 car garage! 5 bedrooms, 3.5 baths and 3692+/-sf. Live in the country in this beautiful custom home! 547 Sycamore Road

UWE MAERCZ BY APPOINTMENT



LIVERMORE \$1,395,000
Crown jewel of Los Olivos! Highest upgraded 4bd/4.5ba residence in the neighborhood. 3 fireplaces, distressed hwd floors, wrought iron gate and more! Pool, spa, fire pit and pool house.

ELISABETH SANTOS OPEN SAT/SUN 1-4



DUBLIN \$1,299,000
New 5bd/4.5ba, 4100+/-sf home with gourmet kitchen with granite counter and island. Beautiful master bathroom with upgraded tile. 1bd/1ba and office with separate entrance. 2980 Innisbrook Way

BLAISE LOFLAND OPEN SUNDAY 1-4



DANVILLE \$1,299,000
Upgraded 5 year old home on a quiet court. 5bd/loft/3ba, 3464+/-sf of living space. Large rear yard with room for a pool, gas BBQ and large side yard. Close to schools and shopping! 230 Lyon Ct

MARK JAMES BY APPOINTMENT



PLEASANTON \$1,025,000
Gorgeous 4bd/3ba, 3-car garage home. Vaulted ceilings in living/dining room. Family room with a cozy brick fireplace, crown molding and wet bar, gorgeous kitchen, large patio with arbor and nice size.

KAT GASKINS BY APPOINTMENT



PLEASANTON \$929,000
A West Pleasanton beauty with 5bd/3ba and 2620+/-sf of tri-level living space! Court location with views! Wood floors, high ceilings, 2 fireplaces, large rooms, great schools and easy commute, too!

KIM OTT OPEN SUNDAY 1-4



PLEASANTON \$905,000
Beautiful 5bd/2.5ba, 2378+/-sf home. New paint, carpet, most dual pane windows. Updated kit. with oak cabinets/granite counters. Beautiful backyard, above ground pool and spa. 5550 Paseo Navarro

ROSEMARY V. DUTRA BY APPOINTMENT



DUBLIN \$849,000
Beautifully upgraded 4bd/2.5ba Creekside home! Built in 1997, 2191+/-sf on a 4400+/-sf lot. Hwd floors in entry/LR/DR, new tile in kitchen. Large master suite. Designer paint. 4712 Boxwood Way

MICHAEL TESSARO OPEN SAT 2-4



PLEASANTON \$835,000
The Gates community offers this beautiful single story home. 3bd/2ba 1614+/-sf With Oak Plank flooring, added family room off kitchen, freshly painted interior, plantation shutters. 2626 Laramie Gate Cir

BARRACLOUGH/DAVIS BY APPT.



PLEASANTON \$769,000
Located in desirable Amador Estates. Convenient location close to downtown. 4bd/2ba, 1380+/-sf home. Gorgeous Granite counters in kitchen. Outdoor kitchen and Barbecue perfect for entertaining.

KATHRYN MASON BY APPOINTMENT



DUBLIN \$724,900
Awesome design and special features in this 3bd/2ba 1558+/-sf on a 5500+/-sf lot. Granite in kitchen, bay window, and designer paint. French doors to backyard oasis with hot tub and covered patio.

MAUREEN NOKES BY APPOINTMENT



LIVERMORE \$698,000
\$40,000 Reduction on this 3-year new home, backs to park. 4bd/2.5ba, 2035+/-sf. Granite, maple, stainless kitchen. Dining room, huge master with retreat.

JOYCE & RICK JONES OPEN SUN 2-4



PLEASANTON \$688,000
Fuchsia model on premium corner lot. 2bd/2ba, large loft/possible 3rd bd, fresh paint inside, neutral carpeting, 3 sliding glass doors leading to beautifully landscaped yards. No HOA. 1802 Sinclair Drive

ESTHER BECKER OPEN SUNDAY 1-4



LIVERMORE \$675,000
This rare single level home offers 4bd/2ba, 1,694+/-sf. Open kitchen with granite counters formal living and dining rooms, large yard with Bocce ball court, 6 person spa and more! 6923 Sunridge Dr

MICHAEL TESSARO OPEN SUNDAY 2-4



PLEASANTON \$649,950
Beautiful Nantucket model with 1731+/-sf for 3bd/2.5ba Duet. New paint/carpet/roof. Termite Clearance from Homeguard and Chimney repairs completed by American Chimney. 1556 Trimmingham Dr

SUE MCKINLEY BY APPOINTMENT



PLEASANTON \$639,950
2 Master Bedroom Suites with Private Baths. Pleasanton's Top Rated School District; Custom Upgrades throughout; Stainles Steel Appliances, Bathrooms Flooring, Paint, Built-ins, Back Yard.

PHYLLIS & CAROLYN WEINER PROUDLY PRESENT
JUST LISTED!!

334 Yearling Court, Oak Tree Farm, Pleasanton

OPEN SUNDAY 1-4



Follow the oak tree canopy down scenic Foothill Rd. to Oak Tree Farm, and one of the most unique and wonderful homes to come on the market. This elegant home and grounds are incomparable, with quality workmanship, and meticulously landscaped grounds with solar pool, waterfalls and outdoor kitchen, approx. 4200 sq.ft. with Master Suite and Library on the first floor.

*Call Phyllis for private showing.
Offered at \$2,349,000*



PHYLLIS 925.872.1416 CAROLYN 925.922.9822

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WWW.PHYLLISANDCAROLYN.COM

HOMETOWN GMAC
Real Estate

PLEASANTON



NICE UPGRADES 5BD/3BA, granite, maple cabinets, hardwood floors, new upgraded carpet, new paint in & out, central vac, plantation shutters

925.426.3800 \$1,475,000

DANVILLE



CLOSE TO DOWNTOWN 3BD/2BA, gorgeous hardwood floors, dual paned windows, plantation shutters, tile roof, updated kitchen, lush backyard

925.426.3880 \$998,500

LIVERMORE



BEAUTIFUL HOME IN WINE COUNTRY 4BD/2 1/2 BA, upgraded courtyard, carpet and tile, private backyard, kitchen/family combo w/granite counters

925.426.3800 \$995,000

LIVERMORE



STERLING RESERVE BEAUTY 4BD/2 1/2 BA, formal dining room with fireplace, custom 20" tile floor, french doors open to patio, built-in bbq, spacious kitchen

925.443.7000 \$990,000

PLEASANTON



BEAUTIFULLY MAINTAINED 4BD/2 1/2 BA, hardwood floors, new interior/exterior paint, plantation shutters, kitchen with Corian & maple cabinets

925.426.3880 \$880,000

PLEASANTON



GREAT STARTER HOME 3BD/2BA, great kitchen, living room, inside laundry, freshly painted, new carpet, nice sized yard, newer roof

925.426.3800 \$638,000

SAN LEANDRO



LOTS OF POTENTIAL 5BD/2BA, located in nice area, large family room, wet bar, freshly painted outside, newer carpets, extra large lot

925.426.3800 \$630,000

HAYWARD



GREAT LOCATION 3BD/2 1/2 BA, new carpets, tile flooring, fresh paint inside and out, vaulted ceilings, near freeway, bridge and shopping

925.426.3800 \$609,950

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