

October 20, 2006

Section 2

PLEASANTON WEEKLY

Living

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With the Tri-Valley's long history in filmmaking, it's not surprising the California Independent Film Festival has made its home here and continues to flourish as it embarks on its eighth year. The annual festival kicks off its 2006 run Oct. 25 and continues through Oct. 29, showcasing 70 films ranging from shorts, documentaries, animations, full-length features and music videos.

"Initially we started because there was no film festival in the East Bay, specifically the Tri-Valley area, and we wanted to do one here because there are a lot of talented individuals," said Derek Zemrak, festival founder and president.

During the course of the five days, film buffs can check out screenings at the Vine Cinema in Livermore and the Orinda Theater, as well as BoaVentura de Caires, Wente Vineyards, Tamás Estates and Stephen Kent Winery. The festival opens with a screening of feature film "You Did What" by L.A.-area director Jeff Morris.

As the festival has grown, it has incorporated movies from filmmakers across the country, but it still keeps a place for local films with the Bay Area Showcase. Pleasanton resident Linda Rhodes' five-minute music video "Delta Butter" is one of these films and will be shown Oct. 29 at Wente Vineyards. The video depicts the fun of a day spent out on the Delta water skiing and wakeboarding and is set to the track of an original song written by Rhodes.

"I was out on the Delta last February and it just hit me," Rhodes explained. "The words poured out and I came up with an idea for a song. I grabbed a piece of paper, started scrib-

bling, and it came forth within two or three weeks."

After penning the music, Rhodes went out in July and shot eight hours of footage on the Delta, mostly of her family and fellow Delta enthusiasts having fun in the water, which was whittled down to a five-minute music video.

Although Rhodes volunteered at the film festival last year and also sat on the festival's board in the past, she said she's excited to

do it justice, either as a documentary or something viable, I would have to get funding first. I'm familiar enough with film and video, since I have worked in the business, to know it is a huge commitment and not a commitment I would take lightly. If I do a full length documentary or film, I'd have to have financing in place first."

While Rhodes is the only Pleasanton resident whose film is entered in the festival, Joe

"I'm familiar enough with film and video, since I have worked in the business, to know it is a huge commitment and not a commitment I would take lightly."

—Linda Rhodes
Pleasanton filmmaker

attend this year as a filmmaker. In fact, Rhodes has a history working in film and television. She graduated with a Master of Fine Arts in film and video production from the University of California, Los Angeles. After graduating, she worked in television and taught film and video classes before moving to Pleasanton 14 years ago.

Rhodes is considering using the additional footage that didn't make it into "Delta Butter" as a jumping off point for a documentary on the Delta and the community that gathers there, centered on water sports. But, she's realistic about what needs to happen before she can make this project a reality.

"There's a lot of beauty on the Delta and I would like to do more with it, but it's purely a financial thing right now," she explained. "To

Madden, president of Pleasanton-based Goal Line Productions, is also involved with the festival, serving as a judge. Goal Line Productions regularly produces commercials and industrial films as well as features, such as the drama "Touchback" which is currently in pre-production.

In addition to the screenings, the festival is hosting several events including a celebrity poker tournament on Oct. 26 led by former Pleasanton resident Christopher Knight—best known as Peter Brady from "The Brady Bunch"—and his wife Adrienne Curry, the winner of the first "America's Next Top Model." The couple has been the focus of the VH1 reality TV show "My Fair Brady" and "My Fair Brady 2" which chronicles

their relationship and recent marriage. Knight attended the festival last year and was part of the celebrity golf tournament.

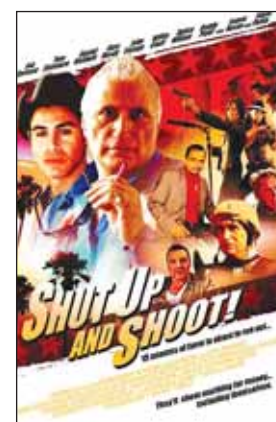
Also on Oct. 26, The Iron Filmmaker Contest is coming back, giving local residents the chance to make a film in 24 hours by incorporating specific elements that are announced the day of the challenge.

Of course, the festival is not complete without its regular tribute to a living entertainment legend, and this year the festival is honoring Ed Asner. During his career, Asner has won seven Emmy Awards and 16 nominations, as well as five Golden Globe Awards and served as president of the Screen Actors Guild for two terms. Originally, actor Ned Beatty was slated to receive the award, but it was quickly switched to Asner after Beatty said he was unable to attend the festival due to his shooting schedule for a film in Morocco. The Lifetime Achievement dinner honoring Asner is scheduled for Oct. 27 from 6 to 7:30 p.m. at the Robert Livermore Community Center.

In an effort to make the festival more family-friendly this year, organizers have added a children's film element bringing in 12-year-old actor Daryl Sabara for a question and answer session. Sabara is best known for his role in the "Spy Kids" trilogy and the first film in the series, "Spy Kids," will be screened on Oct. 28.■

Catch the festival

For a complete schedule of film screenings and events during the California Independent Film Festival, visit www.caindiefest.com.



Movie Times

Note: Screenings are for Friday through Tuesday only.

Alex Rider: Operation Stormbreaker (PG)	Hac. Cross. 20: Fri-Tue 11:30 am
Driving Lessons (R)	CinéArts: Fri-Tue Noon, 2:40, 5:10, 7:35, 9:55 pm
Employee of the Month (PG-13)	Cent. 14: Fri-Tue 11:45 am, 2:55, 5:10, 7:30 pm Hac. Cross. 20: Fri-Tue 11:05 am, 1:35, 4:05, 6:50, 9:35 pm
Flags of Our Fathers (R)	Cent. 14: Fri-Tue 12:35, 3:50, 7:10, 10:15 pm Hac. Cross. 20: Fri-Tue 1:10, 1:40, 4:10, 4:40, 7:10, 7:40, 10:10, 10:40 pm
Flicka (PG)	Blackhawk Movies 7: Fri-Tue 12:30, 2:55, 5:10, 7:25, 9:40 pm; Sun-Tue no 9:40 show Cent. 14: Fri-Tue 12:05, 2:35, 5:05, 7:40, 10:10 pm Hac. Cross. 20: Fri-Tue 11 am, 1:20, 3:40, 6:05, 8:25, 10:45 pm Vine Cinema: Fri 2:20 4:40, 7, 9:15 pm; Sat-Sun noon, 2:20, 4:40, 7, 9:15 pm; Mon-Tue 3, 5:10, 7:30 pm
Infamous (R)	CinéArts: Fri-Tue 11:40 am, 9:40 pm
Jackass: Number Two (R)	Cent. 14: Fri-Tue 9:55 pm Hac. Cross. 20: Fri-Tue 11:05 am, 1:15, 4, 6:10, 8:35, 10:55 pm
Keeping Mum (R)	CinéArts: Fri-Tue 2:20, 4:50, 7:15 pm
Man of the Year (PG-13)	Blackhawk Movies 7: Fri-Tue 2:05, 4:40, 7:15, 9:50 pm; Sun-Tue no 9:50 pm show Cent. 14: Fri-Tue 11:35 am, 1, 2:15, 3:35, 4:55, 6:15, 7:35, 9:10, 10:05 pm Crow Canyon 6: Fri-Tue 12:45, 3:45, 6:50, 9:30 pm; Sun-Tue no 9:30 pm show Hac. Cross. 20: Fri-Tue 1:45, 2:15, 5:05, 7:25, 7:55, 10:35 pm
Marie Antoinette (PG-13)	Blackhawk Movies 7: Fri-Tue 1:40, 4:25, 7:10, 9:55 pm; Sun-Tue no 9:55 show Cent. 14: Fri-Tue 1:10, 4:15, 7:25, 10:20 pm Hac. Cross. 20: Fri-Tue 1:30, 4:30, 7:30, 10:30 pm; all open captioned
One Night with the King (PG)	Hac. Cross. 20: Fri-Tue 11:30 am, 2:20, 5:20, 8:05, 10:50 pm
Open Season (PG)	Blackhawk Movies 7: Fri-Tue 12:35, 2:45, 4:50, 7:30, 9:35 pm; Sun-Tue no 9:35 pm show Cent. 14: Fri-Tue 11:55 am, 2:30, 4:40, 7, 9:15 pm Crow Canyon 6: Fri-Tue 12:30, 2:40, 4:50, 7:10, 9:20 pm; Sun-Tue no 9:20 show Hac. Cross. 20: Fri-Tue 12:05, 2:25, 4:45, 7:35, 9:55 pm Regal Imax Theaters: Fri-Tue 11:05 am, 1:05, 3:05, 5:05, 7:05, 9:05 pm Vine Cinema: Fri-Tue 1:30, 3:25, 5:20, 7:15, 9:05 pm; Mon-Tue no 9:05 pm show
School For Scoundrels (PG-13)	Hac. Cross. 20: Fri-Tue 12:30 pm
The Departed (R)	Blackhawk Movies 7: Fri-Tue 12:40, 3:50, 7, 10:10 pm; Sun-Tue no 10:10 pm show Cent. 14: Fri-Tue 11:30 am, noon, 2:45, 3:40, 5:55, 7:15, 9:25, 10:30 pm Crow Canyon 6: Fri-Tue 12:20, 3:30, 6:40, 9:50 pm; Sun-Tue no 9:50 show Hac. Cross. 20: Fri-Tue Noon, 1:55, 3:30, 5:10, 6:55, 8:45, 10:15 pm; Tue no 5:10, 8:45 shows
The Grudge 2 (PG-13)	Blackhawk Movies 7: Fri-Tue 1:30, 4:30, 7:30, 10 pm; Sun-Tue no 10 pm show Cent. 14: Fri-Tue 12:55, 3:25, 5:45, 8, 10:35 pm Crow Canyon 6: Fri-Tue 1:30, 4:30, 7:30, 10 pm; Sun-Tue no 10 pm show Hac. Cross. 20: Fri-Tue 11:20 am, 2, 2:55, 4:25, 5:40, 6:40, 8:10, 9:20, 10:50 pm
The Guardian (PG-13)	Cent. 14: Fri-Tue 12:45, 7:05 pm Hac. Cross. 20: Fri-Tue 12:15, 3:45, 6:35, 9:45 pm
The Illusionist (PG-13)	Cent. 14: Fri-Tue 3:55, 10 pm CinéArts: Fri-Tue 11:50 am, 2:30, 5, 7:30, 10 pm Hac. Cross. 20: Fri-Tue 11 am, 4:35, 10:05 pm
The Last King of Scotland (R)	CinéArts: Fri-Tue 1, 4:15, 7:05, 9:50 pm
The Marine (PG-13)	Cent. 14: Fri-Tue 12:40, 3, 5:15, 7:30, 9:45 pm Crow Canyon 6: Fri-Tue 1:15, 4:15, 7:20, 9:40 pm; Sun-Tue no 9:40 pm show Hac. Cross. 20: Fri-Tue 11:10 am, 1:30, 3:50, 6:15, 8:30, 10:45 pm
The Nightmare Before Christmas (PG)	Hac. Cross. 20: Fri-Tue 11 am, 1, 2, 5, 7, 9, 10:55 pm
The Prestige (PG-13)	Blackhawk Movies 7: Fri-Tue 1:15, 4:10, 7:05, 10 pm; Sun-Tue no 10 pm show Cent. 14: Fri-Tue 11:40 am, 12:50, 2:50, 4:10, 6, 7:20, 9:05, 10:25 pm Crow Canyon 6: Fri-Tue 1, 4, 7, 10 pm; Sun-Tue no 10 pm show Hac. Cross. 20: Fri-Tue 11 am, 1:20, 1:50, 4:25, 4:50, 7:20, 7:50, 10:20, 10:50 pm
The Queen (PG-13)	CinéArts: Fri-Tue 11:20 am, 1:45, 4:10, 6:45, 9:15 pm
The Texas Chainsaw Massacre: The Beginning (R)	Hac. Cross. 20: Fri, Sat, Tue 11:50 am, 2:10, 4:30, 6:45, 9:10 pm; Sun 2:10, 4:30, 6:45 pm; Mon 2:10, 4:30, 9:10 pm

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/>



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SOME ENCHANTED EVENING



*Pleasanton Playhouse
brings 'South Pacific'
to town*

Everyone loves a good Rodgers & Hammerstein musical, which is why the Pleasanton Playhouse loves bringing them to town. Keeping with tradition, the playhouse opens "South Pacific" tonight at the Amador Theater, 1155 Santa Rita Rd.

The musical follows two love stories unfolding on a South Pacific island during World War II, and examines how prejudice can affect even the purest of loves. U.S. Navy nurse Nellie Forbush (Laura Morgan) serves on the island and falls in love with Emile de Becque (Jeff Lowe), a middle-aged French plantation owner. But when Emile proposes marriage, Nellie is shocked to discover he has mixed-race children from an earlier relationship. Although she loves him, she does not know if she can overcome the racial prejudices that have been ingrained in her. Meanwhile, Lt. Joe Cable (Will Giammona) of the U.S. Marine Corps arrives on the island to take part in a dangerous spy mission, traveling to the island of Bali Ha'i where he meets Bloody Mary (Ruth Saia), the native souvenir dealer, who introduces him to her daughter Liat (Kelly Park). Joe and Liat fall in love, but Joe does not think he can

marry Liat because of her race. Dejected in love, Joe and Emile agree to go on a dangerous mission, causing many twists and turns in their relationships, and the war.

As with all Rodgers & Hammerstein musicals, the score from "South Pacific" has many songs that have become part of our cultural fabric, including "Some Enchanted Evening," "I'm Gonna Wash that Man Right Out of My Hair" and "Bali Ha'i." First debuting on Broadway in 1949, the show went on to win a Pulitzer Prize for drama in 1950. The story is based on two short stories from the book "Tales of the South Pacific" by James Michener, which itself won a Pulitzer Prize for fiction in 1948. It was later made into a musical film in 1958.

The Pleasanton Playhouse performance runs from Oct. 20 to Nov. 5 with shows on Friday and Saturday nights at 8 p.m. and Sunday afternoons at 2 p.m. Tickets are \$30 for adults, \$28 for seniors 60 or older and \$20 for children 18 or younger. Call 462-2121 or visit www.pleasantonplayhouse.com to purchase tickets.

—Rebecca Guyon

Ready to Rent

The Notorious Betty Page

HBO Home Video DVD – 1hr 30mins
Director: Mary Harron

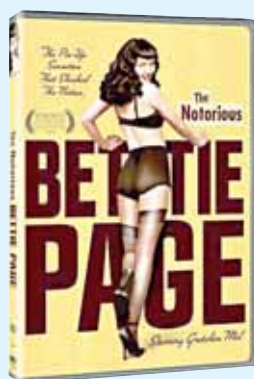
Betty Page's pinup image is the quintessential essence of both American retro and naughty chic. Her image now adorns lunch pails and greeting cards and (in my brother's case) buttons on shirts, but there was a time where Page could only be seen (barely) clothed or au naturel in magazines that celebrated kitschy S&M and had to be kept in a box under the counter of a specialty store for fear of government reprisal. This is where the great director Mary Harron's "The Notorious Betty Page" begins, during a bust that sets off a 1950s Senate inquiry with origins deep in scapegoating and repression, a runoff from communist-hunting. What does Harron say about Betty Page the person, however? This is where the director and screenwriter Guinevere Turner and Harron excel, making sure to avoid bland biopicing in favor of an icy but very telling drama about a woman who fills a deep cultural void for many, yet barely acknowledged her own importance.

Page's story is one that is the stuff of American melodrama and unfortunately all too common for some women: she grows up in a very conservative household in Tennessee, graduates as valedictorian and marries the first man to intrigue her, only to have it fall apart due to his abusiveness. She leaves him and, a little afterwards, is abused sexually by a group of strangers, which prompts her to leave for New York to try her hand at acting and developing her skills with the "method." It is Gretchen Moll that plays Page with a strange earnestness and Zen-like Christian quality that never smacks of ego-driven mania and with Moll, it is very revelatory. What could have become a smorgasbord of scene chewing and mugging, Moll instead imbues the character with respect and distance without irony or reverence and it's truly something special.

While struggling in New York, Page meets a series of interested photographers who all want to capture her essence. She starts taking jobs for "men's only" magazines, posing in bathing suits and lingerie and moves into more playful terrain with husband and wife team Irving (Chris Bauer) and Paula Klaw (Lili Taylor) whose specialty photos are for their "discriminating and high class clients." The Klawes, however, are not presented as kinky perverts but more so very neurotic small-time business owners who create an atmosphere of demanding model work and a sense of fun. Page explains her modeling as just silly fun with costumes that happens to pay well.

"The Notorious Betty Page" is a great movie because it never, like Moll's performance, passes judgment or treats its subject with a sense of pity. It also, and this is key, never puts Page in the role of a lofty metaphor, explaining away or sifting for some sort of Freudian tick to make us feel superior. Page is refreshingly presented as an earnest Christian whose struggles with her faith, and actions are presented in a mature and likeable fashion. There is a brilliant moment in the film where she is engaged in conversation about her faith during a shoot with her longtime, cynical photographer. As she is engaged de facto mid snap, he points out the obvious irony of her situation in which Page replies that if she is acting according to her nature, then it is God's will, and it then cannot be all that bad.

—Joe Ramirez



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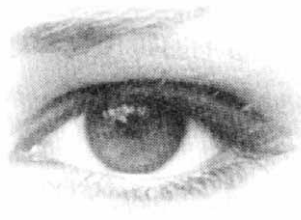
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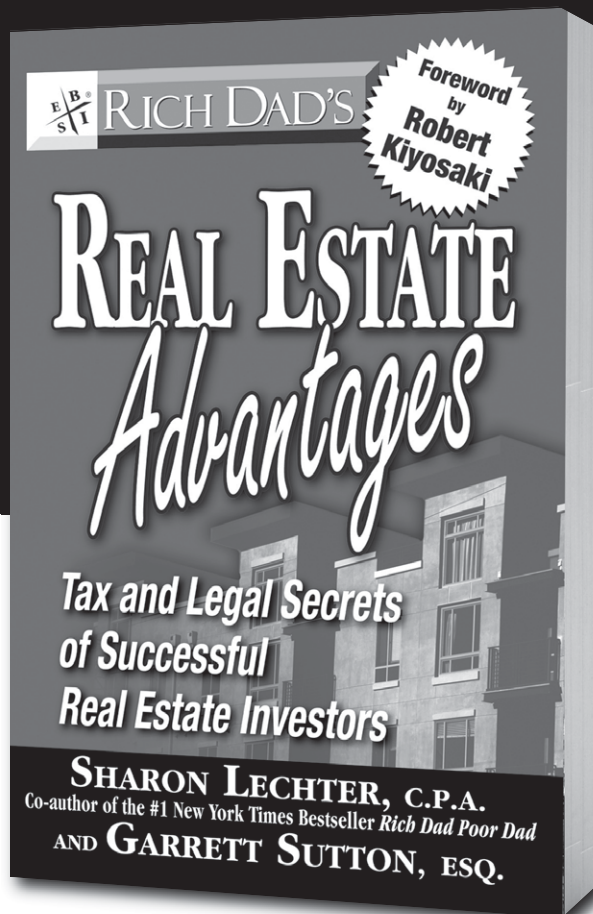
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Sports

Falcons remain undefeated

by Michael Miller

Impressive 38-7 win over Cal High

The Foothill Falcons took control early in the game against California High School and never let go on the way to a 38-7 win. On their first two offensive plays, the Falcons (6-0 overall, 3-0 EBAL) scored touchdowns—the first on a 50-yard pass from Josh Mendonca to Ryan Thiege and the second on a tackle busting 20-yard run by Austin Day. Both plays were set up by impressive defensive efforts and huge punt returns by Jordan Johnson. By the time the first quarter ended, the score was 21-0.

From there Foothill's offensive line pushed the Cal defenders around the field, powering the offense to 297 yards rushing. Rob Andrews, who had 17 carries for 101 yards, and Day, who had 100 yards on only seven carries, led the offense. Thiege had two touchdowns and a combined total of 106 yards, 50 receiving and 56 rushing.

With the win, Foothill moved to the No. 19th-ranked team in the state and second in the North

Coast Section (behind only No. 1-ranked in the country De La Salle) in the MaxPreps.com power rankings. Through six games, the Falcons have scored 108 points and allowed only 28. Next up for Foothill is a game tonight at 7 p.m. at Livermore High School (1-4, 0-3).

BUSC Class 1 U14 upset ACC Mavericks

In dramatic come-from-behind fashion, the Class 1 U14 Ballistic United team upset the first place and formerly-undefeated ACC Mavericks 3-2 last Saturday. ACC jumped to a quick 2-0 lead in the first half, but Ballistic didn't give up and came back to score three second-half goals for the win. Derek Kanowsky scored the first goal on a penalty kick. Minutes later, Nick Pereira tied the game off a back pass from Zach Savoy.

Defense ruled the remainder of the game, with Evan Larsen and Eddie Schoennagel preventing ACC from creating any scoring opportunities. Lucas Crawback and Jonathan Yankowski were outstanding at midfield. With less than two minutes left to play, Garret Foster showed his usual bulldog-like tenacity and won a battle for a loose ball and passed to James Metz, who volleyed in the winning goal.

BUSC Class 3 U17 Black remain in first place

The BUSC U17 Black took control of their division with a hard-fought 1-0 win over second-place Newark. The BUSC defense—led by Bryant Dante, Tim Gaisor, Kurt Lenamon, Trevor Dawson, Nick Bonham, and Kris Tayyeb—held their ground against an aggressive attack by Newark. They clogged the middle effectively and forced Newark to take shots from far outside. The only goal of the match was scored by Matt Carlucci who, off a cross from Joey Halim, hit the back of the net on a blast from the top of penalty the box.

BUSC Class 1 U9 wins in Danville

The U-9 A/C Bronze Ballistic Black traveled to Danville and came away with a 4-1 win over the Mustang Revolution. Barely two minutes into the match, while attacking deep into the Mustang penalty area, Chudi Atuegbu surprised the Revolution defense by scoring from 25 yards out after collecting a short clearing attempt by the Mustang. Seven minutes later, Ballistic Black made it 2-0 after a fine run up the left side by Cameron Ritchie set up Michael Anastassiou, who scored after getting past the last defender.

In the second half, the Revolution scored on a free kick from the top

of the penalty box. The BUSC Boys answered back seven minutes later on a goal from Cameron Owens. Jack Traube finished the scoring to seal the win. Bryce Veit, Jacob Guzman and Sahil Patel led the BUSC defense.

Rage U19 Orange wins a physical battle

The U19 RAGE Orange defeated their Tri-Valley rivals, the Mustang XPlosion, 2-0 in the Pleasanton Sports Park Sunday. The first half was physically grueling as each team attacked and defended looking for a weakness in their opponent. The half ended in a scoreless tie as neither side would give an inch to the other. When the Rage were able to get shots on goal, Megan Gomez, Jamie Thurman and Heidi Larsen combined for seven shots in the first half, the XPlosion goalie was up to the task.

The Rage's first goal came in the 6th minute of the second half, when defender Alex Martin booted the ball upfield to Gomez for the goal. Later in the half, on a one-on-one play, Larsen drew the Mustang goalkeeper out of her net and lofted a high shot over her head and into the goal for the insurance needed to seal the win.

U16 Rage Premier remain in first

The U-16 Rage Premier dominated the Marin FC '91 Blue team in a 4-0 win that allowed the Rage to maintain their perch atop the Gold Division of the Golden State Soccer League. Chloe Langon had an outstanding game scoring one goal and assisting on another Marisa Fraticelli, Amanda Luxford, who scored off a free kick from 35 yards out, and Carlee Payne scored the other Rage goals.

The Rage controlled the pace of play as midfielders Olivia Klei, Sophie Metz, Raylene Larot and Fraticelli distributed the ball well and played "keep away" from the Marin squad. The Rage defenders—led by Sam Cloutier, Rachael McGlinchy, Ashley Loughmiller, Esther Leon, Rachel Clark, Ashlyn Mazur, and Luxford—limited the Marin FC attack to very few offensive opportunities. Goalkeepers Maddie Fox and Alexa Douglas did not allow a goal to share the shutout.

Pleasanton American Little League registration

Registration for the 2007 Pleasanton American Little League season is under way. There are two methods of registration: Through the Sportability Web site at www.sportability.com (preferred method), or at walk-up registration dates in October and November. For details on the structure of the league as well as age and skill level designations, visit the league Web site at <http://pleasantonamerican.org>. ■

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Private Piano Lessons - \$25/half h

135 Group Activities

FOOTHILL HIGH SCHOOL BAND REVIEW

140 Lost & Found

LOST Yamaha Flute
Yamaha flute in brown case left at Oak Hill Park by a Los Cerros student after a cross country meet 9/26. Email or turn into Danville Music Store.

150 Volunteers

Drivers for senior meals

155 Pets

Flea Meds, healthfulpets.com

Yellow Lab Puppies - 750

For Sale

201 Autos/Trucks/ Parts

Audi 2000 A6 4.2 - \$13,800

BMW 2003 X5 3.0i - \$32,500

Chevy 95 S10 Pickup - \$1700

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LEXUS 2004 RX 330 - \$31,000

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210 Garage/Estate Sales

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Circle, 10/21, 8-1**

**PLEASANTON, Valley View Court
sale, 10/21, 8-3**

215 Collectibles & Antiques

Ceramic bowl and vase - \$15

Hand Stitched Pillow - \$7

Royal Doulton Bunnykins Mug and - \$20

220 Computers/ Electronics

Computer Desk Krister - \$30

230 Freebies

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Moving Sale!! - a lot of stuff

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240 Furnishings/ Household items

a pair of white patio chairs - \$10

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Desk & Credenza - \$75

Drop Leaf Table - \$600

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Vintage Bonton Dinner ware molde - \$30

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350 Preschools/ Schools/Camps

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Send a cover letter and resume to Gina Channell-Allen, president, The Weekly, 5506 Sunol Blvd., Ste. 100, Pleasanton, CA 94566 or fax to 925-600-1433.

Danville
WEEKLY

PLEASANTON
WEEKLY

Pet of the Week

Meet Hermione

This sweet, young adult housecat is a spayed female who is current on her vaccinations, including rabies and leukemia. Hermione is not fond of other cats or dogs so she needs to be an "only pet." She is well behaved in the house and loves to be petted. Hermoine (pet #65008) has beautiful gray and cream-colored fur. Currently, the East County Animal Shelter has a variety of friendly house-cats in need of homes. Visit the East County Animal Shelter, 4595 Gleason Dr., Dublin, open daily 11:30 a.m.-5:30 p.m. Call 803-7040. Visit www.tvlar.org for a list of adoptable animals currently in foster homes.



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Real Estate

Buyers returning to housing market, survey shows

National real estate group sees 'renewed signs of life'

by Jeb Bing

Home sales appear to be bottoming out with lower home prices attracting buyers in many areas of the country, according to the National Association of Realtors.

In a report by David Lereah, NAR's chief economist, a new survey shows that the housing market is gaining renewed signs of life and that sales may be leveling out.

"Many potential home buyers who have been taking a wait-and-see attitude or taking their time and being methodical in the search process are being enticed by lower home prices," he said. "Given a positive economic backdrop of lower interest rates and job creation, we expect sales activity to pick up early next year."

Existing-home sales are forecast to be fairly stable in the fourth quarter and sales for all of 2006 are expected to drop 8.9 percent to \$6.45 million—still the third strongest year after consecutive records in 2004 and 2005. New-home sales are forecast to fall 17.3 percent this year to \$1.06 million, the fourth highest year on record. Housing starts should be down 10.9 percent to \$1.84 million in 2006.

With a recent correction in the market, the national median existing-home price is likely to rise 1.6 percent to \$223,000 for all

of 2006; its anticipated prices will remain slightly below year-ago levels before gaining positive traction in the first quarter of 2007. The median new-home price is projected to decline 0.2 percent to \$240,500—largely the result of builder price cuts to move unsold inventory.

NAR President Thomas M. Stevens from Vienna, Va., said this presents a unique opportunity for buyers. "The supply of homes on the market is the highest we've seen in over 13 years, and mortgage interest rates are experiencing an unexpected decline," said Stevens, senior vice president of NRT Inc. "The 30-year fixed rate is hovering around 6.3 percent, and sellers in most of the country are now showing a willingness to negotiate. While this changing market is a great time to buy, it's become increasingly important for parties on both sides of the real estate transaction process to have professional representation."

The 30-year fixed-rate mortgage will probably average 6.5 percent in the fourth quarter but will trend up modestly in 2007.

The unemployment rate should average 4.8 percent in the fourth quarter. Inflation, as measured by the Consumer Price Index, is expected to be 3.4 percent for all of 2006, while growth in the U.S. gross domestic product is forecast at 3.3 percent. Inflation-adjusted disposable personal income is likely to grow 3.4 percent for 2006. ■

Pleasanton Hills 530 Dolores Place, Pleasanton

Incredible Custom Kitchen! Rare to find at this price! Granite, Sub Zero, refrigerated drawers, Thermador 6 burner cook top, Huge oversized family room, with a Spectacular Pool/Spa! Over 3000 sqft, hardwood floors, surround sound, includes 3 built-in TV's and sound system.

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Bridle Creek

907 Sunny Brook Way, Pleasanton

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Forest Hills Estates 5029 Forest Hills Drive, Pleasanton

Desirable Westside location! Built in 1996, with 5 bedrooms, 3 baths, 3182 sqft, large kitchen, maple cabinets, hardwood floors, new carpet/paint, central vac, excellent floor plan, 9800 sqft lot with great views! **\$1,385,000**



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Home sale of the week



**4459
Shearwater
Ct.
Pleasanton
— \$895,000**

Completely renovated "Gallery Model" in "Birdland" 4bd/3ba 2150 sq ft with Maple/Granite kitchen, Marble baths, Berber carpet and travertine tile flooring. Sold by Tim McGuire from Alain Pinel.

Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 19	Total sales reported: 20	Total sales reported: 26	Total sales reported: 58
Lowest sale reported: \$446,000	Lowest sale reported: \$270,000	Lowest sale reported: \$325,000	Lowest sale reported: \$250,000
Highest sale reported: \$1,650,000	Highest sale reported: \$1,605,000	Highest sale reported: \$1,280,000	Highest sale reported: \$1,900,000
Average sales reported: \$927,985	Average sales reported: \$727,000	Average sales reported: \$713,308	Average sales reported: \$708,905

Home Sales

This week's data represents homes sold during September 2006

Pleasanton

3875 Belmont Way B. & B. Constable to T. & C. Woods for \$446,000

3679 Canelli Court R. & M. Kane to J. Kiefer for \$810,000

5972 Corte Cerritos C. Akins to C. & M. Corpora for \$615,000

2999 Cresta Blanca Drive C. & G. Beratlis to M. Yazdi for \$1,000,000

640 East Angela Street Warner Trust to D. & N. Couper for \$895,000

50 Golf Road Lamm Trust to R. & K. Garibaldi for \$1,330,000

6216 Guyson Court Miller Trust to T. Minjarez for \$685,000

3195 Half Dome Drive K. & L. Schneider to B. Bruj for \$650,000

7356 Linwood Court R. & M. Hlavin to M. Albers for \$750,000

1058 Madsen Court Ponderosa Homes to T. & L. Wong for \$1,058,000

2703 Oregano Court Kreske Enterprises to J. Thendean for \$710,000

4234 Remillard Court R. & H. Faust to J. & K. Warford for \$1,650,000

5281 Riverdale Court Teed Trust to Heuring Trust for \$590,000

1898 Rosetree Court Ingram Trust to D. & J. Rathjen for \$940,000

3357 Sagewood Court Ponderosa Homes to B. & N. Kim for \$1,566,000

5722 San Carlos Way Griscom Trust to G. & D. Pontziou for \$760,000

2407 Skylark Way Shapiro Trust to D. & L. Sheppard for \$995,000

589 Tawny Drive F. & N. Fabiani to F. & J. Webster for \$880,000

1106 West Lagoon Road S. Braich to GHC Bernal Investors for \$1,300,000

Dublin

7017 Amador Valley Boulevard B. Bournias to F. Juarez for \$624,000

3923 Branding Iron Court Pfeiffer Ranch Investors to T. Gotauco for \$841,000

7692 Buckeye Court D. & N. Schueller to J. & I. Owen for \$1,078,000

4180 Clarinbridge Circle E. Roberts to A. Johnson for \$490,000

4313 Clarinbridge Circle M. & A. Seiwald to R. Montana for \$575,000

6971 Dublin Meadows Street #A B. Gulick to C. Estey for \$379,000

7052 Dublin Meadows Street #F J. Newman to S. Russ for \$460,000

10738 Dulsie Lane E. Squeri to D. Coler for \$555,000

4743 Hazelwood Street H. Sanhotra to R. Bhavsar for \$800,000

6923 Langmuir Lane A. & M. Lee to V. Banda for \$630,000

3185 Madden Way Pulte Homes to H. Walia for \$1,050,000

3203 Madden Way Pulte Homes to R. & T. Chen for \$1,000,000

7459 Oxford Circle Northam Trust to L. Valdivia for \$535,000

6023 Round Hill Drive R. Lum to H. & V. Arruda for \$1,217,000

5655 Saddle Creek Terrace J. Sims to P. & S. Boudreau for \$1,605,000

7323 Starward Drive #4 Greenwood North to D. Molzen for \$279,000

7317 Starward Drive #50 Greenwood North to J. Grajo for \$340,000

7323 Starward Drive #6 Greenwood North to R. Thomas for \$270,000

7956 Vomac Road A. & H. Racimora to J. Lhne for \$587,000

6210 Woodvale Terrace B. & D. Lorenzana to A. Hamidi for \$1,225,000

Livermore

2417 Allegro Street Sirva Relocation to D. & A. Victor for \$975,000

1417 Anza Way D. Taylor to T. & J. Laurence for \$580,000

1136 Bannock Street A. Dahlke to D. & K. Tabak for \$564,000

6155 Bella Oaks Court J. & D. Staricco to D. & J. Kozak for \$625,000

1012 Bluebell Drive R. & P. Deliso to M. Ramirez for \$675,000

1108 Brookdale Lane D. Frome to J. Gaddi for \$560,000

1783 Cairo Street M. Balun to K. Kettlitz for \$552,000

5695 Carnegie Loop K. Dubberly to C. Deselms for \$1,102,000

2564 Cowan Way Meritage Homes to N. Gomez for \$1,017,500

2580 Cowan Way Meritage Homes to P. & M. Menges for \$1,272,500

5842 Dresslar Circle R. & J. Sutton to G. & P. Larkin for \$959,000

3147 East Avenue N. & F. Leach to J. Prasad for \$490,000

4325 East Avenue S. Strain to J. Villafuerte for \$555,000

623 Los Alamos Avenue N. & K. Meeks to T. Nguyen for \$555,000

922 Lynn Street C. & F. Stockman to E. & J. Phillips for \$645,000

3473 Madeira Way D. & T. Alexander to T. Rubenis for \$510,000

1085 Murrieta Boulevard #303 M. Wagner to N. & J. Fagundes for \$325,000

673 North K Street S. Beratlis to H. Garcia for \$510,000

2012 Ponderosa Drive M. & J. Funk to D. & L. Winther for \$510,000

11 Raccolio Way P. & L. O'Rourke to J. Alvarez for \$1,280,000

2508 Regent Road P. & A. Smith to Hallmark Community Services for \$835,000

1134 Saddleview Court Prudential Relocation to M. Diaz for \$705,000

1031 Spring Valley Common D. Mason to C. & Y. Hahn for \$370,000

6154 Sunnybrook Way J. Pope to M. & C. Papedis for \$650,000

2851 Waverly Way L. & M. Yockey to Dumesnls Trust for \$1,095,000

2781 Wellingham Drive T. & R. Maduell to R. & B. Rodda for \$629,000

San Ramon

9085 Alcosta Boulevard #379 F. Pagnucco to A. Teixeira for \$369,000

3418 Ashbourne Circle Toll Land XXII to S. & E. Gill for \$1,900,000

3860 Ayers Way D. & J. Cho to G. & D. Patrick for \$850,000

2309 Baker Way Centex Homes to S. & O. Lee for \$952,500

609 Carrington Court Centex Homes to A. & J. Alcantara for \$900,000

628 Carrington Court Centex Homes to L. Lorica for \$970,000

1330 Cedarwood Loop Shapell Industries to M. Mendoza for \$666,000

1338 Cedarwood Loop Shapell Industries to B. Jaganathan for \$730,500

1517 Cedarwood Loop Shapell Industries to W. Govan for \$714,000

202 Compton Circle #C Gracey Trust to T. Stevens for \$386,500

407 Constantine Court Richmond American Homes to W. Lumanlan for \$723,500

6031 Dalton Way Centex Homes to M. Mohseni for \$737,000

6033 Dalton Way Centex Homes to V. Cheung for \$691,000

6035 Dalton Way Centex Homes to A. & H. Brown for \$590,000

134 Eastridge Drive Pacifica 235 East Ridge to S. Schellert for \$380,000

2044 Feathermint Drive Shapell Industries to B. & K. Greutz for \$1,550,000

2130 Goldenrod Lane J. Baker to H. Toledo for \$849,000

1250 Halifax Way Lennar Homes to T. Tyson for \$908,000

630 Hardcastle Court P. & K. Vargus to Hsieh Trust for \$1,824,500

2520 Harlow Lane Centex Homes to M. & K. Huajardo for \$1,087,000

2526 Harlow Lane Centex Homes to J. & S. Padrid for \$982,500

2269 Keats Lane Brookfield Saville to D. & O. Boeker for \$803,500

2318 Keats Lane Centex Homes to T. & G. Chu for \$1,198,000

833 Ladera Corte T. Sumner to F. Rogers for \$550,000

3022 Lakemont Drive #3 D. Donohue to S. East for \$570,000

5002 Lakeview Drive #201 K. Yang to J. Dizon for \$560,000

2018 Longleaf Circle J. Shamoun to V. & N. Shin for \$1,180,000

2354 Millenium Lane A. Ng to C. Aparicio for \$785,000

3312 Montevideo Drive Hong Trust to K. Hong for \$493,000

2817 Morgan Drive S. & K. Badgley to S. & L. Turnbow for \$800,000

407 Norris Canyon Terrace T. Headrick to S. Flaming for \$447,000

174 Pebble Place M. Meyer to F. & R. Workmon for \$890,000

402 Pine Ridge Drive Legacy Copper Ridge to M. Johnson for \$509,000

412 Pine Ridge Drive Legacy Copper Ridge to R. Guerra for \$509,000

219 Plumpointe Lane R. Villesis to D. Bernier for \$610,000

1002 Radiant Lane W. McKinley to J. Steele for \$500,000



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 \$725,000**

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**

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**

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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INCREDIBLE LOCATION **\$575,000**

3 BR 2.5 BA Kit w/granite brkfst bar. Neutral carpets & upgrdd tile flrs, frplc. Comm pl, spa, fitness rm 925.847.2200

4141 CLARINBRIDGE CIR. **SUN 1-4**
FABULOUS & AFFORDABLE **\$487,000**

1 BR 1.5 BA Classy end unit town house w/loft. HOA \$176/mo. 1 car garage. Seller pays 1st year HOA dues 925.847.2200

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CHARMING DUET IN LIV! **\$700,000**

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BEAUTIFULLY UPDATED **\$595,000**

3 BR 2 BA cozy frplc in fam rm, AC, neutral decor, 2 car gar, kit w/ granite counters & lam flooring 925.847.2200

385 LEE AVE **SUN 1-4**
GREAT VALUE **\$539,800**

3 BR 2 BA w/new windows, floors & hardwd flrs under carpet. Newer roof & furnace, spacious corner lot 925.847.2200

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5739 OHANA PL. **SAT 1-4/SUN 1-5**
GORGEOUS CUSTOM HOME **\$2,295,000**

5 BR 5 BA Luxury meets Old Wrld charm in this absolutely stunning custom dream hme, lrg lot, great loc 925.847.2200

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7765 CANYON MEADOW CIR, UNIT E
GREAT COMMUTE LOCATION **\$455,000**

2 BR 2 BA Adorable cndo w/ only a few steps to entry. Upgrdd 12" tile in liv/din/entry, 1 car gar. Loc! 925.847.2200

4654 LARAMIE GATE CT. **SAT 1-4**
PRISTINE CONDITION! **\$850,000**

4 BR 3 BA 1bd/1bth on main floor, updated home loc on quiet court w/lrg bckyard & wide side yrd access 925.847.2200

LOCATION LOCATION **\$445,000**

2 BR 1.5 BA Perfectly situated townhome w/new paint/blinds/flooring & updated baths w/gorg lighting 925.847.2200

IMMACULATE TOWNHOME **\$589,000**

2 BR 2 BA Desirable location w/long drive-way, gorg new laminate flrs/carpet/paint/gas stove & micro 925.847.2200

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HUGE PRICE REDUCTION **\$1,025,000**

4 BR 3 BA Pool&spa w/waterfall, upgrd kit w/Italian tile, vaultd ceilings, HW flr, full bd/bth dwnstrs 925.847.2200

2561 MCLAREN **SUN 1-4**
BETTER THAN NEW **\$748,000**

3 BR 2.5 BA Three bedrm plus huge loft! 3 yrs old, landscaped w/large deck! Great schools! In Windemere 925.847.2200

9085 ALCOSTA BLVD, UNIT 351 **SAT/SUN 1-4**
GATED COMMUNITY **\$349,800**

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ANDREA & EARL ROZRAN

BEAUTIFUL HARVEST SQUARE TOWNHOME

OPEN SAT & SUN 1-4



Ideally located in Pleasanton, this home features a master bedroom suite and full bath on both the first and second floors with almost 1,500 square feet of living space. The living room opens to a large, private backyard with a patio/garden for entertaining. Additional features



include an attached two-car garage, indoor laundry, updated appliances, six-panel doors, and fireplace. Located near award-winning Harvest Park Middle School and Walnut Grove Elementary, this home is also very convenient to downtown. Offered at \$622,500. Call Andrea & Earl Rozran for a private showing.

Andrea & Earl Rozran
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FABULOUS HOME PRICED AT \$56,000 BELOW APPRAISED VALUE!



5640 Carnegie Way, Livermore

Stunning 5bd/4ba, 3,307+/- sf home in South Livermore. Entertainer's delight. Gourmet kitchen w/Wolf range, upgraded stainless appliances and pantry. Maple floors. Built-In entertainment center in family room. Custom paint throughout. Expansive walk-in storage room. Call me today before this house of VALUE is gone! Offered for \$969,000

TIRED OF CLIMBING UP AND DOWN THOSE STAIRS???



5309 Springdale Avenue, Pleasanton

Charming 3 bd/2ba, 1,488+/-sf single story home. End unit surrounded by greenbelt. Cozy breakfast nook overlooks private court entry. Living room & dining area have high ceilings. Outside enclosed atrium. Private rear patio. Offered for \$569,000

Both homes shown by Appt.
Please call my cell phone.



Visit my website at www.sallymartin.com for interior and exterior pictures of both these desirable homes.

Sally B. Martin, Realtor
Marketing and Relocation Specialist

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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 \$2,235,000**

3647 KIRKCALDY CT,
PLEASANTON



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 \$769,999**

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- 6821 Payne Court

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Dublin		
1 Bedrooms		
4141 Clarinbridge Cir.	\$487,000	
Sun 1-4	Coldwell Banker	847-2200
4165 Clarinbridge Cir.	\$499,900	
Sun 1-4	Keller Williams	855-6410

3 Bedrooms		
7099 Tamarack Dr.	\$579,900	
Sun 1-4	Coldwell Banker	847-2200
7538 Rolling Hills Cir.	\$585,000	
Sun 1-4	Prudential CA	463-9500
8196 Elgin	\$599,000	
Sun 1-4	Intero	785-8625
7896 Gate Wy.	\$605,000	
Sun 1-4	Help-U-Sell PV	462-5950
6131 Moore Pl.	\$644,000	
Sat/Sun 1-4	Keller Williams	918-2045
3981 Stratford Ct.	\$695,000	
Sun 1:30-4:30	Intero	963-0093
3989 Stratford Ct.	\$712,000	
Sat 1-4/Sun 3-5	Hometown GMAC	337-2989

4 Bedrooms		
11469 Rothschild	\$1,075,000	
Sun 1-4	Keller Williams	463-0436
7390 Stagecoach Rd.	\$749,500	
Sun 1-4	Alain Pinel	251-1111

5 Bedrooms		
2718 South Kilbride Ln.	\$1,024,500	
Sun 1-4	Alain Pinel	968-1452
11536 Circle Wy.	\$749,000	
Sun 1-4	Keller Williams	577-HOME
4486 Sparrow Ct.	\$899,000	
Sun 1-4	Golden Pacific	216-4799
5688 Linden St.	\$899,000	
Sun 1-4	Hometown GMAC	216-8434

Livermore

1 Bedrooms		
1087 Murrieta Blvd. #337	\$319,995	
Sat/Sun 1-4	Assist 2 Sell	200-2602

3 Bedrooms		
4741 Apple Tree Cmn.	\$519,950	
Sun 1-4	Re/Max	730-1680
2316 Chestnut St.	\$525,000	
Sat 1-4	Keller Williams	292-SOLD
385 Lee Ave.	\$539,800	
Sun 1-4	Coldwell Banker	371-2100
1477 Calle De Las Granvas	\$579,000	
Sun 1:30-4	Intero	548-6500
243 Martin Ave.	\$585,000	
Sat 1-4	Empire	217-5061
957 Verona	\$589,900	
Sun 12-3	Realty World Estates	580-4513
359 Kensington Cmn.	\$599,000	
Sun 1-4	Hometown GMAC	426-3834
54 Meritage Cmn. #100	\$599,000	
Sun 1-4:30	Valley Properties	998-5312
6341 El Capitan Ct.	\$639,950	
Sun 1-4	Intero	648-5339
1473 Fallen Leaf Dr.	\$659,950	
Sun 1-4	Hometown GMAC	455-7016
5584 Rainflower Dr.	\$679,000	
Sun 1-4	Hometown GMAC	426-3852
6189 Springtime Cmn.	\$725,000	
Sun 1-4	Intero	251-2521
4298 Grove Ct.	\$859,000	
Sat/Sun 12-4	Courtesy Brokerage	245-1782

4 Bedrooms		
2721 Normandy Ct.	\$1,099,000	
Sat 1-4	Alain Pinel	510-882-5312
2087 Calibria Ct.	\$1,399,900	
Sun 1-4	Re/Max	998-5334
6307 Almaden Wy.	\$594,950	
Sat/Sun 1-4:30	Windermere	719-4767
925 Del Norte Dr.	\$601,000	
Sun 1-4	Hometown GMAC	455-7007
1316 Boxwood Ct.	\$775,000	
Sun 1-4	Golden Pacific	216-4799
2437 Harewood Dr.	\$985,400	
Sat 1-4	Capri RE	989-1748

5 Bedrooms		
5365 Elder Ct.	\$1,085,000	
Sun 1-4	Golden Pacific	216-4799
1219 Hansen Rd.	\$1,324,900	
Sun 1-4	Prudential CA	249-6853

Pleasanton

1 Bedrooms		
7560 F Canyon Meadow Cir.	\$369,000	
Sat/Sun 1-4	Keller Williams	292-SOLD

2 Bedrooms		
3231 Vineyard Ave. #120	\$112,000	
Sun 1-4	Coldwell Banker	548-7112
3666 Woodbine Wy.	\$420,950	
Sat/Sun 1-4	Intero	989-1581
7765 Canyon Meadow Cir. Unit E	\$455,000	
Sat/Sun 2-5	Coldwell Banker	847-2200
8060 Mountain View	\$475,000	
Sun 1-4	Golden Pacific	216-4799
1650 Calle Santa Anna	\$525,000	
Sun 1-4	Prudential CA	734-5000
4101 Stanley Blvd.	\$559,995	
Sat 1-4	Assist 2 Sell	200-2602
4129 Stanley Blvd.	\$575,000	
Sun 1-4	Help-U-Sell PV	462-5950
4007 Peregrine	\$590,000	
Sun 1-4	Prudential CA	819-7653
1832 Harvest Rd.	\$622,500	
Sat/Sun 1-4	Prudential CA	858-4198

3 Bedrooms		
530 Dolores Pl.	\$1,425,000	
Sun 1:30-4:30	Hometown GMAC	462-2222
789 View Dr.	\$1,425,000	
Sat/Sun 1-4	acastlewoodhome.com	846-1651
480 Amaral Cir.	\$1,750,000	
Sun 1-4	Investment RE	963-0569
4431 Seminole Wy.	\$448,500	
Sun 1-4	Help-U-Sell PV	462-5950
4922 Black Ave.	\$599,950	
Sat 1-4:30	Hometown GMAC	550-2991
7246 Valley View Ct.	\$619,000	
Sun 1-4	Intero	413-1068
5551 Sonoma Dr.	\$638,000	
Sun 1-4	Hometown GMAC	426-3833
3958 Liberty Dr.	\$650,000	
Sun 1-4	Prudential CA	463-9500
4024 Fairlands Dr.	\$659,000	
Sat/Sun 1-4	Keller Williams	594-0357
6341 Suddard Ct.	\$669,950	
Sun 1-4	Keller Williams	463-0436
4730 Corwin Ct.	\$675,000	
Sun 1-4	Keller Williams	202-6298
5593 Baldwin Wy	\$679,000	
Sat 1-4	Tri-Valley Realtors	270-9000
4059 Payne Rd.	\$689,950	
Sun 1-4	Henderson Prop.	699-0604
6834 Via Quito	\$700,000	
Sun 1-4	Nobrega RE	202-6755
3301 Hadsell Ct.	\$709,500	
Sun 1-4	O'Laughlin RE	510-507-8226
380 East Angela St.	\$711,500	
Sun 1-4	Investment RE	963-0569
2080 Olivia Ct.	\$718,950	
Sat 1-4	Investment RE	963-0569
3562 Florian St.	\$732,000	
Sun 1-4	ConQuest Realty	895-4894
4719 Golden Rd.	\$759,950	
Sun 1-4	Allied Brokers	846-3755
3649 Touriga Dr.	\$789,000	
Sat/Sun 1-4	Prudential CA	353-0887

4 Bedrooms		
4304 Second St.	\$1,169,000	
Sat/Sun 1-4	Investment RE	963-0569
4444 First St.	\$1,259,000	
Sat/Sun 1-4	By Owner	650-743-1796
833 Montevino Dr.	\$1,449,00	
Sun 1-4	Alain Pinel	846-6500
2105 Cascara Ct.	\$2,340,000	
Sun 1-4	Windermere	922-0822
6146 Allbrook Cir.	\$719,950	
Sun 1-4	Keller Williams	463-0436
4372 Muirwood Dr.	\$729,000	
Sun 1-4	Keller Williams	426-7957

3955 Churchill Dr.	\$749,900	
Sun 1-4	Keller Williams	397-4300
6304 Singletree Wy.	\$749,950	
Sun 1-4	Keller Williams	463-0436
5553 Black Ave.	\$760,000	
Sun 1-4	Prudential CA	734-5000
7865 Knollbrook Dr.	\$798,000	
Sun 1-4	Keller Williams	397-4229
3038 Staples Ranch Dr.	\$812,000	
Sun 1-4	Golden Pacific	216-4799
1613 Orchard Wy.	\$829,000	
Sat/Sun 1-4	Alain Pinel	251-1111
5287 Crestline Wy.	\$829,900	
Sun 1-4	Prudential CA	734-5000
2297 Greenwood Rd.	\$849,900	
Sun 1-4	Keller Williams	855-6410
4654 Laramie Gate Ct.	\$850,000	
Sat 1-4	Coldwell Banker	847-2200
4520 Lin Gate St.	\$889,000	
Sun 1-4	Alain Pinel	462-SOLD
4729 Black Ave.	\$895,500	
Sun 1-4	Assist 2 Sell	339-3500
3569 Ballantyne Dr.	\$899,950	
Sun 1-4	Re/Max	730-1680

5 Bedrooms		
5029 Forset Hills Dr.	\$1,385,000	
Sun 1-4	Hometown GMAC	462-2222
2389 Romano Cir.	\$1,599,000	
Sun 1-4	Keller Williams	202-6298
547 Sycamore Rd.	\$1,879,000	
Sun 1-4	Alain Pinel	846-6500
868 Piemonte Dr.	\$2,099,000	
Sun 1-4	Keller Williams	202-6298
334 Yearling Ct.	\$2,225,000	
Sun 1-4	Hometown GMAC	872-1416
5739 Ohana Pl.	\$2,295,000	
Sat 1-4/ Sun 1-5	Coldwell Banker	847-2200
787 Neal Pl.	\$939,000	
Sun 1-4	Keller Williams	260-2220
1839 Begonia Ct.	\$995,000	
Sun 1-4	Intero	251-2500
545 Burger Ct.	\$998,000	
Sun 1-4	Golden Pacific	216-4799

6 Bedrooms		
5745 Hanifen Wy.	\$1,789,000	
Sat/Sun 1-4	Keller Williams	989-4123

San Ramon

2 Bedrooms		
9085 Alcosta Blvd. #415	\$349,500	
Sun 1-4	Empire	984-1787
9085 Alcosta Blvd. #351	\$349,800	
Sat/Sun 1-4	Coldwell Banker	847-2200
2653 Fountainhead Dr.	\$465,000	
Sun 1-4	Prudential CA	819-7653
246A Canyon Woods Wy.	\$549,900	
Sat/Sun 1-4	Keller Williams	292-SOLD
950 Springview Cir.	\$635,000	
Sun 1:30-4:30	Empire	217-3112

3 Bedrooms		
2504 Fountainhead Dr.	\$468,888	
Sun 1-4	Coldwell Banker	785-9373
9611 Davona Dr.	\$619,950	
Sun 1-4	Hometown GMAC	426-3859
2145 Watermill Rd.	\$714,950	
Sun 1-4	Prudential CA	216-2283
775 Winterside Cir.	\$719,000	
Sun 2-5	Intero	855-4110
209 Westvale Cir.	\$724,950	
Sun 1-4	Intero	855-4022
2561 McLaren	\$748,000	
Sun 1-4	Coldwell Banker	371-2100
2450 Milford Dr.	\$759,900	
Sat 1:30-4:30/Sun 1-4	Intero	336-6377
6885 Aberdale Cir.	\$769,800	
Sun 1-4	Hometown GMAC	209-7644
3237 Montevideo Dr.	\$845,000	
Sat 1-4	Coldwell Banker	831-3373
429 Donner Wy.	\$875,000	
Sun 1-4	Intero	855-4128
3111 Marble Canyon Pl.	\$949,500	
Sun 1-4	Alain Pinel	968-1452

4 Bedrooms		
604 Vine Hill Ln.	\$1,155,000	
Sun 1-4	Intero	833-1822
718 Bowen Ct.	\$1,168,850	
Sun 1-4	Empire	217-5082
2932 Silva Wy.	\$1,370,000	
Sun 1-4	Re/Max	699-9099
11 Henry Ranch Dr.	\$1,459,000	
Sun 1-5	All CA Brokerage	699-7955
2794 Marsh Dr.	\$675,000	
Sun 2-5	Coldwell Banker	362-2058
411 Ventura Pl.	\$724,000	
Sun 1-4	Coldwell Banker	785-9373
9948 Broadmoor Dr.	\$745,000	
Sun 1:30-4	Blackhawk RE	683-5689
448 Santander Dr.	\$779,000	
Sun 1-4	Coldwell Banker	785-9373
2201 S. Donovan Wy.	\$795,000	
Sun 1-4	Intero	648-5346
116 Claremont Crest Ct.	\$798,000	
Sat/Sun 1-4:30	Re/Max	510-501-2439
3407 Java Dr.	\$849,500	
Sun 1-4	Alain Pinel	968-1452
2977 Morgan Dr.	\$849,999	
Sun 1-4	Empire	217-5072
121 Wycliffe Ct.	\$898,000	
Sat 1:30-4:30	UCB	200-8856
12999 Hawkins Dr.	\$899,000	
Sat/Sun 1-4	Prudential CA	463-9500
228 Veritas Ct.	\$899,000	
Sun 1-4	Keller Williams	989-4123
2016 Maidenhair Wy.	\$905,000	
Sun 1-4	Coldwell Banker	831-3373
2517 Aranda Dr.	\$969,500	
Sun 1:30-4:30	Alain Pinel	997-1585
2433 Wildhorse	\$997,000	
Sat/Sun 1-4	Intero	963-6300

5 Bedrooms		
100 Allannmere Ct.	\$1,048,000	
Sun 1-4	Blackhawk RE	736-4155
301 Adelaide Hills Ct.	\$1,199,998	
Sat/Sun 1-4	Intero	785-1386
3059 Hastings Wy.	\$1,215,000	
Sun 1-4	Intero	855-4179
117 Mediar Ct.	\$1,399,900	
Sun 1-4	Re/Max	998-5334
16 Pine Valley Pl.	\$1,459,000	
Sun 1:30-4	Intero	487-6211
22 Diamond Ranch Ct.	\$1,549,950	
Sun 1-4	Intero	577-4165
1400 Allannmere Dr.	\$969,000	
Sat/Sun 1-4	Intero	785-1386

Alamo

4 Bedrooms		
155 Wilson Rd.	\$1,249,000	
Sun 1-4	Intero	368-8667
1484 Emmons Canyon Dr.	\$1,299,000	
Sun 1-4	Intero	330-1350
1606 Litina Ln.	\$1,595,000	
Sun 1-4	Alain Pinel	323-6735
46 Vista Ln.	\$1,659,000	
Sun 1:30-4	Intero	672-2499
75 Candleston Pl.	\$1,899,000	
Sun 12-5	Pacific Union	997-3966

5 Bedrooms		
61 Vista Ln.	\$1,698,000	
Sun 1-4	Alain Pinel	876-6935

Blackhawk

3 Bedrooms		
174 Oakridge Dr.	\$1,035,000	
Sun 1-4	MVP RE	415-505-3330
11 Deer Meadow Ct.	\$1,259,000	
Sun 1:30-4	Blackhawk RE	736-4155

4 Bedrooms		
3155 Deer Meadow Dr.	\$1,199,000	
Sat/Sun 1-5	Coldwell Banker	640-8283
34 Magnolia Pl.	\$1,995,000	
Sun 1-4	Intero	683-9799
25 Chestnut Pl.	\$2,398,000	
Sun 1-4	Intero	855-4072



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547 SYCAMORE ROAD, PLEASANTON • OFFERED AT \$1,879,000

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

Open Sun 1-4



833 "UPPER" MONTEVINO DR, PLEASANTON • OFFERED AT \$1,449,000

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!

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!

PLEASANTON 900 Main Street



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Cunningham
present*

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about our "Buyer
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Open Sun 1-4



**868 Piemonte Dr.
Price Reduction:
\$2,099,000**

Gorgeous Ruby Hill home
offers 5 BR/4.5BA

Open Sun 1-4



**4372 Muirwood Dr.
Offered at: \$729,000**

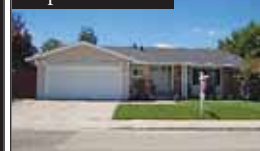
Adorable 4 BR/2BA
1593 sq. ft.
Family home in Foothill Area
of Pleasanton



**2389 Romano Circle
Offered at:
\$1,599,000**

Amazing French
Country Home
5 BR/3BA & 3851 sq.ft.

Open Sun 1-4



**4730 Corwin Ct.
Offered at: \$675,000**

Lovely updated
Charmer in Val Vista
3BR/2BA & 1551 sq.ft.



**3588 Ovella Way
Offered at:
\$1,699,000**

Executive Villa offers views
4BR/3BA & 3989 sq.ft.



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2500 sqft. on cul-de-sac. \$869,000



3 Car Garage! 3 bd, 2 ba, approx 1675
sqft. with no rear neighbors! \$769,000



Awesome Setting! Custom 5 bd, 4 1/2
ba plus bonus room. \$1,999,950



Just Listed! Charming remodeled 3 bd,
2 ba plus bonus room/office \$719,000



Prime location! 4 bd plus bonus room,
3 ba, interior lot, 3 car gar. \$1,019,000



Sparkling Pool! 5 bd, 2 1/2 ba, cul-de-
sac, remodeled throughout. \$1,039,000

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PLEASANTON | 900 Main Street 925.251.1111

ROY DRONKERS BY APPOINTMENT



SUNOL \$3,100,000
5bd/5 full/2 half bath. Approximately 7000+/-sf. Countless amenities and a floor plan that is ideal for entertaining, plus bonus room, media room, office/library, pool and beautiful views.

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$1,899,000
Beautiful home on .34+/-acre lot with professional landscaping and in-ground pool/spa. Popular Avalon model, 5bd/5.5ba formal office, loft area. 4436+/-sf plus 400+/-sf guest house. Gourmet kitchen.

BLAISE LOFLAND OPEN SUNDAY 1-4



PLEASANTON \$1,879,000
Beautiful farm house. 5bd/3.5ba. Over 1 acre lot. 3692+/-sf. 4 car garage. Wrap around porch. Horse pasture. Inground pool/spa. Close to downtown. Very private. 547 Sycamore Road

DOUGLAS BUENZ BY APPOINTMENT



PLEASANTON \$1,019,000
Prime Charter Oaks home featuring 4 bedrooms plus loft/office, 3 full baths, 3 car garage, luxurious master suite with walk-in closet and separate tub and shower, vaulted ceilings, and more!

KAT GASKINS BY APPOINTMENT



PLEASANTON \$915,000
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!

MARY JANE DEERING BY APPOINTMENT



PLEASANTON \$899,975
Charming 4bd/2.5ba home. Built in 1997. Hardwood floors downstairs. Fresh interior and exterior Paint. New Berber carpet. Close to Downtown. This home is situated kitty-corner to the park!

TIM MCGUIRE OPEN SAT & SUN 1-4



PLEASANTON \$829,000
Charming 4bd/2ba "Country" model surrounded by young families and near the Aquatic Center and Harvest Park middle school. New paint, windows, doors and landscaping. 1613 Orchard Way

ROSEMARY DUTRA BY APPOINTMENT



DUBLIN \$809,000
Beautifully upgraded 4bd/2.5ba Creekside home! Built in 1997, 2191+/-sf on a 4400+/-sf lot. Hardwood floors in entry/LR/DR, new tile in kitchen. Large master suite. Designer paint.

MICHAEL TESSARO BY APPOINTMENT



PLEASANTON \$799,000
In "The Gates" sits this beautiful one story home. 3bd/2ba, 1614 +/-sf home, new carpet, oak plank flooring, FR off kitchen, freshly painted interior, plantation shutters and large lot on a circle.

DOUGLAS BUENZ BY APPOINTMENT



PLEASANTON \$769,000
Parkside single story with 3bd/2ba, new carpet and paint, 3 car garage, nice master suite with walk-in closet, formal living and dining room, and private yard with deck and no rear neighbors.

MARTI GILBERT OPEN SUNDAY 1-4



DUBLIN \$749,500
Immaculate 4bd/2.5ba, 2080+/-sf turnkey home upgraded throughout. New granite/tile in master bath, remodeled kitchen. Trex deck. Backs to Ironhouse trail. Views and no rear neighbors. 7390 Stagecoach Rd

ROY DRONKERS BY APPOINTMENT



PLEASANTON \$699,950
3 bedrooms, 2.5 baths, 1745+/-sf. Conveniently located to schools, parks, Iron Horse Trail, and historic downtown Pleasanton. Open floor plan, plantation shutters, master bedroom with retreat.

ESTHER BECKER BY APPOINTMENT



PLEASANTON \$675,000
Location, location, location...this great 3 bedroom, 3 bath duet is located across from Danbury Park. Larger nicely landscaped rear yard, updated baths, kitchen with tile counters/newer appliances.

JOYCE JONES BY APPOINTMENT



PLEASANTON \$659,000
This popular "Fuchsia" has it all. It features 2bd/2ba with spiral staircase leading to large spacious loft(possible 3rd bedroom). Premium corner lot, with beautifully landscaped yards. No HOA.

SALLY MARTIN BY APPOINTMENT



PLEASANTON \$590,000
Coveted single story. 3 bd/2ba, 1,488+/-sf. End Unit. Private court entrance viewed from kitchen and 3rd bd. Outdoor atrium adjacent to expansive LR and dining area. High ceilings. Cute patio.

KRIS MOXLEY BY APPOINTMENT



DUBLIN \$579,000
2bd/2ba, 1420+/-sf single level with granite counters/cooking island. Walk in closets. Master with separate tub, shower, dual vanity, linen closet. 2 car attached garage. 2 patios, Valbonne model.

PHYLLIS & CAROLYN WEINER PROUDLY PRESENT

334 Yearling Court, Oak Tree Farm, Pleasanton

Price Reduced! **NOW \$2,225,000.** 5 bedroom, 3 ½ bath 4,200 sq. ft. ½ acre private lot. Guaranteed best location, quality, features and amenities for the price in Pleasanton.

Recently Sold!!



**3032 Briggs Ct.
Laguna Oaks**



**6637 Amber Lane
Carriage Gardens**

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SAN RAMON



STUNNING HOME 6BD/5BA, custom pool and spa, outdoor kitchen, private courtyard, sub zero refrigerator, 6 burner stove, maple cabinets

925.426.3800 \$1,749,000

DUBLIN



GREAT LOCATION 5BD/3BA, hickory hardwood floor, upgraded carpet, tile kitchen floor with granite & oak cabinets and island

925.426.3880 \$899,000

PLEASANTON



WONDERFUL SINGLE STORY 4BD/2BA, private lot, oversized master bedroom, new insulated garage door, new entry door, dual pane windows and more

925.426.3880 \$810,000

SAN RAMON



ONE YEAR NEW HOME 3BD/2½BA, gourmet kitchen with island, granite countertops, maple floors & cabinetry, master has dual walk-in closets

925.426.3880 \$769,800

LIVERMORE



GREAT NEIGHBORHOOD 5BD/3½BA, black granite countertops, oak cabinets, oak floors in kitchen, close to shopping, park and walking trail

925.443.7000 \$729,500

DUBLIN



READY TO MOVE IN! 3BD/2½BA, vaulted ceilings, new carpet, laminate wood floors, stained concrete patio, near shopping, schools and freeway access

925.426.3880 \$712,000

PLEASANTON



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

925.426.3880 \$638,000

PLEASANTON



A RARE FIND 2BD/1BA, new carpet and interior paint, dual pane vinyl windows, community pool and playground

925.426.3880 \$349,950

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