

November 10, 2006

Section 2 PLEASANTON WEEKLY

Living

INSIDE

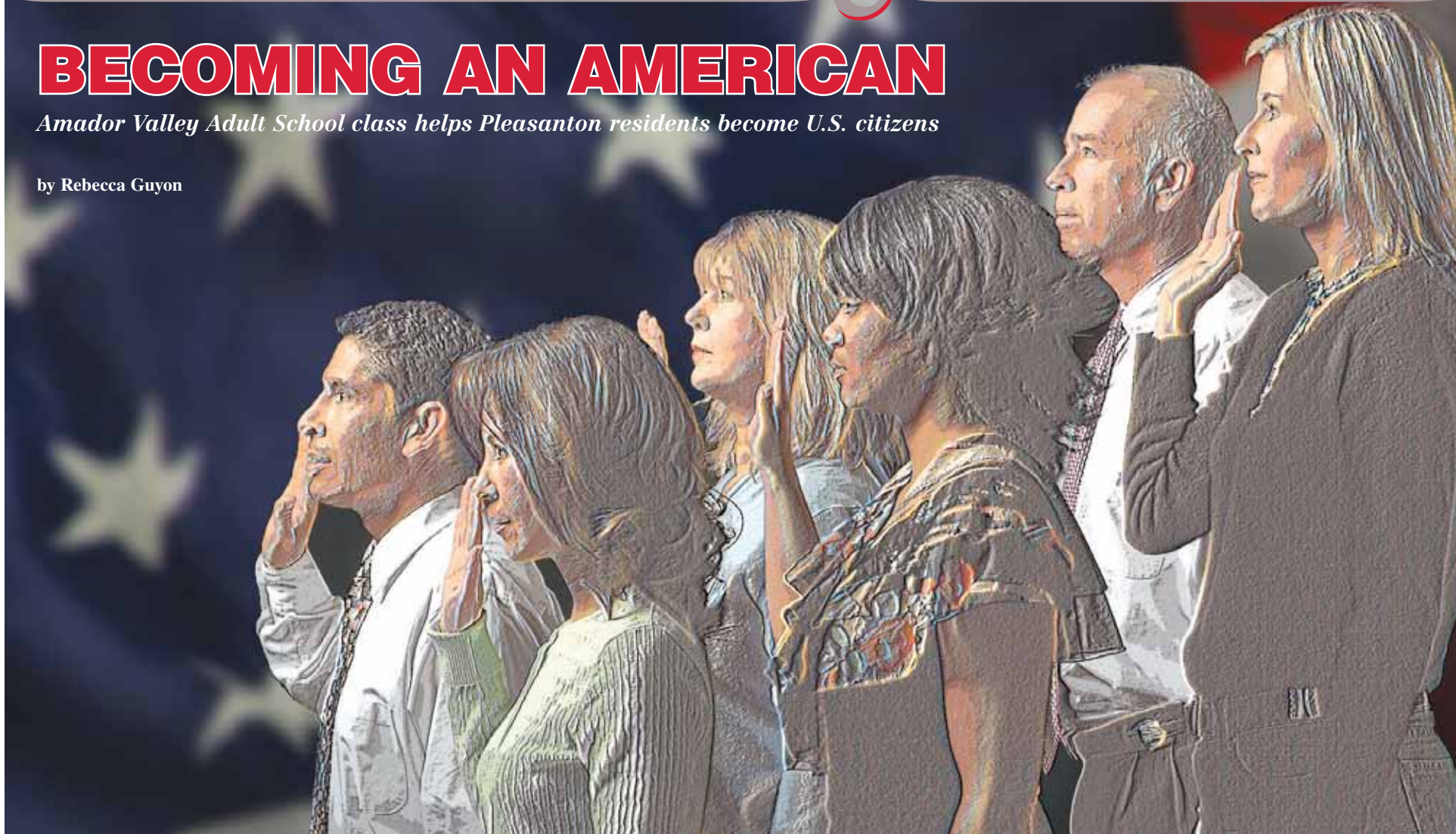
Real Estate 36
Open Home Guide 41

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BECOMING AN AMERICAN

Amador Valley Adult School class helps Pleasanton residents become U.S. citizens

by Rebecca Guyon



Now that Election Day is over, we probably all know at least one person who has a million excuses for why they didn't make it out to vote (maybe it's even you). But Pleasanton resident Sonia Wakefield was excited to get out and take part in the democratic process on Tuesday.

"I live here, so I want to have a say in how things are ran," she said.

Perhaps this conviction comes from Wakefield's becoming a U.S. citizen Sept. 26 after completing the naturalization process. Every year, many immigrants finish the three-step process which requires an application, interview and final oath in addition to having a continuous resident and physical presence in the United States. Through the process, applicants must prove they have deep knowledge of U.S. history and an understanding of the democratic process by answering questions that range in difficulty from "What are the colors of our flag?" to "What are the three branches of our government?" to "How many times may a Senator be re-elected?" (Answers: red, white and blue; legislative, executive and judicial; there is no limit).

It's no easy task, which is why the Amador Valley Adult School offers a citizenship class three times a year for Pleasanton residents.

"I wasn't really sure how the whole process went, and also, because I didn't go to school here, I didn't really know anything about American history," said Wakefield, who is originally from England, but has lived in Pleasanton for nearly nine years.

For many years the adult school has offered the citizenship class on and off depending on demand, said Glenn Sparks, principal of the Amador Valley Adult School. Now a days, the program is a "mandated area" by the state, meaning it has to be offered, but regardless, Sparks said offering the class is something the school feels strongly about.

"Any time you help someone learn more about American history and the democratic process in the state and nation, it's only a good thing," he said. "It enables them to have a voice in our democracy, which is a win-win for the country and the students."

Manette Barlow has taught the citizenship class since 2004, but even before taking the reigns she had incorporated lessons on American history and democracy in her English as a Second Language

"For (all that) you gain, the most important is being able to vote, travel with a U.S. passport, bring family members over, which you can do as a permanent resident, but it's much faster once you're a citizen ... We also talk about why not to become a citizen, and in some cases, you may have to give up citizenship to your native country, and that could be an issue."

—Manette Barlow
Teacher of Pleasanton's citizenship class

(ESL) classes, which she has taught at the adult school for nine years.

"I really enjoy doing the (history) lessons in my ESL class, so when Glenn Sparks was looking for someone to teach the citizenship class, I said I would," Barlow said. "I find it fun and different and challenging. I had to relearn a lot of history and government from high school, but it's very rewarding."

Attendance of the class varies during the year as some students actual-

ly pass their citizenship requirements while they're in the class or as others return for another session in order to refresh right before the interview. Currently, 12 students are enrolled, but Sparks said the class can take

anywhere from 20-30 students. The students come from a huge variety of countries, Barlow said, such as China, Korea, Japan, Iran, Mexico, Australia, England, Afghanistan, Germany and Poland.

While the class mostly focuses on U.S. history and government, Barlow also helps to demystify the application process by explaining each step and what to expect.

"It's a 10-page application, and it's very detailed," Barlow explained. "They ask for a lot of personal information, like information on trips they've taken, they have to talk about different jobs, places they've lived, and there is some difficult vocab, especially in the 'Have You Ever' section. In that section, they ask a lot of questions that I tell the students they

shouldn't be insulted by, things like have you ever smuggled anything or anyone into the country, have you ever attempted to vote, have you ever been a drunkard. It's because they're looking for good moral character."

The class also examines why, or why not, to become a U.S. citizen.

"For what you gain, the most important is being able to vote, travel with a U.S. passport, bring family members over, which you can do as a permanent resident, but it's much faster once you're a citizen," Barlow said. "We also talk about why not to become a citizen, and in some cases, you may have to give up citizenship to your native country, and that could be an issue."

Wakefield signed up for the class in January of this year before she had even started the application process. The class wrapped up just as she was finishing the application and shortly thereafter she was granted U.S. citizenship. She said Barlow was especially helpful in getting her through the whole process, from filling out the right forms to brushing up for the interview. Now that she is a U.S. citizen, Wakefield said she feels completely settled in Pleasanton.

"I've been away from my hometown for 17 years, so I didn't really call anywhere home," she said. "I've lived in so many places and now I feel at home here in Pleasanton." ■

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Movie Times

Note: Screenings are for Friday through Tuesday only.

A Good Year (PG-13)	Blackhawk 7: Fri-Sat 11:50 am, 2:30, 5:10, 7:50, 10:30 pm; Sun 11:50 am, 2:30, 5:10, 7:50 pm; Mon-Tue 2:30, 5:10, 7:50 pm Cent. 14: Fri-Tue 12:35, 4:35, 7:30, 10:05 pm Hac. Cross. 20: Fri-Tue 11:25 am, 2:05, 5, 7:45, 10:25 pm
Babel (R)	Cent. 14: Fri-Tue 12:10, 3:50, 7:05, 10:20 pm Hac. Cross. 20: Fri-Tue 12:30, 3:45, 7, 10:10 pm
Borat (R)	Blackhawk 7: Fri-Sun 11:35 am, 1:40, 3:45, 5:50, 7:55, 10 pm; Sun no 10 pm show; Mon-Tue 1:40, 3:45, 5:50, 7:55 pm Cent. 14: Fri-Tue 11:35 am, 12:30, 2, 3:20, 4:15, 5:40, 7, 7:55, 9:25, 10:25 pm Crow Canyon 6: Fri-Tue 12:40, 2:45, 5, 7:30, 10 pm; Sun-Tue no 10 pm show Hac. Cross. 20: Fri-Tue 10:45, 11:20 am, 1:05, 1:35, 3:30, 4:10, 5:45, 6:20, 8, 8:30, 10:15, 10:45 pm
Flags of Our Fathers (R)	Cent. 14: Fri-Tue noon, 3:55, 7:10, 10:15 pm Hac. Cross. 20: Fri-Sat 3:50, 6:40, 10:10 pm; Sun 3:50, 6:40 pm; Mon 3:50, 10:10 pm; Tue 12:55, 3:50, 6:40, 10:10 pm
Flushed Away (PG)	Blackhawk 7: Fri-Sun 11:30 am, 1:35, 3:40, 5:45, 7:50, 9:55 pm; Sun no 9:55 show; Mon-Tue 1:35, 3:40, 5:45, 7:50 pm Cent. 14: Fri-Tue 12:20, 2:35, 5, 7:15, 9:40 pm Crow Canyon 6: Fri-Tue 12:20, 2:30, 4:50, 7:10, 9:30 pm; Sun-Tue no 9:30 show Hac. Cross. 20: Fri-Tue 10:30, 11:55 am, 12:50, 2:10, 3:15, 4:35, 6:45, 7:45, 9, 10 pm Vine Cinema: Fri-Sun 11:20 am, 1:15, 3:15, 5:15, 7:15, 9:05 pm; Mon-Tue 3:30, 5:30, 7:30 pm
Harsh Times (R)	Cent. 14: Fri-Tue 11:50 am, 2:30, 5:10, 7:50, 10:25 pm Hac. Cross. 20: Fri-Tue 10:35 am, 1:15, 4:10, 6:50, 9:35 pm
Man of the Year (PG-13)	Hac. Cross. 20: Fri-Tue 11:35 am, 2:15, 5:15, 7:55, 10:35 pm
Marie Antoinette (PG-13)	Cent. 14: Fri-Tue 12:15, 4, 6:55, 9:50 pm Hac. Cross. 20: Fri-Tue 12:25, 3:20, 6:25, 9:30 pm
Open Season (PG)	Regal Imax Theaters: Fri-Tue 11:10 am, 1:10, 3:10, 5:10, 7:10, 9:10 pm
Running with Scissors (R)	CinéArts: Fri-Tue 12:45, 3:45, 7, 9:45 pm
Saw III (R)	Hac. Cross. 20: Fri-Tue 11:55 am, 2:40, 5:20, 8:10, 10:50 pm
Stranger Than Fiction (PG-13)	Blackhawk 7: Fri-Sat 11:45 am, 2:20, 4:55, 7:30, 10:05 pm; Sun 11:50 am, 2:20, 4:55, 7:30 pm; Mon-Tue 2:20, 4:55, 7:30 pm Cent. 14: Fri-Tue 11:45 am, 2:20, 5:05, 7:45, 10:35 pm Crow Canyon 6: Fri-Tue 12:30, 3:40, 7, 9:45 pm; Sun-Tue no 9:45 show Hac. Cross. 20: Fri-Tue 11 am, 1:45, 4:40, 7:20, 10:15 pm
The Departed (R)	Blackhawk 7: Fri-Sat 12:40, 3:50, 7, 10:10 pm; Sun-Tue 12:40, 3:50, 7 pm Cent. 14: Fri-Tue 11:30 am, 3:25, 6:50, 10:10 pm Crow Canyon 6: Fri-Sat 12:10, 3:20, 6:30, 9:40 pm; Sun-Tue 12:10, 3:20, 6:30 pm Hac. Cross. 20: Fri-Tue noon, 3:35, 6:55, 10:25 pm
The Guardian (PG-13)	Hac. Cross. 20: Fri-Tue 6:55, 10:05 pm
The Illusionist (PG-13)	CinéArts: Fri-Tue 1, 3:55, 6:40, 9:40 pm
The Last King of Scotland (R)	CinéArts: Fri-Tue 12:30, 3:30, 6:30, 9:30 pm
The Nightmare Before Christmas in 3D (PG)	Hac. Cross. 20: Fri-Tue 11:45 am, 2, 4:05, 6:10, 8:15, 10:20 pm
The Prestige (PG-13)	Blackhawk 7: Fri-Tue 1:15, 4:10, 7:05, 10 pm; Sun-Tue no 10 pm show Cent. 14: Fri-Tue 12:05, 4:10, 7:25, 10:30 pm Crow Canyon 6: Fri-Sat 12:50, 4, 6:45, 9:40 pm; Sun 12:50, 4, 6:45 pm; Mon-Tue 12:50, 4, 6:45 pm Hac. Cross. 20: Fri-Mon 10:50 am, 1:55, 4:50, 7:50, 10:50 pm; Tue 10:50 am, 4:50, 7:50 pm
The Queen (PG-13)	Cent. 14: Fri-Tue 11:55 am, 2:25, 4:50, 7:35, 10 pm CinéArts: 11:20 am, 12:10, 1:50, 2:40, 4:20, 5:15, 6:50, 7:55, 9:25 pm Hac. Cross. 20: Fri-Tue 11:05 am, 1:45, 4:15, 7:15, 9:55 pm
The Return (PG-13)	Hac. Cross. 20: Fri-Tue 11:10 am, 1:25, 3:45, 6:05, 8:20, 10:40 pm
The Santa Clause 3: The Escape Clause (G)	Blackhawk 7: Fri-Sun 11:55 am, 2:15, 4:35, 6:55, 9:15; Sun no 9:15 pm show; Mon-Tue 2:15, 4:35, 6:55 pm Cent. 14: Fri-Tue 11:40 am, 12:25, 2:15, 3:15, 4:45, 5:45, 7:20, 8:15, 9:45 pm Crow Canyon 6: Fri-Tue noon, 2:20, 4:40, 7:20, 9:50 pm; Sun-Tue no 9:50 show Hac. Cross. 20: Fri-Tue 10:45, 11:15, 11:50 am, 1:20, 1:50, 2:20, 3:55, 4:25, 4:55, 6:30, 7:30, 9:05, 10:05 pm Vine Cinema: Fri-Sun 11:45 am, 2, 4:30, 7, 9 pm; Mon-Tue 3:15, 5:15, 7:20 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/>

Charlie, Sally and Linus, too!

"Peanuts" comes to the Pleasanton Playhouse

Since 1950, when Charles Schultz's first Peanuts comic strip ran, people across the country have been endeared to Charlie Brown and his friends. Given the characters' popularity, it's no wonder a musical was eventually made based on their stories. Now, the Pleasanton Playhouse is bringing that musical, "You're a Good Man, Charlie Brown" to Pleasanton audiences.

The musical follows a day in the life of Charlie Brown and the rest of the Peanuts gang from Valentine's Day to baseball season, stringing together the lives of the friends, both human and non-human.

Alex Orenberg plays title character Charlie Brown and is joined by Daphne Ford, Bohn Kerns, Morgan Breedveld and Woody Piefer who play Sally Brown, Linus Van Pelt, Lucy Van Pelt and Schroeder, respectively. Some of the minor Peanuts characters also make an appearance, including Pigpen (Max Beck), Shermie (Benji Hall), Rerun (Ryker Johnson), Marci (Natalie Hawkins), Peppermint Patti (Wendy Amador) and, Charlie Brown's crush, The Little Redheaded Girl (Emily Serdahl). And of course, the show wouldn't be complete without Snoopy (Taylor Johnson). John Baiocchi directs with the help of



Shauna Shoptaw as vocal director. Kathleen Breedveld produces.

Many of the musical's songs are centered on iconic scenes from the comic strip, such as "My Blanket and Me," "The Kite," "The Doctor Is In" and "Beethoven Day." The show first premiered off Broadway in 1967 and appeared on Broadway in 1971. The score was adapted for the TV special, also called "You're a Good Man, Charlie Brown," which aired in 1985.

The musical resurged in 1999 as a revival show, brought back with new dialogue and additional songs. Famous-for-Broadway actors Roger Bart and Kristen

Chenoweth starred in the revival as Snoopy and Sally Brown, respectively, and both won Tony Awards for their performances. The musical was also nominated for best revival that year.

The show is running for two weekends starting tonight and closing Nov. 17. Performances are Fridays and Saturdays at 8 p.m. and Sundays at 2 p.m. at the Pleasanton Playhouse Studio, 1048 Serpentine Lane, Ste. 309. A \$10 donation is requested per patron to support the Pleasanton Playhouse Orchestra. Call 462-2121 to reserve tickets.

—Rebecca Guyon



THE PARKVIEW

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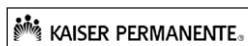
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Sports

Ballistic, Rage wrap up soccer season

by Michael Miller

BUSC U10 finishes undefeated season

Ballistic United completed an undefeated season with two victories last weekend. The team defeated Union City Saturday in a game highlighted by terrific goal-tending by Stephen Dougherty and Matt Powell. Ballistic scored the game's only goal in the second half when Jared Siegel took a pass from Daniel Rodriguez for the game's only goal.

Sunday's victory came at the expense of the Mt. Diablo Lightning and clinched the league championship. The BUSC offense was clicking from start to finish led by a first-half hat trick from Powell. Jason Sarubin, Jared Siegel and Alex Krause continued the offensive power, each scoring goals. Dougherty, Daniel Payne, Jack Geasa, Daniel Rodriguez and Jeff Klei led the defense as they did all season.

U14 BUSC Boys take second place

In a muddy battle for second place in the GSSL, Ballistic United beat WCC Alliance Matrix 2-1. After a first half in which both teams appeared stuck in the mud, Derek Kanowsky scored on a free kick from 10 yards outside the goal box 10 minutes into the second half. Kanowsky's shot broke

the wall of Matrix defenders and deflected off another Matrix player into the goal. Minutes later, Evan Larsen beat Matrix's offside trap by hesitating before kicking the ball to a wide-open Ben Ewing who scored Ballistic's second goal. Adam Bailey was terrific in the nets making five sparkling saves.

U16 BUSC crowned league champs

After two impressive wins last weekend, the U16 BUSC boys earned a league championship. Saturday's 2-1 win over the ACC club came as a result of terrific defense and goals from Aaron Lek and Kasey Uwakwe. Needing a win on Sunday, the team defeated Newark with two goals in the first and two more in the second. Bobby Regalado led the team with two goals, Uwakwe and Stefan Rebreovich finished off the scoring for the 4-2 victory.

U13 Rage take second place

The Pleasanton Rage U13 Division team ended their season with a 2-0 victory over the Walnut Creek Fusion. With the win, the Rage secured a second place finish in the Al Caffodio League. The Rage roared early with several shots on goal within the first few minutes of play. Eventually Devon Lutz put one into the net off a nice pass from Elena Victor. Before halftime the Rage's Danielle LaMarche scored to make it 2-0.

U14 Rage finish second

Scoring early and often, the U14 Rage took second place in GSSL play with a victory over Bay Oaks. The first goal came off a great reaction play by Jenna Sparks. She charged a close-in ball and flicked it with her head over the oncoming keeper. The ball ricocheted off the cross bar where Pippa Whitehand followed it into the net. The second goal resulted from a penalty kick blast from Jalissa Freeman. Pippa followed with a third goal soon after off a right-footed rocket from 15 yards that beat the keeper. The second half saw an own goal from Bay Oaks, and Rage goals from Brooke Mayo and Cheyenne Kisthardt.

Kummer claims third EBAL title

Despite the delay the result was the same, Foothill's Kerri Kummer defeated Monte Vista's Mia Giovanetti for her third-straight EBAL singles title. In what may have been the best match the two girls have played against one another, Kummer came out with a three set 2-6, 6-4, 6-0 victory.

Foothill sisters take doubles title

Foothill's Arthur sisters, Amanda and Melissa, took the EBAL doubles title after defeating the Monte Vista doubles team of Stephanie Strider and Sheena Chaudhuri 7-5, 6-1.

Players needed for Ryan Gordon Alumni Soccer Game

Annual event benefits high school soccer programs

The fourth annual Ryan Gordon Foothill-Amador Alumni Soccer Game is looking for ex-soccer players from Amador Valley and Foothill high schools to play in the game, scheduled for Dec. 30.

The game is an annual event that raises money for the soccer

programs at Foothill and Amador in honor of Ryan Gordon, a 2003 Foothill graduate who was killed in a boating accident shortly after graduating. Gordon played soccer at Foothill for four years and was planning on attending Santa Barbara City College where he would continue his soccer career.

There are men's and women's matches featuring players who graduated in the '70s, '80s, '90s

and 2000s. Both games are at Amador with the women scheduled for 4 p.m. and the men at 6:30 p.m. There is a \$20 fee to play. Players can register at All-Star Sports, 3037-A Hopyard Rd. Call 846-7928. For more information, contact Curt Gordon at 426-1540 or curtgordon@comcast.net or Janet Mullaney at 426-6756 or jdmullaney@comcast.net.

—Rebecca Guyon

Local sports opportunities

Foothill Falcon Mini Cheer Camp

Registration is open for the Foothill Falcon Mini Cheer Camp. Nationally-ranked Foothill High Competition Cheer squad will teach new moves, dances and cheers for children grades K-6. The cost is \$45 and also includes a certificate, lunch, drawings and prizes, and a T-shirt. The event is scheduled from 8:30 a.m. to 2:30 p.m., Dec. 2 in the large

gym at Foothill High School, 4375 Foothill Rd. Space is limited and participants must complete registration and medical release form. For more information, contact Kim DeJoy at 426-2374 or Suzanne Oliveira at (510) 226-8832.

Spring Lacrosse

Girls and boys entering grades 3 to 8 are welcome to sign up for Pleasanton Lacrosse Club's spring

2007 season, which runs February through mid May. Spots are limited and late registration fees apply. Call 998-5550 or visit www.pleasantonlacrosse.com.

Lady golfers wanted

The Tuesday morning Calippe Niners are looking for new members. If interested, call Sandi Snyder at 462-0288 or Sandra Hirst at 846-6031.

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INDEX

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 - 100-155
- FOR SALE
 - 200-270
- KIDS STUFF
 - 330-355
- JOBS
 - 510-585
- BUSINESS SERVICES
 - 600-690
- HOME SERVICES
 - 700-799
- FOR RENT/ FOR SALE REAL ESTATE
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Bulletin Board

115 Announcements

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215 Collectibles & Antiques

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views, stream, ponds, porch-outdoor
fireplace, 3BR, 3BA, Loft, Unfinished
Basement. \$924,500. 1-770-998-0856.
www.ThePondatFeatherstone.com (Cal-
SCAN)

Gulf Front Lots
\$595k. Homes starting mid-\$300k. New
master planned ocean front community
on beautiful Mustang Island, near Corpus
Christi, TX. www.CinnamonShore.com ,
1-866-554-5758. (Cal-SCAN)

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200 Properties must be sold! Low
down/E-Z Financing. Free catalog. 1-
800-759-6240. www.LandAuction.com
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Abandoned Farming / Mining Settlement
less than 2hrs Albuquerque. 20 acres
- \$24,900. Old Farming & Mining
Community. Incredible setting, includ-
ing frequently running river, spring,
views and diverse topography. Excellent
financing. Few lots remain! Call NML&R,
Inc. 1-888-370-5263 or visit www.
SantaRitaRanches.net (Cal-SCAN)

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FIRST Time Offer. Adjacent to Lake
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able! Call now! 1-888-330-2836. (Cal-
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Wyoming Ranch Dispersal

35 acres - \$49,900; 50 acres -
\$59,900. Snowcapped mountain views.
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and more!



Pet of the Week

Just like new!

In August, this kit-
ten was found in
Pleasanton starving,
severely anemic
and near death.
Thanks to the loving
care she received
at Feline Medical
Center, Billie is now
healthy, happy and
safe. Like Billie, who
will soon join a new family, many homeless
animals in the Tri-Valley area are in need of
medical care. You can help sick and injured
animals by shopping at the seventh annual
Animal Lover's Boutique. This festive bou-
tique benefits Valley Humane Society's "Just
Like New" fund which helps sick and injured
animals in the community. The last chance
to shop is from 9 a.m. to 3 p.m., Nov. 11 at
4510 Entrada Ct. (off Neal St.). Call Jackie
Barnett at 846-2512 for more information.



1602 Maralisa Ct, Livermore

Located in the heart of the court!



Very desired Maralisa Estates! this home has gorgeous upgrades throughout! Granite Gourmet kitchen, waterfall pool in professionally landscaped backyard! location, location and one of the largest lots in development! \$819,000

Cynthia Hussey

(925) 580-1430



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**3934 Tamworth Court, Dublin
Offered at \$685,000**

Beautifully decorated single family home. Each room is artfully decorated with a touch of Paris. Tile floors in entry, kitchen & dining area. Custom paint colors. Master bedroom & bedroom #3 have walk-in closets & all bedrooms have ceiling fans. Inside laundry. Spacious patio great for entertaining. Two-car tandem garage. Easy access to I-580. Close to BART, schools, park & shopping. Approx. 1,535 sq.ft.



**3537 Gulfstream Street, Pleasanton
Offered at \$790,000**

NEW TO THE MARKET. Single family tri-level home. This home boasts of 4 bedrooms & 3 baths, dual pane windows, vaulted ceilings. Comfortable family room with brick fireplace. Spacious living room. Professionally landscaped with automatic sprinklers, side yard access & dog run. Nice size backyard, great for entertaining. No neighbors in rear yard—backs to Arroyo. Approx. 2,140 sq.ft.



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5980 Stoneridge Drive #122,
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Real Estate

Fixer-uppers can be profitable

Drawback is you have to live there during renovation

by Jeb Bing

Smart buyers who are willing to fix up poorly maintained homes can often make huge profits if they're willing to do the work, keep good records and move frequently.

Real Estate specialist Bob Bruss calls these investors "serial home sellers." They buy low—or low by today's standards—fix up the home and then move and do it again about every two years.

It's all permitted under Internal Revenue Code 121 that permits tax-free principal residence sales profits up to \$250,000 or up to \$500,000 for a married couple filing a joint tax return.

"To qualify, the home sellers must own and occupy their principal residence at least 24 of the last 60 months before its sale," Bruss explained. "But IRC 121 can only be used every 24 months."

To maximize your tax-free sale profits, Bruss lists five easy steps:

- Buy a sound, well-located house or condominium below market value needing cosmetic fix-up work.
- Move in and make it your principal residence.
- Make profitable improvements to the residence that cost less than the market value they add.
- Profitably sell the house at a tax-free profit not exceeding \$250,000 (up to \$500,000 if husband and wife occupied the home 24 or more of the 60 months before sale and they file a joint tax return).
- Repeat every 24 months to become known as a tax-free "serial home seller."

"If creating tax-free profits, while enjoying your home is appealing, especially if you are a handy person or in the construction field, serial home selling can be the perfect business opportunity," Bruss said. "The only skill required is to recognize a house or condo with 'the right things

wrong.'"

According to Bruss, most older houses qualify, since most homes more than 10 years old need to be painted inside and out. Paint is the most profitable improvement homeowners can make with \$1,000 spent on painting often adding \$5,000 to \$10,000 in market value.

"Other examples of homes with the 'right things wrong' include the need for new light fixtures, fresh landscaping, new carpets and flooring, and overall cleaning and repairs," he added. "An especially profitable home improvement is adding a second bathroom to a one-bathroom house."

Bruss cautioned, however, that other improvements that could be necessary to an older home probably won't add enough market value to make them worthwhile. These would include a new roof, foundation repairs, new wiring or window replacement.

"Many home improvements are nice to have, but they don't add more market value than their cost," Bruss said.

Examples include bedroom and family room additions, kitchen remodeling, and bathroom upgrades.

"Such work may make your home more desirable while you live there, but is unlikely to add more than the cost to the market value," he said.

There are also drawbacks to buying a run-down house in order to make a profit.

"While you and your family are living in the house as it undergoes major renovation, that can be what TV's Dr. Phil calls 'a life-changing experience,'" Bruss explained. "The disruption of not having a kitchen to cook in, or only one working bathroom for a large family, and the daily disruption of having strangers working in your home can't be fully described."

"Because major home improvements can be traumatic, the smartest serial home sellers renovate their homes before moving in," he added. "Then they get to enjoy their fixed-up home for at least two years without the hassle and inconvenience of work in progress." ■





Pleasanton – Beautiful CUSTOM Home in Ruby Hill with a Courtyard Area-PorteCochere. The OUTDOOR area features POOL, SPA, BBQ, Fireplace and Views. The First Floor has a huge Kitchen Nook, Family Room, Guest Suite, Office and a Bonus Room. All of this and Privacy too!
3019 E. Ruby Hill Drive \$2,199,000



Pleasanton - Shows like a model! Park-like setting, temperature controlled wine cellar, enormous bonus room, exercise/hobby room, downstairs master suite, views from all windows, Plantation Shutters, over sized laundry room, tons of storage, a 3 car garage and a golf cart garage.
1124 Piemonte Drive \$2,575,000



Pleasanton - Spectacular "Italian Style" custom home, located at the end of a quiet cul-de-sac and backing to private open space. Upgrades galore - granite counters, extensive wood molding, & custom paint. This beauty offers 4 bedrooms plus a bonus room, an office and a wine cellar. Beautiful pool & grand outdoor fireplace too!
3552 Mercato Court \$2,649,000



Pleasanton- Wow, the best lots in Ruby Hill on a wonderful Golf Course location, with a private setting, full panoramic views, and perfect sun orientation. Features a front courtyard, rear yard with BBQ and Fridge, 5 bedrooms, a formal office, huge bonus room for billiards and card table.
1297 Via di Salerno \$2,795,000



Pleasanton - A Custom-Built "Italian Villa" in Ruby Hill, Located on a Premium Lot (Backing Open Space), with Spectacular Views, a Wonderful Floor Plan, 2 Large Covered Outside Living Areas (Upstairs Balcony & Downstairs Patio) & 2 Master Bedroom Suites. This Home has it all!
1799 Germano Way \$2,825,000

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 Extravaganza**

**Saturday
 November 11, 2006
 1:00 to 4:00 pm**

Please see the map at the Ruby Hill Gate for Directions



Pleasanton - Prairie style, single story home on the golf course with a pool. Porte-Cochere entry, interesting angles, fine craftsmanship, innovative design & pure elegance. 4th bedroom is currently an exercise room and can be converted back. Everything in this home is top quality!! Great home for entertaining! A Must See!!!
993 Piemonte Drive \$3,050,000



Pleasanton - This Year's Best Value at Ruby Hill. Brand New Custom Home (Tuscan Farm House), Located at the Top of Ruby Hill, on a Cul-de-sac, Backing Open Space, with Privacy & Views! Extensive Use of Stone Throughout. Great Family Home with a Great Floor Plan and a Downstairs Master Bedroom!
2280 Manzano Court \$3,050,000



Pleasanton - Truly a masterpiece! This single story home has the views, an infinity edge pool and spa. The outdoor kitchen has a TV, VIEWS and PRIVACY. The highlights of this home are the entry, kitchen, nook, family room, dining room, living room, and master bath. ALL of the Flat Panel TVs STAY!
1345 Via di Salerno \$2,899,000



Pleasanton - A Magnificent Custom-Built "Italian Villa" in the Gated Community of Ruby Hill. Situated on a Quiet Cul-de-sac with Spectacular Views, a Private Setting, a Large Rear-Yard with Pool and Spa, an Impressive Home Theater, a Fantastic Floor Plan and Timeless Architecture!
1855 Sannita Place \$3,290,000



Pleasanton - New Custom Home at Ruby Hill! This Picturesque "Spanish Villa" Sits at the End of a Cul-de-sac, Backing Open Space, Near the Top of Ruby Hill. The Views, Privacy & Amenities make this Property Simply Awesome! The "Great Room" Style, including the Kitchen, Nook, Family Room & Wet Bar, & the Outdoor Fireplace are Fantastic!
2193 Canosa Court \$2,975,000



Pleasanton - One of Ruby Hill's most beautiful homes! This classic Italian Villa, with nearly 7,500 square feet of living space, combines spacious areas for those evenings of entertainment with the comfort & coziness of family living. This home features 5 bedrooms, 7 baths, a gourmet kitchen, 12 foot ceilings, a bonus room, a library, & much more!
3860 Antonini Way \$3,375,000



Pleasanton - Brand New Custom-Built European 2-Story Home on the Golf Course at Ruby Hill with Views & Privacy! Quality Materials and Workmanship. A Separate "Casita", Large Exterior Courtyard with a Fireplace and an Outside Staircase make this Property truly unique. Possible Pool/Spa Package at additional cost. Great Value!
1949 Via di Salerno \$2,995,000



Pleasanton - Santa Barbara Architecture meets Napa Valley Charm here in the Tri-Valley! A Custom-Built Estate Home nestled amongst the Vineyards at Ruby Hill. Located on a Private 20-Acre Parcel, with 14-Acres of Chardonnay Grapes & a 2-Acre Residential Building Site, this Property is in a World of Its Own!
655 E. Vineyard Avenue \$5,675,000



Ruby Hill Division - 101 East Vineyard Ave, Suite 103
 Livermore CA 94550

925.417.2250



Home sale of the week



2456 Crestline Road, Pleasanton – \$832,000

Terrific "Terrace Model" in "Birdland" 4bd/2ba home Beautifully renovated with granite counters, hardwood floors, maple cabinets and private backyard. Listed and sold by Tim McGuire.

Home Sales

This week's data represents homes sold during October 2006

Pleasanton

7580 Canyon Meadow Circle #C D. Bailey to M. & T. Riggs for \$355,000

1111 Country Lane J. Asbe to K. & M. McGrath for \$1,470,000

4574 Gatetree Circle G. & C. Ford to M. & C. Lanning for \$836,000

3789 Grillo Court Harding Trust to D. & M. Winsby for \$750,000

1594 Loganberry Way K. & K. Wiest to J. Brown for \$765,000

1730 Magnolia Circle H. Cho to S. Lee for \$670,000

3204 Mandevilla Court J. & B. Musfeldt to S. Sayeraman for \$725,000

680 Mavis Court C. & C. Mueller to C. & K. Smith for \$1,259,000

1512 Oak Vista Way R. & L. Cepeda to C. Mann for \$1,040,000

2211 Oakland Avenue Y. Zhu to J. & K. Bailey for \$665,000

3366 Sagewood Court Ponderosa Homes to J. & B. Musfeldt for \$1,588,500

550 San Miguel Court R. & J. Dubord to M. & T. McGill for \$1,175,000

891 Sunny Brook Way Cartus Financial to T. & E. Patterson for \$1,610,000

3369 Vermont Place A. Schmadeke to M. Shukla for \$857,000

Dublin

7760 Bloomfield Terrace A. & K. Benamou to M. & N. Ayubay for \$1,050,000

8123 Brittany Drive A. Harvey to M. Kaskowitz for \$1,170,000

4115 Clarinbridge Circle Toll Dublin Limited to D. Leo for \$522,000

3275 Dublin Boulevard #116 J. & G. Rodrigues to B. Trinh for \$480,000

4218 Lorimer Loop D. & L. Yahiro to M. Singh for \$790,000

7049 Portage Road M. & K. Huajardo to G. Jayaraman for \$600,000

4191 Preciado Drive G. Sousou to L. Reeves for \$810,000

4203 Roscommon Way Tenir Limited to J. Thelin for \$906,000

3940 Southbridge Way Janes Trust to K. Wickersham for \$675,000

8158 Tamarack Drive G. & R. Bothe to R. Galicia for \$675,000

10724 Wallace Lane Cartus Financial to J. Kilat for \$510,000

Livermore

2643 Cowan Way Meritage Homes to J. Gaudani for \$1,158,500

5327 Desiree Avenue J. & T. Mora to K. Watkins for \$621,000

5171 Felicia Avenue S. Alfred to M. Matthews for \$650,000

832 Geraldine Street Singh Trust to D. & H. Roach for \$625,000

4369 Golf Drive B. Esse to R. Pavan for \$444,000

1024 Hansen Road R. Samonte to M. & M. Lujan for \$1,170,000

1562 Heidelberg Drive K. & M. Brickwedel to J. & V. Kimberley for \$635,000

603 Loyola Way D. Sweeney to Monk Trust for \$685,000

404 Malibu Court C. & J. Widmayer to A. & T. Bhak for \$625,000

1208 Melanie Way J. & S. Horne to R. Matthews for \$735,000

309 North K Street T. & A. Daughtery to Horizons 2000 Limited for \$660,000

850 Polaris Way J. Hewey to R. & J. Queirolo for \$685,000

2228 Shetland Road J. & S. Snyder to A. Kelder for \$579,000

3933 Silver Oaks Way S. & S. Wickman to F. Guzman for \$525,000

1337 Spring Valley Common C. Bowlby to M. & M. Uchytil for \$413,000

5545 Stockton Loop South Livermore Development to R. & P. Santiano for \$1,341,500

5558 Stockton Loop South Livermore Development to J. Fernandez for \$1,349,500

5570 Stockton Loop South Livermore Development to A. & E. Avalos for \$1,532,500

4355 Technology Drive #D Technology BP Limited to Good Trust for \$291,000

Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 14	Total sales reported: 11	Total sales reported: 22	Total sales reported: 48
Lowest sale reported: \$355,000	Lowest sale reported: \$480,000	Lowest sale reported: \$291,000	Lowest sale reported: \$305,000
Highest sale reported: \$1,610,000	Highest sale reported: \$1,170,000	Highest sale reported: \$1,532,500	Highest sale reported: \$1,980,000
Average sales reported: \$983,250	Average sales reported: \$744,363	Average sales reported: \$790,864	Average sales reported: \$717,917

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Opportunity Knocks!!! 4428 Sutter Gate, Pleasanton



SEMI CUSTOM

4 Oversized Bedrooms, 2½ Baths, 2,418 sq.ft, 12,800 lot size
huge backyard with pool/spa (security gate included), bonus room (off family room), formal dining, cozy living room, open, spacious kitchen, fabulous floor plan, separate over-sized laundry room. Unbelievable charm, comfort, and pride of ownership make this spectacular, spacious one story a buyer's dream come true. With it is massive, park-like backyard, located close to historical downtown Pleasanton, and situated inside the area's most distinguished Pleasanton school district, this is a home for the most discriminating buyer.

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9085 ALCOSTA BLVD, UNIT 351 SAT/SUN 1 - 4
GATED COMMUNITY **\$344,800**
2 BR 1 BA New plush carpet, fresh
paint, updated kitchen, corian counters, 6
panel doors, mirrored doors 925.847.2200

CASTRO VALLEY

ASK ABOUT BUYERS INCENTIVES \$555,000
2 BR 1.5 BA 2 lrg mastr suites, new laminate
flrs, big 2 car gar, beautiful priv bckyrd. Close
to trails 925.847.2200

DUBLIN

ABSOLUTELY GORGEOUS \$899,900
4 BR 3 BA + off., gourmet kit, granite slab, SS
appl, lrg mast w/his/her closets, Indscp w/
built-in BBQ 925.847.2200

10+ WILLOW CREEK HOME \$729,90
3 BR 2.5 BA w/lush landscaping, newer
carpet, tile floors, A/C & heater units, newly
painted inside/out 925.847.2200

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

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

DESIRABLE TORRY PINES \$469,000
2 BR 2 BA vaulted ceiling, laminate flrs, 2
balcony patios, Ask about closing costs be-
ing offered 925.847.2200

LIVERMORE

ENTERTAINER'S DELIGHT \$674,000
3 BR 2 BA updated kitchen w/eat-in &
island, updated baths, built-in stereo
speakers, great backyard! 925.847.2200

GREAT VALUE \$539,800
3 BR 2 BA + family rm w/new windows,
floors & hardwd flrs under carpet. Newer roof
& furnace, spacious 925.847.2200

6 YEARS OLD \$439,900
2 BR 2 BA Gated community, beautiful pergo
flring, 1 car garage, pool/tennis courts. Popular
Copperhill 925.847.2200

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ENGLISH MANOR HOME \$2,090,000
5 BR 5.5 BA cherrywd, marble, granite.
Gourmet kit, forml din rm w/view, formal liv rm
w/wet bar, 4 car gar 925.847.2200

4654 LARAMIE GATE CT. SAT 1 - 4
PRISTINE CONDITION! **\$839,900**
4 BR 3 BA 1bd/1bth on main floor, updated
home loc on quiet court w/lrg bckyrd & wide
side yrd access 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

STROLL TO DOWNTOWN \$555,000
3 BR 2.5 BA Just listed, 2 car gar, neutral
decor, laminate flrs, gas stove, AC, lrg patio
& comm pool 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

\$112,000
2 BR 2 BA spac liv/din rm w/approx 1440
sq.ft. newer car/dual pane win/heat & a/c/
alec & updated kit 925.847.2200

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DESIRABLE CEDAR BRIDGE \$675,000
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tops, maple cabinets, breakfast bar, 2 car
garage, great location 925.847.2200

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5230 Crestline Way, Pleasanton
What a home! Remodeled to perfection including sparkling kitchen with granite tops, stainless appliances pantry and garden window, rich cherry wood flooring, dual panes, crown moulding, baseboards, distinctive lighting, huge back yard with a great patio and shade trees plus workshop/playhouse. Offered at \$910,000

4480 Del Valle Pkwy, Pleasanton
Walk to downtown Pleasanton in 2 minutes from this beautiful townhome! Priced below every other 3 bedroom in town--this one will not last long. Upgraded throughout with newer carpeting and pergo flooring, granite countertops and tile in bathrooms. Lovely, private back patio. Offered at \$429,999



2958 Liberty Drive, Pleasanton
Pristine home with prime location and many upgrades including laminate wood floors, designer paint, new roof, no popcorn ceilings, custom window coverings, carpet, fireplace with mantel! Quaint yard with deck. Lovely private setting across from stunning views and open space. Offered at \$650,000

3737 Marlboro Way, Pleasanton
Perfectly located single story (nobody above you) in impeccable condition. End unit at back of complex. Updated kitchen, neutral décor, pleasant patio—convenient location for commuting & near Trader Joe's. Offered at \$398,000



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2126 Delucchi Drive, Pleasanton

\$575,000

Spacious 2 bd/2.5ba home with over 1200 sq. ft. of living space. Laminate flooring, updated baths, beautiful kitchen & vaulted ceilings. Wonderful backyard with spa, gazebo and deck. Great location!

www.2126delucchi.com



911 Lee Avenue, San Leandro

\$675,000

Beautifully updated 3bd/2ba + den home with over 2000 Sq. Ft. of living space. Hardwood & tile flooring throughout, ground floor master suite and private back yard and partial basement. Quiet, family oriented neighborhood.

www.911lee.com



3822 Seven Hills Road, Castro Valley

\$899,950

Beautiful 3bd/2ba home with over 2000 sq. ft. of living space in desirable Castro Valley neighborhood. This home is a definite jewel with some wonderful amenities. Over 1/2 acre level lot and zoned for multiple homes. Keep the space for yourself or build it out!

www.3822sevenhills.com



257 Soapstone Common, Livermore

\$700,000

Elegant 4bd/2.5ba home in quiet, family-friendly court location. Meticulously maintained with lovely upgrades throughout make this home better than new! Fabulous backyard with stone patio and newer, energy-efficient hot tub.

www.257soapstone.com



100 Santa Rosa Place, San Ramon

\$975,000

Spacious 4bd/3ba home with over 2400 sq.ft. of living space. Almost everything is new, including roof, windows, garage doors, flooring, and gourmet kitchen. Beautifully landscaped and freshly painted in and out.

www.100santarosa.com



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2216 Oakland Avenue, Pleasanton
Desirable Pleasant Village Single Home

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New in/out paint, Central air conditioning
New dual pane windows & patio door
Recently remodeled kitchen with new gorgeous granite slab countertop/new oven / range / dishwasher / new maple cabinets
Cozy wood burning fireplace in family room
New laminated floors throughout 1st floor/stairs/2nd floor hallway
New carpet, New vanity tops in all bathrooms
Close to award winning Mohr elementary school & Nelson park
Easy access to free way & ACE train & BART
Built in 1984



11/1/06 Pending
4176 Bell CMN, Fremont. CA 94536.
3 Bedrooms, 2.5 baths, 1924 Sqft of living area. 3563 sqft of lot size. In Glenmoor. Listed at \$689,000. sold in 14 days.
Represented seller & buyer.



10/26/06 Pending
7763 Redbud Ct, Pleasanton. CA 94588.
5 Bedrooms, 3 baths, 2523 Sqft of living area. 6000 sqft of lot size. In Oak hill. Listed at \$859,000.
Represented buyer.



10/8/2006 Pending
769 Covina way, Fremont. CA 94539.
3 Bedrooms, 2.5 baths, 1964 Sqft of living area. 6000 sqft of lot size. In Warm Spring. Listed at \$709,888
Represented buyer.



10/5/2006 Sold
1900 Una Ct, Fremont. CA 94539.
4 Bedrooms, 2.5 baths, 2507 Sqft of living area. 6428 sqft of lot size. In Mission San Jose. Listed at \$1,159,950. sold at \$1,095,000.
Represented buyer.

Information deemed reliable but not guaranteed

Open Homes this weekend

Call the Ad Services Department at the Weekly to list your open home – (925) 600-0840
or email: openhomes@PleasantonWeekly.com

Dublin

1 Bedrooms

4165 Clarinbridge Cir. **\$495,000**
Sun 1-4 Keller Williams 855-6410

2 Bedrooms

7787 Chantilly Dr. **\$524,500**
Sun 1-4 Alain Pinel 968-1452

3 Bedrooms

7124 Cross Creek Cir. **\$454,950**
Sun 1-4 Alain Pinel 251-1111

7750 Firebrand Dr. **\$545,000**
Sat/Sun 1:30-4 Alain Pinel 998-9747

8196 Elgin Ln. **\$579,000**
Sat/Sun 1-4 Intero 785-8625

7538 Rolling Hills Cir. **\$585,800**
Sun 1-4 Prudential CA 463-9500

3981 Strafford Ct. **\$695,000**
Sun 1:30-4:30 Intero 963-0093

3989 Strafford Ct. **\$712,000**
Sun 1-4 Hometown GMAC 337-2989

4 Bedrooms

3916 Gorham Ct. **\$779,000**
Sun 1:30-4:30 Intero 963-0093

6776 Pearl Pl. **\$789,000**
Sun 1-4 Golden Pacific 216-4799

5 Bedrooms

5012 Round Hill Dr. **\$1,449,000**
Sun 1-4 Re/Max 735-7653

Livermore

1 Bedrooms

1087 Murrieta Blvd. #337 **\$319,950**
Sat/Sun 1-4 Assist 2 Sell 200-2602

2 Bedrooms

1085 Murrieta #123 **\$359,950**
Sat 1-4 Prudential CA 980-5711

1580 Hollyhock St. **\$465,000**
Sun 12-2:30 Valley Properties 454-2404

5364 Moonflower Wy. **\$479,500**
Sun 2:30-4:30 Valley Properties 454-2404

3 Bedrooms

1881 DeVaca Wy. **\$499,000**
Sun 1-4 Olde Towne 426-9122

4741 Apple Tree Cmn. **\$509,950**
Sun 1-4 Re/Max 730-1680

3995 California Wy. **\$514,950**
Sat/Sun 1-4 Hometown GMAC 455-7008

1034 Rincon Ave. **\$545,000**
Sun 1-4:30 Valley Properties 998-5312

1206 Hillview Dr. **\$550,000**
Sun 1-4 Re/Max 362-1645

785 Los Alamos **\$565,000**
Sun 1-4 Windermere 200-1454

755 Yolo Wy. **\$598,950**
Sat/Sun 1-4 Realty World 784-5502

359 Kensington Cmn. **\$599,000**
Sat 9:30-12:30 Hometown GMAC 426-3834

727 Del Mar Ave. **\$599,950**
Sun 1-4 Coldwell Banker 847-7355

1290 Rebecca Dr. **\$719,950**
Sun 1-4 Valley Properties 454-2410

4298 Grove Ct. **\$874,000**
Sat/Sun 12-4 Courtesy Brokerage 245-1782

5009 Erica Wy. **Upon Request**
Sun 1-4 Realty World 337-6061

4 Bedrooms

1639 Vetta Dr. **\$1,050,000**
Sun 1-4 Pacific Union GMAC 487-1194

925 Del Norte **\$601,000**
Sat 1-4 Hometown GMAC 858-5400

2363 Rapallo Cmns. **\$735,000**
Sun 1-4 Golden Pacific 216-4799

5709 Edelweiss **\$769,000**
Sun 9:30-12:30 Hometown GMAC 426-3834

5 Bedrooms

1219 Hansen Rd. **\$1,299,900**
Sun 1-4 Prudential CA 249-6853

Pleasanton

2 Bedrooms

843-B Division St. **\$439,000**
Sun 1-4 Pacific Union GMAC 487-1194

680 Concord Pl. **\$449,000**
Sun 1-4 Keller Williams 577-4663

8060 Mt. View Cir., Unit C **\$465,000**
Sun 1-4 Golden Pacific 216-4799

665A Palomino Dr. **\$469,950**
Sun 1-4 Keller Williams 463-0436

4101 Stanley Blvd. **\$549,950**
Sat 1-4 Assist 2 Sell 200-2602

5760 Belleza Dr. **\$589,000**
Sun 1-4 Coldwell Banker 548-7112

1802 Sinclair Dr. **\$659,000**
Sun 2-4 Alain Pinel 251-1111

3 Bedrooms

4074 Payne Rd. **\$634,950**
Sun 1-4 Keller Williams 463-0436

2958 Liberty Dr. **\$650,000**
Sun 1-4 Prudential CA 463-9500

4024 Fairlands Dr. **\$655,000**
Sun 1-4 Alain Pinel 621-4064

4730 Corwin Ct. **\$659,000**
Sun 1-4 Keller Williams 202-6298

2216 Oakland Ave. **\$675,000**
Sat/Sun 1-4 Prudential CA 963-1468

3562 Florian St. **\$704,900**
Sun 1-4 ConQuest Realty 895-4894

7309 Tulipwood **\$719,000**
Sun 1-4 Alain Pinel 251-1111

3509 Arbor Ct. **\$775,000**
Sun 1-4 Prudential CA 484-0900

3649 Touriga Dr. **\$789,000**
Sat/Sun 1-4 Prudential CA 353-0887

4972 Muirwood Dr. **\$849,950**
Sun 1-4 Coldwell Banker 200-4130

4 Bedrooms

505 Cento Ct. **\$1,339,900**
Sat 1-4 Intero 251-2541

2593 Gillian Ct. **\$1,498,500**
Sun 1-4 Keller Williams 463-0436

3552 Mercato Ct. **\$2,649,000**
Sat 1-4 Prudential CA 417-2250

993 Piemonte Dr. **\$3,050,000**
Sat 1-4 Prudential CA 417-2250

3949 Mt. Rainier Ct. **\$675,000**
Sun 1:30-4:30 Hometown GMAC 989-6500

4372 Muirwood Dr. **\$729,000**
Sun 1-4 Keller Williams 202-6298

2554 Glenn Isle Dr. **\$769,000**
Sun 1-4 Keller Williams 989-6844

7865 Knollbrook Dr. **\$798,000**
Sat/Sun 1-4 Keller Williams 963-0034

5287 Crestline Wy. **\$810,000**
Sun 1-4 Prudential CA 683-8708

3038 Staples Ranch Dr. **\$812,000**
Sun 1-4 Golden Pacific 216-4799

1613 Orchard Wy. **\$819,000**
Sat 1:30-4:30 Alain Pinel 462-SOLD

4729 Black Ave. **\$819,950**
Sat/Sun 1-4 Assist 2 Sell 339-3500

2297 Greenwood Rd. **\$827,900**
Sun 1-4 Keller Williams 855-6410

4642 Sierrawood Ln. **\$834,000**
Sat/Sun 1-4 Re/Max 362-1645

4654 Laramie Gate Ct. **\$839,900**
Sat 1-4 Coldwell Banker 847-2200

4520 Lin Gate St. **\$869,000**
Sun 1-4 Alain Pinel 462-SOLD

3569 Ballantyne **\$874,950**
Sun 1-4:30 Re/Max 730-1680

6716 Corte Del Vista **\$919,950**
Sat/Sun 12-4 Help-U-Sell 484-2206

5 Bedrooms

530 Dolores Pl. **\$1,425,000**
Sun 1:30-4:30 Hometown GMAC 989-6500

795 Sunny Brook Wy. **\$1,675,000**
Sat 1:30-4:30; Sun 1-4 Alain Pinel 251-1111

576 Sycamore Creek Wy. **\$1,899,000**
Sun 1-4 Alain Pinel 846-6500

4210 Remillard Ct. **\$1,995,000**
Sun 1-4 Alain Pinel 846-6500

868 Piemonte Dr. **\$2,099,000**
Sat 1-4 Keller Williams 202-6298

2503 Vineyard Ave. **\$2,199,000**
Sun 1:30-4 Intero 200-0858

1297 Via di Salerno **\$2,795,000**
Sat 1-4 Prudential CA 417-2250

3860 Antonini Wy. **\$3,375,000**
Sat 1-4 Prudential CA 417-2250

545 Burger Ct. **\$938,000**
Sun 1-4 Golden Pacific 216-4799

San Ramon

2 Bedrooms

9085 Alcosta Blvd., #351 **\$344,800**
Sat/Sun 1-4 Coldwell Banker 847-2200

9085 Alcosta Blvd. #341 **\$344,900**
Sun 1-4 Prudential CA 353-0887

950 Springview Cir. **\$620,000**
Sun 1:30-4:30 Empire 217-3112

3 Bedrooms

2504 Fountainhead Dr. **\$468,888**
Sun 1-4 Coldwell Banker 785-9373

1407 Dawn Ct. **\$599,000**
Sun 1-5 Coldwell Banker 640-8283

9915 Mangos Dr. **\$599,000**
Sat/Sun 1-4 Intero 251-2523

9611 Davona Dr. **\$614,500**
Sun 1-4 Hometown GMAC 426-3859

100 Amaryllis Cir. **\$664,500**
Sun 1-4 Alain Pinel RE 819-2747

2145 Watermill Rd. **\$689,950**
Sun 1-4 Prudential CA 216-2283

775 Winterside Cir. **\$699,000**
Sun 1:30-4:30 Intero 855-4110

209 Westvale Ct. **\$724,950**
Sat 1:30-4 Intero 570-0717

3111 Marble Canyon Pl. **\$924,500**
Sun 1-4 Alain Pinel 968-1452

2516 McLaren Ln. **Upon Request**
Sat 1-4 Re/Max 735-7653

4 Bedrooms

116 Pearlgrass Ct. **\$1,068,000**
Sun 1-4 Empire 217-5061

604 Vine Hill Ln. **\$1,155,000**
Sun 1-4 Intero 833-1822

11 Henry Ranch Dr. **\$1,459,000**
Sun 1-5 All CA Brokerage 699-7955

411 Ventura Pl. **\$724,000**
Sun 1-4 Coldwell Banker 785-9373

116 Claremont Crest Ct. **\$798,000**
Sat/Sun 2-5 Re/Max 510-501-2439

12 Tackwood Ct. **\$910,000**
Sat/Sun 1-4 Empire 217-5082

1130 Langton Dr. **\$925,000**
Sun 1-4 Coldwell Banker 831-3329

48 Mainprice Ct. **\$949,500**
Sun 1-4 Alain Pinel 968-1452

1959 Hollyview Dr. **\$965,900**
Sun 1-4 Prudential CA 249-0301

2517 Aranda Dr. **\$969,500**
Sun 1:30-4:30 Alain Pinel 997-1585

5 Bedrooms

100 Allamere Ct. **\$1,048,000**
Sun 1:30-4 Blackhawk RE 736-4155

642 Dromana Ct. **\$1,095,000**
Sun 1-4 Alain Pinel 968-1452

3830 Mandy Wy. **\$1,350,000**
Sat/Sun 1-4 Intero 336-6399

16 Pine Valley Pl. **\$1,434,000**
Sun 1:30-4 Intero 487-6211

4025 Tulip Wy. **\$1,565,000**
Sat/Sun 1-4 Keller Williams 855-6410

1424 Allamere Dr. **Upon Request**
Sat/Sun 1-4 Intero 785-1386

301 Adelaide Hills Ct. **Upon Request**
Sat/Sun 1-4 Intero 785-1386

6 Bedrooms

2893 Bethany Rd. **\$1,218,880**
Sun 1-4 Intero 984-3992

Alamo

3 Bedrooms

134 Canyon Vista Pl. **\$1,175,000**
Sun 1-4 Blackhawk RE 819-1525

4 Bedrooms

116 Post Rd. **\$1,299,950**
Sun 1-4 Intero 855-4022

2694 Roundhill Dr. **\$1,469,000**
Sun 1-4 Alain Pinel 998-5868

46 Vista Ln. **\$1,649,000**
Sun 1:30-4 Intero 672-2499

5 Bedrooms

18 Kirk Ct. **\$2,699,000**
Sat/Sun 1-4 Alain Pinel 791-2550

1427 Vine Ln. **\$2,895,000**
Sun 1-4 Empire 217-5030

306 Las Quebradas Ln **\$3,599,000**
Sun 1:30-4:30 Alain Pinel 366-9555

Blackhawk

3 Bedrooms

11 Deer Meadow Ct. **\$1,239,000**
Sun 1:30-4 Blackhawk RE 736-4155

118 Kingswood Cir. **\$925,000**
Sun 1:30-4 Blackhawk RE 736-4155

4 Bedrooms

4073 Sugar Maple Dr. **\$1,374,000**
Sun 1-4 UCB 640-8788

5216 Blackhawk Dr. **\$1,595,000**
Sun 1:30-4 Re/Max 699-9099

4250 Golden Oak Ct. **\$1,999,950**
Sun 1-4 Empire 217-5090

Danville

2 Bedrooms

4032 Skylark Ln. **\$534,500**
Sun 1-4 Alain Pinel 968-1452

3 Bedrooms

154 Lawnview Cir. **\$599,550**
Sun 1-4 Better Homes 389-0618

167 Heritage Park Dr. **\$655,900**
Sat/Sun 1-4 Keller Williams 855-6410

1320 Strawberry Ct. **\$739,000**
Sun 1-4 Pacific Union 963-3959

653 Doral Dr. **\$749,000**
Sun 1:30-4:30 ERA Golden Hills 519-5740

4 Bedrooms

595 Zephyr Cir. **\$1,069,000**
Sun 1-4 Intero 855-4134

408 Coventry Pl. **\$1,099,950**
Sun 1:30-4:30 Intero 899-9651

140 Soda Pl. **\$1,100,000**
Sun 1-4 Intero 855-4125

705 Mistral Ct. **\$1,199,000**
Sun 2-5 Re/Max 943-3333

112 Quinterra Ln. **\$1,249,950**
Sun 2-5 Coldwell Banker 831-3373

250 Tim Ct. **\$1,579,000**
Sun 1-4 Better Homes 389-0618

11 Jillian Wy. **\$1,748**



INTERO
REAL ESTATE SERVICES



LIVERMORE

6189 SPRINGTIME COMMON \$725,000
4 bedrooms, 2.5 baths. 2233 +/- square feet. This beautiful features a gourmet kitchen, luxurious master suite and bath. Low maintenance backyard.
SANDRA GILBERT 925.251.2521



PLEASANTON

3666 WOODBINE WAY \$420,950
Condo 2 beds 1 bath 867 square feet, New appliances, new bathroom, new tile floors and new carpet. Great starter unit.
MARK KOTCH 925.989.1581



PLEASANTON

1444 FLORENZA COURT \$2,140,000
Ruby Hill Estate. Unique Craftsman Style Former Model Ruby Hill Estate on .75 acre Lot with many upgrades. 4 bedrms + office + Game room 5 baths 5car garage.
GIGI SROUR (510) 673-9807



PLEASANTON

245 RACHAEL PLACE, \$424,950
2 bedroom, 2 bath Condo moments to downtown, new carpet & paint, vaulted ceiling, stone fireplace, newer washer & dryer, central a/c, ceiling fans.
DANIEL ALPHER 925.548.6500



OPEN SAT 1-4

PLEASANTON

505 CENTO COURT \$1,339,900
Ruby Hill Former Model! 4 bed + office, 3 full bath, 3,023 +/- sq ft of living space, Formal dining room w/ fireplace, Family room w/ fireplace.
ROBIN YOUNG 925.251.2541



TRACY

2765 REDBRIDGE ROAD \$799,000
Located in the prestigious Redbridge Community, this stunning home offers 4 Bedrooms/3.5 Baths 3485 +/- Sq. Ft., built in 2001, over \$125k in upgrades.
JUDY PIPKIN 925.487.5065



PLEASANTON

1839 BEGONIA COURT
Facing Foreclosure!! This wonderful home located in the Charter Oaks area offers 5 bedrooms 3 baths 2541 sq.ft. beautifully landscaped with pool.
ROBIN YOUNG 1.800.885.8711x2002



TRACY

2756 DAISY LANE \$810,000
Desirable Redbridge Development. Many upgrades throughout! Too many to list! Gorgeous large yard with In Ground Pool and Waterfall, 2 balconies, 3 car garage.
DENISE IVALDI 925.846.7997



DUBLIN

3275 DUBLIN BLVD # 425
Best Deal Around! Lowest Price in years! Foreclosure very near! This is a sacrifice to the seller! Gorgeous Penthouse Location, 2 Bedrooms, 2 Bathrooms. Call agent for details.
DENISE IVALDI 925.846.7997



PLEASANTON

6022 ALISAL STREET \$2,995,888
4 plus bedrooms, 3 full baths, 7500 +/-sq. ft, 1 acre, 1,248 +/- sq. ft. hobby building, Media Room, Game Room, Gourmet Kitchen. Call for Appointment.
MARK KOTCH 925.989.1581



LATHROP

13430 FORRESTWOOD WAY \$530,000
Beautifully Updated throughout, 5 bedrooms and 3 baths Contemporary 2275 +/- sq ft with 4791 +/- lot sq ft Living Room has vaulted ceiling.
NANETTE CARTAGO 925.251.2553



OPEN SAT/SUN 12-5

OAKLEY

1420 QUAIL VALLEY RUN \$439,950
3 Bed, 2.5 Bath, large end lot. New kitchen appliances, tile floors, breakfast bar, open floor plan, great for entertaining.
Staci Armario 925.251.2526

Pleasanton

5075 Hopyard Road, Suite 110

925.251.2500

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4024 Fairlands Dr, Pleasanton



OPEN HOME
SUN 1-4

*Single
Story
Charmer!*

3 bedrooms 2 Baths home with a spacious living room with vaulted ceilings, complimented by a wood burning fireplace. The kitchen offers generous storage, pantry, tile counters, a refrigerator & a newer stove. The 12x18 Sun-room offers additional living space. Located near the Cabana Club, park, tennis courts and near by K-8 school. Offered at \$655,000



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5277 SPRINGDALE, PLEASANTON
SELLERS TO PAY 1 YEAR'S HOA DUES!

Gorgeous Stoneridge Townhome! Beautiful 3 bedroom, 2 1/2 bath townhome upgraded and remodeled to perfection! Hardwood floors, remodeled kitchen with granite counters, new bathrooms, new carpeting on second floor, and new doors. Enjoy a private patio/backyard and a 2 car attached garage, swimming pool, tennis courts, park like grounds, and more! Sellers are very, very motivated!



22938 CANYON TERRACE DR., CASTRO VALLEY
REDUCED TO \$524,000

Beautiful 2 bedroom, 2 1/2 bath townhome located in 5 Canyons! approximately 1200 +/- square feet of living space large kitchen, new flooring downstairs, computer niche, decorator touches throughout and an attached garage. This property backs to the creek and has no rear yard neighbors. Enjoy amenities including a community swimming pool, spa, tot lots, and tennis courts.



656 VARESE COURT, PLEASANTON
OFFERED AT \$2,210,000

Beautiful Custom home in Ruby Hill with 6 bedrooms, formal office, 4 full and 2 half bathrooms located on the 4th fairway on .40 +/- acre. Approximately 4912 +/- square feet, gourmet kitchen with granite slab countertops, large family room, an office or computer room located off the family room, large 3 car side loading garage.



OPEN SAT/SUN 1-4

795 SUNNY BROOK WAY, PLEASANTON

Another "Bridle Creek Beauty" — Single story home 5 bedrooms, 4 full bathrooms. Approximately 3300 +/-, hardwood, travertine and carpeting throughout, highly upgraded lighting, upgraded bathrooms, large closets and more. Beautiful backyard for entertaining, has views of the Pleasanton Hills, and is located in one of the best neighborhoods in Pleasanton., listed at \$1,675,000

Linda Traurig
Office: 925.382.9746
ltraurig@apr.com
www.LindaTraurig.com



PLEASANTON 900 Main Street 925.251.1111

High End Service... Real People Attitude!

Just Listed
in Golden Eagle



Gorgeous Custom Home in Golden Eagle in Pleasanton with Views beyond compare! At the end of a culdesac this beautiful home features 5 Bedrooms, 3 full baths, 2 half baths, and a wonderful backyard and pool perfect for entertaining! Call for questions and to arrange a private showing.

Coming Soon
in Pleasanton Hills



Fantastic updated family home on a court with 4 Bedrooms Plus, 3 Bathrooms, Upgraded Kitchen with Decorator Touches throughout and 3 Car Garage all situated on a generous sized lot. Call for questions and to show. Price is \$1,285,000.

Just Listed
in Lindenwood



Stunning South Livermore Newer Greenbriar Home! Spacious 3548 square foot Savoy Model with 5 Bedrooms and 4 Bathrooms, featuring a Gourmet Chefs Dream Kitchen with Granite Slab counters and GE Pro Series Stainless Steel Appliances. Call for price and to show.



Susie Steele

925.413.9306
925.621.4062
susiesteele@apr.com

Whether you are looking to sell your Luxury Estate or purchase your first Dream Home, I strive to satisfy your Real Estate Needs!

PLEASANTON | 900 Main Street
925.251.1111



Bridle Creek
907 Sunny Brook Way, Pleasanton
 Immaculate 5 br 5.5 bath, office,
 large lot w/ views with Guest House.
 \$2,049,000



Pleasanton Hills
530 Dolores Place, Pleasanton
 Incredible Custom designed, Martin
 Perri Kitchen. Large family room & huge
 lot w/ resort syle pool/spa. \$1,425,000



Open Sunday 1:30-4:30
3949 Mount Rainier Court,
Pleasanton
 Just Reduced! Best Price for a
 4 bedroom home on a Court! Approx.
 1850 sqft, A MUST See! \$675,000



Open Sunday 1:00-4:00
Forest Hills Estates
5065 Forest Hills, Pleasanton
 Prestine Condition, 10 years old, 5 bedrooms
 3 baths, large lot w/spa & views Just Reduced!
 Priced to SELL!! Offered \$1,339,000

Visit my website at www.DoloresGragg.com for a virtual tour!



for further details call
Delores Gragg Realtor

925.462.2222 Office
 925.989.6500 Cell



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925-426-7957

The Number One Team in Ruby Hill!



Open Sat 1-4
868 PIEMONTE DR.
 OFFERED AT \$2,099,000



3588 OVELLA WAY
 OFFERED AT \$1,699,000



Open Sat 1-4
4276 W. RUBY HILL DR.
 OFFERED AT \$2,999,999



2389 ROMANO CIRCLE
 OFFERED AT \$1,599,000



Open Sat/Sun 1-4
4730 CORWIN COURT
 OFFERED AT \$659,000



Open Sun 1-4
4372 MUIRWOOD DR.
 OFFERED AT \$729,000

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 925-462-SOLD

tmcguire@apr.com
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OPEN SUN 1-4

4520 Lin Gate St, Pleasanton
 A Serene and Spacious 4bd/3ba home in the desirable "Gates" neighborhood! 2200+/-sf with a bed/bath downstairs, remodeled baths, new paint, roof, windows and more. Large, private rear yard ideal for outdoor entertaining. Located within walking distance to parks and schools. Offered at \$869,000



OPEN SAT 1-4

1613 Orchard Way, Pleasanton
 Charming 4bd/2ba "Pleasanton Valley" Home on a peaceful tree lined street just blocks from the Aquatic center pool & park as well as K thru 12 schools. Newly painted, newer AC/Furnace, windows and updated kitchen and baths. Offered at \$819,000



PRICED BELOW MARKET

5725 San Carlos Way Pleasanton
 \$160K PRICE REDUCTION!
 Lowest priced per square foot in Pleasanton. Custom 2650+/-sqft home with 3bd/3ba plus office. Located on a quiet street with large lot, solar pool, SYA and no rear neighbors. New Travertine baths, carpet, paint, floors, water heater, plantation shutters. Near Hearst & PMS schools as well as 680 freeway access. Offered at \$799,950



COMING SOON

Completely renovated 4bd/2ba 1950+/-sf "Birdland" home on a wonderful court with professional landscape/hardscape, top quality decorator upgrades throughout. Every detail of this beautiful home has been done to perfection! Priced in the mid \$800s Call me today for a private showing!



PLEASANTON | 900 Main Street 925.251.1111



*Perfectly charming home
in Stoneridge Place!*

Open Sun 1-4



2554 GLENN ISLE DRIVE

2295 sq. ft. with 4 bedrooms and 2.5 baths. Vaulted ceiling for a open spacious feeling! Situated in a quiet neighborhood and perfect for a walk to award winning Mohr School and neighborhood parks!!

Offered at \$769,000



For further details please contact

DEBBY JOHNSON-ABARTA

925.989.6844

homes@debby-johnson.com



3148 Snowdrop Circle, Pleasanton

Built in 1998, this beautiful home is located on a private street of "Stoneridge Place", a desirable Pleasanton neighborhood. This bright house offers 1,536 square feet of living area featuring living room and formal dining with vaulted ceilings, 3 large upstairs bedrooms, 2 full baths and a downstairs powder room with pedestal sink. Lovely master suite features large walk-in closet and dual sink vanity. Spacious kitchen features large eating area, abundance of cabinetry and white appliances. 2 car attached tandem garage. Professionally landscaped backyard with covered patio and a beautiful palm tree. Close to parks and community pool/spa. Walk to award-winning Mohr Elementary School.
OFFERED AT \$709,950



DC WEI, MBA, REALTOR®

925.337.1800

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WWW.DCWEI.COM

Open Sunday 1-4 • Huge Reduction



**Pristine conditions inside and out,
4111 Reedland. - Danville, CA**

Ideally located near open space on the upper loop of Reedland Circle. This 4 bedroom 2.5 baths, 2,323 sq. ft. home offers very generous room sizes and comfortable amenities Central air, central vacuum system, alarm, separate laundry room. Formal dining, kitchen with breakfast nook, separate family room and much more. The back yard offers an ample patio and privacy. Auto sprinklers front and back. The HOA maintains the lush front landscaping. **Offered at \$839,000**

Open Sunday 1-4



**Prima single-story beauty
1639 Vetta Dr. - Livermore, CA**

RELOCATION SPECIAL, with too many upgrades to mention. This sharp 3,023± sq. ft. 4 bedroom, 3 bath home offers a designer kitchen, custom-designed paint, plantation shutters, surround sound, formal dining with butler's pantry, KOI pond, BBQ, SPA a 3 car garage and much more. **Offered at 1,050,000**

Open Sunday 1-4



**One of the finest at Villa Vincente
843-B Division St. - Pleasanton, CA**

948 sq. ft., 2 bedroom, 1.5 bath. Ground level unit with small yard. Kitchen with granite counters, stainless steel appliances, central air, remodeled baths, newer carpets, tile floors & new hardwood laminate, designer paint, dual pane windows, mirrored closet doors and much more. Great location near downtown Pleasanton, includes laundry facility, pool and covered parking. HOA fee include payment of: hot water, trash removal, water hazard insurance, full maintenance of the grounds, pool and exterior of building. **Offered at 439,000**



**Serafino Bianchi
& The Bianchi
Team**

Real Estate Broker
Pacific Union Real
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Private Country Estate



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



Pending Sale
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



Open Sun 1-4
4210 REMILLARD COURT, PLEASANTON • OFFERED \$1,995,000
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



Open Sun 1-4
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!

Upgraded Home



2398 BAY MEADOWS CIRCLE PLEASANTON • OFFERED AT \$639,500
Upgraded home! Three bedrooms, two baths. Approximately 1,421 square feet. Remodeled kitchen with granite countertops, maple cabinets, new appliances, and custom tile flooring. Upgraded bathrooms with new granite-topped vanities. New six-panel doors with polished nickel hardware. Newer carpet, upgraded baseboards, paint, and fixtures throughout. Beautifully landscaped with new lawn and newer fencing with privacy lattice.



apr.com PLEASANTON | 900 Main Street | 925.251.1111



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Pending
A Great Value! 5 bd, 3 ba, approx. 2500 sqft. on cul-de-sac. \$859,000



Luxury 3 Bed, 2 Bth single story remodeled throughout! \$839,900.



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



Parkside single story 3 Bed, 2 Bth with 3 car garage. \$739,000



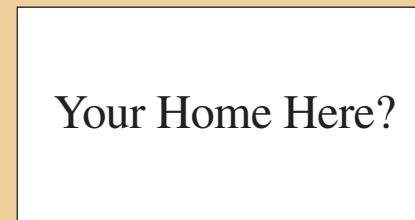
Open Sun 1-4
Just Listed! Charming remodeled 3 bd, 2 ba plus bonus room/office \$719,000



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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BLAISE LOFLAND OPEN SUNDAY 1-4



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. 576 Sycamore Creek Way

MARY JANE DEERING BY APPOINTMENT



DUBLIN \$1,195,000
Magnificent mature landscape equals a garden paradise in this fabulous 5bd/4.5ba Dublin Ranch home Slab granite, walk-in pantry, island with sink, 3 fireplaces, and formal DR. Private yard. Views!

DOUGLAS BUENZ BY APPOINTMENT



PLEASANTON \$839,900
Gorgeous single story 3 bedroom, 2 bath, 1890+/-sf, with cherry and stainless kitchen, extensive hardwood floors, remodeled baths, and prime cul-de-sac location with private yard and spa.

ROSEMARY DUTRA BY APPOINTMENT



DUBLIN \$799,000
Beautiful 4bd/2.5ba home with approximately 2191+/-sf on a 4400+/-sf lot. Only 9 years new. Upgraded and extremely well maintained! No HOA's!

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 \$719,000
Upgraded 3 bedroom, 2 bath plus bonus room/office with remodeled granite/cherry/stone kitchen, hardwood floors, expanded master bath, dual-pane windows, and private rear yard with paver patio.

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 OPEN SUNDAY 2-4



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. 1802 Sinclair Drive

KRIS MOXLEY OPEN SUNDAY 1-4



PLEASANTON \$655,000
3 bedrooms, 2 baths 1,350+/-sf. Updated flooring, appliances, and bathrooms. Permitted sun room is 18'x12'+/-. Dual Pane windows, newer roof, A/C, 4024 Fairlands Dr.

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$639,500
Beautifully upgraded! 3bd/2ba. Remodeled kitchen/baths with granite. Custom tile flooring. New fixtures. New carpet and interior paint. Beautifully landscaped.

SUE MCKINLEY BY APPOINTMENT



PLEASANTON \$610,000
Detached, No HOA dues! Updated floors/paint/kitchen/stainless steel appliances. Professionally landscaped yard, arbor, grass, patio/lighting. Large 2 car garage. Top rated schools. Close to 580/680.

LINDA TRAUIG BY APPOINTMENT



PLEASANTON \$599,000
Gorgeous 3 bedroom, 2.5 bathrooms, approximately 1535+/-sf. Everything is new, new kitchen, new bathrooms, new hardwood floors downstairs, new carpeting, and much more. Great location!

MAUREEN NOKES BY APPOINTMENT



PLEASANTON \$595,000
Lowest priced home in Pleasanton! Lovely single level 2 bedrooms, 2 baths. Private yard with spa/covered deck, fireplace, vaulted ceilings, 2 car garage. No HOA dues.

SALLY MARTIN BY APPOINTMENT



PLEASANTON \$569,000
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.

PAM DAKAN OPEN SUNDAY 1-4



DUBLIN \$454,950
3bd/2ba end unit ground floor Condo. 1121+/-sf, upgraded, granite kitchen counters, new cabinets, stainless steel appliances, washer, dryer, fridge included, fireplace, large private patio/storage. 7124 Cross Creek Circle

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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



PANORAMIC VIEWS 4BD/3 1/2 BA, semi-custom home with no rear neighbors, library, loft and retreat, walk to schools, many upgrades

925.426.3880 \$1,695,000

PLEASANTON



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

925.426.3800 \$1,339,000

DUBLIN



BEAUTIFULLY UPGRADED 5BD/4 1/2 BA, upgraded chef style kitchen appliances, Corian counters, butlers pantry, vaulted ceilings, beautiful landscaping

925.426.3880 \$1,150,000

PLEASANTON



UNBELIEVABLE IN THE GATES 4BD/2BA, open kitchen, large size rooms, massive 12,800 sq. ft. yard with pool and spa, fabulous floor plan

925.426.3800 \$975,000

DUBLIN



SUMMER HILL BEAUTY 5BD/3BA, one bed & bath downstairs, granite kitchen counters, tile floors, large family room w/ fireplace, private master suite

925.426.3880 \$889,750

DUBLIN



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

925.426.3880 \$885,000

SAN RAMON



ONE YEAR NEW HOME 3BD/2 1/2 BA, gourmet kitchen with island, granite countertops, maple floors & cabinetry, master has dual walk-in closets

925.426.3880 \$769,800

LIVERMORE



GREAT NEIGHBORHOOD 5BD/3 1/2 BA, 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/2 1/2 BA, vaulted ceilings, new carpet, laminate wood floors, stained concrete patio, near shopping, schools and freeway access

925.426.3800 \$712,000

PLEASANTON



GREAT COURT LOCATION 4BD/2 1/2 BA, open floor plan, Pergo floors, neutral carpets, dual pane windows, beautiful backyard, updated baths

925.426.3800 \$675,000

PLEASANTON



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

925.426.3800 \$625,000

LIVERMORE



SUNNY AND BRIGHT 3BD/2 1/2 BA, hardwood floors, spacious kitchen, vaulted ceilings, large master suite, private backyard with deck

925.426.3880 \$599,000

BRENTWOOD



BEAUTIFUL CORNER LOT 3BD/2 1/2 BA, master suite & office on first floor, inside laundry, maple hardwood floor, gas cooktop, 1 block to park & school

925.426.3800 \$499,000

TRACY



PERFECT HOME! 4BD/2BA, tile flooring, upgraded dual pane windows, newer exterior paint and fences, side yard access, close to park and school

925.443.7000 \$497,900

PLEASANTON



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

925.426.3880 \$349,950

PLEASANTON MORTGAGE

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