

Crafty Christmas

Learn how
to make
homemade
gifts this
holiday
season

by Rebecca Guyon



Rebecca Guyon

With the holiday season now upon us, people across town are trying to think of the perfect present for everyone on their holiday list. But not every present has to come from a store. In fact, some of the best presents can be homemade. The only catch is you have to start working on it now if it will be ready and wrapped by Christmas morning. That's not to say there is not many gifts anyone, crafty or not, can make, and make well.

Newly formed Pleasanton craft group the Pleasanton Craft Mafia shared some fun, easy crafts that anyone can make on their own, either for the holiday season or all year round.

Lariat necklace

Supplies: Wire; crimping pliers; needle nose pliers; a large brooch; charm or bead; crimping beads and regular beads of any material.

Jeannine Komusch, a Pleasanton Craft Mafia member and artist, suggested making a lariat necklace, a kind of necklace where the end of the cord dangles down the neck and ends with a large bead, charm or brooch. The necklace has no clasp, but rather stays on the neck by slipping the part that dangles through a loop at the other end of the necklace.

To start, measure the wire around your neck to get the exact length you want. Komusch recommends using Beadalon, a strong wire that is designed specifically for making necklaces and can be found at any craft store. It's best to use a softer wire, she added. After getting the length, add a couple inches to

account for the wire needed for loop at the end.

Next, string the large bead at the end for the wire. It's best to choose a bead that has a hole already drilled on the top otherwise you'll have to do the drilling yourself. Any large bead will do, and Komusch adds that it's fun to also use found objects and get creative. Once the wire is strung through the bead, tie a knot and slip a crimping bead over it, stringing a small amount of



Rebecca Guyon

Komusch attaches a flower that will dangle at the end of the necklace.

the wire through the crimping bead, as well. Crimping beads are used to finish a beaded piece and holds the knot in place. Take crimping pliers and squash the bead to make it flat. Komusch recommends using the specially designed crimping pliers, but adds that any pliers will work.

Once the end is secure, the rest is pretty standard. String beads on the wire making a pattern you find attractive. Any beads work,

► Continued on page 36

Jeannine Komusch strings beads on her lariat necklace, an easy gift to make for the holidays.

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Bobby ★★★

Rating: R for language, drug content and a scene of violence. 1 hour 51 minutes.

One of the iconic images of 1968 is U.S. Sen. Robert F. Kennedy, sprawled on the kitchen floor of the Ambassador Hotel after being gunned down by Sirhan Sirhan. The 42-year-old presidential hopeful had just delivered his victory speech for the California primary in the hotel's ballroom.

Revisiting the routine day leading up to the peace-and-justice politician's assassination, screenwriter-director-actor Emilio Estevez doesn't shadow Bobby Kennedy, the heir apparent of his older brother's Camelot. Instead he focuses on the dozens of campaign supporters and hotel employees whose lives touched and exploded with a bang shortly after midnight on June 5 in Los Angeles.

A cross between a Robert Altman ensemble piece like Nashville and the classic Grand Hotel, the star-studded drama moves at a fast clip. The Ambassador serves as the sole setting, where its employees (Anthony Hopkins, William H. Macy, Christian Slater, Sharon Stone, Heather Graham, Laurence Fishburne, Freddy Rodriguez, Jacob Vargas) interact with such Sixties-era stereotypes as the boozy, over-the-hill singer (Demi Moore), hippie drug dealer (Ashton Kutcher) and young peacenik (Lindsay Lohan) about to marry a draftee (Elijah Wood) so he will be shipped to Germany instead of Vietnam.

But these characters and their lives really aren't very interesting. Campaign workers banter about the newly released Bonnie and Clyde or The Graduate (also shot on location at the Ambassador). The kitchen staff gathers around a transistor radio to follow Don Drysdale pitching against Pittsburgh. Put them in a towering inferno or on the sinking Titanic, and at least they'll try to survive. Here they have no dramatic purpose until Bobby finally enters the building.

Although period details ring false with so many well-known actors playing dress-up, editor Richard Chew expertly weaves historical footage into the narrative fiction. His opening montage condenses the turbulent times into a rich tapestry of real-life protests, television news broadcasts, songs and speeches. RFK eloquently pleads for brotherhood in a nation divided by an unpopular war and racial and class injustices. Chew's integration of archival footage with fictional reenactment brings the film to a powerful climax.

The reel rendition fails to capture the reality of the times but conveys an earnest message against violence, as timely today as almost 40 years ago.

—Susan Tavernetti



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Dining

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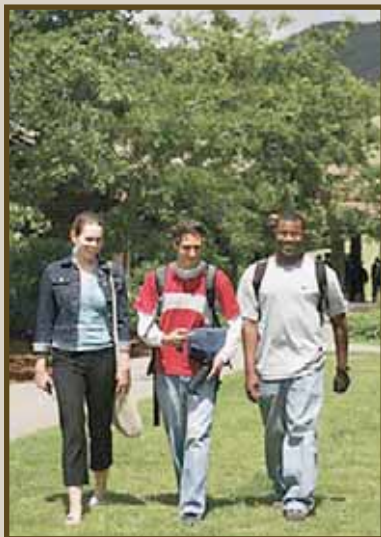
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Chelise Stroud Hery puts the finishing touches on a homemade candy jar.

Crafty

(continued from page 33)

but glass and wood beads tend to be the least expensive. String the beads until you get the length you want and test it again around your neck, adjusting by either taking off or adding more beads.

Now it's time to make the loop at the end to keep the whole necklace together. Slip a crimping bead on and then switch to seed beads, small beads that Komusch said allow you to make the closing loop without obscuring the necklace's design. Slip on the seed beads until the loop is long enough for the large bead at the bottom to slip through, but still small enough to stay in place when worn.

Once the loop is at an adequate length, feed the end of the wire into the crimping bead and pull it tight so a little length of the wire is sticking out. Then flatten the crimping bead as you did earlier. Make sure the wire stays pulled tight otherwise there will be a gap between the seed beads and the crimping bead. Once flattened and tight, cut the excess wire hanging off.

"It's a great necklace to make because it looks really neat and the combination of beads is endless," Komusch said.

works fine.

Close the jar and decorate the lid. Hery uses an old fashioned doily that she then gussies up with stickers, stamps or paint and sticks it to the lid using rubber cement. Once the jar is complete, the real festive part begins.

Take an oversized clear plastic bag or wrap and put the jar in it. Then tie the top using fabrics, ribbons, garland and anything else you think will look nice.

"You can use all kinds of different things and mix and match different textures, sizes, materials," Hery said. "Go through your sewing basket and have fun. That's when you come up with something really unusual and fun looking."

Tie the ribbons at the top, closing the bag and tie a tag to it. Hery recommends making your own tag, something that can be easily done with the array of color printers nowadays. Write your message on the tag and your gift is done.

Hery said this gift is easily adjusted for any holiday by changing the colors and contents of the jar, such as using blue and white ribbons for Chanukah or putting a candle in the jar for Diwali, the Indian festival of lights. It makes for a nice hostess gift or something to give guests who stop by for the holidays, she added. ■

Candy Jar

Supplies: Candy, plastic gift bag, empty jelly jar, ribbon or other fabrics, rubber glue, stickers, tags, scissors or any paper cutter.

Chelise Stroud Hery, founder of the Pleasanton Craft Mafia, described her homemade candy jar gift as an it's-all-in-the-presentation-craft. That's because, although it is relatively simple, it becomes a beautiful and thoughtful gift when you do it up right.

First take an empty jelly jar, which you can find at most grocery stores and any craft store. Put in some decorative filling, something like straw, tinsel, garland—it's really up to you—and, of course, candy. Hery recommends Hershey's Kisses, but again, anything you like

Want more help?

Visit www.pleasantoncraftmafia.com for more information about craft projects. You can also find information about the above crafts and more at www.zneart.com, the site for Hery's other artist group, ZNE.

Crafts and more this Saturday

The Pleasanton Craft Mafia is holding an Open House and Trunk Sale from 11 a.m. to 4 p.m. tomorrow at 1152 Crellin Rd. Jewelry and art by local artists will be available for sale and those interested in joining can learn more about the group.

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Poet Laureate collects poems for Iraq

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Pleasanton Poet Laureate Cynthia Bryant is hosting the regular Century Poetry Series this Sunday, Dec. 3, but, even though it's at the usual date and time, it's not going to be a usual event. Attendees will read and hear poems collected during Bryant's "Gift of Words: Poems for the Iraqi People" campaign, a project she started this past summer to, just as the title says, collect poems written for the people of Iraq.

"I think the idea came from my own frustration of it feeling like all the information going to the Iraqi people was one way, from our government, not from the people of this country, and I had nowhere to go with these feelings," Bryant explained. "I always use poetry in cathartic situations, so I thought if I write a poem I'll feel better."

Bryant said she did feel better after writing and it was then it occurred to her that other people may be feeling the same frustrations. She decided to expand the project and center the December reading on the community's poems to Iraqis. But, what she didn't know at the time was the project would end up growing

beyond the Pleasanton community.

The deadline to turn in poems was originally set in June, but Bryant received such a large response—127 poems from 15 states, Nigeria and a U.S. soldier currently serving in Iraq—that she extended the deadline to May 2007. She plans to take all the poems submitted before that time and make a book, which she hopes to get published.

"This grew bigger than I was planning," Bryant said. "It really took on life of its own. Originally, I wanted a more local program, but people told people and it spread all over."

Even if the book does not happen, Bryant plans to get all the poems translated into Arabic and compiled in booklet to be sent to Iraq.

Sunday's reading will include a potluck and attendees are invited to bring one wrapped book of poetry, used or new, as part of a gift giving exchange. Door prizes will be given as well.

The event is from 1 to 3 p.m. at the Century House, 2401 Santa Rita Rd. Cost is \$5.

—Rebecca Guyon

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Transitions

Obituaries

Francis (Frank) Sabourin

Francis Sabourin died Oct. 31 at the age of 88.

Mr. Sabourin was born in Schaffer, Mich. Aug. 10, 1918. He was raised on a farm and graduated from Escanaba High School in 1937. He worked in a logging camp, wired Upper Peninsula Michigan farms for electricity and then worked in a factory in Waukegan, Ill. before entering the U.S. Army in 1941. After the war, he worked in Waukegan where he met Rose Gallatin, and they were married Dec. 14, 1946.

They moved to Kenosha, Wis., her hometown, and he began working for the Wisconsin Bell Telephone Company in 1947. He started on the line crew and was later promoted to a managerial position in Milwaukee where he retired after 33 years of service. They moved to Pleasanton in January 1988.

Mr. Sabourin was a man who enjoyed life and always had a joke to tell and a smile on his face. He was a handyman who could fix anything and would help out any friend or neighbor. He enjoyed coffee every morning at Tully's in downtown Pleasanton with his good friends, even on the day of his death.

He enjoyed dancing and traveling with Rose, fishing, golfing and the company of his family and friends. He was a member of the Snap-on-Tools men's chorus, the Telephone Company Pioneers, the Sons in Retirement, the Pleasanton VIP Senior Club, the Pleasanton VFW Post 6298, and he and Rose were on the task force that helped design the Pleasanton Senior Center.

He is survived by Rose, his wife of nearly 60 years; his daughter Mary Jane Casper and her husband Tom; grandson Collin Casper; and many nieces and nephews who will dearly miss him.

His parents Peter Saborin and Eugenie Perron, who immigrated from Canada, and his eight siblings, preceded him in death.

A memorial mass was held Nov. 17 at St. Augustine's Catholic Church in Pleasanton. Arrangements were made by Graham-Hitch Mortuary. Donations can be made in his name to the American Cancer Society.

Myrna L. Bowers

Myrna L. Bowers died Nov. 7 at the age of 64.

Born on July 31, 1942 in Fargo, N.D., Mrs. Bowers moved to Southern California at an early age and married her husband Roger. Together they raised three children there before moving to the Livermore/Pleasanton area in 1976. She remained in the Tri-Valley area for the rest of her life.

She worked in various occu-

pations through her life, but her favorite job was being a pet sitter. She loved animals, especially her loving companion dog Ginger. She volunteered at the Humane Society for a number of years.

Bowers also loved her grandchildren very much and could be seen on the sidelines of their many sporting events. She was spunky and spirited, loved life and enjoyed spending the holidays with her family. She also enjoyed trips to Hawaii, Mexico and Lake Tahoe. Fishing seemed to be her favorite pastime and she never missed an opportunity to go, even if that meant juggling her chemotherapy treatments around her many fishing trips.

Her children were a great source of pride and inspiration, as she was to them. She will be remembered and deeply missed by her two sons, Roger and his wife Beverly, and Robert and his wife Kelly; and her daughter Roxanne and her husband Dag; grandchildren Summer, Courtney, Morgan, Jacob and Steven.

Friends and family gathered at Graham-Hitch Mortuary Nov. 18 and at a reception at her son's house afterward.

In lieu of flowers, contributions may be made to Valley Humane Society, 273 Spring St., Pleasanton, CA 94566, 426-8656; or to a charity of your choice.

Births

The following information on Pleasanton births was provided by ValleyCare Medical Center.

October 25

Jee-Yoen & Wallace Wong, a boy

Shareeka Tolbert & Damon Meadows, a girl

October 26

Susan & Michael Baltazar, a boy

November 1

Anmarie & Michael Kumpf, a girl
Suryaprabha Krishnamurthi & Arvind Rajan, a boy

Deaths, Weddings and Births

are a free editorial service. Information should be submitted, typewritten or emailed no later than Monday at 5 p.m. Send to:

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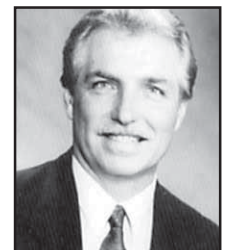
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Engagement



Janessa Gonsalves & Steven West

Janessa Elaine Gonsalves and Steven Bruce West have announced plans to marry in May 2007 at Ironstone Vineyards at Murphy's.

The bride-to-be is the daughter of David and Barbara Gonsalves of Pleasanton. Janessa is a graduate of the Amador Valley High School class of 2001 and a 2005 graduate of Cal State Sacramento, where she plans to complete a master's degree in 2007.

Steven is the son of Larry West of Campbell and Linda West of Watsonville. He graduated from Amador Valley High School in 1999 and is scheduled to graduate with a degree in computer science from Cal State Sacramento in the fall of 2007.

The couple plan to make their home in the Sacramento area.

Weddings



Christine McKee & Michael Deelo

Christine Renee McKee and Michael Eugene Deelo were married Aug. 19 at St. Elizabeth Seton Church. The ceremony was officiated by Father Dan Danielson and was followed by a reception at Round Hill Country Club in Alamo.

Christine, MT-BC, is the daughter of William and Sharon McKee of Pleasanton. A 1994 graduate of Amador Valley High School and a 1998 graduate of Chapman

University, she received a bachelor's of music in music therapy and piano performance. She is currently the executive director and a pediatric music therapist for McKee Music Therapy Services LLC.

Michael is a 1991 graduate of Quigley High School and a 1997 and 2000 graduate of Penn State, where he received a bachelor's degree of science in chemistry and a master's degree of science in materials science and engineering. He is currently an acquisitions manager for the U.S. Air Force.

The couple started the reception with a beautifully choreographed waltz and later, the bride surprised the groom by playing "Notturmo III, 'O Lieb'" by Franz Liszt on the piano for him. The matron of honor, Kathleen Canez (the bride's sister) and three other bridesmaids attended Amador Valley High School. The best man was the groom's brother, Randall Deelo. The couple honeymooned in Bora Bora and New Zealand and currently reside in Santa Monica, Calif. ■

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Bulletin Board

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Pet of the Week



Purrrrrfect pair
Oh boys! This pair of
friendly 3-month-old
kittens is frisky and
fun. Timmy and Tom-
my are brothers that
have been neutered,
vaccinated, Felv/Fiv
tested and micro-
chipped. Now they're
ready to capture the
hearts of a family
of their own. Timmy
(black and white) and
Tommy (gray and
white) readily purr
while sitting in your
lap and they love to
play with toys. Timmy
and Tommy are
available for adop-
tion through Tri-Valley
Animal Rescue and
are looking for an
indoor-only home.
For more information,
contact their foster
parent Catherine Rush, 437-3972. For pictures of other adoptable pets in
foster care with Tri-Valley Animal Rescue, visit www.tvlar.org.

CATHERINE RUSH

Dining Out

To have your restaurant listed in this dining directory, please call the Pleasanton Weekly Advertising Department at (925) 600-0840

American

Jim's Country Style Restaurant
5400 Sunol Blvd., next to Raley's, Pleasanton, (925) 426-7019. Loved by locals and famous for its ranch-style omelets and large portions, Jim's serves up the country-style fixings from 6 a.m. to 4 p.m. daily. So if you're in the mood for chicken-fried steak, an omelet, a stack of pancakes, a deluxe sandwich or just a good old-fashioned burger, you won't be disappointed. Jim's friendly staff invites you to drop in and say, "Howdy!"

Pleasanton Hotel
855 Main St., Pleasanton, (925) 846-8106. This restored Victorian "hotel" combines the ambiance of the past with the exciting contemporary cooking of Chef Neil Marquis. Also offering Mystery Dinner Theater and Winemaker Dinners, live music every Thursday, Friday and Saturday, some Sundays. Open for lunch, dinner and Sunday Champagne Buffet Brunch, patio dining, banquets and weddings to 200.

Swensen's
1991-A Santa Rita Road, Pleasanton, (925) 426-1266. Swensen's Ice Cream has called the Bay Area its home since 1948. Known for its delicious ice cream, smoothies, burgers, sandwiches, pho beef noodle soup and BBQ chicken, beef and pork over rice. Open 11 a.m.-10 p.m. Tuesday through Sunday. Closed Monday.

Vic's All Star Kitchen
201 Main St., Pleasanton, (925) 484-0789. Located in the heart of downtown Pleasanton on Main Street, Vic's delivers a starry mix of American food, fast service and a bustling, cheery atmosphere. Owner Vic Malatesta has teamed his love of sports with his passion for good food to create a solid dining experience with a local sports theme. Open daily 7 a.m.-2 p.m. Evening banquets/daytime catering.

Brewpub/Alehouse

The Hop Yard American Alehouse and Grill
3015H Hopyard Road, Pleasanton, (925) 426-9600. Voted Best Watering Hole in Pleasanton, the Hop Yard offers 30 beers on tap and a variety of great food, everything from finger food to full blown meals. Ask about new banquet menu.

Catering

Fontina's Catering
349 Main St., Downtown Pleasanton, (925) 462-9299. The seasonal tastes of Fontina's award-winning menu can now be custom delivered to you—direct to your home or office. Our lunch and dinner specialties feature homemade soups and pastas, premium seafood and meats, and a

newly expanded vegetarian menu. Let Fontina's Ristorante bring "the taste of Italy" home to you soon. For parties of 10 or more, we'll include free dessert, or we'll take 10 percent off your total bill (excluding tax).

Chinese

Chinese Szechuan
3059 Hopyard Road #G, Pleasanton, (925) 846-5251. Pleasanton's best-loved Chinese restaurant. Family owned and run since 1987. Friendly service, delicious food, great prices. Lunch specials from only \$5.25.

Continental

Barone's
475 St. John St., Pleasanton, (925) 426-0987. Pleasanton's most romantic continental cuisine restaurant. Innovative pasta, seafood and meat entrees. Outdoor dining. Open for dinner seven nights, lunch Monday-Friday. Live music Friday and Saturday evenings. Full bar. Banquet facilities, rehearsal dinners, special events.

India

Chef India Cuisine
5100 Hopyard Rd., Pleasanton, (925) 463-8773. Newly arrived in

(continued on page 46)



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Buffet**



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6513 Regional Street . Dublin . 925 828 9111

10% OFF your total bill
Dim Sum, Dinner or Take-out. One coupon per table. Holidays excluded. Expires 12-31-06

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THE CITY OF PLEASANTON

THE CITY OF PLEASANTON IS NOW ACCEPTING APPLICATIONS TO FILL VACANCIES ON THE FOLLOWING COMMISSIONS OR COMMITTEES FOR THE TERMS INDICATED:

City of Pleasanton Commissions/Committee

(Four-Year Terms)

- * Housing Commission
- * Civic Arts Commission
- * Economic Vitality Committee
- * Library Commission
- * Planning Commission

(1) At-large Member;

(1) Residential Builder Representative

(1) Financial Institution Representative

Regional Commissions/Boards

- * Alameda County Housing Commission, Pleasanton Representative, Term: September 2006-December 2007
- * Tri-Valley Conservancy, Pleasanton Representative, Four-year term

Youth Master Plan Implementation Committee

The purpose of the Committee is to implement the goals and objectives of the Youth Master Plan of Pleasanton such as: Ptown411 web page, Youth-related workshops, events and special projects. The Plan focuses on providing services to youth throughout the community. Specifically it addresses issues of programs and activities, health and wellness, childcare, jobs, leadership and communication amongst children, youth and families. The Committee is comprised of representatives from various community organizations, schools and businesses.

The YMPIC is comprised of 30 members. Applications are being accepted for the following representatives:

- 3 At-Large Parent Representatives – one representative from a pre-school, and one representative from an elementary school
- 1 Health and Crisis Representative
- 1 Non-Profit Agency Representative
- 1 Senior Citizen Representative
- 1 Alternate Representative from Amador High School
- 1 Youth Representative and 1 Alternate from Village High School
- 1 Youth Representative from Hart Middle School
- 1 Youth Representative from Pleasanton Middle School

It is anticipated that the YMPIC will meet at least monthly for the purpose of implementing these projects. Committee members will be appointed for a one-year term initially.

Applications are available at the City Clerk's office, 123 Main Street, Pleasanton or on the City's Website at www.ci.pleasanton.ca.us. For additional information, call the office of the City Clerk at (925) 931-5027.

APPLICATIONS MUST BE RECEIVED NO LATER THAN 5:00 P.M., FRIDAY, DECEMBER 8, 2006. POSTMARKS ARE NOT ACCEPTED.

Interviews will be held the week of December 11. Applicants will be notified regarding interviews and the selection process once the filing period is closed.

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 www.fontinas.com

Dining Out

Pleasanton, its lunch buffet features over 25 items on every week day. They have a special Brunch buffet on every Sat. and Sun. which features more than 30 items. The dinner menu is extensive with many authentic Indian dishes to choose from, along with a full bar and large dining facility. Chef India invites you to hold your banquet with them. Conveniently located near the corner of Hopyard and Owens (next to Chevron) with plenty of parking. Check their website www.chefindia.com for details.

Italian

Fontina Ristorante
 349 Main St., Pleasanton, (925) 462-9299. This popular downtown restaurant gets rave reviews from both locals and visitors. Offering a changing, seasonal menu and daily specials, including homemade soups, pastas, seafood, chicken and veal served in a comfortably elegant atmosphere. Indoor or outdoor seating. Saturday and Sunday champagne brunch.

Frankie, Johnnie & Luigi Too!
 11891 Dublin Blvd., Dublin, (925) 828-9380. Lively chatter and the aroma of garlic are the first

things you notice in this warm and friendly classically "Italian" restaurant, complete with red checked tablecloths. It has an open kitchen where patrons can watch the cooks "hand toss" the dough for this pizza mecca of the Tri-Valley. It is perfect for romantic couples as well as the entire family, and the authentic Southern Italian cooking includes traditional dishes such as Veal Scaloppini and Lasagna as well as Lamb Osso Bucco and Scampi.

Garlic di Pasta
 3037-G Hopyard Road, Pleasanton, (925) 485-4500. Rated "A" by the Contra Costa Times restaurant critic. Voted the best Italian restaurant by the readers of the Tri-Valley Herald. Located off the beaten path of downtown Pleasanton in the Hopyard Village Shopping Center.

Pastas Trattoria
 405 Main St., Pleasanton, (925) 417-2222. Join us at Pleasanton's most loved downtown Italian Restaurant. Our elegant atmosphere complemented by our one-of-a-kind menu items will offer a little something for everyone. We feature great steaks, seafood and our famous pasta dishes. Our full-service bar offers a superb selection of spirits and fine wines, and the sounds of live music will jazz up your Friday

and Saturday evenings. We have banquet facilities available with wireless Internet for large parties, up to 70 guests. The place to meet your friends!

Japanese

Ume Sushi
 4855 Hopyard Road #7 in Gateway Square, (925) 734-0996. Acclaimed chef David Win brings delicious Japanese cuisine to Pleasanton at an affordable price! Daily Fresh Fish Delivery. Teriyaki & Tempura. Open Monday-Saturday, closed Sunday. Lunch: 11:30-2:30; dinner 4:30-9:30, Sat until 10 p.m. Party platters available. Visit our website: www.umesushi.com.

Mediterranean

Athens West Restaurant
 6999 Dublin Blvd., (925) 803-9601. Truly authentic Mediterranean cuisine featuring Greek specialties including delicious steaks and seafood. Large upscale dining facility with full bar located adjacent to the original Athens Burger Restaurant. Opens Tuesday-Sunday at 4:30 p.m.

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New Menu Items Include:
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Come Try the New Menus for Yourself Today!

PASTAS for All Your Holiday Needs!
 Book a Holiday Party to Remember or Give Someone Special a Pastas Gift Certificate!

for More Information Please Contact
 Joe Principato at
 (925) 417-2222

PASTAS
Trattoria

405 Main Street, Pleasanton
 (925) 417-2222
 OpenTable.com for Reservations



Dining Out

Pizza

Gay Nineties Pizza Co.

288 Main St., Pleasanton, (925) 846-2520. Family oriented with an extensive menu. Renowned pizza, Italian dishes, salads and sandwiches. Patio dining. Antique games for the kids. Groups, take out, call-ahead lunch orders. Wine, beer, open seven days a week, 11 a.m.-11 p.m.

Little Caesars

2889 Hopyard Road, Pleasanton, (925) 417-8880. Feeling hungry on a low budget? Original round large Pepperoni Pizza only \$5 every day, eight pieces of our famous crazy bread w/sauce \$1.99, 10 delicious Caesars wings only \$5. Look for other coupon specials in the dining section weekly. Hot-n-ready Pizza,

all day, every day!

Vinny's 2 Go!

4001-5 Santa Rita Road, Pleasanton, (925) 463-0280. Vinny's 2 Go! is the Rose Pavilion's newest authentic Italian pizzeria. Lunchtime favorites include New York pizza slices, meatball sandwiches and the popular Mona Lisa panini. Savory Meals 2 Go and fresh cannoli are available for fast pickup. Catering is offered for special occasions and office luncheons. Visit Vinny's 2 Go! for quality, freshness and great taste!

Sandwiches/Deli

Togo's

3120-D Santa Rita Road, Pleasanton, (925) 846-8646; 5556-A

Springdale Ave., Pleasanton, (925) 463-3090. Togo's has been voted "Pleasanton's Best Sandwich" for five consecutive years. Conveniently open seven days a week, Togo's features its popular "Endless Combo" (1/2 sandwich, 1/2 salad or small soup) ... choose any two for only \$5.19 plus tax. Everyday favorites include the Hot Pastrami #9 and the tasty Turkey-Avocado #24. Togo's also features specialty soups for winter.

Wine Bars

The Wine Steward

641 Main St., Pleasanton, (925) 600-WINE (600-9463). In historic Downtown Pleasanton is a full service wine shop with the largest selection and the most competitive prices in the

East Bay area. Our friendly and knowledgeable staff can help you select a single bottle or perfectly pair wines for your next dinner party. Our Wine Bar is open Thursday through Saturday with a new theme every week—check our Web site, www.thewinesteward.com, for details.

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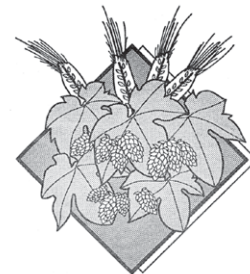


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Mahi and a Variety of USDA Choice Steaks!

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4 BR 4.5 BA 26,800 sf lot, game rm down & a bonus room upstairs, gourmet kit, lrg centr isLnd, oak wd flrs 925.847.2200

2628 CALISTOGA CT
BEAUTIFUL VINEYARD GATE! \$1,135,000

5 BR 4.5 BA +pool/spa +separate in-law/guest qtrrs. Single stry has much to offer for lvg/entrtaining 925.847.2200

727 DEL MAR AVE
ABSOLUTELY BEAUTIFUL \$589,950

3 BR 2 BA updt kit/bth. Beautiful Tile/newer flring. Dual Pane Windows, lndscpd w/flg stone walk ways 925.847.2200

51 BELLINGTON CMN, UNIT 7
LIGHT & BRIGHT END UNIT \$559,000

3 BR 2.5 BA Freshly painted, Newer carpet. Updated fixtures, Spa, Tot lot & more. Close to everything 925.847.2200

385 LEE AVE
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

139 WINDWARD CMN # 1
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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3035 CRESTABLANCA DR
GORGEOUS! \$1,448,000

4 BR 3 BA Updated kitchen, granite counters, new carpets, hardwood flooring, beautifully landscaped! 925.847.2200

SUN 1 - 4 4654 LARAMIE GATE CT.
PRISTINE CONDITION! \$829,900

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

4972 MUIRWOOD DR
OPEN SUN 1-4 GORGEOUS STONERIDGE HOME \$829,950

3 BR 2.5 BA 2004/2005 upgrades: ext/int paint/roof/fence/tile & carpet/fr. dr. & baths remod + more! 925.847.2200

3537 GULFSTREAM ST
BEAUTIFUL CURB APPEAL \$790,000

4 BR 3 BA Bedroom down stairs, step down to family room w/ fireplace. Private rear yard and tile roof 925.847.2200

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

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



SUN 1 - 4
5760 BELLEZA DR PLEASANTON
IMMACULATE TOWNHOME \$589,000

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

108 MISSION DR.
PRICE REDUCED \$439,950

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

3847 VINEYARD AVE B
WHITE GLOVE TREATMENT \$329,000

1 BR 1 BA 1-YR HOA DUES PAID FOR BY SELLER. Kit w/tile cnts/parquet flr, insde lndry/off bonus rm 925.847.2200

9530 VELVETLEAF CIR.
GOLF COURSE VIEWS! \$1,399,900

4 BR 2.5 BA Free Mercedes Benz at Close. Spactacular Golf course views in the Bridges! 925.847.2200

7912 PERSICA CT
DESIRABLE CEDAR BRIDGE \$675,000

3 BR 2.5 BA 1433 sq.ft. Granite counter tops, maple cabinets, breakfast bar, 2 car garage, great location 925.847.2200

9085 ALCOSTA BLVD, UNIT 351
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Real Estate

Pleasanton escaping 'doom and gloom' in real estate market

Sales inch up in November with prospects better for 2007

by Jeb Bing

With home sales increasing and prices stabilizing, the Pleasanton housing market appears to be moving in a different and healthier direction than what buyers, sellers and Realtors are seeing in other parts of the country, including California.

This is the analysis by Realtor Roy Dronkers of Alain Pinel Realty, who has just been elected president of the Valley Marketing Association of Realtors. This is a local organization of about 125 Realtors, mortgage brokers and affiliates. They meet weekly to discuss the market and network with each other to promote properties and stay abreast of the market. Dronkers believes that these meetings provide valuable and pertinent information to the attendees.

He said that month-end projections made last Wednesday show that 50 homes will be sold in November, compared to only 41 sold in October. Inventory levels—the number of homes on the re-sale market—are expected to drop to 199 when November figures are reported, compared to a month's-end inventory of 221 in October.

Compared to a year ago, however, sales for October were down by 38 percent while inventory levels increased by 43 percent. Although some reports have interpreted these percentage differences as "doom and gloom" in the real estate market, Dronkers pointed out that 2005 was one of the strongest years ever for the market.

"Overall the market continues to try and cool off as the previous four-year run of annual double digit appreciation could not sustain itself," Dronkers said. "If the market had continued to stay overheated, at some point values would have collapsed as people's ability to afford the higher prices was not being matched with comparable increase in income."

As the year comes to an end, Dronkers expects that December will be "fairly quiet" as is typical for this time of year, although he also thinks this month may be more active than normal



Jeb Bing

Realtor Roy Dronkers of Alain Pinel Realty, just elected the new president of the Valley Marketing Association real estate group, stands with Cathy Campbell and Operation S.A.M. President Marine Reserve Gunnery Sgt. Eric Froboese after presenting the organization with a \$5,000 check from VMA members, standing behind the trio. Campbell, who is one the S.A.M. board, said the contributions will be used to provide gifts and supplies to local troops serving in Iraq and Afghanistan.

for a December.

"Many buyers are starting to realize that much of the negative media reports that predict continued falling house values may be exaggerated," he said. "As these potential buyers start to see that the Pleasanton housing inventory levels are relatively low and that interest rates are also at historical lows, it's becoming clear to them that this could be a great window of opportunity to purchase a home."

"So while other markets are seeing inventory increases, we're starting to see less," he added. "While some newspapers are reporting significant home price drops, those of us in Pleasanton need to focus locally and see that's not happening here."

Dronkers said he is "pretty optimistic" on Pleasanton real estate this month and especially in 2007, although he doesn't feel the same about other markets, including neighboring cities that simply don't have the buyer demand.

Dronkers believes that these other cities will be more impacted by the financial dilemma many homeowners may have in the coming months when their three-year or five-year low, fixed rate loans expire, pushing their loans onto the variable and higher-interest adjust rate loan market. Many of these buyers qualified for high-priced homes with short-term fixed rate loans pegged at 5-5.5 percent. Adjustables now are

above 7 percent and many are over 8 percent.

"As these loans convert into adjustable rate mortgages, many families may be unable to manage the increase in monthly payments," Dronkers said. "Some of these families may be forced to sell under these circumstances. This could have an unfavorable impact on inventory levels and consequently, home values. Only time will tell to see how this phenomenon will impact the market."

Dronkers feels that Pleasanton will be less impacted than some of the outlying communities such as Antioch or Brentwood, where a greater percentage of young families purchased homes with lower-interest-rate mortgages that maxed out the family budget and where any increases could spell financial trouble.

Two other developments may help the Pleasanton market specifically, according to Dronkers:

Recently the state of California released employment figures and the East Bay was ranked as the No. 1 job market in the entire state with unemployment at 3.7 percent, the lowest level since 2001.

In recent weeks, Realtors and new home builders are reporting an increase in relocation buyers coming into the area.

Dronkers predicts the likelihood for a strong 2007 that will not likely see significant appreciation but rather steady sales which should stabilize prices. ■



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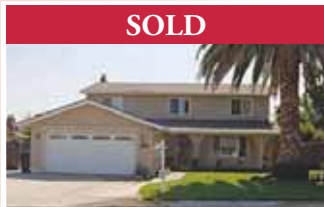
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Walk to downtown Pleasanton 3 blocks from Main Street

3 bedroom 1 bath, approx. 1000 sq. ft., hardwood floors, new windows, new roof, new electrical service, mint condition! Detached garage with small office, large yard! **\$711,500**

Beautiful Pleasanton home! 2080 Olivia Ct

3 bedroom 2 1/2 baths, granite counters, two-tone paint, M **SALE PENDING!** 994. Granite counters, two-tone paint, M **SALE PENDING!** Court location next to Iron Horse trail! **\$706,950**

5 acre westside Pleasanton property w/panoramic views!

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_____	_____	_____
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IN DUBLIN

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PENTHOUSE LIVING

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Home sale of the week



3549 Rosinress Drive, San Ramon - \$1,600,000

This beautiful home has it all!! Perfectly situated in the desirable Bridges golf community, this 'Lions Gate' model features over 400K in upgrades. Built in 2000, this lovely home has 6 bedrooms, 5 full bathrooms and approx. 3850 square feet of living space. It is graced with designer paint, maple kitchen cabinets, upgraded flooring and custom built-ins in family room and hallway. Lot is approx. 13,500 square feet featuring a gorgeous backyard with custom pool and spa and outdoor kitchen with built in gas BBQ. Separate entrance leads to a fabulous au-pair/mother-in-law unit. Sold from by Carla Hunter of Hometown GMAC

Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 11	Total sales reported: 11	Total sales reported: 20	Total sales reported: 29
Lowest sale reported: \$350,000	Lowest sale reported: \$259,000	Lowest sale reported: \$294,000	Lowest sale reported: \$310,000
Highest sale reported: \$2,100,000	Highest sale reported: \$1,200,000	Highest sale reported: \$1,100,000	Highest sale reported: \$1,973,500
Average sales reported: \$965,909	Average sales reported: \$612,455	Average sales reported: \$625,825	Average sales reported: \$792,052

Home Sales

This week's data represents homes sold during November 2006

Pleasanton

7990 Camino Tassajara D. & E. McKay to S. & P. Lamson for \$2,100,000

1 Deer Oaks Drive A. & C. Chan to C. Zhao for \$1,535,000

548 East Angela Street F. & M. Kerr to C. & K. Napoli for \$715,000

7815 East Canyon Meadow Circle L. Sheridan to L. Hammerson for \$350,000

565 Gerard Court Hart Trust to F. & L. Demello for \$815,000

3246 Harvey Court R. & K. Johnsen to A. & T. Ghio for \$877,000

1473 Irongate Drive Ponderosa Homes to B. & J. Wesenberg for \$1,404,500

3780 Marlboro Way K. Gabrielson to J. & J. Lee for \$425,000

4614 Mason Street F. & J. Helou to G. Migliaccio for \$720,000

1138 Mills Court Ponderosa Homes to C. & K. Carmichael for \$1,195,500

3025 Yuma Way D. Colberg to M. Hinck for \$488,000

Dublin

4906 Branford Lane Pulte Homes to F. & J. Helou for \$1,200,000

3275 Dublin Boulevard #430 M. & C. Truesdel to P. & K. Marleau for \$502,500

6349 Gatwick Court D. Lin to W. & A. Norman for \$545,500

7875 Ironwood Drive N. Greathouse to C. Basa for \$605,000

3290 Maguire Way #414 R. Mitchell to J. Brown for \$499,000

4768 Mahogany Street A. Mancini to V. Perez for \$820,000

8351 Mulberry Place J. & D. Bass to R. & S. Lawson for \$592,000

11803 Norfolk Place L. Brunell to Morte Trust for \$705,000

5673 Old Westbury Way S. & M. Peters to M. Zimmerman for \$746,000

7323 Starward Drive #23 Greenwood North Limited to I. Alum for \$263,000

7323 Starward Drive #3 Greenwood North Limited to I. Ramirez for \$259,000

Livermore

1348 Arlington Road P. & J. Hartshorn to B. Gamble for \$664,000

1134 Bluebell Drive J. & J. King to W. & S. Petersen for \$540,000

3064 Cross Road Genin Trust to Hallquist Trust for \$900,000

3551 Edinburgh Drive Queheillait Trust to A. & B. Steinhagen for \$840,000

6196 Forget Me Not A. Aying to Peterson Trust for \$460,000

1024 Glenn Common D. Bourque to R. Higuera for \$435,000

2777 Kellogg Loop A. Sandhu to D. Sweeney for \$1,100,000

1018 Lambaren Avenue J. Molinari to E. Aguilar for \$490,000

2766 Lucca Court R. & B. Schaefer to J. & S. Shehab for \$900,000

1743 Maralisa Lane C. & S. Jackson to S. & S. Morgan for \$695,000

4623 Nicol Common #103 K. Guichard to J. Cimino for \$294,000

231 Northwood Commons S. Braden to A. Welton for \$530,000

775 Partridge Common W. Suliman to S. Ahmad for \$415,000

6147 Poinsettia Common M. Linstad to B. Patel for \$556,500

1478 Portola Meadows Road R. & D. Newport to M. Portillo for \$579,000

238 Prato Way D. & L. Palstra to C. & D. Stout for \$1,080,000

1948 Railroad Avenue #110 Signature at Station Square to H. Randhawa for \$538,000

356 Rincon Avenue K. Hunter to N. & J. Ferguson for \$435,000

586 Sonoma Avenue R. Coppin to M. Castro for \$555,000

1151 Via Granada Jones Trust to G. Vazquez for \$510,000

San Ramon

3370 Ashbourne Circle Toll Land XXII to J. Fernandez for \$1,973,500

3281 Barons Lane Brookfield Emory to J. Jecmen for \$823,500

2443 Basswood Drive Shapell Homes to R. & G. Farro for \$935,000

6380 Byron Lane Centex Homes to J. & N. Stanley for \$699,000

405 Daybreak Court #27 H. Christensen to S. Evans for \$495,000

2670 Deerwood Drive Richmond American Homes to C. Zaloumis for \$725,000

2240 Dewberry Place Morgan-Voyce Trust to M. Elejalde for \$1,085,000

368 Eastridge Drive Pacifica 235 East Ridge to J. Hubbs for \$445,000

83 Elmwood Drive J. & P. Grohs to J. Azevedo for \$745,000

2887 Fieldview Terrace B. Chou to J. & T. Lewis for \$1,235,000

650 Greylyn Drive H. Nandyala to J. Pino for \$750,000

3808 Highbury Way Lennar Homes to F. Kurniawan for \$882,000

7005 Honeycastle Drive Shapell Homes to Scott Trust for \$903,000

2332 Keats Lane Centex Homes to S. Gade for \$1,196,500

3976 Knightsbridge Way Centex Homes to S. Som for \$1,215,000

318 Langton Court Prudential Relocation to A. & S. Kovalevsky for \$910,000

1887 Percy Lane Centex Homes to D. & K. Lucchesi for \$1,073,000

427 Pine Ridge Drive Legacy Copper Ridge to J. Wilson for \$484,000

Looking for a new place to call home this winter?

Check out the Open Home Guide page 54

As Pleasanton grays, home buyers may be increasingly young minorities

Bankers Association study finds 'boomers' are staying put in places they like

by Jeb Bing

The most significant factors impacting housing in Pleasanton and other similar cities in major urban centers are whether aging baby boomers decide to grow old where they are and where young immigrants decide to settle, according to a new study released today by the Mortgage Bankers Association.

The study, "America's Regional Demographics in the 80s Decade: The Role of Seniors, Boomers and New Minorities," conducted by William H. Frey of the Brookings Institution and sponsored by the MBA's Research Institute for Housing America (RIHA), analyzes two components driving the changes that will transform the U.S. population over the next several decades: aging boomers, and immigration of Hispanics and Asians.

It finds that the overall U.S. population will experience a rapid aging as boomers grow older, while absorbing large numbers of young recent immigrants. Different

regions of the country will have different demands for housing driven by the relative impacts of aging in place versus migration within the country and immigration from abroad. For example, suburban areas such as Pleasanton will gray faster than more densely populated centers such as San Francisco and Oakland due to the boomers aging in place.

"It has been said that demographics are the future that has already happened and demographic changes are one of the most powerful forces impacting the residential and commercial real estate and real estate finance markets," said Doug Duncan, MBA's chief economist and senior vice president of research and business development. "Therefore the real estate industry needs to appreciate these important trends."

"This study provides insightful analyses of current statistics and valuable projections regarding how these trends will likely play out nationally and regionally in the years ahead," he added. "We expect that this study will help our members develop business plans to meet the ever changing American marketplace."

The Bankers Association study shows that the number of seniors

in a community can increase because more older people move there or because seniors like where they live and choose to stay there. Even in Arizona, which shows the highest rates of overall population growth, the migration effect is dwarfed by the effect of the existing population simply getting older and not moving.

According to the study, the most dramatic impact of aging in place will be in parts of the country which are not now associated with aging populations, such as Nevada, Colorado and Georgia. These are states that will have the fastest senior growth but are not now states that have a high percentage of seniors.

States with high senior percentages, including the so-called "rust belt" states in the Midwest and east, have already seen significant drops in their younger populations. This leaves behind seniors who are far less likely to move than people in their 20s and 30s, either because they cannot afford higher priced housing elsewhere or because their families are nearby and they want to stay put.

The study also shows that communities such as Pleasanton and the Tri-Valley could become the fastest graying part of the Bay

Area landscape compared to San Francisco, where new condos and townhouses are appealing to those under 40.

While close to 30 percent of young households move each year to a new residence, that percentage slides down to the 4-5 percent range for people in older age groups. Therefore, household mobility that has been a major driver of home sales here could fall off as boomers age.

The Bankers Association study shows that less than 2 percent of residents aged 55-64 move across state lines in any one year and the percentage is even less for those over 65. The aggregate number of interstate moves among those aged 55 and over is dwarfed by the number of moves undertaken by the younger population, meaning fewer moves as a larger portion of the population is over 55.

Well-off young senior populations will emerge in areas such as Las Vegas, Denver, Dallas and Atlanta.

Also noteworthy according to the MVA analysts is that while it is popular to think of the U.S. as a melting pot, Hispanic, Asian and other minority groups are disproportionately clustered in selected

areas.

What has changed is the "hold" that the traditional immigrant gateways have on the Hispanic population, according to the MBA economists. In 1990, for example, the top 10 metropolitan areas were home to fully 55 percent of all U.S. Hispanics, and the top 2, Los Angeles and New York, housed nearly 3 in 10 Hispanics nationwide. In 2005, however, less than half of all Hispanics live in those top 10 areas and Los Angeles and New York are home to only 22 percent.

Today, nearly one third of all counties in the U.S. have at least 5 percent of their populations that are Hispanic, compared with one out of 6 in 1990.

Because the vast majority of Hispanics and Asians are also relatively young compared with the rest of the population, they are also more mobile as they look for improved and expanded housing to meet their growing income and family-growth needs.

Analysts cite California as one of the states where Asians and Hispanics account for nearly one-third of the population with increasing needs for housing outside of densely crowded residential areas. ■

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Dublin

2 Bedrooms

- 6953 Stagecoach Rd., #F** **\$469,950**
Sun 1-4 Intero 800-492-6365
- 7787 Chantilly Dr.** **\$524,500**
Sun 1-4 Alain Pinel 968-1452
- 4259 Fitzwilliam St.** **\$560,000**
Sat 1-4 Re/Max 242-8988

3 Bedrooms

- 3657 Finnian Wy.** **\$679,000**
Sat/Sun 1-4 Dublin Hills 829-9811
- 3989 Stafford Ct.** **\$699,000**
Sun 1-4 Hometown GMAC 337-2989
- 11774 Castle Ct.** **\$720,000**
Sun 1:30-4:30 Hometown GMAC 209-7644
- 4482 Chancery Ln.** **\$720,000**
Sun 1-4 Tri-Valley Realtors 270-9000

4 Bedrooms

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

Livermore

1 Bedrooms

- 1009 Murrieta Blvd., #77** **\$249,950**
Sat/Sun 1-4 Assist 2 Sell 200-2602

2 Bedrooms

- 2933 1st St.** **\$584,950**
Sat 1-4 Valley Properties 447-0104

3 Bedrooms

- 3995 California Wy.** **\$514,950**
Sun 1-4 Hometown GMAC 455-7008
- 5110 Peony Dr.** **\$515,000**
Sat/Sun 1-4 Prudential 463-6178
- 780 Mariposa Ave.** **\$515,000**
Sun 1-4 Keller Williams 855-6410
- 359 Kensington Cmn.** **\$579,000**
Sun 1-4 Hometown GMAC 426-3834
- 513 Alameda Dr.** **\$579,000**
Sun 1-4:30 Valley Properties 998-5312
- 727 Del Mar Ave.** **\$595,950**
Sun 1-4 Coldwell Banker 847-7355
- 6341 El Capitan Ct.** **\$609,950**
Sat/Sun 1-5 Intero 648-5339
- 465 Cedar Dr.** **\$625,000**
Sat/Sun 2:30-5 Valley Properties 321-0468
- 1572 Dorothy** **\$685,000**
Sun 1-4 Valley Properties 640-0869
- 1290 Rebecca Dr.** **\$719,950**
Sun 1-4 Valley Properties 454-2410
- 5009 Erica Wy.** **\$770,000**
Sat/Sun 1-4 Valley Properties 337-6061

4 Bedrooms

- 1539 Frederick Michael Wy.** **\$1,225,000**
Sat/Sun 1-4 Coldwell Banker 847-2200
- 2296 Leccino Ct.** **\$1,649,365**
Sun 1-4 Intero 989-1581
- 1431 Spring Valley Cmn.** **\$440,000**
Sat 12-3 Valley Properties 455-6048
- 4521 Maureen Cir.** **\$725,000**
Sun 1-4 Century 21 699-9508
- 6189 Springtime Cmn.** **\$725,000**
Sat 1-4 Intero 251-2521
- 196 Summertime Dr.** **\$749,000**
Sun 1:30-4:30 Valley Properties 487-2080
- 5709 Edel Weiss Wy.** **\$767,000**
Sat 1-4 Hometown GMAC 426-3834
- 2142 Autinori Ct.** **\$949,000**
Sun 1-4 Valley Properties 455-6048
- 2437 Harewood Dr.** **\$985-400**
Sun 1-4 Capri RE 989-1748

Pleasanton

2 Bedrooms

- 680 Concord Pl.** **\$449,000**
Sat/Sun 1-4 Keller Williams 577-4663
- 665A Palomino** **\$449,950**
Sun 1-4 Keller Williams 463-0436
- 4101 Stanley Blvd.** **\$549,950**
Sun 1-4 Assist 2 Sell 200-2602

- 5760 Belleza Dr.** **\$589,000**
Sun 1-4 Coldwell Banker 847-2200

3 Bedrooms

- 7943 Kemper Ct.** **\$1,025,000**
Sun 1-4 Keller Williams 397-4326
- 2398 Meadows Cir.** **\$639,500**
Sun 1-4 Alain Pinel 846-6500
- 4024 Fairlands Dr.** **\$639,500**
Sat/Sun 1-4 Alain Pinel 583-1111
- 5593 Baldwin Wy.** **\$679,000**
Sat 1-4 Tri-Valley Realtors 270-9000
- 3856 Promenada Wy.** **\$699,950**
Sat/Sun 1-4 Re/Max 577-2600
- 2626 Laramie Gate Cir.** **\$749,900**
Sun 1:30-4:30 Alain Pinel 251-1111
- 3649 Touriga Dr.** **\$789,000**
Sat/Sun 1-4 Prudential CA 353-0887
- 7453 Pecan Ct.** **\$839,900**
Sun 1-4 Alain Pinel 251-1111

4 Bedrooms

- 127 Monaco Ct.** **\$1,285,000**
Sun 1-4 Hometown GMAC 413-9306
- 2593 Gillian** **\$1,498,500**
Sun 1-4 Keller Williams 463-0436
- 2189 Martin Ct.** **\$1,599,000**
Sun 1-4 Re/Max 352-7307
- 2105 Cascara Ct.** **\$2,340,000**
Sun 1-4 Windermere 922-0822
- 6304 Singletree** **\$749,950**
Sun 1-4 Keller Williams 463-0436
- 4729 Black Ave.** **\$774,950**
Sat/Sun 1-4 Assist 2 Sell 339-3500
- 1613 Orchard Wy.** **\$819,000**
Sun 1-4 Alain Pinel 251-1111
- 4654 Maramie Gate Ct.** **\$829,900**
Sun 1-4 Coldwell Banker 847-2200
- 6716 Corte del Vista** **\$890,000**
Sat/Sun 12-4 Help-U-Sell 484-2206
- 2717 Laramie Gate Cir.** **\$929,000**
Sat/Sun 1-4 Assist 2 Sell 339-3500
- 4428 Sutter Gate Ave.** **\$975,000**
Sat/Sun 1-4 Hometown GMAC 200-4723
- 7603 Maywood Dr.** **\$988,888**
Sun 1-4 Keller Williams 855-6410

5 Bedrooms

- 795 Sunny Brook Wy.** **\$1,675,000**
Sun 1-4 Alain Pinel 251-1111
- 576 Sycamore Creek Wy.** **\$1,869,000**
Sun 1-4 Alain Pinel 846-6500
- 547 Sycamore Rd.** **\$1,879,000**
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**
Sun 1-4 Keller Williams 202-6298
- 4276 W. Ruby Hill Dr.** **\$2,999,000**
Sun 1-4 Keller Williams 426-7957

San Ramon

2 Bedrooms

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

3 Bedrooms

- 9746 Broadmoor Dr.** **\$649,500**
Sun 1-4 Alain Pinel 968-1452
- 775 Winterside Cir.** **\$699,000**
Sun 1-4 Intero 855-4110
- 707 Winterside Cir.** **\$730,000**
Sun 1-4 Pacific Union 216-8005
- 3111 Marble Canyon Pl.** **\$924,500**
Sun 1-4 Alain Pinel 968-1452

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.** **\$1,439,999**
Sun 1-5 All CA Brokerage 699-7955
- 2794 Marsh Dr.** **\$650,000**
Sun 2-5 Coldwell Banker 362-2019
- 601 S. Blackbrush Ln.** **\$675,000**
Sun 1-4 Intero 855-4065

- 131 Shadowhill Cir.** **\$749,950**
Sun 1-4 Intero 855-4065
- 116 Claremont Crest Ct.** **\$779,000**
Sun 2-5 Re/Max 510-501-2439
- 3375 Camarones Pl.** **\$779,000**
Sun 1:30-4 Intero 586-5456
- 2977 Morgan Dr.** **\$849,999**
Sun 1-4 Empire 217-5072
- 3011 Wrangler Rd.** **\$868,000**
Sun 1:30-4:30 Alain Pinel 323-6735
- 3 Lobelia Ln.** **\$879,000**
Sun 1-4 Intero 251-2559
- 12 Tackwood Ct.** **\$910,000**
Sat/Sun 1-4 Empire 217-5082
- 2583 Derby Dr.** **\$973,000**
Sat 1-4 Capri RE 989-1748

5 Bedrooms

- 301 Adelaide Hills Ct.** **\$1,099,000**
Sun 1-4 Intero 785-1386
- 16 Pine Valley Pl.** **\$1,434,000**
Sun 1:30-4 Intero 648-5342
- 4025 Tulip Wy.** **\$1,449,000**
Sun 1-4 Keller Williams 855-6410
- 1424 Allanmere Dr.** **\$999,000**
Sat/Sun 1-4 Intero 855-4112

Alamo

3 Bedrooms

- 150 Crest Ave.** **\$995,000**
Sun 1-4 Keller Williams 855-3444

4 Bedrooms

- 46 Vista Ln.** **\$1,595,000**
Sun 1:30-4 Intero 672-2499

5 Bedrooms

- 61 Vista Ln.** **\$1,698,000**
Sun 1:30-4:30 Alain Pinel 323-6735

Blackhawk

3 Bedrooms

- 11 Deer Meadow Ct.** **\$1,199,000**
Sun 1:30-4 Blackhawk RE 736-4155

4 Bedrooms

- 25 Chestnut Pl.** **\$2,299,000**
Sun 1-4 Intero 855-4072

5 Bedrooms

- 5078 Blackhawk Dr.** **\$1,698,000**
Sun 1:30-4:30 Alain Pinel 876-6935

Danville

2 Bedrooms

- 4032 Skylark Ln.** **\$534,500**
Sun 1-4 Alain Pinel 968-1452
- 2200 Oneida Cir.** **\$660,000**
Sun 1-4 Keller Williams 577-5510

3 Bedrooms

- 154 Lawnview Cir.** **\$599,550**
Sun 1-4 Better Homes 389-0618
- 167 Heritage Park Dr.** **\$649,900**
Sun 1-4 Keller Williams 855-6410
- 42 Casablanca St.** **\$759,000**
Sun 1-4 Intero 855-4072

4 Bedrooms

- 1024 Ocho Rios Dr.** **\$1,065,000**
Sun 1-4 Prudential CA 314-2428
- 595 Zephyr Cir.** **\$1,069,000**
Sun 1-4 Intero 855-4134
- 112 Quinterra Ln.** **\$1,199,000**
Sun 2-5 Coldwell Banker 362-2058
- 705 Mistral Ct.** **\$1,199,000**
Sun 1-4 Re/Max 943-3333

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Don't miss this 2 bedroom, detached, single story Park Villa townhome! Vaulted ceiling in family room with stone fireplace and a pellet stove for those cozy winter nights! Attached 2 car garage, private backyard has both a sauna AND a jacuzzi! Super location next to creek! Other amenities: R.V. storage lot, community pool, greenbelt, creekside walking/biking trail, close to downtown! Drive by: 1666 Calle Santa Anna-Pleasanton- then call Brian Wright at 925-417-7138 for more information...**Offered at: \$499,950...**

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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

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1153 Riesling Circle, Livermore

Dramatic custom in desirable Southside location. 5 bedrooms, 2.5 baths, nice bedroom downstairs has huge double door closets. Top of the line 2x6 construction energy efficient with additional insulation. Beautifully decorated throughout with custom window treatments. Hunter Douglas ceiling fans, lovely crown molding in every room. Matching ceramic door handles and custom

paint - Stunning Craftsmanship! Oak flooring with matching oak banister, upgraded neutral cabinetry, phone and computer ready-perfect for the home business or creative hobbyist.

Priced \$50K under appraised value! Offered at \$939,950



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3372 Monaghan Street, Dublin

Offered at \$574,9000

ONE-YEAR HOA DUES PAID BY SELLER PLUS \$5,000 CREDIT FOR CLOSING COSTS. Gracious living in this beautifully upgraded home. Custom paint throughout home, neutral colors. Tile floors in the entry, kitchen & laundry room. Maple cabinets, granite counters with bull nose edge detail & back splash, under mount sink & water purification. Recessed lighting & under cabinet lighting. Living room, has built-in above fireplace for electronic equipment & TV, wired for surround sound, canned lighting with dimmer switch. Master bedroom has "his & her's" closets & carrera marble floor in master bath. Powder room has carrera marble floor, venetian mirror & upgraded accessories. Extra cable/phone hook-ups in most rooms. Security system & call box. Attached garage is fully finished with painted floors. Easy access to freeway, schools & shopping. Approx. 1,897 sq.ft.



3537 Gulfstream Street, Pleasanton

Offered at \$790,000

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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3415 Pestana, Livermore

Huge ¼ acre lot with resurfaced pool, new decking and landscapes. A true entertainers dream. Completely remodeled home with new Kitchen, carpet, interior paint, exterior color coat, new windows, new heat and air and so much more. Best value in Livermore @ \$539,000.



SOLD!!!

157 Elaine Dr. Pleasant Hill

This completely remodeled 3 bed 1 bath has a remodeled kitchen, remodeled bath, professional landscapes front and rear, dual pane windows, plantation shutter, 2 car garage, fireplace and much more! Listed at 569,000.



4175 Stanley Blvd, Pleasanton

Vacant Land
1.17 Acres Zoned 'More than 8 units' in the heart of downtown Pleasanton. Great building opportunity!! Call Dennis Serrao @ 925-876-3756 for more information about this great parcel.



PENDING!

24877 Broadmore Ave., Hayward

4 Bedrooms and 2 bath Single Story in highly desirable Park Mead Neighborhood. The many windows make this home very light and bright! Hardwoods, covered patio with private rear courtyard. Close to schools, park and freeway access. Offered 605,000



560 Gerard Ct., Pleasanton

Views!Views!Views! This Family friendly 4 bed 3 bath is located on a quiet court and close to downtown! The sparkling pool, spa and professionally landscaped front and rear yards are great for entertaining!! 2 Master Suites adorn this amazing home that also boasts of Hardwoods, dual pane windows, gourmet kitchen, Balcony off upstairs master with views of Mt. Diablo, Formal Living room and Dining room. Too many upgrades to list here. \$1,125,000.



SOLD!!!

414 Mavis Pleasanton

Close to downtown, school and parks! This home has 4 large bedrooms and 2 baths. Pecan hardwoods, berber carpets, tile entry, dual pane windows. Over 2000sq' and almost 9000sq' lot. Hurry this one will not last at 790,000.



PENDING!

2823 El Capitan Pleasanton

This completely updated 4 bedroom and 3 bath home has crown moldings, custom paints, 18" tile entry, remodeled bath, hardwood floors, plush berber carpet, professional landscapes front and rear, volume ceilings. The home is 2165sq' and built in 1988 with a new 50 year roof. A True Must See @ 789,000.



648 Division St, Pleasanton

A true one of a kind opportunity to own one of Pleasanton's premier downtown homes. This 6 bdrm 5.5 ba home complete with detached 1 bed 1 ba. Cottage and multi-car "Hot Rodders" dream shop has been featured on the "Pleasanton Downtown Home Tour" and featured in magazines. This amazing home is nestled on over 1/3 acre and is studded with 5 Heritage trees. Gourmet kitchen with 13' two level granite island, distressed cherry floors, walk-in wine cellar, butlers pantry and breakfast nook. This home also includes a detached Artists Cottage or Potting Shed. The list of upgrades is very extensive and you must see it to appreciate the value. 2,599,000



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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.

Just Listed
in Pleasanton Hills

Open Sunday 1-4



127 Monaco Court, Pleasanton
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.
Offered at \$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.



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**5277 SPRINGDALE,
PLEASANTON**

**OFFERED AT
\$599,000**

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 wonderful amenities including a 2 car attached garage, swimming pool, tennis courts, park like grounds, and much, much more! Sellers are very, very motivated!



**656 VARESE COURT,
PLEASANTON**

OFFERED AT \$2,100,000

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. One large bedroom located downstairs perfect for in-

laws, au-pair, or bonus room. 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. This home has all the bells and whistles including many built-in cabinets, hardwood flooring, marble tile flooring, a home alarm system, an intercom, central vacuum and a laundry chute.



**22938 CANYON TERRACE DRIVE,
CASTRO VALLEY**

REDUCED TO \$524,000

Beautiful 2 bedroom, 2 1/2 bath townhome located in 5 Canyons! This wonderful townhome has approximately 1200 +/- square feet of living space and includes a large kitchen, new flooring downstairs, a wonderful 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, tennis courts and much more!



OPEN SUN 1-4

795 SUNNY BROOK WAY, PLEASANTON

OFFERED AT \$1,675,000

Another Bridle Creek Beauty!

This single story home has 5 bedrooms, 4 full bathrooms, and is stunning! With approximately 3300 +/- of living space this home has it all, including granite slab countertops and backsplash, hardwood, travertine and carpeting throughout, high ly upgraded lighting, upgraded bathrooms, large closets and more. The beautiful backyard is fabulous for entertaining, has wonderful views of the Pleasanton Hills, and is located in one of the best neighborhoods in Pleasanton., listed at \$1,675,000



OPEN SAT 1-4

22124 BELLE STREET, CASTRO VALLEY

OFFERED AT \$499,000

GREAT HOME WITH A LOT OF POTENTIAL!!!

3 Bedrooms, 1.5 Bathrooms, Approximately 1288 square feet, Beautifully Refinished Original Hardwood Floors, Wonderful Living Room with Fireplace, Large Dining Room, Kitchen includes Eat-In Area, Additional Rooms include a Sun Room and Family Room (built without permits). Large Backyard with Greenhouse and Workshop/Studio. Low Maintenance Front Yard. 1 Car Garage With A Lot of Storage.

Linda Traurig



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Coming Soon!

Beautiful Bridle Creek, 4 bedrooms, plus bonus room, plus office, 3 full baths, upgrades galore. Granite slab countertops with tumbled tile backsplash, Crown molding throughout, custom millwork, travertine and hardwood flooring, stunning backyard with pool, spa and built-in BBQ.



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COMING SOON!

**4483 Shearwater Ct
Pleasanton**

Extensively renovated 4bd/2.5ba, 2200+/-sf home on a large 1/4acre lot in the desirable "Gates" neighborhood. This lovely home has an open floor plan with eat in kitchen, formal dining, New baths, carpet, paint, doors and dual pane windows. A spacious and private backyard with a large side yard for potential RV parking.

Priced in the high \$800s

Call me for a private showing



COMING SOON

Stunning 4bd/2ba "Colony" model on a wonderful court in Birdland! 1950+/-sf, with a 6700+/- lot completely remodeled and with many custom details and absolutely flawless! This is home is definitely a "10" and a must see!!

Priced in the high \$800s

Call me for a private showing



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



OPEN SUN 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

Tim McGuire Team

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Private Country Estate

OPEN SUN 1-4



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.

Bridle Creek

OPEN SUN 1-4



576 SYCAMORE CREEK WAY, PLEASANTON • OFFERED AT \$1,869,000
 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!

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!

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.

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



Douglas Buenz

925.463.2000

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



OPEN SUN 1-4
 Luxury 3Bed, 2Bth remodeled single story. 7453 Pecan Ct., Pleasanton \$839,900.



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



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



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



Pending Sale
 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. \$1,025,000

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SUSIE STEELE BY APPOINTMENT



PLEASANTON \$2,750,000
Absolutely stunning views and privacy galore in this 5bd/3 full/2 half bath custom home. Situated on a flat cul-de-sac this Golden Eagle jewel offers a very functional floor plan. 1+/-ac lot, and pool.

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$1,995,000
Best of Kottinger Ranch! Gorgeous custom highly upgraded 5bd/3ba home. Panoramic views. Private inground pool/spa/cascading waterfall. Beautifully landscaped, Bocce Court. Community pool/tennis/park.

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!

MARK JAMES BY APPOINTMENT



PLEASANTON \$998,000
Gorgeous Ponderosa 4bd/3ba (1bd/1ba down), 2634+/-sf home has soaring ceilings, spacious rooms and a great location close to school, park, shopping and easy access to Hwy 680. Large patio/arbor.

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 BY APPOINTMENT



PLEASANTON \$809,000
Charming 4bd/2ba single story home surrounded by young families just a block from Aquatic Center pool and park and Harvest Park middle school. Recently painted with updated bath and Kitchen.

TIM MCGUIRE BY APPOINTMENT



PLEASANTON \$799,950
Lowest priced per square foot in Pleasanton. Custom home with 3bd/3ba plus office. Large lot, pool, no near neighbors. Near schools as well as Hwy 680 freeway access.

MICHAEL TESSARO OPEN SUN 1:30-4:30



PLEASANTON \$749,900
Reduced \$50,000 Now \$25K less than purchase price. "The Gates" 1 story home. 3bd/2ba, 1614+/-sf home. Hardwood flooring, FR off kitchen. 2626 Laramie Gate Cir

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. No HOA. 1802 Sinclair Drive

KRIS MOXLEY OPEN SAT & SUN 1-4



PLEASANTON \$639,500
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, Community Cabana Club. 4024 Fairlands Dr

LINDA TRAUIG BY APPOINTMENT



PLEASANTON \$599,000
Gorgeous 3 bedroom, 2.5 bathrooms, 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. 3bd/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.

KIM OTT BY APPOINTMENT



PLEASANTON \$365,000
Cute 2 story townhome, 2bd/2ba, 851+/-sf. Vaulted ceilings. New carpet and paint. New tile floors in entry, kitchen, and bathrooms. Stainless refrigerator, washer and dryer to stay. Ready to move in!

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DUBLIN



PANORAMIC VIEWS 4BD/3½BA, semi-custom home with no rear neighbors, library, loft and retreat, walk to schools, many upgrades

925.426.3880 \$1,695,000

LIVERMORE



BUILD YOUR DREAM HOME Over 7.9 acres, breathtaking views, double iron gates, cobblestone driveway & rock wall. utilities, water, sewer on site.

925.426.3800 \$1,200,000

TRACY



DESIRABLE STERLING CLASSICS COMMUNITY 4BD/4BA, plus bonus room upgrades galore, too many to list, 1 bedroom and bath downstairs

925.426.3800 \$1,019,500

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



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

925.426.3880 \$869,000

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



DESIRABLE WESTSIDE 3BD/2BA, remodeled kitchen with granite counters, stainless appliances & cherry cabinets, updated baths, Travertine floors

925.426.3880 \$720,000

DUBLIN



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

925.426.3800 \$699,000

FREMONT



BRIGHT & CLEAN 3BD/2½BA, vaulted ceilings, hardwood floors, dual pane windows, newer interior paint, newer carpet throughout

925.426.3800 \$660,000

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



UPDATED SINGLE STORY 4BD/2BA, remodeled kitchen and baths, new flooring, paint, plus so much more, huge backyard over 7,741 sq. ft.

925.426.3880 \$595,000

LIVERMORE



SUNNY AND BRIGHT 3BD/2½BA, hardwood floors, spacious kitchen, vaulted ceilings, large master suite, private backyard with deck

925.426.3880 \$579,000

LIVERMORE



WHAT A CHARMER 3BD/1BA, well maintained starter home, new exterior paint, beautifully landscaped, newer roof, appliances & central heat/ac

925.443.7000 \$514,950

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

LIVERMORE



TRUE PRIDE IN OWNERSHIP 2BD/2BA, upgrades throughout, bright open floor plan, gorgeous & private balcony, extra window & storm door

925.443.7000 \$389,000

PLEASANTON MORTGAGE

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