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Eat, drink and be merry!

PDA hosts annual 'Truffles, Tidbits and Wine Tasting' wine stroll

by Rebecca Guyon



Valentine's Day may be a couple weeks away, but it's not too soon to start getting into a romantic mood with some chocolate, wine and a long walk through downtown Pleasanton. In fact, now is the perfect time as The Pleasanton Downtown Association is holding its annual "Truffles, Tidbits and Wine Tasting" wine stroll next Thursday, Feb. 8 from 6 to 9 p.m. The event starts at The Rose Hotel, 807 Main St., and continues through the downtown with participating businesses serving appetizers and serving wines from the Livermore Valley Winegrowers Association.

"It's a great opportunity for friends and couples to come out for a pre-Valentine's Day event," said Nickie Hoppe, events coordinator for the PDA. "We usually get a pocket of great weather in February and people are ready to get out. People love to stroll through the downtown and this is a great way to check out places, sample wines and see what's up with the wineries."

Participants in the wine stroll receive a commemorative wine glass and map at The Rose Hotel and then set off down Main Street where they can stop in at the 28 participating businesses and taste wines from 25 Livermore Valley wineries.

This is the PDA's fourth "Truffles, Tidbits and Wine Tasting" wine stroll. The event started after the PDA held its first summer wine stroll in 2001. It was such a hit, the PDA decided to try one during the winter as well, and the rest is history.

The event, with room for 800 attendees, usually sells out, Hoppe said, but, compared to the First Wednesday street parties and Friday Concerts in the Park series, it's actually one of the PDA's smaller events.



Jamie Dowell, owner of Studio 7 Fine Arts, said she has participated in countless wine strolls.

"For us, it's a perfect marriage between art and music and wine," Dowell said. "We love to support local wineries. It's a fun, great event and I love how many people come out."

This is the first wine stroll Studio 7 has participated in with its new larger space occupying the corner of Main and West Angela streets, a responsibility Dowell doesn't take lightly.



Courtesy The Pleasanton Downtown Association

Representatives from The Big White House winery show off the goods at their pouring location, Alexander's Main Street Gallery, at last year's "Truffles, Tidbits and Wine Tasting" wine stroll.

> *"For us, it's a perfect marriage between art and music and wine … We love to support local wineries. It's a fun, great event and I love how many people come out."*
>
> *—Jamie Dowell*
> *Owner, - Studio 7 Fine Arts*

"With the corner that we have, I feel a lot of responsibility to provide something fun to do for the public and I wanted to bring more than 'just a shop,' but an experience to enjoy one's self," Dowell said.

To that end, Studio 7 is providing a variety of entertainment including performances by a live jazz trio accompanied by the studio's baby grand piano and live sculpting by artist Brian Keith who will also unveil his new paintings that night.

While setting up for the wine stroll is a February tradition for some businesses, it's a new experience for others. New downtown business Three Dog Bakery will participate in the wine stroll for the first time, having just opened Dec. 1. Co-owner Kathy Moreno said activities like the wine stroll are an advantage to being located downtown.

"Part of the reason we opened in downtown Pleasanton was because of the festivities that take place, so we definitely wanted to be a part of (the wine stroll)," Moreno said.

One thing that sets Pleasanton's wine stroll apart from events held in other cities is the rule that participants cannot drink their wine in the street. All wine must be drunk inside the business it was received before they can leave. While this may seem to hamper the whole purpose of a wine stroll, Hoppe said it actually is a great thing for all the participating businesses.

"It makes it a better event for both wineries and businesses because it encourages people to stay in a business and learn about the business or learn about the wine," Hoppe said. "Shops get longer exposure to folks than if they sipped and strolled." ■

Tickets for the wine stroll are currently on sale at the following locations: The Rose Hotel, 807 Main St.; Clover Creek, 670 Main St.; Studio 7 Fine Arts, 77 W. Angela St.; the PDA office, 830-A Main St. Pre-sale tickets are $25. If there are remaining tickets, they will be sold at The Rose Hotel the night of the event for $30 beginning at 5:30 p.m. All tickets must be redeemed for glasses by 7:30 p.m.

Call the PDA, 484-2199, ext. 4 or visit www.pleasantondowntownassociation.net for more information.

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Now Showing

The Queen

★★★★

Rating: PG-13 for language and adult situations.
1 hour, 43 minutes.



The most marvelous performance of the year meshes with one of the best films of 2006. Hallelujah.

Helen Mirren is perfection as Queen Elizabeth, not the be-wigged and Tudored version but the contemporary royal for whom a stiff upper lip is the order of the day.

That credo is put to the test when Princess Diana is killed in a dramatic car crash inside a dark tunnel in Paris while being pursued by paparazzi. Newly elected British Prime Minister Tony Blair (Michael Sheen) is between a rock and a hard spot, anxious to spit-polish his image with a face of public concern yet clashing mightily with the tightly contained, ritual-bound world of his Queen.

Uneasy lies the head that wears a crown, indeed. Blair and Her Royal Highness do emotional battle with all the diplomatic and procedural forces they can bring to bear while a staid Prince Philip (James Cromwell) staves off reality by stalking an elk that's furtively roaming his summer estate.

What ensues is a captivating fictional account of real events that transpired in August of 1997. What went on behind closed doors at Buckingham Palace and Balmoral Castle? The film depicts a ludicrous cocoon of privilege and wealth surrounding the delusional royals as they seek to uphold the cobwebbed cloisters of duty first, self second—and prevent the British monarchy from permanent damage.

Mirren deserves every year-end award available for her spot-on portrayal of a reigning royal caught between the crosshairs, forced by a country in mourning to put protocol and personal judgment aside and break with long-standing tradition. Director Stephen Frears coaxes thespian gold from his gifted leading lady: the mannerisms, the walk and the unyielding conviction of a born-and-bred monarch.

Sheen's Cheshire-cat grin is the perfect foil for his burgeoning conflict and moral desire to placate a nation. Alex Jennings plays Prince Charles with all the vulnerability of a man inexorably tied to mom's apron strings.

Real news footage of Diana's dramatic departure—the breaking bulletins, the funeral, etc.—peppers the action and lends fresh perspective on a society that took the People's Princess to its heart.

Peter Morgan's incisive screenplay was drawn from dedicated research and extensive interviews with discreet palace sources, lending "The Queen" both historical and voyeuristic panache. Darkly observed and deeply affecting.

—Jeanne Aufmuth

Ready to Rent

A Scanner Darkly

Warner Home Video DVD - 1hr 40mins
Director: Richard Linklater



The career of Keanu Reeves is one of the greatest anomalies of modern moviedom. From his bit parts as troubled stoner teens in the mid-1980s ("River's Edge" and "Youngblood") to the caricature of the troubled stoner teen in both "Bill and Ted" movies (Ted "Theodore" Logan!) to action pinup ("Speed," "Matrices") to romantic pinup ("The Lake House") to even religious pinup as the Buddha himself ("Little Buddha"), all I can say is, "Whoa!" The list of Reeves' films is, in retrospect, extremely eclectic with some great films and, dare I say, performances mixed in as well. He was the goofy teenage father to be in "Parenthood" with the famous line, "You don't need a license to be a parent," the empty hustler in "My Own Private Idaho" and the devil's son in "The Devil's Advocate." All are good performances where, despite his limited range, his persona is almost enough to fill in the blanks. His presence was probably a sell to shaky investors because it can be said of Reeves that he chooses and challenges with some discerning movie choices.

Director Richard Linklater's "A Scanner Darkly" is no exception. It's bleak and poignant, and will only appeal to a few, but Reeves is a perfect choice to play someone as empty and removed as a cop in the throes of a hellish drug addiction and especially one written by Philip K. Dick. The author, who is himself a schizophrenic and an addict, always writes with a focus on the extremes of human nature—the tender and the savage and how the two are mistaken by the self. Dick also explores the nightmarish theme of paranoia—who do you trust when you cannot trust yourself and what to do even if you recognize this? It's a very hard concept to emote and visualize especially in a feature film, but director Linklater has perfectly captured this aura by having the film "rotoscoped" where the actors are drawn over by a computer program so the universe they inhabit is one whose footing is truly precarious.

It is Bob Arctor (Reeves), divorcee and father of three that cannot get a hold on his life. You see, he is actually an undercover detective named Sergeant Fred who is assigned to vice and whose main objective is to track down the supplier of "substance D," a highly addictive cerebral pathogen whose effects include paranoia and possible schizophrenia. To keep his identity a secret, Bob/Fred wears a "scramble suit" which allows him to go undetected at headquarters and, unbeknownst to his superiors, they assign him to surveillance on his Bob Arctor persona at home. They do know that Bob/Fred is also a substance D user and even Bob is beginning to suspect that the effects of substance D are taking a toll on his mental facilities. Also troubling Bob are his two stoner roommates, James Barris (motor mouthed Robert Downey Jr.) and Ernie Luckman (Woody Harrelson), whose constant paranoia and antics are wearing him down, as well as his removed girlfriend Donna (Winona Rider)—all of whom, strangely, never seem to leave the vicinity of Bob's living room.

What "A Scanner Darkly" captures so well is the claustrophobia in Dick's writings. There is never a way out of your own perceptions and drug addled behaviors. Bob's physical universe is one that consists of a desk at work reviewing surveillance tapes of himself and his living room where he and his friends seem to perform for those tapes. Reeves is perfect for this work because of his sun-baked "valley boy" mannerisms combined with his machismo earnestness that make him a presence enhancing the bleakness of the story while giving us someone to commiserate with. The look of the film itself, the rotoscoping that causes backgrounds to bob and weave and shadows on an actor's face to literally dance, is also a major character. It represents a state of mind that, while at first fantastically playful, is a ride that quickly disintegrates into being stuck in an endless loop of phantasmagoria with no deserved finality.

—Joe Ramirez



Janet Pelletier

Members of the Amador Valley High School Jazz Band practice Jan. 23 in preparation for next weekend's Campana Jazz Festival.

Jazzy Pleasanton

Campana Festival, Spyro Gyra scheduled one week apart

Jazz aficionados have a lot to look forward to in the coming weeks as Pleasanton offers not one, but two opportunities to enjoy high quality jazz performances.

The 32nd Annual Jim Campana Jazz Festival will be all day Feb. 10 at Amador Valley High School. Twenty bands from across Northern California of three different skill levels—middle school, high school A and high school B—will perform 20 minute sets throughout the day for judges, respected Bay Area jazz educators Dave Eschelman, Rory Snyder, Cindy Browne-Rosefield and Terry Summa.

Awards for Outstanding Musicians, Best Sections and Best Bands will be given out at the afternoon Awards Concert. Winning bands will play again at the Awards Concert, as well as middle and high school bands from Pleasanton. The Amador Jazz Band, as the festival host, does not compete for awards, but will perform at the Awards Concert.

Popular Amador band director Jim Campana started the jazz festival in 1975, then-titled the Pleasanton Music Festival. The festival changed its name in 1980 to honor Campana when he retired.

Those interested in attending the festival can purchase a wristband providing admission to all events and the afternoon Awards Concert for $6 at the door. E-mail Amador Band Director Jon Grantham, jgrantham@pleasanton.k12.ca.us or visit www.amadorband.org for more information.

If you can't make it to the jazz festival, don't worry, because the following week professional jazz band Spyro Gyra will perform their "Jazz for the Ages" 8 p.m., Feb. 16 at the Amador Theater, 1155 Santa Rita Rd.

Spyro Gyra, known for its contemporary jazz sound, has released 28 CDs, the latest of which is "Wrapped in a Dream." Their music spans three decades, growing from a weekly jam session at a jazz club in Buffalo, N.Y. in the 1970s.

Tickets to the show are $25, $30 and $35. They can be purchased online at www.civicartstickets.org or by calling 931-3444.

—Rebecca Guyon

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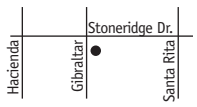


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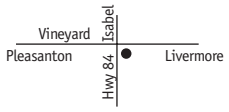
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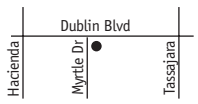
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Up to two representatives from the non-profit can attend. Register by calling 600-0840 and giving the representative's name, daytime phone number, and which location is preferred. Seating is limited.

Sports

Tri-Valley Futsal starts new season

Alternative soccer league hopes to start open women's division

by Emily Atwood

More than 350 people across the Tri-Valley have come to love a sport called futsal. Yet Tri-Valley Futsal Vice President Art Garcia says even that's not many.

Futsal (also called five-a-side soccer) is like indoor soccer, only it's played on an indoor basketball court and uses boundaries, not walls. Each team has five players on the court and the game has 22-minute halves. The goalie area is within the three-point line and besides kicking the ball inbounds instead of throwing it, all the other rules of outdoor soccer apply.

According to the U.S. Futsal Federation Web site, the game originated in Uruguay in 1930 as a youth competition for the YMCA. The name comes from the Spanish or Portuguese word for soccer (futbol/futebol) and the French or Spanish word for indoor (salon/sala).

Garcia said it's a fast-paced game with a lot more back and forth touches. With leagues for every age group, he said it can be "the perfect compliment to the outdoor season," adding that it helps perfect soccer technique and skill.

They also expect it to becoming an Olympic sport soon, as the U.S. already has an active national team and the sport has worldwide popularity.

Tri-Valley Futsal's open division is highly competitive and they're looking to add an open women's division.

"We're very newcomer friendly," Garcia said. "It's a great idea if you have a group of 10 or 12 friends that you want to get together with on a regular basis for a workout--register as two teams."

The spring season runs from Feb. 15 to April 30.

For more information or to register with the Tri-Valley league and the federation, visit www.tri-valleyfutsal.com or e-mail tri-valleyfustal@comcast.net. ■

Digest

Amador wrestling takes 8th

The Amador Valley Wrestling team took eighth place out of 24 teams at the tough wrestling tourney at Ukiah last Saturday. The tourney featured several state place-winners. Brenden Hamilton went 4-1 with two pins to place third. Jake Elkins and Sean McVey went 3-2 to each place fourth. JR Souza and Aaron Diggins each went 3-2 records for fifth place. Tony Davila and Mike Lady placed seventh with 3-1 records. And seven of the 11 wrestlers received place medals.

Neves wins 4th at State

Amador's Lauren Neves wrestled six matches in total, winning four. The two-day marathon in Hanford, Calif. represents the top tournament in California. Schools from Northern and Southern California were present and all the top wrestlers were present. Coach Anthony Gonzalez helped Neves through the crucible of competition.

Harvest Park wrestles in Modesto

Harvest Park preseason wrestlers traveled to Modesto High School for a Junior High tournament on Sunday. Austin Hamilton placed first at 90 pounds; Austin Bay lost a close match in the finals to finish second; Justin Cruz finished second; and Max Niels, Travis Chubb, and Shelby Luth all finished third at the tourney.

BUSC registration

Walk-through registration for the BUSC 2007 season is happening 7 to 9:30 p.m. Feb. 13, 7 to 9:30 p.m. Feb. 21 and 10 a.m. to 4 p.m. March 3 at the Hart Middle School multi-purpose room. The season begins the weekend after labor day in September and runs for six weeks. Player registration fees are $130 for U5 to U7, $180 for U8 to U9, $190 for U10 to U19, and $50 for top soccer. U8 through U19 players' fees include a $50 volunteer fee which is refunded after 4 hours of assigned club work. A $50 non-resident fee may also be applied. For more information visit www.busc.org.

Parent photographers

Send a jpeg to Editor@PleasantonWeekly.com of the best action shot from your child's game for consideration for our Sports page. Remember to include caption information: who, what, when, where—and the score.

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Real Estate

Pleasanton housing market stabilizing

Demand continues steady, Realtor says

by Jeb Bing

Although it's too early to know with certainty what the real estate market will do in 2007, there are some good indications that our local market has stabilized, Realtor Roy Dronkers told the Valley Marketing Association of Realtors last week.



Roy Dronkers Realtor for Alain Pinel

Dronkers, who is associated with Alain Pinel Realtors, is this year's president of the VMA, an organization of Realtors and those affiliated with the real estate market and financing.

Dronkers said that there are three primary factors that will determine how the local real estate market performs in 2007. The first is inventory or supply. At the end of December 2006 there were 137 homes on the market, compared to only 130 at the end of January, a net loss of seven. This represents 2 1/2 months of supply.

"It is still too early to know where inventory levels will go as it is still early in the year," Dronkers said. "The one unknown is foreclosure. In the fourth quarter of 2006 there were 1,173 notices of default filed in Alameda County, an increase of 157 percent over the same period one year ago."

A notice of default is the first step in a foreclosure process. The Center for Responsible Lending reported that high-risk loans and exploding adjustable rate mortgages with steep payment increases could lead to a foreclosure crisis. Of 24,356 sub-prime loans originating in the East Bay in 2005, about 5,200, or 19 percent, will face foreclosure.

Although these seem like alarming figures to some, Dronkers said he believes that the percentage of these types of loans is lower in the Pleasanton market than the rest of the county. Dronkers noted that Pleasanton is one of the wealthiest cities in the nation with a median income in excess of $100,000.

The second factor that impacts the real estate market is demand, according to Dronkers.

"Demand continues to be steady," he added. "Fifty homes went under contract in the month of January. This figure is just slightly below the monthly average of 54 for all of 2006. The East Bay job market is very strong with the unemployment rate down to 3.9 percent."

With commercial lease rates projected to rise in saturated areas like San Francisco and Emeryville, many businesses will look to the Tri-Valley for a cheaper location and built-in labor pool," he explained. "All of this means more jobs which in turn mean more people in need of a limited supply of housing."

Interest rates make up the third factor impacting the real estate market, Dronkers said.

"According to the National Association of Realtors chief economist David Lereah, fixed interest rates will probably rise to 6.7 percent," he said. "The current interest rate environment and housing inventory levels present a great window of opportunity for potential buyers."

Although Dronkers said these are all positive indicators, he advised sellers to be cautious in their assumptions about housing values and expectations about appreciation. Home values have remained equal or dropped slightly in 2006. The median price of a home in Pleasanton is currently at $850,000 according to the Bay East Association of Realtors.

Dronkers also expressed concern with those sellers who think waiting will increase the value of their home in order to maximize their profits. He noted that prices have skyrocketed in the last four years and created an affordability index so low that most people canít afford to purchase a home in this area.

"The Pleasanton median sales price is nearly four times the national average of $222,100," he said. "Values are expected to remain flat at best for the next several years to correct the unhealthy double-digit appreciation we saw from 2001 through 2004 and into 2005." ■

Home refinance, purchase applications decrease

Fixed-rate contracts rise to 6.22%

The Mortgage Bankers Association, in releasing its Weekly Mortgage Applications Survey for the week ending Jan. 19, reported that its Market Composite Index was 611.3, a decrease of 8.4 percent on a seasonally adjusted basis from 667.2 one week earlier. The Composite Index is a measure of mortgage loan application volume.

On an unadjusted basis, the Index decreased 5.7 percent compared with the previous week and was up 3.8 percent compared with the same week one year earlier.

The Refinance Index decreased by 9.6 percent to 1,848.8 from 2,045.8 the previous week and the seasonally adjusted Purchase Index decreased by 8.4 percent to 402.7 from 439.7 one week earlier. The seasonally adjusted Conventional Index decreased by 8.3 percent to 910.9 from 993.2 the previous week, and the seasonally adjusted Government Index decreased by 9.6 percent to 111.9 from 123.8 the previous week.

The four week moving average for the seasonally adjusted Market Index is up 2.2 percent to 631.3 from 617.4. The four week moving average is up 0.7 percent to 430.5 from 427.4 for the Purchase Index, while this average is up 3.4 percent to 1864.7 from 1803.7 for the Refinance Index.

(continued on page 33)

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Vintage Hills

805 Madeira Drive, Pleasanton
Single story home, features 4 bedrooms, 2 baths and approx. 1766 square feet of living space. Located on a spacious corner lot this Spanish style home with private inner courtyard is truly unique. Presented at $749,900

Coming Soon....

2620 Lotus Street, Pleasanton
Just like new! 3 bedroom, 2.5 bath home features granite counters, hardwood floors, berber carpet and is convenient to award winning schools, parks, shopping and commute options.





Coming Soon....

5483-3 Black Ave, Pleasanton
All dressed up! Darling central Pleasanton condo features 2 bedrooms plus a den and 3 full baths. Newly painted interior, new carpet & flooring and much more!

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The Number One Team in Ruby Hill!



4276 W. Ruby Hill Drive
Price Reduced $2,895,000
Masterpiece of Design in Ruby Hill
Sellers Motivated for Quick Sale!



4209 Grant Court
Offered at $2,795,000
2.8 Acre Build to Suit Property in Kottinger Ranch, Pleasanton. Gorgeous Views, Community tennis courts and pool! Last lot available!

3956 Vineyard Ave, Pleasanton
Offered at $720,000
3944 Vineyard Ave, Pleasanton
Offered at $730,000
Each Duet offers: 2 Separate Single family units
• 2 bedrooms - 1 bath
• Appx. 800 sq. ft.
• 1 parking space each, in shared garage
• Units rent up to $1,250 monthly



567 Montori Ct, Pleasanton
Offered at: $1,299,000
Pristine Home in "Premia" of Ruby Hill
4BR/3BA w/ private rear yard!

OPEN SATURDAY 1-4
2350 Meadowlark Dr.
Offered at $895,000.
In the Windsor Community off Bernal.
4 bedrm, 3 full baths, 2,057 sq. ft., backs to open space, views of the hills, across from the community pool, close to freeway access.

Visit us at www.RubyHill.net for Virtual Tours, and info on Our Buyer Rebate program!

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As a combined mortgage broker and banker, Residential Pacific Mortgage delivers dual service value. Regardless of what type or size of home loan a borrower requires, our experienced Loan Agents can obtain the Right loan at the Right price. With our rapid response, fast funding and Purchase Loan Guarantee*, we can close your loan Right away. To learn more about Residential Pacific Mortgage, please visit us at w**ww.rpm-mortgate.com** or call us at **925.600.2000**

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CA Dept. of Real Estate–" real estate broker license #01201643

Home sale of the week



2379 Meadowlark Drive, Pleasanton – $797,000

4 Bedrooms 2.5 Baths 1838 Sq.Ft. Living Space 5018 Sq.Ft. Lot Sought after Westside. Lovely Windsor home with Berber carpet, hardwood floors, Newer paint, designer light fixtures in the entry & dining Room, new Jenn-Air stove, new stainless dishwasher, new A/C, security alarm, water softener. Lovely Master suite with Luxurious bath & retreat. Serene new patio and 2 1/2 car garage. Sold by Lori Barry of Hometown GMAC.

Sales at a Glance

Source California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported 14	Total sales reported 24	Total sales reported 27	Total sales reported 27
Lowest sale reported $520,000	Lowest sale reported $443,000	Lowest sale reported $435,000	Lowest sale reported $325,000
Highest sale reported $1,685,000	Highest sale reported $1,175,000	Highest sale reported $1,010,000	Highest sale reported $1,500,000
Average sales reported $844,857	Average sales reported $611,229	Average sales reported $628,814	Average sales reported $724,740

Home Sales

This week's data represents homes sold during January 2007

Pleasanton

3628 Baker Drive Ponderosa Homes to C. Ying for $673,000

1650 Calle Santa Anna Mcclellan Trust to J. Humphrey for $520,000

5860 Corte Mente J. & M. Nocar to T. & V. McGuire for $1,063,000

380 East Angela Street D. & N. Couper to M. Nocar for $693,000

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

4164 Grant Court Edwards Trust to J. & L. Desmond for $1,685,000

3569 Helen Drive G. Payne to S. Wu for $669,000

1461 Irongate Drive Ponderosa Homes to T. & L. Norton for $1,678,000

2379 Meadowlark Drive R. & S. Carel to G. & R. Sethi for $797,000

3254 Omega Circle A. Shimada to P. Larson for $750,000

4242 Passeggi Court J. Youstra to J. Topic for $540,000

3170 Snowdrop Circle H. Oh to H. Tan for $700,000

4143 Stanley Boulevard S. & D. Backinoff to A. & M. Cook for $550,000

5125 Venice Court S. Subramanian to J. Li for $695,000

Dublin

7603 Amarillo Road M. Cason to L. Hsueh for $711,500

7734 Bloomfield Terrace V. Acquisto to C. & T. Acquisto for $1,000,000

7530 Bonfield Court Purcell Trust to Sulaver Trust for $517,500

7739 Burnham Way B. Tran to T. Tran for $460,000

3760 Central Parkway E. Sarte to E. Dejesus for $650,000

4181 Clarinbridge Circle M. Kim to F. Stever for $500,000

7996 Countess Court A. Sousa to G. & E. Gray for $610,000

4020 Cragford Place C. & T. Acquisto to V. & S. Acquisto for $825,000

7239 Cronin Circle C. Aparicio to J. Caulfield for $465,000

5425 Demarcus Boulevard #205 Western Pacific Housing to L. Lee for $510,000

5425 Demarcus Boulevard #405 Western Pacific Housing to V. Tran for $581,500

5425 Demarcus Boulevard #408 Western Pacific Housing to B. Sangari for $443,000

5425 Demarcus Boulevard #418 Western Pacific Housing to K. Ng for $451,000

7874 Diana Lane W. Clark to E. Fisher for $635,000

3385 Dublin Boulevard #320 Toll Dublin Limited to J. Wong for $536,500

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

3385 Dublin Boulevard #432 Toll Dublin Limited to D. Shon for $577,500

6662 Ebensburg Lane W. Westervelt to A. & A. Lotti for $649,000

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

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

3357 Monaghan Street W. Yan to J. Evans for $545,000

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

5098 Piper Glen Terrace M. Yama to A. Miazada for $1,175,000

4837 Swinford Court J. & S. Lankford to E. & M. Kim for $575,000

Livermore

512 Anna Maria Street T. & D. Wagner to A. Engelhardt for $619,000

2197 Beech Common P. Adler to Boccolini Trust for $550,000

2240 Broadmoor Street J. Tan to G. Jimenez for $630,000

1426 Chapparal Way R. & M. Perkins to L. Devmani for $660,000

1921 Depot Drive #101 Signature at Station Square to J. Feldman for $543,000

2431 Detert Street Meritage Homes to C. Youngs for $1,010,000

5642 Elder Circle C. & P. Benvenuti to Y. Scherer for $979,000

1589 Elm Street C. Abrahamson to J. & M. Knowlton for $570,000

6472 Forget Me Not A. & E. Flores to G. Viegas for $500,000

(continued on page 33)

Prudential California Realty

#1 Company in the East Bay 6 Years Running

EQUAL HOUSING OPPORTUNITY

Agents Come Join The #1 Company In The East Bay!



824 Yolo Way, Livermore **$567,500**
What An Opportunity!! Sharp Livermore home with 3 Br., 2 Ba.and 1350 sq. ft., with gorgeous, remodeled kitchen with corian counters, new cabinets and huge pantry. Add in a large family room, bis lot with decking and side yard access and lots of extras and you have the perfect package! 925-463-9500



4626 Sandyford Ct., Dublin **$559,000**
Brand New to the Market. Stunning corner-unit townhome with enormous amount of natural light. Well-designed floorplan with 2 generously-sized bedrooms and 2.5 baths. Hardwood floors, custom built-in media niche and walking distance to Emerald Glen Park. Don't miss out!!! 925-463-9500



5289 Gilford Ct., Dublin **$749,000**
Beautiful and spacious home in Dublin Ranch! Decorator touches throughout crown moulding in family room. Light wood laminate flooring and custom paint. This home has 3 bedrooms and a large loft. Great kitchen for the gourmet with breakfast nook and opens to cozy family room. 925-463-9500



7401 Cronin Cir., Dublin **$480,000**
Brand new carpet. Spectacular lush views. Clean as a whistle. Amazing location with lots of parking* very private location very light and bright with vaulted ceilings* bright kitchen* spacious balcony* attached garage* large living room. 925-463-9500

PLEASANTON

3356 Rosada Court **$629,950**
Beautiful 3 bedroom 2 ½ bath townhome with a 2 car garage, eat in kitchen, dining room & a great location with a private yard. 417-2250

590 Tannet Court **$775,000**
Single story Vintage Hills home with a large, stunning yard with a gated pool & waterfall, flagstone patio & a court location! 417-2250

5625 Baldwin **$619,000**
Backs to open space! Stunning oversized back yard. Veranda off master bedroom with views of hills. NO REAR NEIGHBORS. Huge Living room. Eat-in kitchen and formal dining room. 925-463-9500

3737 Marlboro Way **$388,000**
Perfectly located single story (nobody above you) in impeccable condition. End unit at back of complex. Updated kitchen, neutral decor, pleasant patio—indoor. 925-463-9500

DUBLIN

2734 E Sugar Hill Terrace **$1,610,900**
Beautiful former model home with all the upgrades imaginable. 4 bedrooms + loft & office, hardwood floors & granite counters & incredible views! 417-2250

11030 Inspiration Circle **$1,650,000**
Beautiful former model home with tons of upgrades, a black bottom pool, 2 outdoor fireplaces, and outdoor kitchen & the best views in the area. 417-2250

5645 Maymont Ln. **$889,000**
Elegant and upgraded. Gorgeous entryway, beautiful window treatments and warm neutral tones. The gourmet kitchen is a dream with warm cabinetry, granite slab countertops, and stainless steel appliances. Minutes from BART and 580. 925-463-9500

5915 Kingsmill Terrace **$1,788,000**
Beautiful and grand home in The Pinnacle of Dublin Ranch. Richly upgraded home with cherry cabinets and tile floors. Kitchen is stunning with large pantry, breakfast bar and large island. Incredible landscaped yard with large arbor and built-in BBQ. This property is a gem. 925-463-9500

6107 Moore Pl. **$559,000**
Clean and Crisp!!! This superbly maintained townhome offers just under 1400 sq. ft. of functional space. This home has tile floors and upgraded berber carpet throughout. The kitchen/family room combination includes granite countertops, stainless steel appliances, and built-in media niche. t925-463-9500

LIVERMORE

1036 Glenn Common **$410,000**
Lovely townhouse with a quiet, end location, near the pool. Updated kitchen & bathrooms, large master, indoor laundry & an attached garage. 417-2250

1182 Brookdale Lane **$589,000**
OPEN SAT. 1-4!! Meticulously maintained single story home with large, private backyard with mature landscaping, walking distance to schools/shopping. 417-2250

6482 El Capitan Way **$679,900**
Beautiful & highly upgraded single story with stainless steel appliances, granite slab counters, large master bedroom with sitting area & much more! 417-2250

2467 Tait Street **$875,000**
Lovely single level home in Dunsmuir area of the Livermore Valley. Former model by Signature, crown molding, Travertine floors, & charming floorplan. 417-2250

457 James St. **$565,000**
4 bedrooms, 2 baths,1200 sq ft. Updated with new wood flooring, dual pane windows,new tile showers,new sinks & stools--new stucco exterior-fresh paint thruout, new furnace & hot water heater,roof less than 5 yrs. Covered patio. 925-463-9500

5110 Peony Dr. **$509,775**
Backyard features ample space for play, picnics with private area for swing set or lawn bowling. Area for dog run. Newer comp roof, laminated floors in living area, vinyl in kitchen and bathrooms. Gas stove ,tile counters in country style kitchen. Spacious family room. 925-463-9500

Two Prudential locations to serve you...

Hopyard Office (925) 463-9500
6111 Johnson Ct., Ste. 110

Ruby Hill (925) 417-2250
101 East Vineyard Ave, Ste. 103



439 Montori Court, Pleasanton **$1,345,000**
Wonderful Ruby Hill home with a huge back yard with privacy and mature trees. Features include 5 bedrooms, 3 baths, a huge .30 acre lot and a 3 car garage. Great home for entertaining or just hanging out with the family. 417-2250



1124 Piemonte Drive, Pleasanton **$2,550,000**
Ruby Hill home that shows like a model! Home has a park-like setting, temperature controlled wine cellar, enormous bonus room, downstairs master suite, views from all windows, tons of storage & a 3 car garage & golf cart garage! 417-2250



1297 Via di Salerno, Pleasanton **$2,795,000**
Best lot in Ruby Hill! Golf Course location, private setting, perfect sun orientation and panoramic views! Features include a front courtyard, rear yard with BBQ and fridge, 5 bedrooms, formal office & huge bonus room! 417-2250



2280 Manzano Court, Pleasanton **$3,050,000**
Brand new custom "Tuscan Farm House" home located at the top of Ruby Hill, on a cul-de-sac, backing to open space with privacy and views! Great floorplan with downstairs master bedroom! 417-2250

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Pending 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.
Offered at $2,750,000.

Just Listed in Pleasanton Hills



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 $1,259,000

Wonderful Expanded Home



3187 Malvasia Court
Vintage Hills home on a court! This updated 4 Bedroom 2.5 Bathroom 2600 square foot + home is situated on an 11,373 square foot flat lot with views and features a New Roof, New Paint, Updated Kitchen, Hardwood Floors and more…You don't want to miss this!
Asking Price $1,149,000.

Adorable One Story



2812 Garden Creek Circle
Nicely updated. 3 Bedroom 2 Bathroom Duet situated on a generous sized lot. 1700 square feet+ home on a generous sized flat lot walking distance to the park and Mohr Elementary. Don't miss this opportunity before it hits the MLS!
Asking Price is $675,000.

Coming Soon!

Beautiful completely Remodeled 3500 square foot + 5 Bedroom home in the Mission area of Fremont with Sweeping Views of the Bay on almost an Acre with the option to add an Inlaws Cottage!
Call for Price and a Private Showing.



Susie Steele

925.413.9306
925.621.4062
susiesteele@apr.com

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3399 Norton Way #1
Pleasanton, CA
Adorable Condo near downtown Pleasanton. 2 bd 2 bath. Approximately 1029 square feet of living space. This roomy condo has newer carpet and doors, ceiling fans and recessed lighting. Enjoy the Community Pool.
Offered at $379,000



7405 Oxford Circle
Dublin, CA
Charming Condo in a fabulous Dublin Location. Serene setting close to a beautiful park and Dublin hills. 3 bd 2 1/5 ba. Approximately 1383 sq ft of living space with an attached two car garage. Nice open floor plan with large Master Suite. Stunning community pool and Spa.
Offered at $535,000



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795 Sunny Brook Way, Pleasanton
Offered at $1,649,000
This single story home has 5 bedrooms, 4 full bathrooms, and is stunning! With approximataly 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.



869 Sunny Brook Way, Pleasanton
JUST LISTED • Offered at $1,709,000
ANOTHER BRIDLE CREEK BEAUTY - 4 bedrooms, 3 full baths, plus a bonus room and an office. Approximately 3450 square feet on a 1/4 acre with all the bells and whistles including crown molding throughout, granite countertops with tumbled tile backsplash, travertine and hardwood flooring, custom paint, gorgeous swimming pool and built-in BBQ.



656 Varese Court, Pleasanton
Offered at $2,100,000
BEAUTIFUL CUSTOM HOME IN RUBY HILL - 6 bedroooms, 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.

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finance

(continued from page 29)

The refinance share of mortgage activity decreased to 47.8 percent of total applications from 49.9 percent the previous week. The adjustable-rate mortgage (ARM) share of activity decreased to 20.3 from 21.2 percent of total applications from the previous week.

The average contract interest rate for 30-year fixed-rate mortgages increased to 6.22 from 6.19 percent, with points decreasing to 0.97 from 0.98 (including the origination fee) for 80 percent loan-to-value (LTV) ratio loans.

The average contract interest rate for 15-year fixed-rate mortgages increased to 5.93 percent from 5.92 percent, with points increasing to 1.02 from 0.99 (including the origination fee) for 80 percent LTV loans.

The average contract interest rate for one-year ARMs increased to 5.91 percent from 5.85, with points remaining unchanged at 0.81 (including the origination fee) for 80 percent LTV loans. ■

(continued from page 30)

1565 Hollyhock Street K. Gutting to J. Duffy for $511,000

5109 Kathy Way S. & C. Knoth to C. Williams for $575,000

1067 Laguna Street Maddox Trust to M. & R. Maddox for $500,000

836 Leland Way L. Murphy to J. Aranda for $579,000

1602 Maralisa Court C. Welcher to M. Skilton for $775,000

1519 Marigold Road G. & M. Niculitcheff to H. Ram for $440,000

676 Moraga Drive M. Lambert to S. Virelas for $500,000

373 North Livermore Avenue P. Kyte to H. Nelson for $750,000

640 North Livermore Avenue V. Vasquez to D. Ahuero for $523,000

2048 Pinot Court S. & L. Cranford to J. Bradley for $525,000

1304 Rebecca Drive D. & L. Jacobs to J. & L. Paulo for $785,000

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

1038 Roxanne Street M. & B. McBurney to W. Burk for $599,000

5914 Running Hills Avenue R. Zamora to C. Banda for $570,000

5472 Starflower Way J. & L. Paulo to J. Ortega for $585,000

1639 Vetta Drive GMAC Global Relocation to E. & M. Byrne for $985,000

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

654 Vivian Drive I. & K. Howard to D. & M. Fraley for $770,000

San Ramon

9025 Alcosta Boulevard #243 R. Robinson to Hewitt Associates for $380,000

2455 Ascension Drive White Trust to P. & L. Lawrence for $965,000

450 Bollinger Canyon Lane #192 Siena Hills Limited to M. Parjan for $330,000

440 Bollinger Canyon Lane #297 Siena Hills Limited to M. Parjan for $325,000

6356 Byron Lane Centex Homes to R. Johnson for $591,500

206 Compton Circle #C S. Kahan to J. Willits for $374,000

412 Constantine Court Richmond American Homes to K. Muthuramalingam for $601,000

258 Eastridge Drive Pacifica 235 East Ridge to J. & P. Moore for $425,000

2653 Fountainhead Drive D. & D. Marzola to T. Marcinko for $430,000

1182 Hoskins Lane Lennar Homes to T. Bharti for $878,500

1188 Hoskins Lane Lennar Homes to S. Duggirala for $879,500

726 Jade Crest Court P. & K. Bareiss to S. & V. Fagalde for $1,500,000

735 Lakemont Place #9 Shields Trust to C. Elkin for $760,000

BEAUTIFUL TOWNHOME WITH UPGRADES GALORE







3253 Verde Ct., Pleasanton • Offered at $639,950

JUST LISTED - 3 bd/ 2 1/2 bath. Former model with upgrades such as... Crown molding, Custom Paint, Built-in closet organizers, mirrored closets and much, much more. Impressive entry with soaring ceilings throughout first floor. Beautiful Hardwood Floors Downstairs & Pergo Floors Upstairs. Inside Laundry with extra storage cabinets. Attached 2 car finished garage with lots of storage space. Cozy private rear courtyard. Low HOA fees include a community pool, Clubhouse, Tot lots and guest parking.



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446-4 SYCAMORE TERRACE, PLEASANTON
SPECTACULAR VIEWS! **$850,000**
Graded flat lot/priv court,over 1/2 acre next to million dollar homes,all utilites on site 925.847.2200



446-3 SYCAMORE TERRACE
GREAT VIEWS! **$739,000**
Priv lot,close to 1 acre. All utilities on site, close to schls,shps,new city & golf course 925.847.2200

DUBLIN

DUBLIN RANCH GOLF CLUB **$1,495,000**
4 BR 3.5 BA Wow gorgeous golf city view! Aprx.4027 sq.ft.3 car attached garage,granite kit countertops 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 **$478,888**
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

LIVERMORE

GORGEOUS CUSTOM HOME **$1,225,000**
4 BR 3 BA elegant marble entry, gourmet kit, lrg adjoining fam rm, fresh paint, lot size 14,378 925.847.2200

GREAT VALUE **$539,800**
Open Sat. 1-4 385 Lee Ave
3 BR 2 BA + family rm w/new windows, floors & hardwd flrs under carpet.Newer roof & furnace,spacious 925.847.2200

LIGHT & BRIGHT END UNIT **$535,000**
3 BR 2.5 BA Freshly painted, Newer carpet. Updated fixtures, Spa, Tot lot & more. Close to everything 925.847.2200

CHARMING STARTER HOME **$464,950**
2 BR 1 BA Big lot,ready to move in, spacious,w/vaulted ceilings, frplce,central air,grt neighborhood 925.847.2200

6 YEARS OLD **$437,000**
2 BR 2 BA Gated community,beautiful pergo flring,1 car garage, pool/tennis courts.Popular Copperhill 925.847.2200

PLEASANTON

GORGEOUS! **$1,430,000**
4 BR 3 BA newer carpet,recently painted,updated kitchen,separate family room + bonus 925.847.2200

UPGRADED TOWNHOME! **$549,000**
4 BR 2.5 BA remodeled,1541 sqft,kit w/granite/SS app.,updated bths,spacious flrplan,near BART & fwys 925.847.2200

GREAT COMMUTE LOCATION **$449,900**
2 BR 2 BA condo w/only a few steps to entry. Upgraded 12" tile in liv/din/entryway,1-car gar. 925.847.2200

PRICE REDUCED **$435,000**
2 BR 1.5 BA Perfectly situated townhome w/new paint/blinds/flooring & updated baths w/gorg lighting 925.847.2200

$99,950
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

SAN RAMON

CARMEL CHARM **$850,000**
5 BR 2.5 BA Enjoy front porch & admire the character of this charming home, privacy & serenity 925.847.2200

GATED COMMUNITY **$339,800**
2 BR 1 BA New plush carpet,fresh paint,updated kitchen, corian counters,6 panel doors,mirrored doors 925.847.2200

TRACY

GORGEOUS REDBRIDGE HOME **$724,500**
5 BR 2.5 BA 3 yr old home, w/approx. 2750 sq.ft., lot approx 10,900 sq.ft.3 car garage, cul-de-sac loc 925.847.2200

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PENDING



$2,250,000

NEW! Exquisite custom built country estate. Over 4000 sq. ft. of living space on over 6 acres with easy freeway access, minutes from Pleasanton. Stunning property views and amazing custom amenities await you and absolutely can't be missed!

www.505kilkare.com

2126 Delucchi Drive, Pleasanton



$565,000

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

1267 Mansfield Street, Tracy

FOR RENT

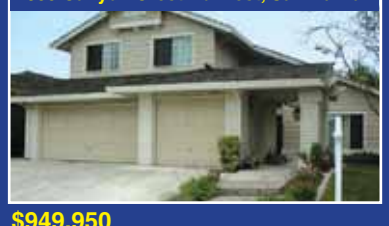


$1,895 Month

Elegant and spacious 4bd/3ba + office in quiet Tracy neighborhood w/ new carpet & paint and loads of living space. Sparkling in-ground pool! Absolutely move-in ready.

Call Wendy @ 925.474.1212 for details.

4355 Canyon Crest Rd West, San Ramon



$949,950

4bd/3ba hillside beauty, completely remodeled with practical design and spacious floor plan. Over 2800 sq. ft. of living space in sought after neighborhood. Wonderful, mature landscaping and easy walk to schools and park.

www.4355canyoncrest.com

6230 Forget Me Not Common, Livermore



$465,000

2bd/2.5ba townhouse in beautiful Creekside Villas. Spacious floorplan with over 1200 sq. ft. of living space. Loaded with upgrades! Close to schools, parks, shopping, Ace Train and freeway access.

www.6230forgetmenot.com

100 Santa Rosa Place, San Ramon



Call for Price!

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.

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4049 Greenwich Dr., San Ramon

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Priced $300,000 lower than last comparable home sold!
Just needs some updating to make it absolutely perfect in every way!



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DOROTHY BRODERSON

Hometown GMAC Real Estate is proud to announce the addition of Dorothy Broderson to their Sales Team.

Dorothy's previous professional experience ranges from being a Management Recruiter to a Product Manager for the world's largest electronic distributor, where she was an award winning top producer in their sales department.

Dorothy and her family moved to California from Minnesota 14 years ago and she has been very involved in the community ever since through Boys and Girls Scouts, fund raising for Vintage Hills, Pleasanton Middle and Foothill High School. She is an officer in PEO, a nationwide woman's organization and she was a charter member and on the board of the Pleasanton Chapter of the N.C.L. (National Charity League).

In order to provide her clients with the best possible service Dorothy has graduated from Level 3 and SOAR Advanced Real Estate Training. Her Real Estate involvements include being a Communications Ambassador for the Bay East Association of Realtors and S.R.E.S. (Senior Real Estate Specialist) designation. Dorothy believes in being honest and upfront; letting her clients make up their own minds. Dorothy is an expert negotiator who will always represent her clients' best interests. Her clients will benefit from her fresh approach to marketing and her eye for detail. For all of your real estate needs call Dorothy.

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FOREST HILLS ESTATES

OPEN SAT 1-4







5029 FOREST HILL DR. PLEASANTON

Built in 1996, 5 bedrooms 3 full baths, Approx. 3440 sqft. Nestled on the desirable westside of Pleasanton this home features large kitchen and family room. Custom built-ins, Maple Cabinetry, Granite counters,Travertine Floors, Beautiful Hardwood floors, Security System, Central Vac, Intercom system, Professionally landscaped yards with custom built BBQ, fountain and large grassy play area with plenty of room for a pool. Sideyard access and Fabulous views of the Valley and the Pleasanton Ridge.

Offered at $1,459,950

PLEASANTON MEADOWS

OPEN SAT 1-4



4282 FAIRLANDS DR. PLEASANTON

5 bedrooms 2.5 baths, Approx. 2066 sqft. This lovely home features gorgeous hardwood floors, crown moulding throughout, New carpet & paint, no popcorn ceilings, granite counters, stainless steel & black appliances, New windows interior doors & baseboards. Backyard has a Sparkling Pool and Spa, with an outdoor Kitchen complete w/ grill, sink, burner and refrigerator. A must see!

Offered at $859,950







Delores Gragg

Realtor

925.462.2222 Office
925.989.6500 Cell

Visit **www.deloresgragg.com** for additional photos and virtual tours of these homes

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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

Alamo

4 Bedrooms

3024 Oakraider Dr. **$1,399,000**
Sun 1-4 Intero 672-2499

46 Vista Ln. **$1,545,000**
Sun 130-4 Intero 672-2499

5 Bedrooms

160 Tracy Ln. **$1,499,000**
Sun 1-4 Intero 838-5700

Blackhawk

5 Bedrooms

3139 Fox Creek Dr. **$1,449,000**
Sun 1-5 Intero 451-7287

2 Bedrooms

1946 St. George Rd. **$699,000**
Sun 1-4 Intero 648-5345

4 Bedrooms

558 Morninghome Rd. **$1,099,500**
Sun 1-4 Alain Pinel 968-1452

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

11 Jillian Wy. **$1,599,000**
Sat 1-4 Intero 648-5342

518 Mission Pl. **$729,500**
Sat 1-4 Alain Pinel 819-2747

5 Bedrooms

26 Bormio Ct. **$1,250,000**
Sat 1-4 Intero 984-1945

124 Victoria Pl. **$2,159,000**
Sat/Sun 1-4 Intero 785-1386

Dublin

2 Bedrooms

7623 Arbor Creek Cir. **$385,000**
Sun 1-4 Intero 683-7709

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

3 Bedrooms

7405 Oxford Circle **$535,000**
Sat 1-4 Alain
Pinel - Davis and Barraclough 621-4085

4 Bedrooms

5658 Bellevue Circle **$839,000**
Sun 1-4 Keller
Williams-Ann Marie Nugent 260-8883

5 Bedrooms

6133 Ledgewood Ter. **$1,319,000**
Sat 1-4 Intero 997-0842

Livermore

1 Bedrooms

1009 Murrieta #77 **$249,950**
Sat 1-4 Assist 2 Sell-Tim Bowers 200-2602

2 Bedrooms

6496 Forget Me Not **$460,000**
Sun 1-5 Keller
Williams - Farida Chapman 784-2524

266 Wood St., #405 **$509,000**
Sat 1-4 Intero 785-7364

3 Bedrooms

1036 Glenn Cmn. **$410,000**
Sun 1-4 Prudential - Juliana Sagert 525-5931

385 Lee Ave **$539,800**
Sat 1-4 Coldwell Banker 371-2100

565 Loyola Way **$669,000**
Sat 1-4 Keller
Williams-Kathleen Waelde 216-5108

2286 Hampton Rd. **$729,950**
Sat 1-4 Alain Pinel - Scott Mendes 768-6116

Livermore

4 Bedrooms

1624 Valley Of The Moon Place **$1,100,000**
Sun 2-5 Re/Max-Maria Guevorkian 640-8824

6488 Owl Way **$715,000**
Sun 1-4 Alain
Pinel-Matthew Schellenberg 784-7522

1042 Padua Way **$929,860**
Sun 1-4 Prudential CA-Tracy Esling 366-8275

5 Bedrooms

2336 Rockpoint Place **$1,269,000**
Sat 1-4 Keller
Williams-Kathleen Waelde 216-5108

Pleasanton

2 Bedrooms

3399 Norton Way #1 **$379,000**
Sat 1-4 Alain
Pinel - Davis and Barraclough 621-4085

1832 Harvest Road **$609,900**
Sat 1-4 Prudential CA-Earl Rozran 876-6575

3 Bedrooms

4101 Stanley Blvd. **$534,950**
Sat 1-4 Assist 2 Sell-Tim Bowers 200-2602

3253 Verde Ct. **$639,950**
Sat/Sun 1-4 Excel
Realty-Kimberley DiMaggio 785-0322

3024 Badger Dr. **$689,888**
Sat/Sun 1-4 Keller
Williams-Brigitte Huntemann 260-2508

2756 Hartley Gate Court **$730,000**
Sat/Sun 1-4Prudential CA-Dick Clark 463-9500

7534 Flagstone Dr. **$819,000**
Sat 1-4 Intero - Sang Kang 251-2555

4 Bedrooms

1344 Oak Vista Way **$1,050,000**
Sat 1-4 Rocha Realty -Janny Rocha 456-5656

1344 Oak Vista Way **$1,050,000**
Sat 1-4 Rocha Realty -Janny Rocha 456-5656

869 Sunny Brook Way **$1,709,000**
Sat 2-5 Alain Pinel - Linda Traurig 382-9746

6869 Massey Court **$674,000**
Sat/Sun 1-4 Keller
Williams - Donna Garrison 397-4165

7036 Via Quito **$795,000**
Sat 1-4 Assist 2 Sell-Tim Bowers 200-2602

2350 Meadowlark Dr. **$895,000**
Sat 1-4 Keller Williams -
Dave & Fran Cunningham 426-7957

5 Bedrooms

795 Sunny Brook way **$1,649,000**
Sat 1-4 Alain Pinel - Linda Traurig 382-9746

5250 Clubhouse Dr. **$2,750,000**
Sat/Sun 1-4
Hometown GMAC-Tiffany Rose 200-4723

5029 Forest Hill Drive **$1,459,950**
Sat 1-4 Hometown - Dolores Gragg 989-6500

4282 Fairlands Drive **$859,950**
Sat 1-4 Hometown - Dolores Gragg 989-6500

San Ramon

3 Bedrooms

100 Amaryllis Cir. **$649,900**
Sun 1-4 Alain Pinel 819-2747

168 Valdivia Cir. **$690,000**
Sat 1-4 Intero 457-4551

1107 Vista Pointe Cir. **$695,000**
Sat/Sun 1-4 Intero 855-4128

43 Elmwood Dr. **$724,500**
Sat 130-4 Alain Pinel 998-9747

4 Bedrooms

4112 Terra Alta Dr. **$1,059,000**
Sun 1-4 Intero 681-5165

300 Holbrook Place **$1,419,950**
Sat 1-4 Intero-Diane Shin 251-2538

2332 Millstream Ln. **$699,900**
Sun 1-4 Alain Pinel 209-7498

3375 Camarones Pl. **$749,000**
Sun 12-3 Intero 586-5456

San Ramon

4 Bedrooms

9603 Brockton Ave. **$749,500**
Sat 1-4 Alain Pinel - Blaise Lofland 846-6500

3 Lobelia Lane **$879,000**
Sat/Sun 1-4 Intero-Joe Ledesma 251-2559

64 Foster Dr. **$919,999**
Sun 12-230 Intero 997-0806

501 Deldrin Ct. **$949,000**
Sat 1-4 Intero 838-5700

106 Rodriguez Ct. **$1,355,000**
Sun 1-4 Keller Williams 707-333-6640

16 Pine Valley Pl. **$1,399,000**
Sat 130-4 Intero 487-6211

Walnut Creek

4 Bedrooms

7 Liberty Lane **$739,950**
Sat/Sun 1-4Prudential CA-Dick Clark 463-9500



Open Home Guide Form

List your Open Home here (please print)

_____
City

_____ # of Bedrooms
_____ Street Address
$_____ Price of property

_____ Day, Date & Time Open
_____ Agent Name Real Estate Agency
_____ Phone Number

FAX TO (925) 837-2278

Deadline is Tuesday 5 p.m.

Name _____

Daytime Phone Number _____

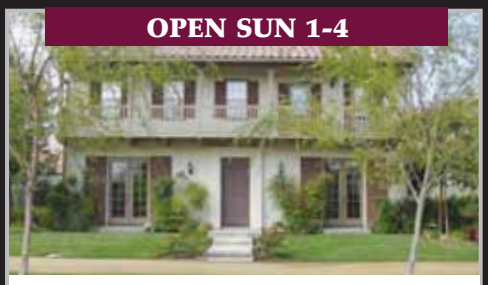
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OPEN SUN 1-4



TRACY

2765 REDBRIDGE ROAD **$799,000**
Located in the prestigious Redbridge Community, 4 bedrooms/3.5 baths 3485 +/- Sq. Ft., built in 2001, with separate in-law/guest. over $125k in upgrades.
JUDY PIPKIN **925.487.5065**

OPEN SAT 1-4



SAN RAMON

300 HOLBROOK PLACE **$1,419,950**
Prestigious home in Old Ranch Estates! 4 bedrooms, 3.5 baths, 3 car garages, Huge bonus room & den / office, +/-3400sq.ft of living space / +/- 14750sq.ft.lot.
DIANE SHIN **925.251.2538**



SAN RAMON

9085 ALCOSTA BLVD Unit 355 **$324,900**
Beautiful ground floor unit, freshly painted, mirrored dining area, brkfst bar, pantry, large bedroom w/mirrored closet doors.
ROBIN YOUNG **925.251.2541**



LIVERMORE

3036 KENNEDY STREET **$550,000**
Fabulous 3 Bedrooms and 2.5 baths w/tons of upgrades, granite slab in kitchen, upgraded baths, new roof, heat & air, new electrical wiring.
JUDY PIPKIN **925.487.5065**

OPEN SAT & SUN 1-4



SAN RAMON

3 LOBELIA LANE **$879,000**
4 bedrooms + loft , 2.5 Bath, 2,208 +/- sq. ft. Office with custom shelving, hardwood floors, Gourmet Kitchen stone Tile floor, Granite Counters.
JOE LEDESMA **925.251.2559**

OPEN SAT 1-4



PLEASANTON

7534 FLAGSTONE DRIVE **$819,000**
3 bedroom, 2 bath, 1,709+/- sft, , New Berber Carpet, Granite Countertop in Kitchen & Baths, Laminated Hardwood Floor, Foothill School District
SANG KANG **925.251.2555**



SAN RAMON

441 S CLOVERCREST LANE **$709,999**
3 bed, 2.5 bath, stunning town home, well maintained with all the extras.
Jean Metz **925.876.9735**



PLEASANTON

4332 DIAVILA AVE **$789,000**
3 bed / 2.5bath, 1,774+/-sft, New Berber Carpet, Hardwood Floor, Spacious master, High Ceiling ,Court Location, Good School District, Low HOA
SANG KANG **925.251.2555**



HAYWARD

25192 COPA DEL ORO DR. **$410,000**
Spacious and STUNNING! to include hardwood floors, upgraded bathrooms and kitchen. 2 Master bedrooms with formal dinning.
RAMZIA WAHAB **925.251.2533**



FREMONT

743 & 747 OLD CANYON ROAD **$1,899,900**
This beautiful and unique property offers 3 separate homes on one lot. The main home is newly constructed and is over 3800 sq.ft..
ROBIN YOUNG **1.800.887.8511x4003**



SAN JOSE

1757 COMMODORE DRIVE **$799,000**
4 bedroom, 2.5 bath, +/- 2,124 sq. ft., formal living and dining room, Tuscany tile, remodeled kitchen, brick fireplace.
BOBBIE CHARVET **925.251.2520**



PLEASANTON

847D DIVISION STREET **$411,850**
Completely updated! Granite counter tops, stainless steel appliances, updated lighting, updated bath, and much more!. Premium view of garden / pool.
TONNI CHANDLER **925.788.7788**

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Luxury 3Bed, 2Bth remodeled single story. $839,900. Pleasanton



Charming single story 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



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

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Kottinger Ranch



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.

Bridle Creek



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 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!

Private Country Estate



547 SYCAMORE ROAD PLEASANTON
OFFERED AT $1,795,000

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 approx. 3700 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.

Mill Creek, Livermore



6834 EDGEWATER LANE, LIVERMORE
OFFERED AT $719,000

Beautiful Livermore home. Four bedrooms, three bathrooms. Approximately 1,983 square feet. Upgraded(?) kitchen with granite countertops, maple cabinets, center island and custom tile flooring. New carpet throughout. Built by Greystone. Professionally landscaped with large stamped concrete patio and accent lighting. Across from open space. Walking distance to Altamont Creek School.

Completely Updated



9603 BROCKTON AVENUE, SAN RAMON
OFFERED AT $749,500

Completely updated four bedroom, two and a half bath home on premium corner lot. Gourmet remodeled kitchen with granite countertops, maple cabinets, new GE appliances, and custom tile flooring. Remodeled bathrooms with new vanities, fixtures, and tile flooring. Refinished hardwood floors and stairs. New carpeting throughout. Dual pane windows, six panel doors and upgraded baseboards throughout. Newer landscaping. Newer paint. New roof. Views of Ridge. Walking distance to Country Club Elementary School.

PLEASANTON 900 Main Street

apr.com

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

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REALTORS

KIM OTT — **BY APPOINTMENT**



DUBLIN **$2,125,000**
Spectacular 5bd/5.5 ba, 5,300+/-sf home on 12,600+/-sf lot offering magnificent views of Mt. Diablo and the Valley. Includes 2 offices, a gourmet kitchen, built-in fireplace on patio/inground spa.

LINDA TRAURIG — **BY APPOINTMENT**



PLEASANTON **$2,100,000**
Spectacular Ruby Hill home with all the bells and whistles located on the 4th fairway on a quiet cul-de-sac near the main gate. 6bd/4 full baths/2 1/2 baths, beautiful entry way. A must see!

BLAISE LOFLAND — **BY APPOINTMENT**



PLEASANTON **$1,869,000**
Beautiful Bridle Creek home on .34+/- acre. Large Avalon model. 4476+/-sf plus casita. 5bd/5.5ba. In-ground pool/spa. Gourmet kitchen with granite. Close to downtown and Castlewood Country Club.

MARY JANE DEERING — **BY APPOINTMENT**



LIVERMORE **$819,000**
Built in 1998, this 4bd/3ba, 2500+/-sf home has a loft upstairs that could be a 5th bedroom! Tile roof, 3 car garage, great location near creek, park, schools and shopping.

TIM MCGUIRE — **BY APPOINTMENT**



PLEASANTON **$809,000**
Charming 4bd/2bd single story home near Aquatic Center pool/Park and close to all three grade level schools. Recently painted inside and out with updated baths, new windows, A/C/furnace.

ROSEMARY DUTRA — **BY APPOINTMENT**



DUBLIN **$799,000**
Beautiful bright 4bd/2.5ba Creekside home! Huge master with 2 walk-in closets, hardwood floors in entry, LR and DR with tile in the kitchen. Built-in TV center and interior freshly painted.

UWE MAERCZ — **BY APPOINTMENT**



LIVERMORE **$679,000**
Hard to find, beautiful single story on a 12,000+/-sf lot! Close to downtown, quaint location and neatly maintained. 1910+/-square feet of living space, 3 bedrooms and two bathrooms. A must see!

ESTHER BECKER — **BY APPOINTMENT**



PLEASANTON **$675,000**
This nice 3 bedroom, 3 bath townhome is located across from the quiet, desirable park in Danbury Park. Nice kitchen with tile counters opens to the living room and dining area. Two bedrooms and baths up.

SALLY MARTIN — **BY APPOINTMENT**



PLEASANTON **$669,000**
Charming home in great location. 3 bd/2.5 ba, 1468+/-sf. Fabulous loft not included in sf. Gourmet kitchen with granite counters and island. Shows light and bright. Updated bath with jetted tub.

UWE MAERCZ — **BY APPOINTMENT**



LIVERMORE **$659,000**
Highly upgraded 3bd/2ba, 1463+/-sf home on a 5100+/-sf lot. Fireplace in the family room. Built-in speakers and great cabinets. Great curb appeal.

UWE MAERCZ — **BY APPOINTMENT**



LIVERMORE **$638,888**
Nice 4bd/2ba, 1616+/-sf home. New paint, carpet, granite slab counter tops. Rock surround fireplace in family room. Skylit kitchen/nook and garden window.

MARK JAMES — **BY APPOINTMENT**



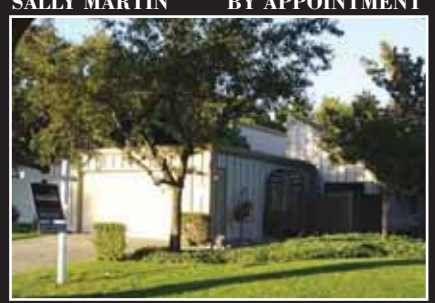
LIVERMORE **$627,950**
Gorgeous remodeled 3bd/2ba, 1374+/-sf home on a 6080+/-sf lot. Formal LR/DR, vaulted ceilings, wood burning brick frpl, granite counter tops, new central A/C/heating. Large raised deck/cover and spa!

MAUREEN NOKES — **BY APPOINTMENT**



PLEASANTON **$595,000**
Lowest priced home in Pleasanton! Lovely single level 2bd/2ba. Private yard with spa/covered deck, frpl, vaulted ceilings, 2 car garage. No HOA dues.

SALLY MARTIN — **BY APPOINTMENT**



PLEASANTON **$559,000**
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.

BARRACLOUGH & DAVIS OPEN SAT 1-4



DUBLIN **$535,000**
Charming Condo in a fabulous Dublin Location. Serene setting close to a beautiful park and Dublin hills. 3 bd, 2 1/5 ba. 1383+/-sf of living space with an attached two car garage. 7405 Oxford Circle

BARRACLOUGH & DAVIS OPEN SAT 1-4



PLEASANTON **$379,000**
2 bedroom, 2 bath condo near downtown Pleasanton. Approximately 1029 square feet of living space. This roomy condo has newer carpet and doors, ceiling fans and recessed lighting. 3399 Norton Way

PLEASANTON | 900 Main Street 925.251.1111 **LIVERMORE** | 187 S. J Street 925.583.1111

EQUAL HOUSING OPPORTUNITY

Opportunity Knocks!!!

5250 Clubhouse Drive, Pleasanton $2,750,000
Callippe Preserve at Mariposa Ranch
- *5000 sq. ft, 28,314 sq. ft lot, open space behind*
- *amazing golf course and Ridge views*
- *reputable builder*



4117 Morganfield Court, Pleasanton $865,000
- *4 bedrooms, 2 ½ baths, 1808 sq. ft., 8855 sq. ft. lot*
- *pool/spa, prime cul de sac location*
- *obvious pride of ownership*

Callippe Preserve at Mariposa Ranch, Pleasanton
Lot 7 $749,000
- *Build your Dream Home, .63 acre*
- *no neighbors one side*
- *unbelievable golf course and Ridge views*







752 Palomino Drive, Pleasanton $485,000
- *2 bedrooms, 2 baths*
- *inside laundry, 2 car garage, end unit*
- *bright, clean and ready to move in!!*

4428 Sutter Gate Ave, Pleasanton $925,000
- *4 bedrooms, 2 1/2 baths,*
- *2418 sq. ft., 12,800 sq. ft lot*
- *single story*



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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 **$1,675,000**

PLEASANTON



WOW!!!! 5BD/3BA, large kitchen with granite slab counters, maple cabinets, hardwood & Travertine floors, large lot, this is a must see

925.426.3800 **$1,459,950**

SAN RAMON



ROOMY RANCHO RAMON HOME 4BD/3BA, beautifully remodeled kitchen with slab granite countertops, glazed maple cabinets, stainless appliances and more

925.426.3800 **$1,047,980**

PLEASANTON



IMMACULATE 5BD/2½BA, beautiful hardwood floors, new carpet, new windows, new baseboards, remodeled kitchen and so much more

925.426.3800 **$859,950**

PLEASANTON



THIS IS IT!! 3BD/2BA, spacious, one block from Kottinger park, short walk to downtown, private backyard, formal dining, master has new shower

925.426.3800 **$839,900**

LIVERMORE



SUNNY, BRIGHT & SPARKLING 4BD/2BA, dual paned windows, new interior doors, vaulted ceilings, upgraded baths, large master w/balcony & fireplace

925.426.3880 **$622,000**

LIVERMORE



GREAT HOME FOR 1ST TIME BUYER 3BD/1½BA, new tile throughout, updated kitchen and baths, new dual pane windows, doors, stove and more

925.443.7000 **$520,000**

LIVERMORE



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

925.443.7000 **$499,950**

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