

## Time to write!

by Rebecca Guyon

Annual Poetry, Prose and Arts Festival gives Pleasanton residents a chance to explore their creative side

Local writers, grab your pen and journal—or in this day and age, more likely your laptop—and get ready to write your masterpiece. Or, at least get some help getting to that masterpiece. Next weekend, the annual Poetry, Prose and Arts Festival is back with readings, workshops and contests for writers of any age and skill level.

This is the sixth year the Pleasanton Cultural Arts Council and the city of Pleasanton Civic Arts have organized the festival. Former Pleasanton poet laureates Jim Ott and the late Charlene Vilella, Cultural Arts Council President David Wright and Pleasanton's Civic Arts Manager Andy Jorgenson founded the festival in 2002 with the goal of providing Pleasanton with an affordable, accessible, high-quality and diverse literary event.

Over the course of the day-long event, participants will attend two workshops, plus sessions with Young and Pulitzer Prize winning author Michael Chabon (see story on page 27). Young will also give the keynote speech of the



Literary Row, where people can meet and speak with local authors, is a staple of the festival.

event with an address titled "Poetry and Democracy" where he will look at the power and importance of poetry in the face of political and advertising rhetoric.

"I saw [Young] first at the California State Fair a year and half ago and approached him about coming to Pleasanton," said former Pleasanton Poet Laureate and festival co-chair Kirk Ridgeway. "He agreed to come as our keynote speaker and, since he is such a busy person, we are especially pleased that he indicated that he

actually may spend the whole day."

While these events are only open to registered participants, the afternoon "literary row" and art exhibit by the Pleasanton Art League are free and open to the public, giving residents the chance to meet and mingle with local authors while enjoying local art.

One of the most popular aspects of the festival is the writing contest, said Civic Arts organizer Michelle Russo. The contest is only open to festival participants and they are eligible

to enter a variety of categories divided by genre and age group. In addition to receiving the honor and recognition attached to winning the award, the winners will also get a cash prize. Winners will be announced during the

val committee first finds interesting and engaging writers and speakers it would like to invite and then lets the writers decide their own workshop topic.

"I tell people we give you two hours in morning and two hours in the afternoon and what you do with that is up to you depending on your creative interest," Ridgeway said. "That way, if the workshop instructor is particularly excited

(continued on page 31)



Former U.S. Poet Laureate Billy Collins gives out an award at last year's Poetry, Prose and Arts Festival.

day and will read their work during the Banquet and Awards Ceremony that evening.

While the contest is fun, the real heart of the festival is in the workshops where aspiring and established writers alike hope to find inspiration and nuts and bolts advice. There are workshops for adults and teens, poetry and prose, all led by local writers. Ridgeway said the festi-



Al Young



Elisa Kleven



Armand Brint



Charles Entrekim



Grace Grafton



Lewis Buzbee

### Join the festival

The Poetry, Prose and Arts Festival will be from 8:30 a.m. to 7 p.m. March 31 at the CarrAmerica Conference Center, 4400 Rosewood Drive. Registration is \$95 for adults, \$35 for teens and \$20 for youths 4 to 12 years old. Deadline for registration is tomorrow, March 24.

Registration forms and information are available at [www.pleasantonarts.org](http://www.pleasantonarts.org) or by contacting Michelle Russo, 931-5350 or [mrusso@ci.pleasanton.ca.us](mailto:mrusso@ci.pleasanton.ca.us).

### Poetry, Prose and Arts Festival Workshops

Participants in the Poetry, Prose and Arts Festival have the choice of signing up for two of the following workshops:

#### Adult Poetry

- "Monster Poems: Addressing the Shadow" and "An Animal Wearing My Clothes" led by Armand Brint
- "Making it Beautiful, No Mater What" led by Susan Browne
- "The Lyrical Poem" and "The Sensory Experience" led by Gail Rudd Entrekim and Charles Entrekim

#### Adult and Teen Prose

- "The Memory Thief" and "Whose House is This?" led by Lewis Buzbee

#### Adult and Teen Writing and Illustrating Children's Books

- "Creating Miniature Worlds in Picture Books" led by Elisa Kleven

#### Youth Poetry and Art Workshop

- "The Mask Speaks" led by Grace Marie Grafton

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Now Showing

Amazing Grace

★★★

Rating: Not Rated but could be PG for mature themes and some violence.

1 hour, 58 minutes.

Michael Apted (of "Up" documentaries fame) helms a sincere but dry re-telling of the fight for the abolition of slavery.

In late-18th-century England, antislavery pioneer William Wilberforce (Ioan Gruffudd) is nearing physical and emotional collapse from his all-consuming cause. As he also suffers from severe colitis he's forced to retire to the country home of generous benefactors for some R&R.

Said patrons also double as match-makers and William is surreptitiously thrown together with spirited admirer Barbara Spooner (Romola Garai). Ms. Spooner is sweetly sympathetic to his cause so William gratefully spills the details of his crusade.

The fight for antislavery is an uphill battle that divides friends and creates enemies. William is assured the support of future Prime Minister William Pitt (Benedict Cumberbatch), but butts heads with evil opponents Lord Tarlton (a perfectly nasty Ciaran Hinds) and the crafty Duke of Clarence (Toby Jones).

William's bill is repeatedly defeated, but with the help of a few strategically placed revolutionaries—not to mention the love of a good woman (cue the violins!)—he is ultimately victorious.

"Grace" is timed for optimal historical punch, considering the commemoration of the 200th anniversary of the abolition of slavery in England. But the pretty period piece is slow to build, stepping out cautiously earnest and burgeoning to a crescendo of goodwill and patriotism.



The character studies are conventionally camera-ready: no middle ground between black and white, good and evil. Prose can ring false and flowery: "the ship of state must not be sunk by a wave of good intention," etc.

Fortunately Gruffudd is blessed with enough charisma to stage a love story and wage political war against an inhumane establishment for whom creature comforts trump the desire to outlaw slave trade.

Michael Gambon and Albert Finney lend veteran cachet while splendid wigs and costumes give visual sway. The climax is a groundswell of tear-inducing virtue that leaves "Grace" on a high, if not amazing, note.

—Jeanne Aufmuth

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Ready to Rent

Fast Food Nation

Universal DVD - 1hr 53mins  
Director: Richard Linklater

Director Richard Linklater's "Fast Food Nation" is a fractured, listless curio of sorts that cannot seem to find its bearings through the fog of good intentions. It's supposed to be a satire-cum-cautionary tale of encamped, hybridized greed that is normal for our American culture, but its narrative is too rambling to be effective, the stories too splintered to add to the sum of the shocking effect its aiming for. Linklater, who is no stranger to the rambling narrative (see "Slacker") or ensemble piece ("Dazed and Confused") tries, and sometimes succeeds, in aof conversation in most of his work, but here there is only a glimpse of this manic desire of human connection, which may or may not be the point.

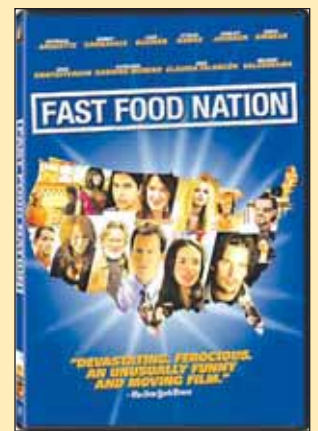
The movie is based upon Eric Schlosser's same titled tome on the fast food industry and its sly paralleled view of American and emerging consumer culture around the world. The book struck a chord in many and in its populous wake we've had other movies (Morgan Spurlock's vomit scene in "Super Size Me" and the reconstituted burger presented mockingly to a marketing class in "The Yes Men" both come to mind) that have playfully focused around the dealings and dangers of big corporate food sources. However, between the time that book and those movies came into the public consciousness, New York City has eliminated trans-fats from its jurisdiction and the spinach E. coli debacle of 2006 is now being debated and deflected. So, curiously, "Fast Food Nation's" effect seems deflated not for its important content, but for contemporary pith.

What "Fast Food Nation" does well, however, is give us some very Linklater moments of easy revelation that only he can muster. The movie is a series of small vignettes, each telling a loosely connected story that revolves around the fast food chain Mickey's (a sly nod to the golden arches and a certain corporate mouse). Don Anderson (Greg

Kinnear), Mickey's marketing man, is sent by the big boss to investigate their supplier's Colorado processing plant whose flora count in the meat is a little too high to be gastronomically comfortable with. During the investigation, he interviews a former cattle farmer (Kris Kristofferson) whose dim and depressing view of the plant turns Don and the audience's stomachs. There is also a very telling conversation with a Mickey's salesman Harry Rydell (Bruce Willis) whose nonchalant and realist attitude towards the food served is enough to put Don off the fries as well.

Juxtaposed to Don's dark week of the stomach is the story of Sylvia (lovely Catalina Sabdino Moreno from "Maria Full of Grace") who, with her fiancée and sister, is smuggled in illegally to work at the plant for Mickey's. They succumb to the evils of consumerism and self-indulgence and here is where the film goes wrong, not because of content, but because it belongs in another movie that feels uncomfortably preachy. This is why, satirically, "Fast Food Nation" is a bust, because Linklater's attitude is one not of discerning mirth, but of an ornery lecturer who has forgotten that there's an audience that needs to be entertained. The effect is one of highbrow porn with not enough antacids to take the queasy feeling away of being altruistically debauched for two hours.

—Joe Ramirez



# It's pronounced "Shea-Bon"

Pulitzer Prize-winning author Michael Chabon speaks in Pleasanton

Pulitzer Prize-winning author Michael Chabon will appear in Pleasanton for a literary evening 8 p.m. March 31.

The writer is visiting Pleasanton as part of the Poetry, Prose and Arts Festival, happening the same day. During the day, Chabon will meet with festival participants and appear at the Amador Theater for the evening reading open to the public.

Chabon won the Pulitzer Prize for Fiction in 2001 for his novel "The Amazing Adventures of Kavalier and Clay," a novel about an illustrator and writer in the early comic book industry. The novel was his third after he broke into the literary scene in 1988 with the novel "The Mysteries of Pittsburgh." His second novel, "Wonder Boys," was published in 1995 and turned into a major motion picture. Chabon, who currently lives in Berkeley, will release his next novel "Yiddish Policemen's Union" in May. It is a detective novel set in an alternate world where millions of European Jewish refugees took shelter in Alaska, creating a miniature "Yiddishland."

Chabon's Pleasanton reading is sponsored by the city of Pleasanton's Civic Arts Presents and is tied to the festival, a partnership that has sprouted in the last couple years, said festival co-chair Kirk Ridgeway.

"Civic Arts has a literary track



where they invite writers to speak and last year we decided to work more closely to tie the program and the festival together," Ridgeway said.

Last year, Civic Arts brought in former two-time U.S. Poet Laureate Billy Collins, so the committee decided to bring in a well-known prose writer for this year's event, Ridgeway added.

Tickets for the event are \$25, \$30 and \$35 for adults and \$15, \$20 and \$25 for students. Visit [www.civictickets.org](http://www.civictickets.org) or call 931-3444 to purchase tickets.

—Rebecca Guyon

## Write!

(continued from page 29)

about some aspect he or she will bring that enthusiasm to the workshop."

And hopefully, that enthusiasm will spread to the festival participants, Ridgeway added.

"My hope is that people will catch on fire," he said. "What routinely happens is, as a coordinator, I'm floating around the workshop areas and I've taken a habit of standing outside the workshop rooms. As the participants are coming out they're like elementary school kids coming out for recess. They are so fired up saying things like, 'I have a new idea for a poem' or 'That is so wild, I never would have thought of that.'"

Including teens and youths is also a key component to the festival. There are several workshops open to teens, as well as separate contest categories for them.

"The festival is part of the whole literary arts we would love to develop more since there is a great need for it," Russo said. "I spoke to a group of kids at the library and so many of them have a real strong interest in writing, but no where to express themselves. There is a real desire on the city's part to fulfill that need."

"The schools have gotten so



Suzan Browne



Gail Entekin

forced into focusing only on reading, writing and arithmetic that the arts have taken a backseat," Ridgeway added. "We're interested in providing alternative avenues at the school level, as well as for adults, many of whom spend their days doing left brain activities and have creative outlets they'd like to explore."

And, in part due to the festival, Pleasanton is building its reputation as a haven for the arts tucked away in the East Bay Area.

"The whole Pleasanton community is growing its arts focus here and becoming more known as a center of these activities," Ridgeway said. "We've been getting strong, admiring comments from people asking how we manage to do this and people who are surprised that a relatively small town is doing this." ■

## Dyslexia / Learning Disorders

### Albert Einstein Was A Genius- And A Dyslexic!

As many as 15% of school children are affected by dyslexia

or other learning disorders. Many parents and teachers associate dyslexia with the most commonly known symptom of reversing "Ps and Qs" and "6s and 9s," yet this is present in less than

20% of those who have the disorder. Dyslexic kids can be smart but struggle with reading and other school-related tasks, such as writing, comprehension and even math.

They can confuse directions (right/left) or misread small words (the, he, is). Because these tasks are difficult for them, they tire easily while performing them and can develop avoidant techniques. This often causes people to assume that the child is lazy or has ADD/ADHD. Tutoring

can provide temporary relief and advance the child to the next grade; but, in the long run, it does more harm than good by giving parents a false sense of security. It delays him or her from receiving the right kind of help, which is desperately needed, and does nothing to fix the core cause of the problem, which will continue into adulthood if left untreated.



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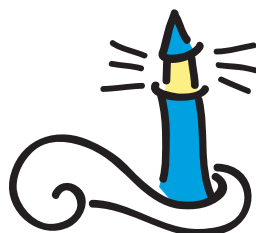
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# Sports

## Spring sports underway

### Blizzard lacrosse crushes Burlingame, San Jose

The Pleasanton girls junior division team, Blizzard, showed their talent against the Burlingame Coyotes and San Jose Extreme at Mills High School in Millbrae last Saturday. The Blizzard beat the Coyotes first with a score of 6 to 2. Andrea Arden, Cambi Cukar, Kira Ewanich, Lauren Hall and Lindsey Kail scored the goals for the Blizzard. Excellent passes by Tori Larsen, Kirsten Jensen and Evan Murphy. Outstanding ground balls by Molly Grozier and speed by Sarah Monday. Goalie McKalee Mooney stopped the Coyotes' shots with no fear.

For the next game, the Blizzard hit the San Jose Extreme like a hurricane with a score of 12 to 1. Top scorers for the Blizzard were Cambi Cukar, Kira Ewanich and Cierra Kocik. Excellent defense by Lindsey Kail, Haley Brodnick and Meghan Serrano. Outstanding passes by McKalee Mooney and plays by Rebecca Dumanski. The

Blizzard started their season on March 11 with victories over the Lamorinda Fire and South Marin Wolfpack.

### No. 1 Miramonte hands Falcons their 1st Loss

The Falcons had high hopes of success as they headed up to Orinda to take on the team ranked No. 1 in Northern California (laxpower.com) and the self-proclaimed "team to beat" in California last Friday. Early in the game the Falcons played confidently, answering each Matador goal with one of their own, and even taking their only lead of the game at 2-1. It was one of those games where the team that came up with the ball off the draw was almost invariably the next to net a goal, and the teams seemed to split possessions evenly.

At halftime the Falcons were down by just a goal and were ready to regroup for a strong second half. But at the beginning of the second half the Matadors struck first with two quick goals in the first five minutes to take a 7-4 lead, and from there the Falcons slowly unraveled, making risky decisions that didn't pay off as they had against other less disciplined teams they'd faced this year. With only one official and far fewer fouls being called in the second half, the game started to get rough, and the aggressive Miramonte midfield was able to benefit and take the upper hand. The Falcons' midfield was handcuffed by aggressive checks and body contact and with about 10 minutes to play the Matadors had taken a commanding 10-5 lead. The Falcons did regroup, and managed to exchange goals with Miramonte the rest of the way. But the damage of the early second half was done, and the young Falcons were unable to overcome their intermittently sloppy play to claw back into contention. In spite of the loss, the Falcons were able to take some valuable lessons from the game that should serve them well in league play, and in the playoffs, where they expect to see the Matadors again.

### Falcon JV softball wins over Newark

The Foothill Falcons JV Softball team started their season off with a great victory over Newark Memorial. Pitcher Mariah Worley delivered 15 strikeouts and gave up only three hits in seven innings. Foothill did all their scoring in the second inning when Haley Piona started it off with a double. Alex Herman drove in Haley Piona with a RBI single. Lauren Ayers was up to bat with Herman in scoring position and came through with a RBI double making a score of 2-0. Newark Memorial fought back to

get only one run in the top of the third inning. The fourth and fifth innings were played tough by both strong defenses. In the sixth inning Worley struckout the side. Foothill came into the seventh inning with the determination to win and they did with a 2-1 victory.

### Foothill frosh baseball continue winning way against Castro Valley

In a game against Castro Valley last week, Foothill pitchers Will Anderson and Troy Sales demonstrated ball control allowing no CV hitters to reach base on a walk, while striking out six in a 13-1 win. Castro Valley's only run came late in the game and was unearned. The Falcons sent 15 batters to the plate in the third inning racking up nine runs and putting the game out of reach. Will Anderson led the offense with three hits, three RBIs and one run, while Matt Owen and Michael Theofanopoulos each added two hits. Five other Falcons had RBIs (Andrew Brazil, Derek Chao, Elias Khoury, Brandon DeFazio and Reece Yamada).

### Harvest Park wrestles around the bay

Harvest Park Middle School dominated the sixth and eighth grade levels at the middle school tournament in San Leandro last Saturday. Austin Hamilton was the 6th grade MVP with three pins in three matches while Mitch Grimes took home the 8th Grade MVP with three pins in three matches. Other Champions included Austin Bay (6th), Grant Bonham (6th), Nick Gaither (7th), and Adam Aslam (8th). Max Niels lost a tight match 5-4 to Louie of Hart for the 6th Grade Championship. Hni Harnur also lost a close match in the 8th grade finals.

### Major little league teams battle it out

For the majors, it was a great start for the Yankees against the Athletics. In a battle of the pitching staffs, the Yankees Brendan Jenkins put on a pitching clinic. Brendan threw almost five complete innings before he hit his max pitch count. With eight strikeouts and only giving up two hits it was a great way to start off the season. On offense Jordan Cain lead the Yankees with two keys hits. He scored a run and had a RBI. The Yankees faded in the last inning giving up their lead and three runs. It was a great opener for both teams.

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# Transitions

## Obituaries

### Peter Colin Dean Whelan

Peter Colin Dean Whelan died March 5 at the age of 19.

Born in Dublin, Ireland April 18, 1987, Mr. Whelan moved to Pleasanton 13 years ago. He went to school at Lydiksen Elementary, Foothill High and Las Positas College. He loved playing the guitar, painting and his pets Cesar the cat and JJ the dog.



He is survived by mother Ann Kelly and father Gerard Whelan, and brothers Gerard and Stephen of Pleasanton.

He was preceded in death by step-father James J. Kelly and sister Audrey Whelan.

Services were scheduled at Graham-Hitch Mortuary.

### Alexandre Nicolas Berthet

Alexandre Nicolas Berthet was born in France March 29, 1981 and came to America

when he was six months old. Mr. Berthet died in a tragic accident in San Francisco March 17 at the age of 25.

A young man full of boundless energy and an incredible zest for life, Mr. Berthet lived his life fully in every way. He was a generous friend who would always be there for others. As a son and a brother to his sister Kimberly, he was a continual source of joy, pride and inspiration. During his lifetime Mr. Berthet traveled across America, the Caribbean and throughout Europe on numerous trips with his friends and family. As a youth he developed an intense amount of passion for biking, soccer, baseball, skateboarding, snowboarding and hiking in the Sierras with his dad. Later in his life his hobbies included scuba diving and motorcycle riding. In junior high and high school Mr. Berthet forged a lasting friendship with a group (The First Degree) of young men and women. These relationships would be the foundation of an eternity of friendship.



Mr. Berthet graduated from Amador Valley High School in 2000 and Chico State University in May 2006 with a bachelor's degree in manufacturing engineering. As an independent young man he worked his way through school and was a TA for the engineering department. With a passion and talent for mechanics and technology he developed sound systems for cars and an underwater lighting system for scuba diving. At CSUC he participated in the designing and manufacturing of many university projects in a team environment. In 2004 and 2005 he served as co-captain on the university sponsored "Super Mileage Vehicle" project. He challenged himself and sought out innovative projects outside the university designing and developing human powered and electric vehicles for competitions. In January Mr. Berthet landed a job as a mechanical engineer doing 3D modeling for a company in Vacaville and relocated. Mr. Berthet was an extremely determined individual who confronted life dynamically and excelled in his endeavors becoming a leader and an example for many of his friends. He was considered by his friends as a "walking" technical encyclopedia.

Mr. Berthet had a big heart for animals. He rescued and adopted a puppy in Chico

and named her Coby. Coby became the dorm mascot until she grew too big and noisy, and had to find a home with his family in Pleasanton where she is today. Mr. Berthet was known for his deep soul and light heart and was always playing practical jokes on his family and friends. Mr. Berthet's smile and sense of humor always filled a room with warmth and happiness.

His wonderful life of deep love and respect for family, friends and animals will never be forgotten. His family says "good-bye," knowing in time they will be reunited for eternity.

Mr. Berthet will always be in the hearts of his mother Jane Bountis-Berthet, father Andre Berthet, sister Kimberly Berthet, grandmother Jean Bountis, godmother Linda Bountis and all his aunts, uncles and cousins in the U.S. and France; and all his cherished, dearest friends.

A memorial service and celebration of Mr. Berthet's life will be held at 1 p.m. Saturday at the Lynnewood Methodist Church, 4444 Black Ave. In lieu of flowers, contributions can be made for Mr. Berthet. All funds collected will be distributed to a foundation for young children in need. Please make checks to Andre Berthet, with a notation "for the benefit of Alex Berthet."

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600-2004



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600-2008



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# Real Estate

## Home sale of the week



### 6503 Singletree Ct Pleasanton – \$750,000

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## Sub-prime mortgage meltdown appears to skirt Pleasanton

*Strong economy, better housing market help stabilize even risky loans*

by Jeb Bing

A widening crisis over unconventional home mortgages tied to rising interest rates is threatening to force buyers out of their recently-purchased homes as well as the even the solvency of maverick mortgage brokerages that arranged these loans.

Yet the sub-prime meltdown seems to be having little impact on Pleasanton, where the housing market continues to rebound after slower sales in 2006, and with an increase in refinancing and new mortgages.

Dave Walden, a Certified Mortgage Planning Specialist with Diversified Capital Funding in Pleasanton, said sub-prime loans will have an impact across the country for the “financially challenged” folks but will have little effect on the majority of local borrowers.

“Sub-prime loans—loans for those whose past performance in the credit market has been poor—represent about 10 percent of mortgages, according to Alan Greenspan, former Chairman of the Fed.,” Walden said. “That fact may have some effect on the regular mortgage market but to date he is not seeing any spill-over.

“Just like everything else,” he added, “if there is a local economy weakness, an economic blip will have a greater effect. But in a strong market like Pleasanton, we should see little of that sub-prime hit.”

Walden said that it was only recently that the national media was warning of a “housing bubble,” which would affect our market. But little is out there to prove any major change in the market.

At Valley Marketing Association of Realtors recently, Realtors showed that the median housing price in Pleasanton had not changed, with year-end numbers for 2006 the same as at year’s end in 2005.

“I personally attribute the lack of the median rising to the fact that many folks in the hot market overpaid, through the multiple offer situations that occurred, for their homes purchased and actually used up their first year appreciation in the closing contract,” Walden said.

“Of course, we will see some folks that are in trouble but if you look into their history,” he explained. “But it is not the sub-prime market that caused it. It was their spending habits that just continued down the same path as before. We have above average intelligence in our community with an above-average economy. Those things, coupled with the fact that most of our homes are owner-occupied and the employment market is strong, lead me to believe that we have no sub-prime crisis in Pleasanton.”

“The across-the-country average of 5 percent appreciation in home values will continue,” he added. “People still need a place to live and the tax benefits and the personal satisfaction of ‘owning’ your own home will continue to see that average continue over a period of time.”

The current sub-prime crisis was triggered, analysts report, by maverick, often online lending firms, that offered deals such as 100-percent financing and very low adjustable rate mortgages. As interest rates rose, so did the

payments required of borrowers. According to ReadyTrac, a mortgage survey firm, some 1.5 Americans could face foreclosures in 2007 on the homes they purchased using these “exotic” mortgage deals in recent years.

Josh Nassar, vice president for federal affairs at the Center for Responsible Lending in Washington, D.C., was quoted in a story written by Emily Kaiser of Reuters News Service as saying: “The quality of the loan has everything to do with this crisis.”

Among the biggest culprits, Kaiser wrote, have been the so-called 2-28 loans that offered low interest rates and payments for the first two years, but then spiked up. Many borrowers thought they could refinance when the two years were up, but found they could no longer get the loans they could afford.

“A sub-prime home loan is a loan where the client has some significant credit issues, or was otherwise unable to qualify for a standard, conventional loan,” Walden said “Due to the fact that these loans tend to be quite risky for the lender, they also bear higher interest rates to match, as well as often being adjustable rates that likely have recently hiked sky high, not to mention the steep prepayment penalties they generally carry.”

Many sub-prime and other adjustable home loan rates have moved dramatically higher, due in part to the Federal Reserve Board’s recent rate hike cycle. So as homeowners are finding that they are unable to keep up with the dramatic increase in payment. In the past, homeowners in this situation would simply throw the house on the market, realize enough of a profit to cover any prepayment penalties, and literally move on.

Walden pointed out, however, that the soft real estate market isn’t making this quite so easy any more. Houses are not selling as quickly, and the home appreciation rates enjoyed in the past have moderated. So the sub-prime homeowner is stuck and many of these homes are falling into foreclosure, causing even more problems. As more and more loans are defaulting, mortgage lenders are forced to tighten up their lending standards across the board in response, making it tougher for a troubled homeowner to even refinance to get out of trouble

“Many sub-prime lenders are feeling the pain, and in some cases, actually being forced to close their doors as they are hit with all the defaulted loans and foreclosed properties coming back home to roost,” Walden said.

How does this impact you? “In the short term, home loan rates are benefiting, as the stock market is taking a beating, causing money to flow into Bonds and Mortgage Backed Securities, which benefits home loan rate,” Walden said. “But the longer term picture may spell higher interest rates ahead as lenders have to absorb the cost of the loans that went belly-up, combined with the cost of increased compliance and accountability standards.”

He added that in many cases, the advice and loan strategy given to the client was perfectly appropriate at the time, but the “perfect storm” of colliding economic events may have just worked against them.

“Yet unfortunately, many homeowners are paying a very steep price for what may have been poor advice and counsel given them at the time of their home purchase or refinancing,” he said. ■

## Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 19	Total sales reported: 23	Total sales reported: 20	Total sales reported: 37
Lowest sale reported: \$594,000	Lowest sale reported: \$266,500	Lowest sale reported: \$325,000	Lowest sale reported: \$333,000
Highest sale reported: \$1,647,500	Highest sale reported: \$1,129,000	Highest sale reported: \$1,290,000	Highest sale reported: \$1,650,000
Average sales reported: \$804,632	Average sales reported: \$689,826	Average sales reported: \$781,725	Average sales reported: \$760,635

## Home Sales

This week’s data represents homes sold during February 2007

### Pleasanton

- 439 Cabonia Court** C. Palmer to K. Nussbaum for \$1,187,500
- 4049 Churchill Drive** M. Hazen to H. & M. Vilekar for \$730,000
- 6818 Corte Nuevo** Sandstrom Trust to A. Tran for \$740,000
- 2887 Garden Creek Circle** Asmann Trust to B. Ji for \$747,500
- 5240 Genovesio Drive** B. Fontelera to K. & J. Lee for \$594,000
- 4927 Hillcrest Way** Frazier Trust to M. & R. Gibson for \$750,000
- 4608 Inyo Court** A. & G. Marques to E. Zervos for \$855,000
- 4067 Jensen Street** C. & S. Maschal to Hartley Trust for \$665,000
- 324 Kottinger Drive** Miyakawa Trust to Couto Trust for \$665,000
- 4548 Las Lomitas Drive** Kent Trust to P. Knopp for \$735,000
- 2958 Liberty Drive** C. & N. Wellman to G. Konapozhil for \$635,000
- 3617 Rocking Horse Court** Pfeiffer Ranch Investors to T. Cox for \$756,000
- 3620 Rocking Horse Court** Pfeiffer Ranch Investors to S. Pollicove for \$728,000
- 3628 Rocking Horse Court** Pfeiffer Ranch Investors to H. Le for \$688,500
- 4646 Ross Gate Way** Wilson Trust to S. & C. Mantha for \$745,000
- 5633 San Antonio Street** E. June to S. Godfrey for \$779,000
- 740 St. John Circle** W. & J. Campbell to A. & S. Wilson for \$845,000
- 547 Sycamore Road** H. & L. Hyman to J. & C. Rocha for \$1,647,500

### Dublin

- 3544 Whitehall Court** R. & M. Kelly to T. & J. Miller for \$795,000
- 7668 Arbor Creek Circle** Arieta Trust to R. & J. Henderson for \$516,000
- 7638 Coral Way** R. Clark to R. Wade for \$740,000
- 5425 Demarcus Boulevard #218** Western Pacific Housing to B. Pascual for \$557,500
- 3275 Dublin Boulevard #227** M. Buck to M. Craig for \$266,500
- 3385 Dublin Boulevard #246** Toll Dublin Limited to D. & D. Psutka for \$515,000
- 7149 Dublin Meadows Street #B** V. Wills to D. & J. Acord for \$470,000
- 5289 Gifford Court** K. Seward to C. Bozarth for \$737,000
- 7600 Ironwood Drive** Lovell Trust to S. Hudson for \$562,000
- 11737 Ladera Drive** M. Loos to R. & J. Fehd for \$695,000
- 10761 McKay Lane** J. & C. Scott to M. & U. Duvvuri for \$550,000
- 10877 McPeak Lane** M. & D. Klink to K. Adcock for \$450,000
- 8267 Rhoda Avenue** Luchini Trust to A. & C. Garcia for \$820,000
- 3301 Ridgefield Way** Pulte Homes to M. Wren for \$1,129,000
- 3308 Ridgefield Way** Pulte Homes to Y. & G. Chang for \$1,107,500
- 3506 Saddlebrook Place** J. Fauset to S. Naebkhel for \$815,000
- 5219 San Vicente Loop** J. Kurn to R. Morris for \$700,000
- 5751 Shadow Hill Drive** Schindler Trust to J. & B. Tobak for \$732,000
- 3718 Silvera Ranch Drive** Pfeiffer Ranch Investors to S. Haggerty for \$963,000

### 3726 Silvera Ranch Drive

- Pfeiffer Ranch Investors to L. & M. MacAraeg for \$893,000
- 4062 Skyland Way** C. White to W. & M. Digman for \$760,000
- 3983 Stafford Court** H. Do to F. Nayeckhil for \$742,500
- 7168 Tamarack Drive** M. Mumford to A. Skelly for \$585,000
- 11448 Winding Trail Lane** T. & K. Lake to D. Macias for \$560,000

### Livermore

- 1474 Buena Vista Avenue** Crooked Vine to Stony Rock Limited for \$1,220,000
- 2716 Cellars Court** Livermore Corners to Dvorak Trust for \$1,250,000
- 2290 Chateau Way** M. & G. Montalvo to R. Mongarro for \$675,000
- 5775 Daphne Drive** Z. & E. Szemeti to P. Bell for \$800,000
- 787 Debra Street** Kurtzer Trust to J. & L. Kurtzer for \$325,000
- 709 Del Mar Avenue** K. Sen to W. Baraggia for \$573,000
- 1921 Depot Drive #111** Signature at Station Square to M. & N. Feldman for \$640,000
- 6157 Detert Court** Meritage Homes to Y. & Y. Kim for \$1,121,000
- 2427 Detert Street** Meritage Homes to J. Singh for \$1,075,000
- 6436 Forget Me Not** D. Clavet to M. Sanchez for \$470,000
- 5515 Goldenrod Drive** Buck Trust to M. & S. Odwyer for \$795,000
- 330 Helen Way** Kurtzer Trust to J. & L. Kurtzer for \$351,500
- 3150 Marina Avenue** T. & K. McPherson to K. Dynek for \$1,290,000
- 423 North M Street** M. Lucin to I. Clavel for \$825,000
- 2143 Ponderosa Drive** L. & H. Jefferson to R. Perkins for \$460,000

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3280 Saratoga Court. Livermore Open Saturday & Sunday 1-4

Incredible vineyard views from virtually every room in this highly-upgraded 5200 sq. ft. Ponderosa home + guest house, situated at the end of a court on a one-of-a-kind, professionally-landscaped 16,000 sq ft. lot, with pool, spa, and outdoor kitchen. Main residence includes 4BR, 4.5 BA, chef's kitchen, office and bonus/game room plus loft. 1 BR, 1 BA, Guest House with its own living room and kitchen. Granite, stainless, hardwoods, plantation shutters, wine storage, crown moulding, designer paint...too many upgrades to list! Walk to Wente Golf Course/Restaurant and summer concerts enjoy beautiful sunsets from your expansive front porch, or stroll out your front door into the vineyards with miles of biking, walking, and horse-riding trails. \$1,849,000.



12587 Foothill Rd, Sunol - Open Saturday 1-4

One of a kind Foothill Rd property sits on 6 serene acres. Panoramic views and privacy in this gated location. 2500 sq ft, 4BR, 2BA home. Master bedroom + retreat, French doors to new deck. Hardwood floors, New Comp. Roof, New Air and Heat, 4+ car Garage/Workshop. Possible to build In-Law/Caretaker's cottage up to approx. 1200 sq. ft. Zoned for Horses. \$1,589,000



748 St. John Circle - Open Sunday 1-4

Downtown Pleasanton, 9 yr. old Home in St. John Place. 4 BR, 2.5 BA 2150 sq ft - backs to the creek! Great location- Walk to downtown! \$1,059,000

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4 bedrooms and 2.5 baths with new carpet and a great location. Close to Mohr Elementary School. New carpet and shows very well. Asking \$649,950. **Call Roy for details and see [www.2232delucchidr.com](http://www.2232delucchidr.com)**

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**3148 SNOWDROP CIRCLE, PLEASANTON**

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, 2.5 baths. 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, community pool/spa and Mohr Elementary School. **OFFERED AT \$710,000**



**3277 GULFSTREAM ST., PLEASANTON**

This beautiful single level home is on a premium lot with no rear neighbors. It is within walking distance to community park and Fairlands Elementary School. With 1668 sq.ft. of living area, this very bright home features large living room and formal dining with high ceilings, open kitchen with tiled counters, white cabinets and appliances, spacious family room with views of park like backyard with mature trees, 3 nice sized bedrooms and 2 full baths. Newer dual pane windows, laminate floors, tile floors, remodeled bath with sandstone counter... Community pool, tennis courts, cabana club. **OFFERED AT \$725,000**



**2627 CHOCOLATE ST, PLEASANTON**

This beautiful home is located on one of the best lots in the desirable neighborhood of "Stoneridge Square" in Pleasanton. Back to open space and with view of hills, this bright home offers 2014 square feet of living area featuring living room with high ceiling, formal dining, large family room, 4 bedrooms, 2.5 baths. Spacious kitchen features large eating area, island counter, abundance of cabinets and white appliances. Lovely master suite features large walk-in closet, and separate stall shower. Specialty tile floors, designer paint and crown moldings. Walking distance to community pool, park and Mohr Elementary School. **OFFERED AT \$819,000**

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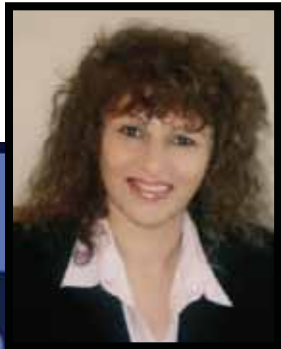
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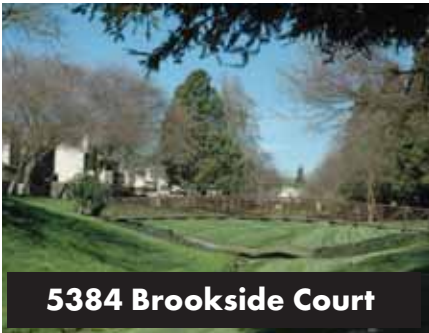
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**5384 Brookside Court**

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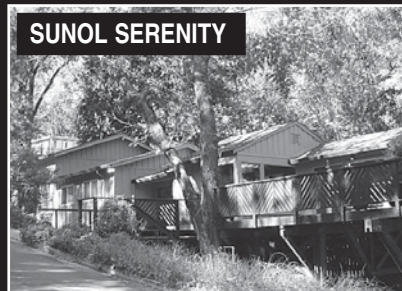


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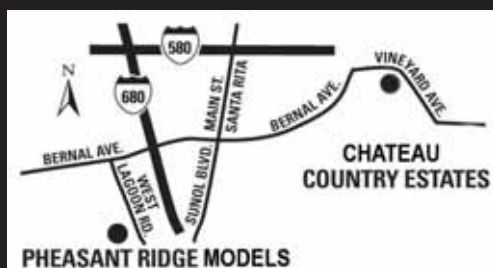
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\*Greenbriar Homes Communities<sup>SM</sup> reserves the right to change prices, terms, plans, and specifications without prior notice. See sales representative for details. Photos are of the Pheasant Ridge model homes. 3.20.07





4244 Brindisi Place - Ruby Hill - Just listed. Most affordable (by sq. ft.) in all of Ruby Hill. 5300sq. ft., huge office and gigantic bonus room situated on quiet cul de sac with enormous yard and views of vineyards.



439 Montori Ct - Very affordable Ruby Hill home featuring park-size rear yard, 5 bedrooms, 3 car garage on great cul de sac. Reduced to 1,325,000



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 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**

## Sold 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.  
**List Price \$2,500,000**



**Susie Steele**

**925.413.9306**  
**925.621.4062**  
 susiesteele@apr.com

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

**PLEASANTON | 900 Main Street**  
**925.251.1111**

# 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](mailto:openhomes@PleasantonWeekly.com)

## Dublin

### 2 Bedrooms

**3325 Monaghan St.** \$543,500  
Sun 1-4 Re/Max 735-7653  
**3707 Whitworth** \$579,000  
Sat/Sun 1:30-4:30 Alain Pinel 251-1111

### 3 Bedrooms

**3724 Central Pkwy.** \$608,000  
Sat/Sun 1-4 Intero-Joe Ledesma 251-2559

### 4 Bedrooms

**8317 Creekside Dr.** \$1,260,000  
Sun 1-4  
Hometown GMAC - Louise Davis 426-3834  
**7500 Frederiksen Ln.** \$629,000  
Sun 1-4 Keller Williams 260-2220  
**8585 Galindo Dr.** \$649,000  
Sun 1-4 Intero 487-6211

### 5 Bedrooms

**6133 Ledgewood Ter.** \$1,295,000  
Sun 1:30-5 Intero 855-4134  
**5836 Turnberry Dr.** \$1,999,988  
Sun 1-4 Alain Pinel 251-1111  
**5836 Turnberry Dr.** \$1,999,988  
Sun 1-4 Alain Pinel 583-1121

## Livermore

### 3 Bedrooms

**585 Morgan Common** \$450,000  
Sun 1-4 Keller Williams 397-4326  
**224 Bellington Cmn.** \$519,000  
Sun 1-4 Intero 648-5346  
**298 Windward Cmn., #2** \$549,000  
Sun 1-4 Intero 785-4546  
**4315 Amherst Wy.** \$550,000  
Sun 1-4 Century 21-Diane Sass 699-9508  
**521 Swan Dr.** \$599,000  
Sun 1-4 Alain Pinel 621-4048  
**521 Swan Dr.** \$599,000  
Sun 1-4 Alain Pinel 251-1111  
**6157 St. Andrews Way** \$610,000  
Sun 1-4 Hometown GMAC 455-7014  
**6157 St. Andrews Wy.** \$610,000  
Sun 1-4 Hometown GMAC 925-455-7014  
**4740 Kimberly Cmn.** \$639,000  
Sat/Sun 1-4 Re/Max 735-7653  
**217 Cobblestone Cmn.** \$659,000  
Sun 1-4 Intero 648-5346

### 4 Bedrooms

**328/0 Saratoga Ct.** \$1,849,000  
Sat/Sun 1-4 Investment RE 963-0569  
**3280 Saratoga Ct.** \$1,895,000  
Sat/Sun 1-4 Investment Real Estate Co. 846-0506  
**436 Asbury Ct.** \$659,000  
Sun 1-4 Hometown GMAC 455-7020  
**2738 Gelding Ln.** \$729,000  
Sun 1-4 Windermere 443-3282  
**2654 Briarwood Dr.** \$759,000  
Sun 1-4 Alain Pinel 251-1111

### 5 Bedrooms

**1377 Murdell Ln.** \$989,000  
Sun 1-4 Prudential CA 819-7653

## Pleasanton

### 2 Bedrooms

**3849 Brockton Dr.** \$389,950  
Sun 1:30-4 Intero 251-2513  
**3849 Brockton Dr.** \$389,950  
Sun 1:30-4:00 Intero 251-2513  
**680 Concord Pl.** \$429,950  
Sat/Sun 1-4 Keller Williams 577-4663  
**108 Mission Dr.** \$435,000  
Sun 1-4 Coldwell Banker 200-4130  
**7650 Canyon Meadow Dr., #E** \$468,000

Sat 1-4 Re/Max 600-7653  
**7815 Canyon Meadow Cir., #H** \$484,000  
Sat 2-5/Sun 1-4 Keller Williams 397-4229  
**2023 Alexander Ct.** \$549,000  
Sun 1-4 Keller Williams 989-6844  
**4472 Bowen St.** \$555,000  
Sun 1-4 Keller Williams 397-4300  
**2343 Goldcrest** \$599,000  
Sun 1-4 Hometown GMAC 200-9832

### 3 Bedrooms

**1365 Wispering Oak Way** \$1,124,888  
Sat 1-4 Sun 12:30-4 Tucker Associates 580-2777  
**5471 Black Ave., #2** \$579,000  
Sun 1-4 Keller Williams 397-4300  
**7586 Stonedale Dr.** \$589,000  
Sat 1-4 Hometown GMAC 455-7036  
**5384 Brookside Ct.** \$599,950  
Sun 1-4 Coldwell Banker 580-5963  
**5384 Brookside Ct.** \$599,950  
Sun 1-4 Coldwell Banker 847-7355  
**2155 Rheem Dr.** \$614,999  
Sat 1-4/Sun 1-4 Help-U-Sell PV 462-5950  
**2571 Heatherlark** \$625,950  
Sun 1-4 Hometown GMAC 200-9832  
**1636 Holly Cir.** \$640,000  
Sun 1-4 Keller Williams 397-4300  
**2807 El Capitan Dr.** \$698,990  
Sun 1-4 Prudential CA 463-6160  
**3148 Snowdrop Cr.** \$710,000  
Sun 1-4 Re/Max-DC Wei 337-1800

### 4 Bedrooms

**415 Abbie St.** \$1,000,000  
Sat 1-4 Keller Williams 577-5787  
**748 St. John Cr.** \$1,059,000  
Sun 1-4 Investment RE 963-0569  
**748 St. John Cir.** \$1,060,000  
Sun 1-4 Investment Real Estate Co. 846-0506  
**3144 Joanne Cir.** \$1,165,000  
Sun 1-4 Alain Pinel 251-1111  
**3144 Joanne Cr.** \$1,165,000  
Sun 1-4 Alain Pinel 251-1111  
**2270 Doccia Ct.** \$1,349,000  
Sun 1-4 Keller Williams 202-6298  
**2270 Doccia Ct.** \$1,349,000  
Sun 1-4 Keller Williams -  
Dave & Fran Cunningham 426-7957  
**2573 Gillian Ct.** \$1,449,000  
Sun 1-4 Keller Williams 463-0436  
**8335 Regency Dr.** \$2,150,000  
Sun 1-4 Hometown GMAC - Louise Davis 426-3834  
**4257 Garibaldi Pl.** \$719,999  
Sat 1-4 Prudential CA 734-5057  
**4902 Treewood Ct.** \$779,000  
Sun 1-4 Alain Pinel - Doug Buenz 463-2000  
**7494 Palm Ct.** \$829,950  
Sun 1-4 Intero 768-8011  
**2770 Glen Isle Ct.** \$869,000  
Sun 1-4 Intero 683-5165  
**2286 Camino Brazos** \$929,000  
Sun 1-4 Coldwell Banker 847-2200  
**1831 Halcyon Ct.** \$940,000  
Sat/Sun 1-4 Keller Williams 918-2045  
**6263 Wade Ct.** \$mid 700's  
Sun 1-4 Keller Williams 463-0436

### 5 Bedrooms

**863 Sunset Creek Lane** \$1,729,000  
Sat 1-4 Sun 12-4 Alain Pinel 846-6500  
**863 Sunset Creek Ln.** \$1,729,000  
Sat 1-4/Sun 12-4 Alain Pinel 846-6500  
**3116 Devereux Ct.** \$1,795,000  
Sun 1-4 Hometown GMAC 872-1416  
**3116 Devereux Ct.** \$1,795,000  
Sun 1-4 Hometown GMAC 872-1416  
**5731 Dimas Ct.** \$1,995,000  
Sun 1-4 Keller Williams 202-6298  
**5731 Dimas Ct.** \$1,995,000  
Sun 1-4 Keller Williams -  
Dave & Fran Cunningham 426-7957

**5943 Annandale Wy.** \$2,125,000  
Sun 1-4 Hometown GMAC 455-7036

## San Ramon

### 1 Bedrooms

**140 Reflections Dr., #16** \$318,000  
Sat/Sun 1-4 Intero 251-2553

### 2 Bedrooms

**3090 Lakemont Dr., #1** \$599,000  
Sun 1-4 Pacific Union GMAC 451-2880  
**1054 Vista Pointe Cir.** \$749,000  
Sun 1-4 Intero 855-4128

### 3 Bedrooms

**1103 Radiant Ln.** \$599,000  
Sun 1-4 Intero 830-3999  
**929 Vista Pointe Dr.** \$789,000  
Sun 1-4 Intero 855-4128  
**138 Cortona Dr.** \$839,900  
Sat/Sun 1-4 United CA Brokers 977-8977

### 4 Bedrooms

**310 Andros Dr.** \$1,095,000  
Sat/Sun 1-4 Intero 855-4118  
**9367 Mediar Dr.** \$1,099,000  
Sat/Sun 2-5 Intero 251-2555  
**9367 Mediar Dr.** \$1,099,000  
Sat/Sun 2-5 Intero 251-2555  
**43 Stow Ct.** \$1,129,900  
Sun 1-4 Wayside Park Realty 698-1853  
**9628 Velvet Leaf Cir.** \$1,179,000  
Sun 1-4 Intero 785-8369  
**5577 Satin Leaf Wy.** \$2,289,000  
Sun 1-4 Intero 736-8411  
**3412 Amaryllis Cir.** \$649,900  
Sun 1-4 Assist 2 Sell 200-2602  
**73 Eden Pl.** \$719,888  
Sat/Sun 1-4 Keller Williams 260-2508  
**7319 Briza Loop** \$729,000  
Sun 1-5 Intero 251-2555  
**7319 Briza Loop** \$729,000  
Sun 2-5 Intero 251-2555  
**88 Shaw Pl.** \$759,000  
Sun 1-5 Intero 736-8411

### 5 Bedrooms

**2380 Avalon Wy.** \$1,249,000  
Sun 1-4 Intero 855-4112  
**2826 Bethany Rd.** \$1,549,000  
Sun 1-4 Intero 855-4112

## Alamo

### 4 Bedrooms

**12587 Foothill Rd** \$1,589,000  
Sun 1-4 Investment Real Estate Co. 846-0506

### 5 Bedrooms

**28 Edinburgh Pl.** \$1,439,000  
Sun 1-4 Intero 838-4300  
**46 Vista Ln.** \$1,495,000  
Sun 1:30-4:30 Intero 672-2499

### 5 Bedrooms

**101 Vagabond Way** \$2,295,000  
Sun 1:30-4:30 Alain Pinel 577-0525

## Blackhawk

### 3 Bedrooms

**133 Kingswood Cr.** \$905,000  
Sun 1:30-4:30 Alain Pinel 577-4004

### 4 Bedrooms

**34 Magnolia Pl.** \$1,895,000  
Sun 1-4 Intero 648-5346

### 6 Bedrooms

**5077 Blackhawk Dr.** \$2,799,999  
Sun 1:30-4 Intero 457-6960

## Danville

### 2 Bedrooms

**200 El Dorado Ave.** \$450,000  
Sat 12-2/Sun 1-4 Intero 997-0806

### 3 Bedrooms

**1954 S. Forest Hill Pl.** \$699,000  
Sun 1-4 Intero 830-3999  
**1030 Shady Creek** \$710,000  
Sun 1-4 Alain Pinel 642-0365  
**56 Summer Hill Ct.** \$729,000  
Sun 1-4 Intero 736-8411  
**132 Vista Del Diablo** \$785,000  
Sun 1-4 Intero 648-5346  
**29 La Gonda Ct.** \$899,000  
Sun 1-4 Hometown GMAC 997-2411

### 4 Bedrooms

**309 Greenbrook Dr.** \$1,094,000  
Sat/Sun 1-4 Assist 2 Sell 339-3500  
**311 Culet Dr.** \$1,399,000  
Sun 2-4:30 Intero 672-2499  
**520 Edinburgh Cir.** \$1,479,500  
Sun 1-4 Intero 323-6311  
**371 Montair Dr.** \$1,595,000  
Sun 2-5 Intero 858-5233  
**11 Jillian Wy.** \$1,599,000  
Sun 1-4 Intero 817-9079  
**18 Haskins Ranch Cir.** \$835,000  
Sun 1-4 Intero 736-1666  
**206 Stetson Dr.** \$885,000  
Sun 1-4 Intero 838-4300  
**207 Dolcita Ct.** \$949,000  
Sat/Sun 1-4 Alain Pinel 998-9747

### 5 Bedrooms

**145 Burgess Ct.** \$1,099,000  
Sun 1-4 Intero 838-4300  
**26 Old Town Ln.** \$1,175,000  
Sun 12-4 Empire 216-1259  
**881 El Pintado** \$2,795,000  
Sun 1-4 Intero 699-3527

## Walnut Creek

### 2 Bedrooms

**1315 Alma Ave., #353** \$739,000  
Sun 1-4 Intero 457-4551

View our open home listings online  
[www.PleasantonWeekly.com](http://www.PleasantonWeekly.com)





**INTERO**  
REAL ESTATE SERVICES



**OPEN SUNDAY 1-4**

**TRACY**

**2765 REDBRIDGE ROAD \$799,000**  
Located in the prestigious Redbridge Community, this stunning home offers 4 bedrooms/3.5 baths 3485 +/- Sq. Ft., built in 2001, with separate in-law/guest quarters.  
**JUDY PIPKIN 925.487.5065**



**OPEN SAT & SUN 2-5**

**SAN RAMON**

**9367 MEDIAR DRIVE \$1,099,000**  
4 bedroom, 2.5 bath, +/-2,448 sq. ft., Rare "Cologne" model in the Bridges, New berber carpet, New Cherry hardwood floor stairway to 2nd floor. Private backyard.  
**SANG KANG 925.251.2555**



**PLEASANTON**

**4332 DIAVILA AVE. \$779,000**  
3 bed / 2.5 bath, 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. \$399,000**  
Spacious and STUNNING! Seller has done upgrades to include hardwood floors, upgraded bathrooms and kitchen. 2 Master bedrooms with formal dining.  
**RAMZIA WAHAB 925.251.2533**



**OPEN SUNDAY 1:30-4:00**

**PLEASANTON**

**3849 BROCKTON DRIVE \$389,950**  
Very cute, art deco condo. 2 bedroom, 1 bath. +/- 897 sq ft. End unit. No one above you. Many upgrades!! Conveniently located to shopping, etc.  
**CATHY FONG 925.251.2513**



**PLEASANTON**

**847D DIVISION STREET \$399,000**  
Completely updated! Granite counter tops, stainless steel appliances, updated lighting, updated bath, mirrored closet doors, new carpet, paint.  
**TONNI CHANDLER 925.788.7788**



**SAN RAMON**

**140 REFLECTIONS DRIVE #16, \$318,000**  
A beauty at Reflections Luxury Condominium 1 Bedroom, 1 bath, Berber Carpet, Designer paint, Interior Laundry room, Gated entrance, swimming pool.  
**NANETTE CARTAGO 925.251.2553**



**RICHMOND**

**717 LEGENDS PLACE \$699,900**  
4bed + loft, 2.5bath, +/-2,011 s.q. ft., +/- 7,620sqft Lot, built in 2001. Beautiful home in highly desirable quiet court with no rear neighbors. Open floor plan.  
**DAISY CHUNG 925.251.2537**



**OPEN SUNDAY 2-5**

**SAN RAMON**

**7319 BRIZA LOOP \$729,000**  
4bed, 3bath, +/-1,685sqft, Premium lot with beautiful backyard Townhome, Updated Kitchen, Berber carpet, Fireplace, 1bed, 1bath downstairs, Great school district.  
**SANG KANG 925.251.2555**



**CASTRO VALLEY**

**3422 PINE STREET \$619,000**  
Just Listed! Absolute Doll House! Completely Updated / Remodeled 3 Bedrooms, 2 Baths, +/-1354 Sq. Ft. Home with Formal Living Room, Formal Dining Room.  
**DENISE IVALDI 925.846.7997**



**OPEN SAT & SUN 1-4**

**DUBLIN**

**3724 CENTRAL PKWY \$608,000**  
Absolutely Gorgeous! Executive Luxury Style Home is everything you have been looking for . 3 Bedrooms , 3.5 Bathrooms , Spacious +/-1,634 Sq. Ft.  
**JOE LEDESMA 925.251.2559**



**OPEN SAT & SUN 1-4**

**CASTRO VALLEY**

**19253 ALMOND ROAD \$ 619,000**  
Charming, 2 bedrooms, 1 bath home with lots of upgrades & room to expand. Full basement with rumpus room & workshop. Call agent for info.  
**GEORGE AVRAM 925-548-5461**

**Pleasanton  
Livermore**

**5075 Hopyard Road, Suite 110**

**925.251.2500**

**925.443.8888**

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Let Alain Pinel Realtors list your property.  
We have qualified buyers. Contact us today.



UWE MAERCZ BY APPOINTMENT



**PLEASANTON \$6,999,000**  
Under Construction – estimated completion date Spring 2007. Spectacular Formal French Estate on the 8th fairway at Ruby Hill. 12,500+/-sf under roof include the finest touches you have ever seen!

UWE MAERCZ BY APPOINTMENT



**PLEASANTON \$3,299,000**  
New Italian Villa with 6,800+/-sf of living space on a private 30,275+/-sf lot (0.69 acres). An impressive entry foyer with dual staircase and quality finish make this an incredible estate.

ROY DRONKERS BY APPOINTMENT



**SUNOL \$3,100,000**  
Breathtaking English Tudor Estate on 3.5+/-acres with panoramic views. 5bd/5ba. 7000+/-sf. Bonus room, exercise room, office/library off master suite, wine cellar.

UWE MAERCZ BY APPOINTMENT



**PLEASANTON \$2,995,000**  
One of a kind! Bay Area Craftsman custom home, Ruby Hill 6000+/-sf on a 26,000+/-sf corner lot. Located on a cul-de-sac with no neighbor across the street, fantastic views! Completion Spring 2007.

LINDA TRAUIG 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 ba/2 1/2 ba, beautiful entry way. A must see!

KIM OTT OPEN SUN 1-4



**DUBLIN \$1,999,988**  
Beautiful 5bd/5.5ba/5300+/-sf home on 10625+/-sf lot. Backyard has built-in BBQ, entertainment area, fountain and built-in fire pit. 5836 Turnberry Dr

SUSIE STEELE BY APPOINTMENT



**PLEASANTON \$1,998,000**  
Absolutely stunning 5bd/5.5ba home with custom features in Bridle Creek with a separate Casita. Wood floors, Old World Style tile in grand entry, high grade carpet, custom lighting, and much more.

BLAISE LOFLAND BY APPOINTMENT



**PLEASANTON \$1,839,000**  
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.

SUSIE STEELE BY APPOINTMENT



**PLEASANTON \$1,259,000**  
Nicely updated 4bd/3ba plus bonus/office home close to downtown, shopping, Senior Center and schools. Paver patio with fountain and grass play area. A must see!

KRIS MOXLEY BY APPOINTMENT



**PLEASANTON \$1,200,000**  
2 lots with ability to merge total .30+/-acres. 2 homes, one: 2bd/1ba main house built in 1908 with a full basement. Other home built in 1920. Property backs to Creek.

DEBORAH CATTANEO OPEN SUN 1-4



**PLEASANTON \$1,165,000**  
Designed and expanded for entertaining, fun, and relaxation! 4bd(4th is bonus room), office/library, and a beautiful great room. Custom detailing throughout. 3 car garage, court location. 3144 Joanne Cir.

ROSE PERRY OPEN SUN 1-4



**LIVERMORE \$759,000**  
Remodeled Sunset home in the Meadows. 4 bd, 2 masters, 3 full ba. Granite in kitchen with stainless appliances. Double paned windows, air and 40 year roof. 4 car garage, 1 detached. 2654 Briarwood Dr.

DOUGLAS BUENZ BY APPOINTMENT



**PLEASANTON \$739,000**  
Gorgeous single story featuring 3 bd plus dining room/den/office, 2 ba, granite kitchen, hardwood floors, dual-pane windows, newer roof, and a private 9200+/-sf lot with spa and BBQ.

MARTI GILBERT OPEN SUNDAY 1-4



**LIVERMORE \$599,000**  
3bd/1.5ba highly upgraded throughout with newer professionally landscaped front yard. Close to creek trails for biking and hiking. Close to freeway access and newly faced downtown Livermore. 521 Swan Dr.

KRIS MOXLEY OPEN SAT/SUN 1:30-4:30



**DUBLIN \$579,000**  
Cottages at Dublin Ranch. 2bd/2ba, 1320+/-sf. Single level, no stairs, attached garage. Luxury condo with granite kitchen, dining room, gas cooking, patio, indoor laundry room. 3707 Whitworth

BARRACLOUGH & DAVIS BY APPT



**PLEASANTON \$369,000**  
2bd/2ba condo near downtown Pleasanton. 1029+/-sf of living space. This roomy condo has newer carpet and doors, ceiling fans and recessed lighting.





**7251 BEAUMONT COURT  
PLEASANTON**

A Beautiful Estate Home and a Prime Court Location in this Neighborhood with Views of the Pleasanton Ridge. Elegant Living with a Desirable Open Floorplan Including 5,096 approximate sq. ft., 6 Spacious Bedrooms, 6 Baths Plus a Large Bonus Room. Generous 16,000+ sq. ft. Lot with Gorgeous Pebble-Tec Pool.



**Shannon Witters 577-HOME**



*...because your  
move matters*



**7500 FREDERIKSEN LANE,  
DUBLIN**

*Asking \$629,000*

Wonderful 4 bedroom 2 bath home in a great family oriented neighborhood. Walking distance to K-12 schools, newer remodeled kitchen, redwood deck, dual pane windows in all rear of house, new carpet & paint, tile entry, pergo floors, mature landscaping, great front yard lawn, backyard.



**DeAnna Armario 260-2220**



**OPEN SUNDAY 1-4**

**5731 DIMAS COURT  
Offered at \$1,995,000**

Beautiful 5 5BR/4.5 BA home in Sycamore Heights, Pleasanton



**Dave & Fran Cunningham 426-7957**

**COMING SOON!  
2 NEW LISTINGS!**

French Country Home in Ascona at Ruby Hill. 4BR/3BA 3,450 sq. ft, with an excellent cul-de-sac location.

A custom 4 Ba/4.5 Ba Ruby Hill home! Features extremely large backyard w/ pool and backs and backs to Ruby Hill Golf Course plus home theater!



**Dave & Fran Cunningham 426-7957**



**OPEN SUNDAY 1-4**

**2270 DOCCIA COURT,  
PLEASANTON**

*Offered at \$1,349,000*

Beautiful Single Story in Ascona at Ruby Hill. 4 BR/3 BA Private, gorgeous rear yard.



**Dave & Fran Cunningham 426-7957**

**THESE FINE HOMES  
WILL BE OPEN SUNDAY 1-4**

**4472 BOWEN STREET  
PLEASANTON \$555,000**

2 Master suites, beautifully decorated townhouse this is a must see.

**5471 BLACK AVENUE #2  
PLEASANTON \$579,000**

3bd/2.5ba, magnificently updated townhouse close to downtown.

**1636 HOLLY CIRCLE  
PLEASANTON \$640,000**

3bd/2.5ba, Great duet ready to move in today. Newer appliances and floors.



**Jim Walker 397-4300**



**OPEN SUNDAY 1-4**

**585 MORGAN COMMON  
LIVERMORE  
Offered at \$450,000**

Updated Town home boasts vaulted ceilings, newer laminate floors in dining and kitchen areas. Southern exposure facing the greenbelt with 2 car garage. Newer fences. Close to schools, shops and freeway access.



**Melissa Pederson 397-4326**



**OPEN SATURDAY 1-4**

**415 ABBIE ST., PLEASANTON  
Offered at \$1,000,000**

One of a kind home w/ views of Pleasanton Ridge! This exquisitely remodeled home offers 4 BD/3BA, w/ tons of designer details. Walk to Farmer's Market, historic downtown Pleasanton. Parks & great school nearby too! Call for more info!



**Gail Boal 577-5787**



**OPEN SUNDAY 1-4**

**2573 Gillian Ct., Pleasanton  
Offered at \$1,399,000**  
Seller will consider all reasonable offers on this beautiful new home. With almost 3500 sq ft there are 4 bdms, a bonus rm & loft. Stunning granite & cherry wood kitchen.



**OPEN SUNDAY 1-4**

**2623 Wade Court**  
Prices in the mid \$700's Rare 4 bdrm, 2bath on over a 10,000 sq ft lot. beautifully updated throughout will dual pane windows & a new roof.



**Dave & Sue Flashberger 463-0436**



**COMING SOON**

**4363 FITZWILLIAM  
STREET, DUBLIN  
Presented at \$649,900**

Spacious 3 bedroom 3 bath end unit in popular Dublin Ranch Villages! Granite counters, maple laminate floors, maple cabinets, attached garage and much more! Community amenities include fitness room, clubhouse, pool & spa.



**Beth LaGrant 924-0444**



**OPEN SAT/SUN 1-4**

**1831 HALCYON CT.,  
PLEASANTON**

New on the market!! Great location near wonderful schools! Enjoy this lovely home on a quiet court! 4 bedrooms (1 is built-in office w/French Doors) and 3 full baths. Remodeled Kitchen, hardwood floors, new windows, gorgeous rock fireplace, wood shutters, rebuilt stairs and stair railing. Backyard is very private and has putting green plus much more!



**Gene & Cindy Williams 918-2045**

**Keller Williams Realty is Proud to be the Fourth Largest Real Estate Firm in North America**  
Two Pleasanton locations to serve you. New Livermore location coming soon!

### No Stairs, Single Story in Dublin Ranch



- 2 Bedrooms
- 2 Baths
- 1,320 Sf.
- Granite Counters & Backsplash
- Gas Cooking
- Serving Counter
- Bar Seating
- Recessed Lighting
- Walk-in Closets with Organizers
- Indoor Laundry
- Attached Garage
- 2 Patios
- Offered at \$579,000



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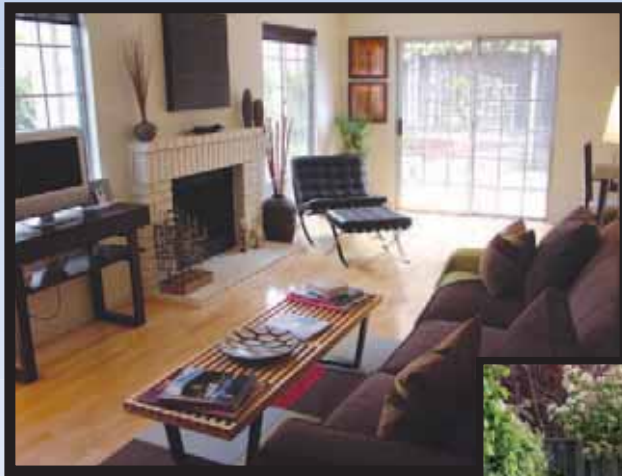
-BAYEAST Association of Realtors  
**925.621.4064**



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### "Downtown Pleasanton Duet" 276 Mavis Drive



- 3 Bedroom
- 2.5 Bath
- 1,249 Sq. Ft.
- Open Floor Plan
- Professionally Painted Inside
- New Floors
- New Stainless Steel Appliances
- Private Patio



*Walking Distance to Downtown*

*Listed at*  
**\$595,000**

(925)  
**426-3852**



REALTOR

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[dani@hometowngmac.com](mailto:dani@hometowngmac.com)

**HOMETOWN GMAC**  
Real Estate

Hometown GMAC Real Estate is an  
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*Skilled Negotiator • Expert Facilitator • Trusted Advisor*



### Douglas Buenz

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**OPEN SUN 1-4**  
Single Story 4 BR, 2 BTH on premium +/- 1/4 acre lot. 4902 Treewood Court. \$779,000



**JUST LISTED!**  
West Side Charming on 9000 sq ft lot! 3 BR + Den, 2 BTH, Granite Kitchen \$699,000



**PENDING SALE!**  
Luxury 3 BR, 2BTH remodeled single story with cherry kitchen & hardwood floors. \$839,900.



**SOLD!**  
Prime Location. 4 BR plus Bonus Rm, 3 Bth, interior lot, 3 car garage \$1,019,000



**COMING SOON!**  
Close to Downtown. 4 BR, 3 BTH home with cherry & granite kitchen. High \$700,000's.



**PENDING SALE!**  
Gorgeous Custom with 4 BR + Bonus room on almost 1 acre in Mission Hills. \$1,699,000



**SOLD**  
A great value! 5 BR, 3 BTH approx 2500 sq ft., cul-de-sac. \$859,000

**"Your Home  
Advertised here  
until it is sold!"**

### Visit [680Homes.com](http://680Homes.com) for More Information & Photos

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**PLEASANTON** | 900 Main Street 925.251.1111

# COLDWELL BANKER



**415 LEON CT., CLAYTON** SUN 1 - 4  
**PRICE REDUCTION! \$1,799,000**  
 4 BR 5 BA 4700 Sq.Ft. Gourmet kit, lrg fam  
 rm w/ bar, game rm, formal living and dining  
 rms, hrdwd flrs 925.847.2200



**47069 BENNS TER, FREMONT** SAT 1 - 4  
**LOCATION LOCATION! \$435,000**  
 2 BR 2 BA ground level unit, enclsd gar, pl/  
 spa, new paint/crpting, laundry inside, frnt  
 patio/rear deck 925.847.2200



**1109 INGLEWOOD ST, HAYWARD** SUN 1 - 4  
**CHARMING & COZY \$499,000**  
 3 BR 1 BA cottage, lrg open kit w/eating area.  
 Lrg yards w/storage shed & fruit trees, newly  
 painted 925.847.2200



**721 DEL MAR AVE, LIVERMORE** • SUN 1 - 4  
**BEAUTIFUL HOME \$579,000**  
 3 BR 2 BA w/lrg family rm/kit for easy enter-  
 taining. Bthrms & kit are updated w/ hrdwd  
 flrs, new carpet 925.847.2200



**2286 CAMINO BRAZOS, PLEASANTON** • SUN 1 - 4  
**GORGEOUS HOME! \$929,000**  
 4 BR 2.5 BA 2124 sq. ft., pool and spa, walk  
 to Hansen Park, upgraded throughout &  
 fabulous location! 925.847.2200



**5384 BROOKSIDE COURT** SUN 1 - 4  
**ABSOLUTELY BEAUTIFUL \$599,950**  
 3 BR 2 BA 2 car gar, granite slab cntrs in kit/  
 bths, upddd appl, plantation shutters, designer  
 tile 925.847.2200



**108 MISSION DR.** SUN 1 - 4  
**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



**411 HOTCHKISS ST, TRACY** SUN 1 - 4  
**RAVE REVIEWS! \$469,000**  
 3 BR 2.5 BA Lovely corner lot, new laminate  
 floors, nickel hardware w/ stylish décor.  
 925.847.2200

## BRENTWOOD

**BEAUTIFUL HOME!!** \$620,000  
 4 BR 3 BA Cul-De-Sac Loc, Huge Lot w/Side  
 Access, Cvrd Pat & Spa w/Gzb, Granite Cntrs,  
 Frplce & MORE 925.847.2200

## DANVILLE

**JUST LISTED!** \$589,950  
 3 BR 2 BA upgrded kit & fam rm  
 combo, neutral color int, dual pane  
 windows, functional flrpln, NO HOA!  
 925.847.2200

**BEAUTIFUL!** \$555,000  
 2 BR 2 BA backs to views of trees, grt loc,  
 bright/open flr plan, all new flring, fresh  
 paint, must see 925.847.2200

## DUBLIN

**BEAUTIFULLY UPGRADED** \$585,000  
 2 BR 2.5 BA Hrdwd flrs, granite cntrs, srmd  
 sound/custom tile, 1st class comm amenities/  
 atchd 2car gar 925.847.2200

**GORGEOUS** \$479,950  
**SUN 1 - 4** 4303 CLARINBRIDGE  
 1 BR 1 BA + loft, 1243 sq.ft., 3 years  
 old, upgraded kitchen w/cherry cabinets &  
 cherry hardwood floors 925.847.2200

## FREMONT

**RANCHO ARROYO BEAUTIFUL**  
 3 BR 2 BA w/ granite, garden window,  
 fireplace + more 925.847.2200

## HURCULES

**WELCOME-NEW OWNER!** \$389,000  
 2 BR 2 BA Loft-like 2nd Bdrm/Den/Ofc/Bonus  
 Rm; Inside Laundry; 1 Car Gar/2 Patios. HOA  
 w/Pool/Clubhouse 925.847.2200

## LIVERMORE

**100 ACRE PARCEL!** \$850,000  
 in Alameda County, minutes to Livermore, 100  
 acres! 925.847.2200

**BEAUTIFUL HOME** \$659,000  
 4 BR 2.5 BA Remodeled home in pristine con-  
 dition, approx. 1907 sq. ft., close to park, pool  
 and clubhouse 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** \$449,950  
 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** \$425,000  
 2 BR 2 BA Gated community, beautiful pergo  
 flring, 1 car garage, pool/tennis courts. Popular  
 Copperhill 925.847.2200

## PLEASANTON

**GORGEOUS!** \$1,400,000  
 4 BR 3 BA newer carpet, recently  
 painted, updated kitchen, separate family room  
 + bonus 925.847.2200

**SPECTACULAR VIEWS!** \$850,000  
 Graded flat lot/priv court, over 1/2 acre next  
 to million dollar homes, all utilites to site  
 925.847.2200

**GREAT VIEWS!** \$739,000  
 priv lot, clse to 1/2 acre. All utilities to Site,  
 close to schl, shps & golf course 925.847.2200

**UPGRADED TOWNHOME!** \$535,000  
 4 BR 2.5 BA remodeled, 1541 sqft, kit w/granite/  
 SS appl., updated baths, spacious flrplan, near  
 BART & fwys 925.847.2200

**SIMPLY STUNNING** \$449,900  
 2 BR 2 BA 1,050 sq. ft., hardwood flrs, designer  
 paint, indoor laundry, fireplace, detached garage  
 + more 925.847.2200

**WHITE GLOVE TREATMENT** \$325,000  
 1 BR 1 BA Upgraded unit, kit w/tile counters/  
 parquet flr. Inside laundry & ofc/bonus room.  
 925.847.2200

**MUST SEE!** \$127,000  
 3 BR 2 BA fresh paint, vinyl windows, lrg  
 master closets, vaulted ceiling, neutral carpet,  
 senior park 925.847.2200

## SACRAMENTO COUNTY

**ABSOLUTELY BEAUTIFUL** \$599,950  
 3 BR 2.5 BA new kit cabinets, italian tile  
 cntrs/flrs, new SS appl, refinishd hrdwd flrs, 2  
 car atchd gar 925.847.2200

## SAN LEANDRO

**VIEWS & SUN PANELS!** \$539,000  
 2 BR 1 BA + a bonus Rm. Updated Kit; Bath w/  
 Shower over Tub; Int Ceiling Sun Panels, fully  
 Landscaped 925.847.2200

"If you are a licensed realtor  
 interested in joining our real  
 estate office please contact  
 Wraijean Crane, Manager  
 at 925-847-2222. We look  
 forward to welcoming you  
 to Coldwell Banker!"



## SAN RAMON

**CARMEL CHARM** \$825,000  
 5 BR 2.5 BA Enjoy front porch & admire the  
 character of this charming home, privacy &  
 serenity 925.847.2200

**UPDATED CONDO!** \$329,500  
 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

**ABSOLUTELY GORGEOUS** \$649,850  
 4 BR 3 BA highly upgraded, cherry cabinets,  
 hardwood floors, 1bd/1ba down, kitchen isld  
 w/brkfst bar 925.847.2200

**CHARM & CHARACTER** \$629,000  
 3 BR 3 BA stunning tile flrs, plantation sht-  
 trs, chrywd cabinetry, SS appl, covered patio  
 w/fountain 925.847.2200

## 15 SECONDS. NOW THAT'S FAST.

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 in your home on one of our leading  
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Pleasanton 925.847.2200 5980 Stoneridge Drive, Ste. 122

Established 1906

**COLDWELL  
 BANKER**

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# 11862 Dublin Green Drive, Dublin



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## Bridle Creek

Open Sat 1-4/Sun 12-4



### 863 SUNSET CREEK LANE, PLEASANTON

Single level in Bridle Creek on .31 acre premium lot. Built by Greenbriar Homes in 2001. Beautiful views of Pleasanton Ridge. Private rear yard with built in pool and spa. Beautifully landscaped. Five bedrooms, four bathrooms. Gourmet kitchen with granite countertops, custom built-ins. Close to Downtown, Castlewood Country Club, Oak Hills Shopping Center, and Mission Hills Park.

**OFFERED AT \$1,729,000**

## Brand New Custom Home



### 5725 OHANA PLACE, PLEASANTON

Brand new custom home (under construction). Quality throughout. Still time for buyer to make some choices. Five bedrooms plus office, six bathrooms. Approximately 4500 square feet on +/- one half acre. Located on a private drive. Pleasanton Ridge views. Quiet south Pleasanton location, walking distance to Downtown.

**OFFERED AT \$2,195,000**

## Bridle Creek



### 576 SYCAMORE CREEK WAY, PLEASANTON

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!

**REDUCED TO \$1,839,000**

# HOMETOWN **GMAC** Real Estate

Top Producer September 2006 GMAC Ruby Medallion Award 2005, 2006

**RARE OPPORTUNITY!!! - Investment property in Pleasanton**

**\$1,399,950**



**835 Palomino Drive, Units 1-4**

Great location near downtown! All 4 units are 2 bedroom, 1 1/2 bath, townhome style, each with 1,128 square feet. All units have new dual pane windows, flooring and paint. Private yards, car ports, storage and shared laundry room.



**CRISTIN KIPER**  
*s a n c h e z*

925-426-3863 cristin@hometowngmac.com

Bookie of the Year 2005

Mother of Triplets 2006

PHYLLIS & CAROLYN WEINER PROUDLY PRESENT

*New Listing in Laguna Oaks, Pleasanton!!*

**OPEN SUNDAY 1-4**



**3108 Thistledown, Pleasanton**



**4049 Greenwich, San Ramon**

PHYLLIS  
925.872.1416  
CAROLYN  
925.922.9822

**3116 Devereux Court**

Beautiful "Newport" model with expanded Family Room plus Bonus Room. Four spacious bedrooms, 3 1/2 baths, plus Bonus Room or 5th bedroom, 3853 sq.ft. on very private and lushly landscaped nearly 15,000 sq.ft. lot. Great opportunity to live in one of Pleasanton's favorite neighborhoods!

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**Offered at \$1,795,000**



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