

Section 2 **Buying & Selling**

PLEASANTON WEEKLY



Threat of higher interest rates drive buyers to dream home properties on golf course

Selling Callippe

Photos and story by Jeb Bing

Sometimes success has come to those who wait long enough.

Realtor Roger Manning said sales have picked up in recent weeks on multi-million-dollar homes along the city's new Callippe Preserve golf course with less than a third of the 34 new homes lots left to sell.

For a time, sales were sluggish for Manning and his investors who own and are developing Mariposa Ranch at Callippe. When the lots went on sale two years ago, several buyers took first choice, but then the market slowed along with the housing market in general. The turnaround came last year when it looked as if interest rates would soar, which encouraged buyers on the fence to make the commitment to build what Roger Manning calls "their dream homes on the golf course."

"Many of the buyers we have had were holding off waiting for both the prices and the interest rates to reach bottom," said Manning, who is associated with GMAC Hometown Realtors. "When they realized that both conditions might not happen at the same time, they jumped in to buy the lots and build the homes they wanted."

Developing Mariposa Ranch has not been easy. Manning bought his home in the Happy Valley Hills in 1987, joining John Jordan and Steve Jensen and their families as the three homeowners in the southwest corner of the city that is now



Roger Manning of Hometown GMAC looks at plans detailing where custom homes will go in Mariposa Ranch at the Callippe Preserve Golf Course.

city for a golf course and as open space in return for the 37 lot Mariposa Ranch development, which would include 34 new housing lots and the three original homes. Although the Manning and Jensen homes were accommodated in the eventual municipal golf course design, the Jordan's house would be in the middle of a fairway. The city bought their home and gave them property on the new Clubhouse Drive, the road that leads to the golf course clubhouse today.

The offer came at an opportune time for the three partners. A golf course committee had already been formed to consider placing a municipal course on the Bernal property, a plan that included a narrow strip of land west of I-680 for the back nine holes. Earlier, Pleasanton voters, led by protests from the Kottinger Hills Homeowners Association, had overturned the City Council's approval of a housing development and 18-hole private golf course in the southeast hills. City officials and local golfers wanted a course in Pleasanton and Manning's group seemed to have the best offer.

The approval process was more arduous than most golf course proponents expected. Several state, regional and federal environmental permitting agencies were skeptical that the course could mitigate potential conflicts with endangered species, including the red-legged frog and a species of butterflies in the area. The state regional water control board also opposed the course, until city officials agreed to develop ponds and other water retention basins to prevent runoff and to use special fertilizers that would not damage underground aquifers.

There was also opposition from residents of Happy Valley,

(continued on page 55)



This custom 5,000-square-foot home is listed at \$2.6 million and is located on Clubhouse Drive on the northwestern end of the golf course.

Callippe. At the time, there were 350 acres of rolling ranchland surrounding his house, with the Jordans also owning hilly property but with the Jensen's owning more flatland close to where Alisal Street and Happy Valley road intersect.

At that time, Manning partnered with a developer who wanted to build a golf course that would also have been on ranch property far outside of the city's urban boundary. The City Council decided it didn't want to extend the city limits that far, noting, too, that the main access to the golf course would have to come off I-680 and Sunol and Koopman roads.

The Manning, Jensen and Jordan homes also would have been part of a major housing development, which the city rejected.

Then the three original landowners formed a separate partnership and offered to give more than 500 acres to the



Another multi-million-dollar home is for sale on Westbridge Lane on the west end of Callippe

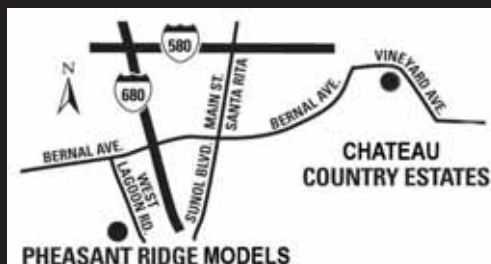
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3148 SNOWDROP CIR, PLEASANTON

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 is a beautiful single 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. 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, aminate floor, tile floors, remodeled bathwith sandtone counter... Coummunity pool, tennis courts, cabana club. **OFFERED AT \$725,000**



2829 TANGELO CT, PLEASANTON

This bright home is located in the desirable "Stoneridge Place" community of Pleasanton. Built in 1998, it offers 2,192 square feet of living area featuring spacious living room with dramatic volume ceiling, formal dining, comfortable family room with a two way fireplace, 4 upstairs bedrooms, 2 full baths and a downstairs powder room. Spacious kitchen features large eating area, island counter, abundant cabinetry and white appliances. Master suite features large walk-in closet, jetted tub and separate shower stall. Marble tile entry, fresh paints, beautiful maple cabinets, newer GE Advantium microwave/oven, 2" wood blinds... It is within walking distance to community pool, park and Mohr Elementary School. **OFFERED AT \$849,000.**

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2807 El Capitan Dr., Pleasanton **\$698,990**
Awesome floor plan! This semi-custom single story features "exotic mahogany" wood flooring-retexured ceilings-custom paint-new fixtures & doors! Large master suite w/ jetted tub!! 925-463-9500



7265 Hansen Dr., Dublin **\$695,000**
Single story home in wonderful neighborhood. Sunken living room, kitchen w/breakfast bar & pantry, remodeled bathroom, great flat lot with no rear neighbors! Hardwood floors under all flooring (except f/r). Great house for the money! 925-463-9500



754 Winterside Circle, San Ramon **\$665,000**
Outstanding 3 br., 2.5 Ba single family in newcastle area of san ramon. New carpets and flooring, light and bright, soaring ceilings, privet rear yard, overlooks iron horse trail. Priced to sell!!! 925-463-9500



4338 Diavila Ave, Pleasanton **\$784,500**
Gorgeous belvedere home. Upgrades galore. New granite countertops, paint, carpet, blinds, tile floors in baths & laundry room, pergo floor downstairs, mature trees, fruit tree, lawn, patio & garden 925-463-9500

PLEASANTON

6838 Corte Munras - Pleasanton **\$1,019,000**
Beautiful home in desirable neighborhood. Immaculate in move in condition. Lots of great upgrades. 925-463-9500

3383 Gulfstream St. - Pleasanton **\$729,000**
Spectacular Single Story In Pleasanton! 3 bedroom, 2 bathroom with approx. 1641 square feet of elegant living space. Designer paint, carpet, high ceilings. 925-463-9500

7765 Canyon Meadow Circle Unit E **\$444,900**
2 BR/2 BA 1043 sf lower unit with no rear neighbors, tile accents, fireplace, newer interior paint, plus the refrigerator, washer & dryer stay. 417-2250

3356 Rosada Court **\$629,950**
Beautiful 3 BR 2 1/2 BA townhome w/2 car attached garage, eat in kitchen, & dining room. Great location w/pvt rear yard & close to downtown. 417-2250

3508 Touriga Drive **\$814,950**
Prestigious 3 BR 2 BA Vintage Hills home w/bonus room, kitchen has solid granite counters & newer appliances, plus you can walk to Historic Downtown! 417-2250

DUBLIN

4258 Clarinbridge **\$589,000**
Stunning upgrades throughout this tastefully decorated townhome, including rich cherry hardwood flooring. Tall baseboards define the entry staircase, custom plantation shutters. 925-463-9500

4251 Fitzwilliam St. **\$559,000**
Fabulous Dublin Ranch Home! Quiet courtyard location. Ideal for entertaining. Gourmet kitchen w/ granite slab counters and breakfast bar, spacious family room. 925-463-9500

6101 Moore Pl. **\$565,000**
Immaculate, corner unit that looks like a model. Pride of ownership. Tile floors and upgraded berber carpet throughout. The kitchen/family room combo w/ granite countertops. 925-463-9500

11402 Rampart Dr. **\$849,900**
Exceptional property on quiet street with AMAZING VIEWS! Great West Dublin neighborhood. 1 full bed/bath on main level. 3 bedrooms and 2 baths including master suite. 925-463-9500

3331 Monaghan St., Dublin **\$575,000**
Upgraded & gorgeous! Spacious living room w/ gas fireplace, large media niche & recessed lighting. Rich cherry wood flooring in living, dining & kitchen. Well-appointed kitchen. 925-463-9500

3275 Dublin Boulevard #426 **\$510,000**
Luxurious 2 BR, 2.5 BA Montefrio Vista Model. Granite counters in Kitchen, upgraded flooring thru out, upgraded bathrooms, close to Bart & shopping! 417-2250

4830 Stonehaven Lane **\$1,099,000**
Beautiful former model home with upgrades galore, Hardwood floors, custom built-ins, family room, loft, Granite kitchen, large lot with built in spa! 417-2250

LIVERMORE

422 Anna Maria **\$599,000**
Sparkling 4 bed. 2 bath. Beautiful home in a safe quiet neighborhood! You can move right in and call it home. Come by and take a look! 925-463-9500

1377 Murdell Ln. **\$989,000**
Absolute perfection! Spacious kitchen with nook joins huge family room. Formal dining room with soaring ceiling and view into perfect back yard with mature landscape. 925-463-9500

772 Polaris Way **\$798,000**
5 BR 2 BA 2300 sf single story Redwood model with remodeled bathrooms, enlarged laundry room, a fantastic master bath and a great yard! 417-2250

5455 Lawson Court **\$1,039,950**
Open Sun 1-4 Spectacular views of S. Livermore Hills from backyard. Backs to grape vines & no rear neighbors. Custom Pool, spa, outdoor shower and more! 417-2250

1461 Sauvignon Court OPEN HOME SUN 1-4 **\$1,319,000**
Lovely luxury home in established neighborhood with many custom upgrades, gorgeous kitchen w/granite, breakfast room, fabulous yards with pool & spa. 417-2250

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FINE HOMES

2503 Vineyard Terrace **\$1,940,000**
Pleasanton - This beautiful custom one story home features 5 BR 4.5 BA & 4000 sf, all perfectly situated on a huge 36,000 sf lot w/ an estate like feeling front yard & yet still has an enormous backyard. If you want quality, you will definitely be excited! 417-2250



FINE HOMES

1124 Piemonte Drive **\$2,499,000**
Pleasanton - Beautiful 5 bedroom Ruby Hill home with 4 full baths, 2 half baths, 6000 sf of living space and a 25,000 sf lot with a park like setting. Features include a temp. controlled wine cellar, enormous bonus room, downstairs master suite & tons of storage. 417-2250



FINE HOMES

3860 Antonini Way **\$2,799,000**
Pleasanton - WOW! 5 BR-5 full BA-2 half BA & 7,500 sf. The BEST value in Ruby Hill! An awesome custom-built Italian Villa loaded w/ quality amenities, impressive grand foyer w/ sweeping spiral staircase, soaring ceilings, & a spectacular kitchen! 417-2250



FINE HOMES

1345 Via di Salerno **\$2,799,000**
Pleasanton - Truly a masterpiece! This one story Ruby Hill home features 3 bdrms, 3.5 baths, 5300 sf of living space, a half acre lot, 4 car garage, 3 fireplaces, an infinity edge pool and spa, outdoor kitchen with TV, the best views and privacy! 417-2250

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**1624 ORVIETO COURT IN
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Custom Home featuring 4 BR/4.5
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yard features sparkling pool! Just in
time for summer!



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**3944 VINEYARD AVE
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Offered at \$730,000

Charming duplex features two units
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Walking distance to beautiful downtown
Pleasanton.



Dave & Fran Cunningham 426-7957



**4209 GRANT COURT,
PLEASANTON**

Price upon request

This beautiful 2.8 acre property is located
in the highly desirable location of Kottinger
Ranch. This land has the potential that
your imagination offers, plus the benefits of
neighborhood amenities like tennis courts and
community pool. Convenient proximity to
downtown Pleasanton! Last lot available!



Dave & Fran Cunningham 426-7957

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

OPEN SAT & SUN 1-4

3br/2.5bath. Clean and updated duet on a tree-lined street. Volume
ceiling, refinished hardwood floor, new carpet and spacious bedrooms.
Tranquil backyard. Close to Iron Horse Trail.

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

OPEN SAT 12-4/SUN 1-4

3br/2.5bath. Updated from head to toe. Exotic hardwood floor, gran-
ite counter & shutters. Convenient location.

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

2br/2.5bath. 2 master suites. Open & spa-
cious living area in this beautiful & updated
home. Large backyard.



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Stunning granite & cherry
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5152 QUINCE, LIVERMORE Offered at \$988,800

This home is absolutely incredible! 4 bedrooms, 3 baths
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floors, built-in entertainment center, custom touches
throughout! Built-in kitchen in backyard. Call for
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139 HALF DOME, PLEASANTON

Offered at \$678,800

3 BR/2.5 bath. Move in and relax! Beautifully up-
dated with many designer features! Granite counters,
laminate floors, cathedral ceilings, crown molding
and designer paint, marble floors in bath, marble
entry, Jacuzzi and pond in back. This is a must see!!!



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Realtors want Congress to develop comprehensive disaster policy

Seek affordable insurance to protect homeowners, renters

by Jeb Bing

The National Association of Realtors has asked Congress to act now to establish a forward-looking and comprehensive natural disaster policy that includes disaster preparedness and encourages personal responsibility.

The policy should recognize that property owners, private insurance markets, and all levels of government must work together to successfully address the problem of available and affordable property insurance, especially in disaster prone areas, NAR said.

"A strong real estate market is the linchpin of a healthy economy, generating jobs, wages, tax revenue and a demand for goods and services," said Gary Thomas, chief executive officer of RE/MAX Real Estate Services in Aliso Viejo, Calif., who represented the NAR at the Congressional hearing. "To maintain a strong economy, the vitality of residential and commercial real estate must be safeguarded, (and) the availability and affordability of property insurance are predominantly consumer issues with potential repercussions to the national economy."

Before the House Subcommittee on Housing and Community Opportunity, NAR pledged to work with Chairwoman Maxine Waters (D-Calif.) and the full Committee on Financial Services to help Congress craft a national natural disaster plan that would include accessible and affordable insurance, improved preparedness and thorough planning for recovery efforts.

In written testimony, NAR expanded on the importance of insurance to finance the purchase of real estate.

"The inability to obtain affordable insurance is a serious threat to residential real estate, impacting the purchase of single family homes, condos, co-operatives and rental units," Thomas said. "The cost of owning a home is directly tied to insurance costs, and it affects rental prices as well."

NAR has been a leading advocate for homeownership and has been an active proponent for the creation of comprehensive federal natural disaster legislation. Last September, the trade group hosted a Federal Natural Disaster Policy Symposium, where attendees from across the country reiterated that natural disasters are a national problem and that state resources are not sufficient to deal with such "mega-catastrophes."

NAR President Pat Vredevoogd Combs last week wrote to Florida Senators Bill Nelson, a Democrat, and Mel Martinez, a Republican, commending them for introducing legislation addressing natural disaster insurance and the issues of preparedness, responsibility, mitigation and infrastructure.

NAR said Congress' comprehensive approach to natural disaster policy should also promote mitigation measures, ensure insurance availability and strengthen critical infrastructure. "Ensuring such a plan is adopted is a top priority for NAR," said Thomas. "NAR stands ready to work with Congress on this important issue."

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Wonderful quiet location for this 4 bd/3 ba home with 1 bd/1ba on lower level. Features new carpet, fresh interior paint, 2,000 sf and a large private backyard.

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3849 BROCKTON DRIVE \$389,950
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CASTRO VALLEY

19253 ALMOND ROAD \$619,000
Charming, 2 bedrooms, 1 bath home with lots of upgrades & room to expand. Full basement with rum-pus room & workshop. Call agent for info.
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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



RICHMOND

717 LEGENDS PLACE \$669,000
4bed + loft, 2.5bath, +/-2,011 s.q. f.t., +/- 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



CASTRO VALLEY

3422 PINE STREET \$619,000
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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



ANTIOCH

5205 ROUNDUP WAY \$495,000
Very nice split level home at upper Williamson Ranch. 4 Bedrooms, 2.5 Baths, +/- 1680 Square feet of living space, Fireplace Great neighborhood and quiet streets.
MICHAEL DELEHANTY 925.251.2516



OPEN SUNDAY 1-4

LIVERMORE

298 WINDWARD CMN unit #2 \$549,000
Fantastic Condo, in the Copper Hills Community, Near Los Positas College, Gated Community, Enjoy community pool, spa & tennis court, 3 bedrooms 2.5 baths.
MICHAEL DUFFY 925.251.2523



PLEASANTON

3286 FLEMINGTON COURT \$889,000
Awesome Pleasanton Meadows Location. 5 bedroom, 3 bath - +/- 2500 sq. ft., 1 bedroom and 1 bath downstairs. Premium pie shaped lot at the end of a Cul - de - sac.
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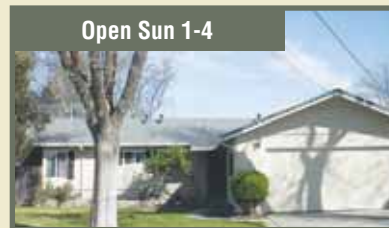
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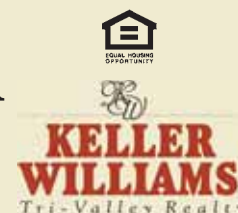


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4353 Fitzwilliam St.		\$559,000	
Sun 1-4	Keller Williams	924-0444	
3707 Whitworth		\$579,000	
Sun 1:30-4:30	Alain Pinel	251-1111	
4 Bedrooms			
11296 Rothschild Ct.		\$1,199,000	
Sun 1-4	Help-U-Sell PV	462-5950	
8317 Creekside Dr.		\$1,260,000	
Sun 1-4	Hometown GMAC	426-3882	
7999 Peppertree Rd.		\$659,500	
Sun 1-4	Re/Max Accord	577-2600	
5 Bedrooms			
5943 Annandale Way		\$2,125,000	
Sun 1-4	Hometown GMAC	455-7036	
Livermore			
1 Bedrooms			
1085 Murrieta Blvd.		\$309,950	
Sat 1-4	Hometown GMAC	200-0827	
3 Bedrooms			
298 Windward Cmn Unit #2		\$549,000	
Sun 1-4	Intero	251-2523	
1548 Calle Del Rey		\$639,950	
Sat/Sun 1-4	Assist 2 Sell	200-2602	
718 Wimbledon Ln.		\$668,000	
Sun 1-4	Hometown GMAC	426-3882	
4 Bedrooms			
2637 Calistoga Ct.		\$1,139,000	
Sun 1-4	UCB	456-7819	
5348 Hillflower Dr.		\$640,000	
Sun 1-4	Re/Max	888-825-0428	
436 Asbury Ct.		\$659,000	
Sat 1-4	Hometown GMAC	455-7007	
5375 Sandra Way		\$728,888	
Sun 12-3	Help-U-Sell	487-8983	
451 Gale St.		\$799,888	
Sat/Sun 1-4	Alain Pinel	785-1586	

5152 Quince		\$988,800	
Sun 1-4	Keller Williams	918-2045	
5 Bedrooms			
3280 Saratoga Ct.		\$1,849,000	
Sat/Sun 1-4	Investment RE	963-0569	
1377 Murdell Ln.		\$989,000	
Sun 1-4	Prudential CA-	463-9500	
Pleasanton			
1 Bedroom			
1734 Terra Ct.		\$2,690,000	
Sun 1-4	UCB	417-7129	
2 Bedrooms			
3399 Norton Way #1		\$369,000	
Sat 1-4	Alain Pinel	- Emily	
Barracough & Julie Davis		621-4097	
680 Concord Pl		\$429,950	
Sun	Keller Williams	577-4663	
108 Mission Dr.		\$435,000	
Sun 1-4	Coldwell Banker	548-7112	
5656 Sonoma Dr.		\$548,000	
Sun 1-4	Pacific Property & Financing	297-9689	
2343 Goldcrest		\$599,000	
Sun 1-4	Hometown GMAC	200-9832	
3 Bedrooms			
1365 Wispering Oak Way		\$1,124,888	
Sat 12-3 Sun 1-4	Tucker Associates	580-2777	
5471 Black Ave. #2		\$579,000	
Sat 12-4 Sun 1-4	Keller Williams	397-4301	
5384 Brookside Ct.		\$599,950	
Sun 1-4	Coldwell Banker	847-7355	
5404 Montavlo		\$615,000	
Sun 1-4	Help-U-Sell	487-8983	
6740 Melody Ct.		\$619,000	
Sun 1-4	Prudential CA-Michele Castillo	998-0382	
2571 Heatherlark		\$625,950	
Sun 1-4	Hometown GMAC	200-9832	
1636 Holly Cr.		\$640,000	
Sat/Sun 1-4	Keller Williams	397-4301	
139 Half Dome		\$678,800	
Sun 1-4	Keller Williams	918-2045	
2807 El Capitan Dr.		\$698,990	
Sun 1-4	Prudential CA	463-6160	

4086 Neviss St.		\$729,000	
Sun 1-4	Keller Williams	397-4138	
5139 Genovesio Dr.		\$749,000	
Sat/Sun 1-4	Remax Accord	888-454-1010	
4338 Diavila Ave.		\$784,500	
Sat/Sun 1-4	Prudential CA-	463-9500	
4 Bedrooms			
5083 Muirwood Dr.		\$1,079,000	
Sun 1-4	Alain Pinel - Doug Buenz	463-2000	
3144 Joanne Cr.		\$1,140,000	
Sun 1-4	Alain Pinel	251-1111	
2593 Gillian Ct.		\$1,350,000	
Sun 1-4	Keller Williams	463-0436	
2172 Pomezia Ct.		\$1,599,950	
Sun 12-4	UCB	417-7138	
833 Piemonte Dr.		\$2,995,000	
Sun 1-4	Hometown GMAC	426-3832	
6263 Wade Ct.		\$719,500	
Sat/Sun 1-4	Keller Williams	463-0436	
4269 Garibaldi Pl.		\$745,000	
Sun 1-4	Hometown GMAC-Danielle Peel	426-3852	
181 Wild Flower Ln.		\$799,000	
Sun 1-4	Alain Pinel - Doug Buenz	463-2000	
630 Merlot Ct.		\$849,000	
Sun 1-4	Prudential CA-Michele Castillo	998-0382	
2423 Crestline Rd.		\$915,000	
Sat/Sun 1-4	Alain Pinel	462-7653	
5 Bedrooms			
863 Sunset Creek Ln.		\$1,729,000	
Sun 1-4	Alain Pinel	846-6500	
959 Summit Creek		\$1,735,000	
Sun 1-4	Keller Williams	577-5787	
576 Sycamore Creek Way		\$1,839,000	
Sat 1-4	Alain Pinel	846-6500	
907 Sunnysbrook Way		\$1,998,000	
Sun 1-4	Alain Pinel	413-9306	
833 Piemonte Dr.		\$2,995,000	
Sun 1-4	Hometown GMAC	548-8641	
4233 Mairmont Dr.		\$959,950	
Sat/Sun 1-4	Help-U-Sell PV	462-5950	
6			B e d r o o m s
5544 Paseo Navarro		\$975,000	
Sat/Sun 1-4	Keller Williams	397-4301	

San Ramon			
4 Bedrooms			
9367 Mediar Dr.		\$1,099,000	
Sun 2-5	Intero	251-2555	
11 Henry Ranch Dr.		\$1,365,000	
Sun 1-5	All CA Brokerage	699-7955	
73 Eden Pl.		\$719,888	
Sat/Sun 1-4	Keller Williams	260-2508	
Sunol			
4 Bedrooms			
12587 Foothill Rd.		\$1,589,000	
Sat 1-4	Investment RE	963-0569	
Alamo			
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	
Danville			
2 Bedrooms			
394 Unit 703 Ilo Ln.		\$455,000	
Sun 1:30-4:30	Alain Pinel	577-4004	
2123 Myrtle Beach		\$669,950	
Sun 1-4	Keller Williams	577-5787	
4 Bedrooms			
309 Greenbrook Drive		\$1,094,000	
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Tracy			
4 Bedrooms			
1575 Henderson Ct.		\$549,000	
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Prop 13 stopped quadrupling of home property taxes

*Pleasanton tax attorney cites law allowing one-time
transfer of tax base for those 55, older*

by Jeb Bing

Prior to passage of Proposition 13, the county assessor in each county would reassess the value of property every four years or so.

During times of high appreciation, property taxes often quadrupled, leaving those on a fixed income unable to afford the taxes, and being forced to sell their homes.

These comments by tax attorney and licensed real estate broker Ken Koenen of the Pleasanton law firm of Koenen & Tokunaga, 5776 Stoneridge Mall Rd., cited the failure of the state legislature to act in the best interest of the taxpayers and resulted in one of the first initiatives of the initiative process, Proposition 13.

"Under Proposition 13, the assessed value would be based on the value of the property at the time of a change of ownership, and could be no more than 1 percent of the fair market value," Koenen said. "The assessed value, and therefore the tax amount, could not be increased more than 2 percent per year. Furthermore, no additional tax could be added to the property taxes without approval of two-thirds of the voters affected."

Koenen said there are some exceptions to the change in ownership rule:

- A transfer of the property into a revocable trust, in which the original creators of the trust are also the beneficiaries of the trust.
- A change in the method of holding title, such as changing from joint tenancy to tenants in common, or transferring the title to a Limited Liability Company (LLC). In order for this to qualify, the percentage ownership of the LLC must be the same as the percentage ownership of the real property.
- Transfers between spouses.
- Transfers between joint tenants (not to be confused with transfers between tenants in common).

"Over the years, through the initiative process, two additional exceptions to the rules regarding reassessment upon change of ownership were created," Koenen said. "These involved transfers between parents and children, where under Proposition 58, a parent can sell or gift a property to their child, and the child can retain the property tax level that was enjoyed by the parent."

"This applies to transfers from children to parents, too," he added. "This is not an automatic exception, however, and the application for the exclusion must be filed with the County Assessor's office, generally within six months of notification of a reassessment (supplemental tax bill)."

Another exception affects transfers between grandparents and grandchildren.

"Proposition 193 provides an exclusion from reassessment on these types of transfers, provided both parents of the grandchildren are deceased as of the date of the transfer," he said.

But what happens if the value of real property decreases?

Koenen said property owners can file an application to have the assessed value of the property reduced to current market values. In order to do so, they will be required to substantiate the value they are claiming through appraisals.

"For example, assume you had a client who purchased a home for \$3 million, and you can now substantiate that the fair market

value is now \$2.5 million," he explained. "A reduction in assessed value to current market value would save more than \$5,000 per year in property taxes!"

"Unfortunately, the 'Base Year' amount (the original purchase price) remains the same," Koenen said. "Therefore, if the market increases again, the assessor is not limited to the 2 percent annual increase until he has reached the tax amount that would have been allowed based on the original purchase price."

In today's market, where values have declined on the high end properties, agents should contact their clients to help them to reduce their property taxes permanently, Koenen advised.

"While there is some expense to do so, the savings to your clients could be as much as \$2,000 per year," he added. "Obviously, this can add up when someone is planning to stay at a property for many years."

Koenen said that in many cases, it became impossible for many people thinking of retirement to move out of homes that were so much larger than they needed or could maintain, and purchase something smaller for retirement. Their home could have a Property Tax base of \$100,000, but with a value of \$1.2 million. If they wanted to purchase a smaller home (\$800,000), their property taxes would go from about \$1,100 per year to more than \$8,500 per year.

"Proposition 60 allows for the one time transfer of the property tax base from an existing primary residence to a new primary residence," Koenen said. "Of course, there are certain rules to see if the person and the purchased property qualify."

These rules include:

- One of the transferors must be 55 years of age or older. If it is a married couple, the second person cannot do another transfer when he/she attains the age of 55.
- Generally, the replacement property must be in the same county as the property that is sold.
- The new property must be of equal or lesser value than the property sold, if the new property was acquired before the original property was sold. If the new property is purchased during the first year after the sale of the original property, the value of the new property cannot exceed 105 percent of the value of the sold property, or 110 percent if it is acquired in the second year after the sale of the property sold.
- The old property must have been eligible for the homeowner's exemption.
- The replacement property must have been purchased within two years of the sale of the old property.

Koenen said the old property must be subject to reassessment to current market value.

"This means that you cannot sell it to your children and allow them to keep the old property taxes," he explained. "It also means that you cannot sell it to someone over the age of 55 who is planning to move their Property Tax Base to your old home. Plus, a written claim must be filed within three years of the purchase of the new property, but who would wait that long?"

For more information, contact Ken Koenen at (925)-924-0100 or by email at ken@ktp-claw.com. ■

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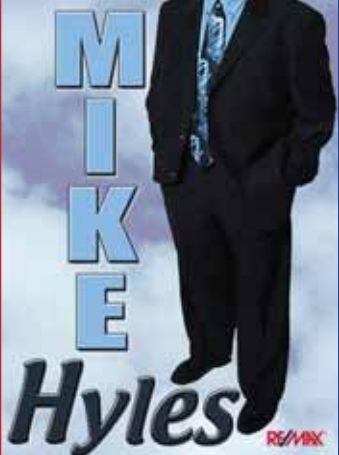
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Except for the West, existing home sales rose in February

Analyst says mild December weather brought out shoppers in Midwest, East

by Jeb Bing

Existing-home sales across the country rose strongly in February following a healthy gain in January, reaching the highest level since last April, according to the National Association of Realtors.

In the West, however, home sales were unchanged in February, and were 9.6 percent lower than a year ago.

Total existing-home sales—including single-family, town homes, condominiums and co-ops—rose 3.9 percent to a seasonally adjusted annual rate¹ of 6.69 million units in February from a downwardly revised level of 6.44 million in January. But those sales are still 3.5 percent below the 6.94 million-unit pace in February 2006. Last month's increase was the biggest monthly rise in three years. Sales also rose 3.9 percent in March 2004.

David Lereah, NAR's chief economist, said the strong gain is a bit of a surprise.

"Some of the rise in home sales may be from mild weather that brought out shoppers in December, but fundamentals have improved in the housing market and buyers see a window now with historically-low mortgage interest rates and competitive pricing by sellers," he said.

"Even so, winter storms last month discouraged shopping, and buyers were chilled with the third coldest February on record," he added. "These unusual weather patterns mean home sales that close in March may decline before rebounding

later this spring."

According to Freddie Mac, the national average commitment rate for a 30-year, conventional, fixed-rate mortgage was 6.16 percent in the past week, down from an average of 6.29 percent in February. The 30-year fixed was 6.22 percent in January, and 6.25 percent in February 2006.

"These unusual weather patterns mean home sales that close in March may decline before rebounding later this spring."

—David Lereah, Chief Economist

The national median existing-home price² for all housing types was \$212,800 in February, down 1.3 percent from February 2006 when the median was \$215,700. The median is a typical market price where half of the homes sold for more and half sold for less.

NAR President Pat Vredevogd Combs, from Grand Rapids, Mich., said the median home price currently is distorted.

"Over the last year, we've seen declining sales in many high-cost areas but

rising activity in lower cost markets," she said. "This change in the geographic composition of sales means we aren't getting apples-to-apples comparisons in median home prices from a year ago."

Other indices examining sales of the same properties over time, such as the OFHEO House Price Index, have been showing price gains. However, the OFHEO index is limited to conventional financing.

"What's really happening is probably somewhere in between the different measures, but home prices are soft," Combs said. "A year ago we were still seeing bidding pressures and double-digit price growth. Overall, home prices should rise slowly this year, and many buyers have an opportunity now that was only a dream during the five-year boom."

Total housing inventory levels rose 5.9 percent at the end of February to 3.75 million existing homes available for sale, which represents a 6.7-month supply at the current sales pace compared with a 6.6-month supply in January. Raw inventories peaked last July at 3.86 million, and supplies topped at 7.4 months in October.

Single-family home sales increased 3.7 percent to a seasonally adjusted annual rate of 5.88 million in February from 5.67 million in January, but are 3.4 percent below the 6.09 million-unit pace in February 2006. The median existing single-family home price was \$211,100

in February, down 1.5 percent from a year ago.

Existing condominium and co-op sales jumped 5.3 percent to a seasonally adjusted annual rate of 810,000 units in February from a level of 769,000 in January, but are 5.2 percent below the 854,000-unit pace in February 2006. The median existing condo price³ was \$225,400 in February, up 0.5 percent from a year earlier.

Regionally, existing-home sales in the Northeast surged 14.2 percent to a level of 1.21 million in February, and are 3.4 percent higher than February 2006. The median existing-home price in the Northeast was \$265,900, down 1.4 percent from a year earlier.

In the Midwest, existing-home sales rose 3.9 percent in February to a level of 1.58 million, but are 1.9 percent below a year ago. The median price in the Midwest was \$157,000, down 1.3 percent from February 2006.

Existing-home sales in the South increased 1.6 percent to an annual sales rate of 2.58 million in February, but are 4.4 percent below February 2006. The median price in the South was \$175,900, down 2.9 percent from a year ago.

Existing-home sales in the West were unchanged in February, holding at an annual pace of 1.32 million, and are 9.6 percent lower than a year ago. The median price in the West was \$337,100, up 2.2 percent from February 2006. ■

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4303 CLARINBRIDGE, DUBLIN **\$484,950**
GORGEOUS
 1bed, 1 bath + loft, 1243 sq. ft., 3 years old, upgraded kitchen w/cherry cabinets & cherry hardwood floors. 925-847-2200



27 DANVILLE OAK PL, DANVILLE **\$555,000**
BEAUTIFUL **OPEN SUNDAY 1-4**
 3bedroom, 2 bath Backs to views of trees, great location, bright & open floor plan, all new flooring, fresh paint, must see!. 925-847-2200



721 DEL MAR AVE, LIVERMORE **\$579,000**
BEAUTIFUL HOME **OPEN SATURDAY 1-4**
 3bedroom, 2bath Single level w/large family room/kitchen for easy entertaining. Bathrms & kitchen are updated w/refinished hrdwd flrs, new carpet. 925-847-2200



2286 CAMINO BRAZOS, PLEASANTON **\$929,000**
GORGEOUS HOME
 4 bedroom, 2.5 bath 2124 sq. ft., pool and spa, walk to Hansen Park, upgraded throughout, fabulous location! 925-847-2200



8040 MOUNTAIN VIEW DR UNIT G, PLEASANTON **\$449,900**
SIMPLY STUNNING
 2bedroom, 2bath 1,050 sq. ft., hardwood floors, designer paint, indoor laundry, fireplace, detached garage, nestled in a beautiful complex. 925-847-2200



108 MISSION DR, PLEASANTON **\$435,000**
PRICE REDUCED **OPEN SUNDAY 1-4**
 2bedroom, 1.5 bath Walk to historic downtown, shopping & downtown. New int paint/blinds/flooring/updated bath/gorg lighting/w/d/inside + private patio. 925-847-2200



3035 CRESTABLANCA DR, PLEASANTON **\$1,378,000**
GORGEOUS **OPEN SUNDAY 1-4**
 4bedroom, 3bath New carpets, recently painted, updated kitchen w/granite counters, hardwood flring, lrg master w/retreat, separate family room + bonus room. 925-847-2200



850 BELMONT LANE, TRACY **\$629,000**
CHARM AND CHARACTER **OPEN SATURDAY 12-3**
 3bedroom, 3bath The Lanes at Redbridge. Tile flrs, Plntations, Chrrywd cab +built-ins, imported tile cntrs.BD/BA down. Enjoy a cozy fire & watch the sunset. 925-847-2200



545 MISSION DR, DANVILLE **\$589,950**
JUST LISTED!
 3bedroom, 2bath Upgraded kitchen & family room combo, neutral color interior, dual pane windows, functional floorplan, attached garage & NO HOA!. 925-847-2200



47069 BENNS TERRACE, FREMONT **\$435,000**
LOCATION, LOCATION! **OPEN SAT 1-4**
 2bedroom, 2bath ground level unit, enclosed garage, pool & spa, new paint & carpeting, laundry inside, front patio & rear deck, walk to shopping! 925-847-2200

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174 DAVIDSON CT BRENTWOOD
BEAUTIFUL HOME! \$620,000
 4 BR 3 BA Cul-De-Sac Loc, Huge Lot w/Side Access, Cvr'd Pat & Spa w/Gzb, Granite Cntrs, Frplce & MORE 925.847.2200



3240 MAGUIRE WAY, UNIT 122 DUBLIN
BEAUTIFULLY UPGRADED \$585,000
 2 BR 2.5 BA 1-year PAID HOA DUES W/ACCEPT-ED OFFER. Attached 2-car side-by-side garage 925.847.2200



4356 FITZWILLIAM ST. DUBLIN
INCREDIBLE LOCATION \$549,900
 3 BR 2.5 BA Kit w/granite brkfst bar. Neu-tral carpets & upgrdd tile flrs,frplc.Comm pl, spa,fitness rm 925.847.2200



HAYWARD 27607 E 11TH ST
PRIDE OF OWNERSHIP! \$675,000
 5 BR 2 BA Immac new ext/int paint/carpet & more! Remod kit/corner lot 1/2/det 2 car/stor + RV pad 925.847.2200



LIVERMORE 5431 THERESA WAY
BEAUTIFUL HOME \$659,000
 4 BR 2.5 BA Remodeled home in pristine condition, approx.1907 sq. ft.,close to park,pool and clubhouse 925.847.2200



4180 BISHOP PINE WAY LIVERMORE
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



TRACY 1285 BELMONT COURT
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



TRACY 411 HOTCHKISS ST
RAVE REVIEWS! \$469,000
 3bd, 2.5 ba, Lovely corner lot, new laminate flrs, nickel hardware w/ stylish décor. 925-847-2200

DANVILLE

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

SUN 1 - 4 27 DANVILLE OAK PL
BEAUTIFUL! \$549,950
 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

SAT 1 - 4 4303 CLARINBRIDGE
GORGEOUS \$479,950
 1 BR 1 BA +lrg loft, upgraded kit, cherrywood cabinets & flring, 1243 sq.ft., 1 car att gar,3yrs old 925.847.2200

FREMONT

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

HAYWARD

SUN 12 - 3 1109 INGLEWOOD ST
CHARMING & COZY \$489,000
 3 BR 1 BA cottage,lrg open kit w/eating area. Lrg yards w/storage shed & fruit trees, newly painted 925.847.2200

LIVERMORE

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

OAKLAND

CANYON-CREEKSIDE VIEWS \$569,000
 4 BR 2.5 BA w/Kit, Dining, Main/Lower Redwd Deck Views. Updates,Earthquake Retrofit. Creative Exp Pot 925.847.2200

PLEASANTON

SUN 1 - 4 3035 CRESTABLANCA DR
GORGEOUS! \$1,378,000
 4 BR 3 BA newer carpet,recently painted,updated kitchen,separate family room + bonus 925.847.2200

MODEL CONDITION! \$1,029,000
 4 BR 2.5 BA Remodeled 05-06. Gorg kit w/cust cab/granit/SSappl/maple flrs+trav in baths/lr Ct/Pool+RV 925.847.2200

GORGEOUS HOME! \$929,000
 4 BR 2.5 BA 2124 sq. ft., pool and spa, walk to Hansen Park, upgraded throughout & fabu-lous location! 925.847.2200

SPECTACULAR VIEWS! \$799,000
 Graded flat lot/priv court,over 1/2 acre next to million dollar homes,all utilites to site 925.847.2200

GREAT VIEWS! \$699,000
 priv lot,clse to 1/2 acre. All utilities to site,close to schl,shps & golf course 925.847.2200

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

UPGRADED TOWNHOME! \$535,000
 4 BR 2.5 BA remodeled,1541 sqft,kit w/granite/ SS app.,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

SUN 1 - 4 108 MISSION DR.
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

WHITE GLOVE TREATMENT \$325,000
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MUST SEE! \$127,000
 3 BR 2 BA fresh paint,vinyl windows,lrg master closets, vaulted ceiling,neutral carpet, senior park 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

TRACY

SAT 12-3 850 BELMONT LANE
CHARM & CHARACTER \$629,000
 3 BR 3 BA tile flrs,plntations, Cherrywd cab.+built-ins, imported tile cntrs.Full BD/BA down,w/frplc 925.847.2200

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5 bedrooms 3 baths 3440 sqft

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FOREST HILL ESTATES

5065 Forest Hill Dr. Pleasanton
5 bedrooms 3 baths 3100 sqft

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PLEASANTON HILLS

530 Dolores Place, Pleasanton
3 bedrooms 3 baths 3100 sft

SOLD



PLEASANTON MEADOWS

4282 Fairlands Dr. Pleasanton
5 bedrooms 2.5 baths 2066 sqft

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VALLEY TRAILS

3949 Mount Rainier Court, Pleasanton
4 bedrooms 2.5 baths 1850 sqft

SOLD



5277 Springdale Ave. Pleasanton
3 bedrooms 2.5 baths 1580 sqft



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4233 Mairmont Dr., Pleasanton

Beautiful Marrison built home located in heritage valley area with over 2400 sq ft pool & side access



\$959,950

2155 Reheem Dr., Pleasanton

lovely townhouse and very spacious 1400 sq ft, hardwood floors vaulted ceiling and nice secluded patio.



\$614,999

7466 Brighton Dr., Dublin

Large spacious home with open floor plan, eat-in kitchen, granite counter tops, and stainless steel appliances



\$960,000

1119 University Ave., Stockton

This is an ideal home for the 1st time buyer/single person



\$235,000

339 Avalon Cir., Pittsburg

Nice home located in the New York Landing sub-division close to Marina schools, shopping & freeways



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Women entrepreneurs take up the redesign trade

Pleasanton residents Sheri Sudra and Laura Roy give room makeovers, stage houses

by Janet Pelletier

It all started with a game of Bunco.

The social dice game is how local residents and moms Sheri Sudra and Laura Roy met. Through chatting, they discovered they each shared a passion for interior design. The two decided to pair up and begin a design business, starting with their first few jobs redoing rooms in friends' homes. Called DECO Home Design, the business caters to those who want to spruce up a bedroom in their home that's needing a makeover. They also can stage a home for sale.

"I started doing this because I loved textures and colors," said Sudra, who attended the National Redesign Institute's IRIS program.

"I realized when I used to paint all the time as a teen that I was interested in designing," Roy said.

After attending Saddle Back College in Southern California, Roy too began providing design services to friends and for functions.

"I used to host Let's Pretend tea parties and did all the decorations."

While only in operation for a couple months now, the women have received praise for their work.

"People are just amazed by just moving one piece of furniture that it changes the whole room," Roy said. "The room just needs to have a focal point."

Sudra describes the pair's work as deconstructing and putting back together furniture and accessories to give a new, fresh look to a room.

"It's like a jigsaw puzzle," she said.

Some of the biggest design mistakes people make in their homes is incorporating too much oversized furniture, which can overrun a room.

"They put up a lot of barricades—barriers—and the room just doesn't flow like it's supposed to," Sudra said.

Another mistake, Sudra said, is trying to match every piece of furniture.

"They don't have to have matching furniture sets—like a couch and loveseat—all the same color and pattern. Variation is good."

Instead, Roy and Sudra try to think outside the box when designing rooms, using vibrant colors and textures.

"Some of the things we do may be a little difficult to get used to for people at first, but we tell them to live with it for a week," Sudra said, adding that they've never had someone tell them they didn't like the changes.

The best thing about redesigning a home is being able to incorporate possessions that have special meaning that are often stored away in the garage or in closets because the homeowner doesn't quite know what to do with them, Sudra and Roy said. That includes antiques, items bought on trips and family photographs.

An initial consultation with the pair costs \$150 and includes going over taste and style with the homeowner and a walk-through in the house to find items that can be used in the room. They also take pictures and explain to the homeowner their vision for that room.

Almost always, the work can be completed in one day. For more information, visit www.deco-home-design.com.



Sheri Sudra (left) and Laura Roy (right) prepare to roll up their sleeves to redesign a home in Mission Park recently. The pair met at Bunco, and decided to strike up a partnership redesigning rooms and entire houses.

Janet Pelletier



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Callippe

(continued from page 37)

who voted down a referendum to annex to Pleasanton. The city then restructured its annexation agreement to include Manning, Jensen and Jordan, and rancher Al Spotorno, who also wanted to build homes on his property, to gain their approval to annex the rest of the mostly undeveloped land. Alameda County approved the proposal and the Callippe Preserve and Mariposa Ranch were under way.

Work on the golf course started in 2003 with the city also agreeing to grade and bring in water and sewer lines to the Mariposa Ranch lots. That work finished in 2005, when Manning and his partnership started selling the mostly 1 acre parcels, which are priced at about \$1 million. Buyers then employ custom home builders to design and build their homes. Because of height restrictions of 24 feet on single-story homes and 30 feet for two-story structures, home designs generally are more California styles, including Santa Barbara, Spanish, Carmel and Craftsman styles.

One home, a Craftsman, is now completed and on the market for \$2,689,000 four-bedroom, four-car garage home on over half an acre that backs onto open space.

City planners, in meeting demands from Happy Valley property owners down below the Mariposa Ranch slopes, have decided again allowing the taller Mediterranean and French Tudor styles found in Ruby Hill and along the Vineyard Corridor.

Most homes already built, under construction or planned are costing owners about \$250 per square foot, which provides a

marble entryway, granite countertops, hardwood floors in the kitchen and family rooms, crown molding, custom tile treatment in the baths, a three-car garage, front yard landscaping, and fencing.

"Another big attraction to living here is that your home is surrounded by public land," Manning said. "My wife Jane and I frequently walk out our door and hike along these beautiful trails with a spectacular view of Mount Diablo and the valley below.

An added plus is that there's no homeowners association in Mariposa Ranch or any need for one. Except for the property they own, owners can expect the city to maintain the golf course and other public lands around them.

Manning expects the 10 remaining lots to sell by year's end.

Jane and Roger Manning raised their three sons in the home that now is on the Callippe course. The boys, Roger Jr., Chris and Tim, all graduates of Amador Valley High School, live out of town and have careers in the music and recording industry. Tim lives in Truckee, where he is the chief cinematographer and filmmaker for Burton Snowboards; Chris lives in San Rafael and is a sound and recording engineer; Roger Jr. lives in Southern California where he works for Sony and other production companies, including working on the music for Bill Murray's "Lost in Translation" movie.

The young men also are remembered for their popular rock group called Jellyfish during the years they were at Amador.

"Jane and I work on real estate," Manning said. "We're not musicians. But music fills the air at our house and along Clubhouse Drive at Christmastime when the kids come home for the holiday."

That's another plus for new homeowners in Mariposa Ranch. ■

2774 Huff Drive, Pleasanton



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Gorgeous Home

Built in 1996, 5 bedrooms+loft (the 5th bedroom used as retreat), 3 full bathrooms, 1 bedroom + 1 bath downstairs, 2492 sqft living area. Hardwood floors. Gourmet kitchen with island and maple cabinets. Master suite w/stall shower and jet tub. Walking distance to the Mohr elementary school. Many more, a must see! Offered at \$979,000.

Beautiful One-Story Home

Located at the Broadmoor neighborhood! 3 bedrooms, 2 baths, 1590 sqft, with a detached bonus unit w/ bath for guest stay and private entrance. Inside laundry room, new vanities. Formal living room with fireplace; dining area. Hardwood, pergo and tile floors. Long galley style kitchen w/ eat-in nook, bay window, oak cabinets. New interior paint. Open and bright with dual pane windows. Spacious backyard with barbeque grill. Walking distance to great elementary school & preschool. Offered at \$599,888!

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OPEN SUNDAY 1-4



6740 Melody Ct., Pleasanton
Offered at \$619,000

Lovely 3 bedroom, 2 bathroom home in Val Vista with almost 1400 sq. ft. of living space. This home offers updated bathrooms, spacious and bright floorplan and large backyard, all on a court location. You do not want to miss this one. Visit www.EastBayDreamHomes.com for additional information.

OPEN SUNDAY 1-4



630 Merlot Ct., Pleasanton
Offered at \$849,000

Enjoy your summer by the pool in this lovely backyard. This home boasts 4 bedrooms plus a bonus room. It is almost 2100 sq. ft. and has so many upgrades including a fabulous kitchen including granite counters, cherry cabinets, stainless appliances and a breakfast bar. Other upgrades include ceiling fans in the bedrooms, custom window coverings, hardwood flooring, newer dual pane windows, new furnace, newer stair banister and upgraded light fixtures. The list goes on!



3134 Half Dome Dr., Pleasanton
Offered at \$720,000

Wonderful 3 bedroom + loft, 2.5 bathroom home in Shadow Cliff. The list of upgrades is long and includes: granite counters and stainless appliances in kitchen, ceiling fans in all bedrooms, upgraded light fixtures, custom window coverings, loft with built-in desk and an added laundry room in the garage.



3343 Monaghan Street, Dublin
Offered at \$540,000

Absolutely beautiful 2 bedroom, 2 bathroom townhome in The Courtyards. This home offers 1290 sq. ft. of living space, an attached two car tandem garage and a very long list of upgrades. Visit www.3343Monaghan.com for additional information.



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3280 Saratoga Court, Livermore Open Friday 12-3, Sat and Sun 1-4

Sweeping Vineyard Views from virtually every room in this highly-upgraded, 5,200 sq. ft. home including 700 sq. ft. guest house with full kitchen and bath. Situated at the end of the court on a professionally-landscaped, 16,000 sq. ft. premium lot with pool/spa, and outdoor kitchen. 5 bed, 5.5 bath including guest house, plus chef's kitchen, formal office, bonus/game room, and loft. Walk to Wente Golf Course/Restaurant, enjoy beautiful sunsets or stroll the many miles of trails nearby. Truly, too many stunning upgrades to list - come see for yourself! **\$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

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**

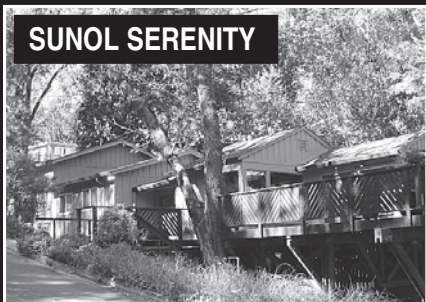
Two Downtown Pleasanton Homes on Historic 2nd Street.

Not on MLS—call for more information.

MIKE CAREY, Broker

cell: 925.963.0569 office 925.846.0506

SUNOL SERENITY



12067 Ruth Glen, Sunol

- 3 bed/2 updated ba
- 2 car garage
- Amazing decking
- Outstanding views
- Community pool/club
- \$820,000**

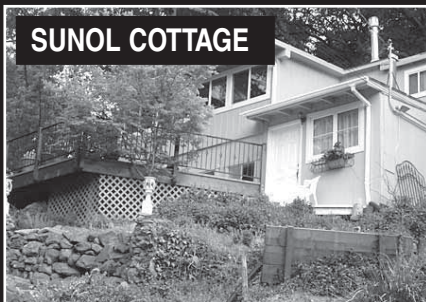
TROPICAL PARADISE



5009 Erica Way, Livermore

3 bed/2 bath with approx 1850+ sq footage & 8214 sq foot lot amazing pool with waterfall & spa
\$779,888

SUNOL COTTAGE



2473 Kilcare Rd

2/bed 1 bath + finished basement
Community pool/club
\$599,000

LOCATION, LOCATION



1542 Peridot Drive, Livermore

- 5 bed/3ba
- Immaculate landscaping
- Large side yards
- Great park across the street
- \$719,999**

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6324 INSPIRATION TERRACE

PENDING



In Serenity .84 acre lot overlooking Callippe Golf Course. Private road to lot overlooking Pleasanton and hill side. **\$1,250,000**

4070 STANLEY BLVD.

AVAILABLE



In Downtown Pleasanton, 2 lots with the ability to merge into one. Backs to the Arroyo Del Valle with a 2 bedroom home built in 1908, indoor laundry and a full Basement. total lot .30acre. **\$1,200,000**

3707 WHITWORTH DR.

AVAILABLE



Cottages at Dublin Ranch. 2bd/2ba, 1320+/-sf. **No stairs single level**, attached garage. Luxury condo with granite slab counters in the kitchen, dining room, open floor plan, walk in closets, indoor laundry room & decorator touches throughout. **\$579,000**

8015 MOUNTAIN VIEW DRIVE

JUST LISTED



In Canyon Meadows. 1bd/1ba, 790sf. Single level, open floor plan with fireplace, walk in closet with organizers. Windows face open green belt area, with views of the ridge from patio. **\$375,000**

PLEASANTON MEADOWS

COMING SOON!



In Pleasanton Meadows. 4 bd/3ba, 1,941sf. Tri-level home, updated with dual pane windows, laminate wood style flooring throughout, indoor laundry, 1 Bedroom and bath downstairs. With a pool and covered patio area. **\$820,000**

5036 CAMINO ALTA MIRA

COMING SOON!



In Castro Valley. 5bd/3ba, 2,741sf. 2 story with a formal dining room, library, family room with rock fireplace, spacious kitchen with eat in area and In-Law set up. Close to Proctor elementary school. **Mid \$800's**

7548 DRIFTWOOD WAY

SOLD!



In Highland Oaks. 3bd/2ba, 1,255sf. Brazilian Cherry Hardwood Flooring throughout, Updated kitchen with tile counters, recessed lighting in all rooms. New windows, updated baths, close to elementary school, 580/680 freeway. **\$690,000**



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28869 Bailey Ranch Rd., Hayward

This immaculate home is upgraded to perfection and feels brand new. The rear yard is perfectly appointed for entertaining with built-in barbeque and unbelievable views of the Bay including two bridges and the city of San Francisco. 5 bedrooms, 3 baths, 3468+/- sq. ft. Custom touches throughout.

Offered at \$1,500,000



539 Bonita Ave., Pleasanton

Charming home on 8000+/- sq. ft. lot is gardener's delight. Single story 1249+/- sq. ft. home with 3 bedrooms, 2 baths. Hardwood floor throughout, updated kitchen, bathrooms and windows. Quiet location in Pleasanton Heights is walking distance to downtown Pleasanton.

Offered at \$749,950



205 Ashley Circle, Danville

All you have to do is move in to this immaculate 2 bedroom, 2 bath townhome updated from top to bottom. One car attached garage. Great location in complex, walking distance to downtown Danville.

Offered at \$489,000

1438 Groth Circle, Pleasanton

Indulge Yourself. Every conceivable luxury is included. Beautifully remodeled "Hampton" model in Danbury Park. Best Location in complex right across from park. Maple cabinets, granite countertops, travertine floors. 2 bedroom, 3 bath, 2 car garage, 1609+/- sq. ft.



Offered at \$674,950

3577 Little Valley Rd., Sunol

This breathtaking English Tudor Estate on 3.5 +/- acres is the perfect setting for a wine country lifestyle with plenty of room to plant your own vineyard. 5 Bedroom, 5 full baths and 2 half baths, 7000+/- sq. feet. Countless amenities and an ideal floor plan. Bonus room, exercise room, wine cellar, office/library off master bedroom suite. Expansive slate walkways and patios lead to pool and panoramic views.



Offered at \$3,100,000



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& ASSOCIATES

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REALTORS

Home sale of the week



4444 First Street – \$1,170,000

This vintage 1910 downtown Pleasanton home has 4 bedrooms and 2.5 baths in approximately 1900 square feet. Sold by Mike Carey, Investment Real Estate Company.

Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 17	Total sales reported: 8	Total sales reported: 32	Total sales reported: 35
Lowest sale reported: \$410,000	Lowest sale reported: \$495,000	Lowest sale reported: \$335,000	Lowest sale reported: \$324,000
Highest sale reported: \$2,450,000	Highest sale reported: \$1,132,500	Highest sale reported: \$1,300,000	Highest sale reported: \$1,115,000
Average sales reported: \$987,882	Average sales reported: \$706,125	Average sales reported: \$651,234	Average sales reported: \$698,986

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Home Sales

This week's data represents homes sold during February 2007

Pleasanton

3569 Ballantyne Drive R. Sackett to J. & J. Lobao for \$865,000
676 Concord Place A. Brun to H. Lo for \$410,000
6127 Corte Trancas M. Wetter to M. Ku for \$664,000
5274 Crestline Way P. Wirick to H. & J. Scherer for \$630,000
217 Del Valle Court R. Conner to A. Parikh for \$734,000
4619 Helpert Court Thorp Trust to R. Ventura for \$650,000
1467 Irongate Drive Ponderosa Homes to S. & M. Bhat for \$1,439,500
1710 Orchard Way Dobronte Trust to B. & G. Langham for \$750,000
4157 Parma Court D. Wen to S. & A. Reddi for \$2,450,000
5041 Porta Rossa Circle M. Chattopadhyia to L. & M. Eastburn for \$638,500
1308 Rhone Place Centex Homes to C. Palmer for \$1,675,500
1316 Rhone Place Centex Homes to Chipman Trust for \$1,644,500
323 Rose Avenue G. Dankwardt to E. Krueger for \$680,000
4481 Seminole Way Holroyd Trust to C. & T. Delk for \$445,000
4048 Sherry Court W. Biggs to J. Miller for \$825,000
1331 Stone Canyon Court Ponderosa Homes to N. & S. Gottiparthi for \$1,474,000
527 Tannet Court K. & L. Gary to C. & K. Croddy for \$819,000

Dublin

5152 Bridgton Court R. & E. Hudson to J. Rocha for \$669,000
4556 Central Parkway #10 M. Allen to T. Gray for \$513,000
3385 Dublin Boulevard #114 Toll Dublin Limited to A. Vovk for \$537,000
3275 Dublin Boulevard #412 R. Jaco to S. Park for \$495,000
7421 Oxford Circle Sevier Trust to C. Chojnacki for \$521,000
4191 Preciado Drive L. Reeves to T. Mitchell for \$885,000
3292 Ridgefield Way Pulte Homes to V. & J. Reyes for \$1,132,500
3822 Silvera Ranch Drive Pfeiffer Ranch Investors to C. & S. Tsui for \$896,500

Livermore

1956 5th Street R. Robles to J. Tweed for \$655,000
490 Andrews Street R. Brathwaite to J. & S. Francis for \$495,000
1186 Aster Lane J. Elam to E. Mendoza for \$510,000
1908 Banyon Common J. & B. Loggy to W. Massung for \$600,000

2628 Calistoga Court A. Bernal-Larson to B. McRae for \$1,050,000
1110 Carrara Court W. & C. Massung to A. Woodrum for \$1,029,000
4022 Compton Court Ruehlow Trust to S. Melton for \$507,000
1921 Depot Drive #109 Signature at Station Square to B. Ghoddousi for \$647,000
425 Estates Street Dyer Trust to T. Kraftician for \$505,000
1361 Flanders Way Lafreniere Trust to E. Dunn for \$725,000
6496 Forget Me Not V. Ellsworth to T. Cartlidge for \$460,000
2169 Gabriella Lane South Livermore Development to A. Gambhir for \$1,300,000
153 Gillette Place #112 Signature at Station Square to A. & M. Grayson for \$658,000
1306 Hudson Way A. & N. Burns to D. & M. Sanchez for \$695,000
385 Lee Avenue Murphy Trust to B. Gilbert for \$530,000
944 Lisbon Avenue R. Knott to S. Reynosa for \$579,000
1707 Locust Street Buchheit Trust to S. Eveleth for \$335,000
1721 Locust Street Buchheit Trust to S. Eveleth for \$335,000
3812 Madeira Way E. Giorfino to J. McGaughey for \$478,000
2018 Mars Road L. & B. Firl to J. & T. Lindstrom for \$617,500
727 Mayview Way K. & K. Rodrigues to C. Nethercott for \$624,000
330 Michell Court M. Payette to L. Vanhorn for \$540,000
552 Olivina Avenue F. Franco to J. Correa for \$582,000
6488 Owl Way E. & M. Mones to S. Grady for \$699,000
943 Padua Way A. Sethuraman to J. & J. Marasco for \$1,030,000
1390 Peachtree Common K. Vu to J. Stout for \$420,000
1898 Peary Way J. Winchester to J. Stewart for \$469,000
1324 Pegan Common Freeman Trust to L. Reynolds for \$1,075,000
5110 Peony Drive Andersohn Trust to A. Wehbe for \$500,000
911 Venus Way M. & J. Valkema to T. & K. McPherson for \$740,000
1703 Verdite Street M. & C. Smith to M. Haynes-Watts for \$925,000
3912 Yale Way Garrett Trust to L. Albertalli for \$525,000

San Ramon

9085 Alcosta Boulevard #366 A. & J. Songey to K. Krawesky for \$324,000
1755 Blakesley Drive Y. Lin to I. Ip for \$845,000
440 Bollinger Canyon Lane #199 Siena Hills Limited to D. Hayes for \$460,000
745 Bridge Creek Drive W. & T. Schumann to R. & C. Barcelona for \$889,000
343 Brower Court J. & M. Cheung to T. & S. Kapur for \$905,000

1779 Campanula Drive J. & G. Lee to V. Mallajosyula for \$1,085,000
1115 Canyon Hills Road D. & S. Nix to F. Gill for \$900,500
2010 Canyon Woods Drive #C Y. Ahmady to M. Fiedler for \$520,000
6072 Dalton Way V. & J. Reddy to R. Lamela for \$805,000
1204 Destiny Lane A. Bagonis to A. Gilroy for \$598,000
2734 Dos Rios Drive Decker Trust to A. & J. Bertolero for \$811,500
232 Eastridge Drive Pacifica 235 East Ridge to F. Fregoso for \$417,000
320 Eastridge Drive Pacifica 235 East Ridge to F. Fregoso for \$417,000
369 Eastridge Drive Pacifica 235 East Ridge to M. & V. Ravishankar for \$465,000
43 Elmwood Drive J. & T. Kallal to M. Juras for \$700,000
2851 Enfield Street Brookfield Saville to S. Chanthapak for \$812,000
572 Fallen Leaf Circle G. & M. Tremper to N. Searls for \$818,000
704 Fountainhead Court L. Dowdle to C. & I. McGinley for \$637,000
7062 Honeycastle Drive Shapell Industries to N. Mulchandani for \$1,115,000
7068 Honeycastle Drive Shapell Industries to R. & S. Wong for \$1,113,500
7526 Imperata Lane A. Yusuf to K. Bae for \$651,000
138 Jasper Hill Court M. Cardanini to K. Frye for \$950,000
2210 Joree Lane A. Merrill to H. Richards for \$560,000
2016 Maidenhair Way D. & J. Sill to Z. Huang for \$800,000
2111 Maidenhair Way Shapell Homes to J. Chen for \$755,000
500 Montrose Court Lennar Homes to C. Roberts for \$807,000
506 Montrose Court Lennar Homes to M. Seraji for \$891,000
309 Norris Canyon Terrace P. Nguyen to K. Estep for \$415,000
125 Reflections Drive #13 San Ramon Reflections to C. Garrett for \$420,000
105 Reflections Drive #25 San Ramon Reflections to T. Silas for \$355,000
131 Shadowhill Circle E. Becker to H. & A. Leny for \$720,000
441 South Clovercrest Lane D. Buonaccorsi to M. Homayonpour for \$670,000
208 Tangerine Court Hrasok Trust to Bain Trust for \$470,000
41 Terraced Hills Circle D. & J. Bentley to B. & M. Bigos for \$705,000
6185 Yardley Lane Centex Homes to H. Kerns for \$658,000

Gorgeous Home with Separate In-Law Unit!

Use as an In-law unit or rent for \$1350 a month!

Pleasanton Best Value at \$1,124,888

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& Sun 1-4**



1365 Whispering Oak Way, Pleasanton

Immaculately maintained newer home with Quality upgrades throughout! 3bed-rooms plus office, 2 1/2 baths, plus 1 bedroom 1 bath in-law unit, with a 3 car garage! Total square footage approx 3,400 square foot in sought after location in Pleasanton near downtown with easy freeway access. Truly flexible, sophisticated living. *Call Melisa for more information ~ Your Pleasanton Resident Realtor*

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Stocking Realty proudly presents....



9104 Longview Dr. – Pleasanton
Nestled in the Pleasanton foothills adjoining the Augustine Bernal region park this exquisite custom home offers serenity, privacy and breathtaking panoramic views. 6 BR 6+ BA, 1 acre of lush mature landscaping! Inlaw set up, 2 oversized garages plus room for 10 cars to park, RV/Boat storage and more! **Offered at \$2,299,950**

1153 Riesling Circle, Livermore

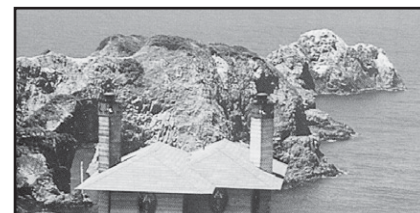
Dramatic custom in desirable Southside location. 5 BR, 2.5 BA, nice BR downstairs has huge double door closets. Top of the line 2x6 construction energy efficient with additional insulation. Beautifully decorated throughout with custom window treatments. Oak flooring with matching oak banister, upgraded neutral cabinetry, phone and computer ready-perfect for the home business or creative hobbyist. **Offered at \$929,950**

Greenwood Pier Inn

Unsurpassed views. Located atop an ocean bluff with myriad rock formation along the shore in a once-thriving lumber own called Elk, our garden-by-the-edge-of-the-sea grows flowers for your room. From the decks, from the windows, you watch the whales, the seals, the gulls, the fog, the ocean sunsets **Call Gerarda for further details.**

2342 Peregrine St - Livermore

4 Bedrooms - 3 Baths in Main Home – Plus Guest Home/In-Law Unit Featuring It's Own Living Room, Kitchen, Bedroom & Bath -3,544 sq. ft. Gourmet Kitchen Features Granite Counters, Cherry Wood Cabinetry, Top Of The Line Kitchen Aide Stainless Steel Appliances, Dual Convection Ovens, 6 Burner Gas Range & Center Island Home Theater System With Blackout Shades in Family Room Spacious Master Bedroom with Huge Walk-in Closet Large 9000 Sq Ft Lot with Covered Patio **Offered at \$1,070,000**



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197 FRANSICAN DRIVE, DANVILLE

4 bedrooms/3 baths, 2,500 sq. ft.

Large Lot, Light & Bright

1 Bedroom & 1 Bath Downstairs

Great Location! **Price \$1,045,000**



5256 BRISTOL PLACE, NEWARK

4 bedrooms/2 baths, 1,707 sq. ft.

New Hot Tub, In-Ground Pool, Dual Pane Windows,
Built-in Entertainment Cabinets, Wilson Art Laminate
Flooring! **Price \$765,000**

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Coming Soon Pleasanton!..
“Country” model in Birdland,
4bdrm/2ba, 1900+/-sf, 7,100 +/- lot



248 Scherman Way Livermore
Charming 4bd/2ba ranch home 1540+/-sf, 7800+/-lot



Coming Soon Pleasanton!....
Lovely 4bd/3ba home in
the Gates! 2050+/-sf, 7570+/-lot



**5725 San Carlos,
Pleasanton**
3+bdrm/3bath, 2650+/-sf,
8960+/-sf lot **\$799,950**



Coming Soon Pleasanton!....
“Monterey” model in Birdland, 4bdrm/2.5ba, 2024+/-sf, 6760+/-sf lot. Maple and granite
kitchen, marble baths, Mahogany front door, New windows, hardwood flooring, paint and
landscaping **\$ 929,000**



7495 Alder Ct., Pleasanton
Oak Hills neighborhood, 4bdrm/
2.5ba, 2550+/-sf, 5900+/-sf lot,
park and pool. **\$829,000**



4483 Shearwater
“Country” model in Birdland 4bd/2ba
1940sf 6700sf lot **\$885,000**



1613 Orchard Way, Pleasanton
“Country” model 4bdrm/2ba,
1900+/-sf, 6500+/-sf lot. **\$809,000**



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Bridle Creek

Open Sun 1-4



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

Open Sat 1-4



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



PLEASANTON 900 Main Street



Douglas Buenz

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5083 Muirwood Dr. Elegant 4 BR, 2 1/2 BTH, updated granite kitchen, 3 car gar. \$1,079,000



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



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



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



181 Wild Flower Lane Close to Downtown. 4 BR, 3 BTH home with cherry & granite kitchen. \$799,000



Single Story 4 BR, 2 BTH on approx 1/4 acre cul-de-sac lot. \$779,000.



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

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Salutes the Following Agents Who Qualified for the Bay East Association 2006 Achievement Awards



PINNACLE AWARD *(50+ Units or 30+ Million Dollars)*
Blaise Lofland*

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(30-49 Units or 11-30 Million Dollars)

Doug Buenz
Roy Dronkers
Rosemary V. Dutra*
Mark Lafferty*
Uwe Maercz
Tim McGuire*
Kim Ott*
Linda Traurig*

MASTERS AWARD *(17-29 Units or 6-11 Million Dollars)*

Emily Barraclough
Julie Rae Davis
Mary Jane Deering*
Kat Gaskins
Jo Ann Luisi*
Jennifer Malakoff*
Sally Martin*
Kris Moxley
Maureen Nokes
Stasia Poiesz
Marta Riedy
Brad Slabaugh*
Susie Steele

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Elisabeth Santos
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*Applied and Received Award

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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!

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.

KIM OTT BY APPOINTMENT



DUBLIN \$1,999,988
Don't miss this distinctive four years young Pinnacle Ranch beauty! This spacious 5bd/5ba, 5300+/-sf of living space sits on 10,625+/-sf manicured lot.

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 OPEN SUNDAY 1-4



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. 576 Sycamore Creek Way

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: 2 bedroom/1 bath main house built in 1908 with a full basement. Other home built in 1920. Property backs to Creek.

DEBORAH CATTANEO OPEN SUNDAY 1-4



PLEASANTON \$1,140,000
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. 3144 Joanne Circle

DOUGLAS BUENZ OPEN SUNDAY 1-4



PLEASANTON \$1,075,000
Gorgeous 4 bedroom, 2 1/2 bath home, 2575+/-sf, with granite kitchen, newer carpeting, private yard, and 3 car garage. 5083 Muirwood Dr

LINDA TRAUIG BY APPOINTMENT



PLEASANTON \$1,000,000
Beautiful 4bd/2.5ba home, recently remodeled kitchen has Cherry cabinets/floor. Decorator touches. FR has stone fireplace. Patio covered side yard. Deck.

TIM MCGUIRE OPEN SAT & SUN 1-4



PLEASANTON \$915,000
Magnificent "Monterey" model in beautiful "Birdland" 4bd/2.5ba, 2050+/-sf, 6760+/-sf lot. Extensively renovated with hardwood flooring, granite counters, & new windows. 2423 Crestline Road

DOUGLAS BUENZ OPEN SUNDAY 1-4



PLEASANTON \$799,000
Sparkling 4bd, 3ba home with remodeled gourmet cherry and granite kitchen on quiet street close to downtown Pleasanton! 1990+/-sf. 181 Wild Flower Lane

DOUGLAS BUENZ BY APPOINTMENT



PLEASANTON \$699,000
Gorgeous single story featuring 3 bedrooms plus dining room/den/office, 2 baths, granite kitchen, hardwood floors, dual-pane windows, newer roof, and a private 9200+/-sf lot with spa and BBQ.

KRIS MOXLEY OPEN SUNDAY 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

KRIS MOXLEY BY APPOINTMENT



PLEASANTON \$375,000
1bd/1ba, 790+/-sf. Single level with updated kitchen, laundry room, patio, gas fireplace, walk in closet with organizers. Windows in room face open area, views of ridge.

BARRACLOUGH & DAVIS OPEN SAT 1-4



PLEASANTON \$369,000
2 bedroom, 2 bath condo near downtown Pleasanton. 1029+/-sf of living space. This roomy condo has newer carpet and doors, ceiling fans and recessed lighting. 3399 Norton Way

HOMETOWN **GMAC** Real Estate

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PLEASANTON



SPECTACULAR 4BD/4½BA, fully upgraded new custom home, sits on over ½ acre, fabulous views of valley, hills & sunsets over the golf course

925.426.3800 \$2,689,000

PLEASANTON



ENTERTAINER'S DELIGHT 4BD/3½BA, coffered ceilings, hardwood floors, library plus theater/bonus room, backyard oasis, so much to see

925.426.3880 \$2,150,000

DUBLIN



BREATHTAKING VIEWS 5BD/5½BA, over \$450K in upgrades & landscaping, gorgeous cherry cabinetry, every built-in imaginable, a must see

925.426.3880 \$2,125,000

PLEASANTON



EXCELLENT COURT LOCATION 5BD/3½BA, very open & bright floorplan, terrific yard, very private, expanded family room, bonus room and office

925.426.3800 \$1,795,000

DUBLIN



VIEWS FROM EVERY WINDOW 4BD/3BA, hardwood floors, new carpeting, plantation shutters, bonus room, professional landscaping

925.426.3880 \$1,260,000

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 \$998,500

PLEASANTON



PRIME CUL-DE-SAC LOCATION 4BD/2½BA, open, bright, remodeled kitchen with granite, hardwood floors, remodeled bathrooms, and more

925.426.3800 \$865,000

DUBLIN



CHARMING PONDEROSA HOME 3BD/2½BA, dramatic entry with hardwood floors, large master, garden window in kitchen, large backyard

925.426.3880 \$775,000

PLEASANTON



JUST CHECK OUT THE VIEWS LOT, only 4 homes on the court, grand views of Mt. Diablo, adjacent to regional park, bike or walk to vineyards

925.426.3800 \$729,000

CONCORD



ROOMY RANCH - FLAG LOT 4BD/2BA, 1 story, large lot, rv side access, den, remodeled kitchen, air conditioning

925.426.3800 \$695,500

LIVERMORE



LARGE SPACIOUS HOME 3BD/2BA, dual paned windows, hardwood floors, new carpet in family and living rooms, large lot with swimming pool

925.426.3880 \$668,000

LIVERMORE



FULLY REMODELED 4BD/2BA, slab granite counters, tumbled stone back splash, new appliances & maple cabinets, 6 panel doors, crown moulding and more

925.443.7000 \$659,000

PLEASANTON



WALK TO DOWNTOWN 3BD/2BA, new tile fireplace with mantel, gorgeous wood cabinets and upgraded hardware, both bathrooms redone

925.426.3880 \$625,950

SAN RAMON



LIGHT AND BRIGHT 3BD/2BA, dual pane windows, large open kitchen, indoor laundry, light and bright, nice size front and back yards

925.426.3880 \$605,000

LIVERMORE



CHARMING SINGLE FAMILY HOME 3BD/2½BA, designer faux paint, upgraded hardwood floors, volume ceilings, fireplace with new tile

925.426.3880 \$599,000

LIVERMORE



YOU'LL FEEL RIGHT AT HOME 3BD/1BA, refinished hardwood floors, dual paned windows, 6 panel doors, updated kitchen and baths, newer roof

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