

It's 'tee' time, but leave the crumpets at home



Golf's popularity grows with women

by Rebecca Guyon

Courtesy Fore Women Golf Association

Shelley Baggett putts in the Big Break Fore Women tournament sponsored by the Fore Women Golf Association.

There's a reason people once believed the word golf stood as an acronym for "Gentlemen Only, Ladies Forbidden." For years, even as women made inroads in other sports, golf was still off limits. But in the past few years all that has changed with the increasing popularity of the Ladies Professional Golf Association and the rise of young women powerhouses like local celebrity Paula Creamer. Women are no longer an anomaly on the golf course, especially here in Pleasanton where there are four courses in the area, not to mention the many courses only a short drive away.

"Golf courses are understanding a whole new market of women who are more physically inclined," said Judy Buti Dunton, president of the Fore Women Golf Association, an associate club of the Northern California Golf Association.

Dunton said with the proliferation of golf stars like Paula Creamer, women are looking to take more golf clinics.

The club started in 1996 at a pro shop in San Ramon with 30 inaugural members and since that time has grown to 261 with members from Pleasanton, San Ramon, Livermore, Dublin and beyond. In fact, the largest growing segment of Fore Women is its Emerging Golfers Group—nicknamed the Eggs—of which there are 62 members this year, Dunton said.

With the growing interest, many golf courses offer women's-only golf lessons and clinics. Roger Whincup, executive director of First Tee of the Tri-Valley at the Pleasanton Fairways, said the facility began offering

women-only golf clinics eight years ago and over the years more than 200 women have participated. Women are drawn to the sport for many of the same reasons as men, enjoying the combination of physical activity and mental focus, for example. But there are also business reasons for picking up the sport, Dunton said.

"More women are in business and they realize it isn't a man's world only," Dunton said. "It's good to have something that equalizes in business and pleasure."

Younger women are also getting into the sport as schools are offering more extensive golf programs for girls. Even five years ago most high schools did not have a separate girls team or, if they did, there were only three or four girls

on it, said Clark Fuller, coach of the Amador Valley High School girls golf team. Now, Amador has a steady stream of 10 girls on the team and Foothill High School has 14 girls on its golf team. Foothill girls golf coach Angelo Scavone agreed that the creation of strong golf programs in schools has been a major factor in getting girls into the sport.

"I think it's been harder for girls because there haven't been many good programs for

women," Scavone said. "We just started girls golf 10 years ago, but we've had boys golf since forever, so if a girl wanted to play she'd have had to play on the boys team. When we started offering a girls team that helped the popularity."

When Pleasanton resident and former LPGA player Dana Dorman picked up golf in high school, she was not only the only girl on her team, but the only girl in the entire league.

"It was challenging, but also rewarding when you have obstacles in front of you to know that you can overcome them," Dorman said. "The opportunities that the girls have now weren't available when I was playing junior golf, so I've been trying to pave the road a little bit and make it easier for them."

Since retiring from the golf circuit, Dorman has worked as the site director for Pleasanton's LPGA-USGA (United States Golf Association) girls golf club. The club works to teach girls the sport in a non-competitive environment. Dorman started the Tri-Valley chapter in 2002, wanting to give back to the community, and it has grown every year, now claiming 100 girls as members. Fuller said Dorman's promotion of the sport and work through the LPGA-USGA has been one of the single motivating factors increasing the sports popularity with young girls in the Tri-Valley.

Joi Pentin, 15, certainly has shown that girls can make it on the golf course. Pentin has become a rising name on the local circuit, competing not only on the Amador golf team, but also in national competitions such as the U.S. Kid's World Championship and the Junior World Championship. She started playing with her father when she was 4 years old and in middle school joined the school golf team as the only girl on the team. Since that time, Pentin said she sees a lot of younger girls taking an interest in the sport.



Courtesy Clark Fuller

Paula Creamer (left) meets with members of the Amador Valley High School girls golf team.

Foothill 2007 graduate and golfer Steffany Galbraith said she's been impressed with the younger girls joining the team.

"It seems now all the good players are younger players—they're better than all the seniors," Galbraith said.

Part of the draw to golf is the ability to perform as an individual while still being in a social atmosphere, Scavone said.

"The fun thing about golf is that you're in a social atmosphere, but competing against yourself," Scavone said. "If you love it or have a passion, you can be as good as you want to be, and that's what girls are figuring out. It's a great way to spend time with other people and develop a sport you can play for the rest of your life."

Dunton agreed, saying the satisfaction of hitting the ball or the joy of being surrounded by the beautiful golf course scenery are huge draws, but at the end of the day the relationships formed on the golf course are what makes it so much fun.

"I'm a widow and when my husband passed away, I skied and played tennis, but then my girlfriends suggested I take up golf and I ended up making so many relationships with ladies that I can count on; it reaches more than golf," Dunton said. ■

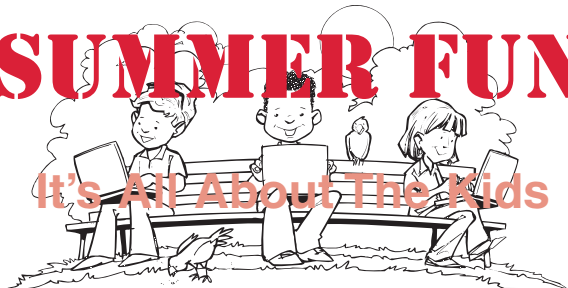


Courtesy Fore Women Golf Association

Fore Women Golf Association members (L-R) Kay Middleton, Nancy McBride, past president Edie Hartman and Elizabeth Parker look over their scores during a Past President's Invitational tournament at the Brentwood Golf Course.

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## Now Showing

### Nancy Drew



**Rated: PG for mild violence, thematic elements and brief language.**  
1 hour, 30 minutes.

Regardless of the revisions Nancy Drew has undergone since debuting in the 1930s, the plucky teen detective has always been associated with a good mystery story. But director Andrew Fleming ("The In-Laws" and "Dick") doesn't have a clue about successfully adapting this beloved franchise to the big screen. A sleuth kit couldn't help solve all the problems of this tedious production.

Emma Roberts (Nickelodeon's "Unfabulous") plays the title character with winsome charm. She's whip-smart, kind, fearless and filled with an insatiable curiosity. Unfortunately, the script by Fleming and co-writer Tiffany Paulsen transforms the amateur detective from a normal girl to a Sydney Bristow-like agent in the making. Her bomb-disposing and stunt-driving skills are more informed by "Alias" than by the printed pages of the series. Even local law enforcement officials remind us that Nancy's abilities are superior to those of their staff. Why worry about her safety?

The story takes Nancy and her attorney father (Tate Donovan) from their fictional hometown of River Heights to Los Angeles. Although the devoted daughter has allegedly sworn off the sleuthing business, the Drews have rented a dilapidated mansion that comes with a scary caretaker and a story: Former owner Dehelia Draycott (Laura

Harring), a famous movie star, died there under mysterious circumstances. Always resourceful, Nancy starts to investigate with the help of the Internet and housekeeper Hannah's tasty lemon bars and blondies.

Instead of building a suspenseful mystery, the narrative hits a snag spending so much time at Hollywood High. The mean girls (Daniella Monet and Kelly Vitz) bully Nancy, the new student garbed in old-fashioned penny loafers and clothes sewn from her late mother's patterns (Jeffrey Kurland's adorable retro designs). Enter Josh Flitter as 12-year-old

Corky, who develops a fast friendship with Nancy and steals the film from under her bookworm nose. A fireball of energy and fun, Flitter has the best lines and perfect comic timing. He makes wholesome teen heartthrob Ned Herriot (Max Theriot) look even more boring than he really is.

Oh, the mystery? Nancy explains every cliched

development immediately after the fact to make sure the audience gets it. Worse yet, the tale of a secret pregnancy and greedy showbiz types may not be the best subject matter for the PG crowd. Several scenes, including a cameo appearance by Bruce Willis, add nothing but more running time to the sluggish movie.

Similar to the books, the movie ends with news of Nancy's next case. Let's hope the sequel sticks to mystery instead of spending time on super-spy heroics and convincing everyone that a good-girl detective can be cool.

—Susan Tavernetti



## Ready to Rent

### Pan's Labyrinth

New Line Home Video DVD  
2 hours.  
Director: Guillermo del Toro

"Pan's Labyrinth" is the closest director Guillermo del Toro has ever gotten to marrying his graphic novel sensibilities with stark realism while still creating a movie that is both compelling and wondrous, but not pretentious. Del Toro is a director who has never really fulfilled his potential, choosing horror (1999's kind of creepy "Devil's Backbone" about a haunted orphanage) or fantasy (2004's "Hellboy" about a teenage demon trying to do right) as his mediums. Although he has shown plenty of talent in these films, nothing has been that spectacular. He is a director that you can appreciate in principal but never truly loose yourself to because there seems to be a certain underwhelming quality about his movies. However, "Pan's Labyrinth" is one that either shows the maturing of this director or is a talented fluke that comes once in a career. Nevertheless, it is an experience to be proud of.

Del Toro chooses to place the action during the savageness of the Spanish civil war. Eight-year-old Ofelia (Ivana Baquero) is journeying with her mother Carmen (Adriana Gil) to live with her stepfather, the brutal Captán Vidal (Sergi López), whose war with the rebels compiled with his monstrous ego has hardened him beyond the point of sanity. What also makes Vidal so volatile is the fact that Carmen is expecting and Vidal wants nothing more—"en moda masculina macha"—than a son to share in his glories. Also, while on the journey Ofelia discovers what she thinks may be a fairy but not the Disneyized nymph we are used to—it's a mantis-like creature that follows her to the camp where the captain awaits, menacing scar and all.

As fate would have it, the camp is situated just outside an ancient pagan stone labyrinth to complete the paranoid atmosphere. Rebels are

constantly attacking and the captain suspects there may be a few among his staff that may be helping them. It is in this heated atmosphere that Ofelia is again visited by the fairy that leads her through the primordial maze and down into an ancient chamber where a spooky figure greets her—a towering faun which informs Ofelia that she is a princess that needs to reclaim the glory of her throne in order to set things right in the world. In order to complete this, Ofelia must perform three tasks, all dangerous and all within the immediacy of her surroundings. She accepts but can only perform her deeds intermittently and with the always-present eyes of the captain beating down on her.

The theme of living with a new parent that turns out to be a monster reminds me of Ingmar Bergman's "Fanny and Alexander," a movie in which "Pan's Labyrinth" shares more than just a few similarities. Berman too employed suggested supernatural elements to plague his Alexander as with Ofelia and the notion of the wicked stepfather whose own spiritual blindness causes him to act out of controlling paranoia is one that is felt deeply in both movies. Special mention must also go to Doug Jones' performance as the faun and the eerie pale man, whose otherworldly movements behind David Martis and Jose Quetgás' makeup creates something so unique and sinister that it could only come straight from a child's nightmare.

—Joe Ramirez





John Western

Students take a bow after putting on "Julius Caesar" during a past Shakespeare Theatre Camp.

## You're a star!

### Summer theater camps abound in the Tri-Valley

Now that students have been out of school for more than a week, parents are already hearing their children's regular summer mantra: "I'm bored." But it doesn't have to be that way. For students interested in acting, theater and the arts, or for those who just want to learn something new, there are several theater camps in the Tri-Valley open to students of various ages or commitment levels.

The Pleasanton Playhouse, Pleasanton's own community theater, is hosting two camps during the summer with the first starting next Monday. Students will learn aspects of on-stage and backstage work from set design and costumes to staging and singing, just to name a few. Director John Baicchi and Music Director Martie Muldoon will lead the workshops. Both Baicchi and Muldoon have worked on several Pleasanton Playhouse productions, with Baicchi directing "Camelot," "The King and I" and "Bleacher Bums" and Muldoon performing in "South Pacific" and "Once Upon a Mattress." Muldoon also teaches music at Pleasanton elementary schools and directs the Playhouse's youth choir.

The junior session for students ages 7 to 12 runs June 25 to July 6 with performances July 6 and 7 and a closing cast party July 7. The senior session for students ages 13 to 17 runs July 9 through Aug. 3 with performances Aug. 3, 4 and 5 and a closing cast party Aug. 5. Tuition is \$275 for juniors, \$525 for seniors. All workshops take place at the Pleasanton Playhouse Studio Theater, 1048 Serpentine Lane, Ste. 309. Call 462-2121 or visit [www.pleasantonplayhouse.com](http://www.pleasantonplayhouse.com) for registration or more information.

For students who want to focus

on the classics, The San Francisco Shakespeare Festival is holding two summer Shakespeare camps at Harvest Park Middle School, 4900 Valley Ave. Each two-week session will include a series of performance-oriented workshops where children will learn about acting and improvisation, voice projection, Shakespearean language and set and costume design.

The first session for students ages 7 to 13 will be held from 9 a.m. to 3 p.m. July 23 to Aug. 3. The second session for students ages 12 to 18 will be 9 a.m. to 3 p.m. Aug. 6 to 17. Tuition is \$395 for both sessions. Aftercare is available for students ages 7 to 13 for \$125. Call (415) 558-0888 or visit [www.sfshakes.org](http://www.sfshakes.org) to register.

Pleasanton native and professional actor Shawn Ryan is hosting his regular Young Actors' Theatre Camp from June 24 to 29. A sleep-away camp held at Camp Loma Mar just outside of Half Moon Bay, the camp features intense classes for students who want to take their acting to the next level. Master classes will feature talks from actors Josh Peck of Nickelodeon's "Drake and Josh" and Deborah Wilson from Fox's "MADtv." Students can also sign up for the Hollywood Experience Camp happening July 19 to 22. The camp takes students to Hollywood where they will meet with professional actors, agents, casting directors and managers affiliated with shows such as "Scrubs," "Extras," "Veronica Mars" and "MADtv." Tuition is \$795 for the Young Actors' Theatre Camp and \$950 for the Hollywood Experience Camp. Financial aid is available. Call 858-3548 or visit [www.YoungActorsTheatreCamp.org](http://www.YoungActorsTheatreCamp.org) for registration or more information.

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—Rebecca Guyon



John Western

Students from a past Shakespeare camp perform a scene from "Richard III."

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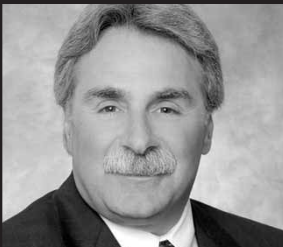
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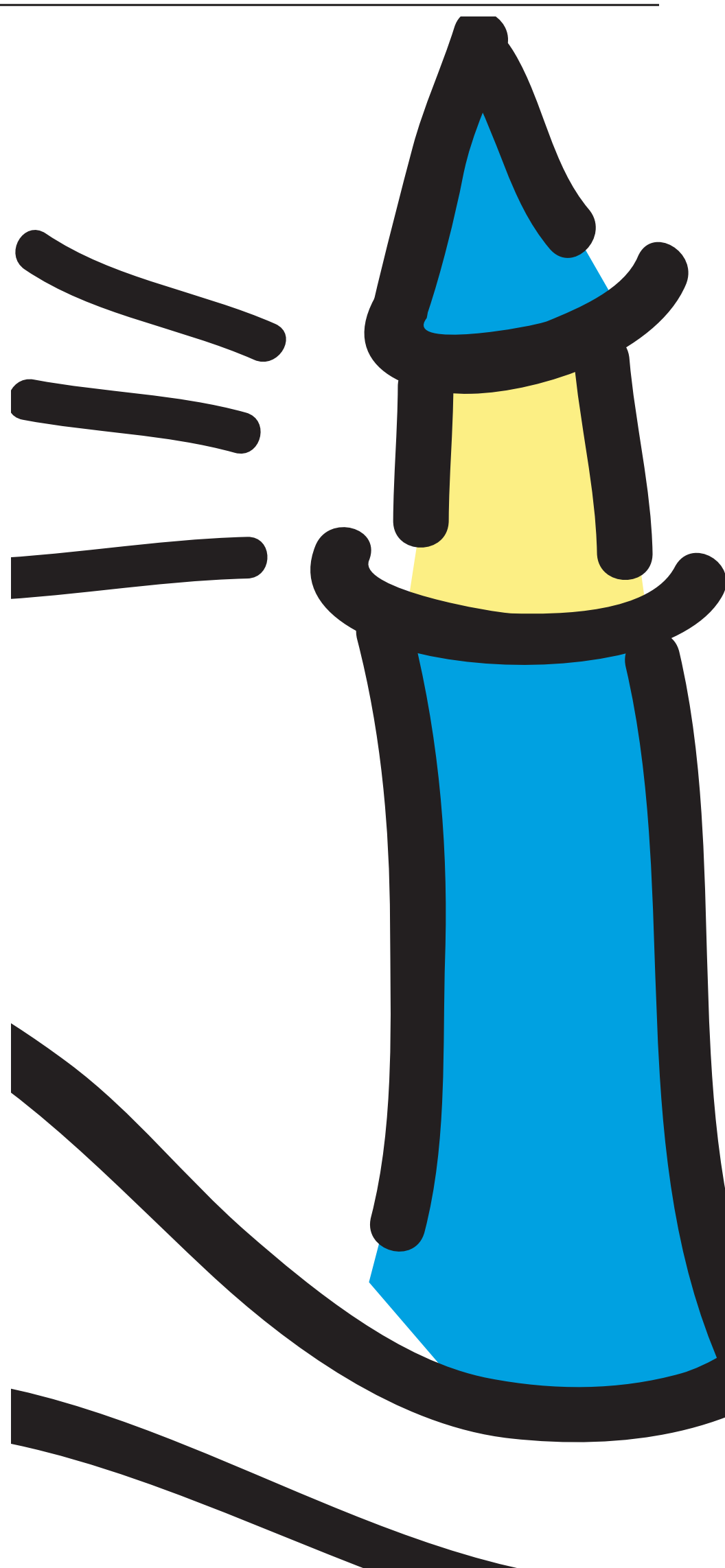
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# Real Estate

## Commercial investments expected to remain strong

NAR cites job growth, favorable interest rates for strong investor appetite

by Jeb Bing

Respectable job growth, improving fundamentals, favorable interest rates and limited speculative construction suggest strong investor appetite will continue in 2007, according to a commercial market update and forecast made at the National Association of Realtors' Midyear Legislative Meeting and Trade Expo.

According to a report by NAR spokesman Walter Molony, investment in commercial real estate rose 11 percent to a record \$306.8 billion in investment-grade transactions in 2006, with office buildings leading the way.

This year, as institutional investors continue to pour funds into commercial real estate, commercial lending volume is up and delinquencies remain relatively low.

Lawrence Yun, NAR senior economist, said fundamentals have firmed in most sectors.

"Over the past year, 2 million jobs have been created, and unemployment has been hovering at or below the 'natural rate' of about 5 percent, supporting the office sector in particular," he said. "The office market is the sector of choice, but growing international trade is strengthening the demand for warehouse and distribution facilities."

"With these positive fundamentals and strong spending so far this year, we expect the appetite for commercial investment to remain historically high in 2007," Yun added.

U.S. exports have been rising solidly, and business spending for building construction is rising at double-digit rates—boosted by record corporate profits. Much of the new commercial construction currently is build-to-suit, or with a lead tenant.

But Molony pointed out that on the downside, construction costs are rising due to global economic expansion and pressures on core inflation are worrisome. Retail demand is decelerating and the economy is slowing.

"Residential construction has become a drag on the economy, resulting in sub-par economic growth," Yun said. "Because commercial sectors follow the economy, commercial markets are in a process of normalizing."

The NAR forecast for major commercial sectors includes its analysis of quarterly data for various tracked metro areas. The sectors include the office, industrial, retail and multifamily markets. Metro data were provided by Torto Wheaton Research and Real Capital Analytics.

A record \$71 billion worth of office properties traded hands in the first quarter, with investors focusing on markets such as New York, Boston, Los Angeles and Chicago.

Net absorption of office space in 56 markets tracked, including the lease of new space coming on the market as well as space in existing properties, is lagging new completions and is projected at 70 million square feet between the second quarter of 2006 and the second quarter of this year. The total for 2007 is expected to be in the range of 20 to 25 million square feet.

Vacancy rates in most major markets continue to fall, but the overall rate is up nationally. The second quarter office vacancy rate should average 13.6 percent, up from 13.1 percent a year ago, and is expected to range

between 13.5 and 14.0 percent in the fourth quarter of 2007. Annual rent growth in the office sector is forecast at 3.0 to 3.5 percent in 2007.

In the industrial market, the NAR said that new state-of-the-art facilities are being built, increasing the availability of older structures in some markets. The West and Midwest are the most active for industrial property investment, with overall sales volume running 10 percent higher than the same time last year.

"The inventory-to-sales ratio in the retail sector is low, with a similar situation in wholesale inventory, so there is a need to restock," Yun explained. "That means there also is a need for more space. In addition, orders for durable goods have been rising."

Net absorption of industrial space in 54 markets tracked is expected to be 197 million square feet between the second quarter of 2006 and the second quarter of this year. The total for 2007 is likely in the range of 75 million to 80 million square feet.

Markets near major ports have the lowest vacancies, including Los Angeles, Long Beach and West Palm Beach, Fla., with vacancy rates of 5.0 percent or less, according to Molony. Industrial vacancy rates nationally are projected to drop to 9.8 percent in the second quarter from 10.3 percent in the same period in 2006, and forecast at 10.0 to 10.5 percent by the end of 2007. Annual rent growth will be 2.0 to 2.5 percent by the end of this year.

In the retail market, the NAR said decelerating retail sales are lessening the demand for space, and a negative savings rate is worrisome. That is the only sector experiencing significant vacancy rate increases and declining net rental rates, according to the association's Midyear forecast. Even so, investment volume rose 22 percent last year as retail portfolios changed hands.

Net absorption of retail space in 54 tracked markets is seen at 22 million square feet between the second quarter of 2006 and the second quarter of this year, while the total for 2007 will probably be in the range of 15 to 20 million square feet. Vacancy rates in the second quarter are estimated at 8.5 percent, up from 8.1 percent a year ago, and should be 7.5 to 8.0 percent by the fourth quarter of 2007. Rents are expected to rise an average of 1.0 to 1.5 percent by the end of the year.

NAR's study of the multifamily market—the apartment rental market—showed that it has benefited from the slowdown in home sales. Planned condo conversions are being returned to rentals, and conversions have essentially ended. Investor interest is waning, with multifamily transactions down 29 percent so far in 2007.

Migration trends are favoring warm-weather, low-tax states, including Florida, Arizona, Nevada, Georgia and North Carolina.

Multifamily net absorption is likely to total 229,000 units in 59 tracked metro areas between the second quarter of 2006 and the second quarter of this year, and total 210,000 to 215,000 in 2007. Vacancy rates are projected to rise to 5.7 percent in the second quarter from 4.6 percent a year ago, and will be in the range of 5.5 to 6.0 percent by the end of the year. Rents are forecast to rise 2.5 to 3.0 percent by the end of 2007. ■

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*San Ramon*



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# Home sale of the week



## 4466 2nd Street Pleasanton – \$1,739,000

One of a kind 150 year old vintage home on beautiful tree-lined 2nd Street. Sold, over asking price, by Mike Carey, Investment Real Estate.

## Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 12	Total sales reported: 14	Total sales reported: 19	Total sales reported: 29
Lowest sale reported: \$440,000	Lowest sale reported: \$390,000	Lowest sale reported: \$464,000	Lowest sale reported: \$325,000
Highest sale reported: \$1,385,000	Highest sale reported: \$1,205,000	Highest sale reported: \$1,388,000	Highest sale reported: \$1,515,000
Average sales reported: \$664,053	Average sales reported: \$635,679	Average sales reported: \$664,053	Average sales reported: \$756,862

## Home Sales

This week's data represents homes sold during May 2007

### Pleasanton

- 5917 Bryce Canyon Court** Washington Mutual Bank to S. & U. Gurazada for \$714,000
- 2286 Camino Brazos** Cartus Financial to M. & B. Basbas for \$900,000
- 4070 Francisco Street** J. & A. Dietz to W. Wang for \$650,000
- 1037 Madsen Court** Ponderosa Homes to J. & N. Tsai for \$1,144,000
- 6766 Menlo Court** J. & S. Jones to S. Lin for \$725,000
- 4105 Moller Drive** Nunez Trust to N. Vieira for \$639,000
- 4117 Morganfield Court** M. & A. Reichenbach to M. & D. Carpenter for \$855,000
- 3616 Rocking Horse Court** Pfeiffer Ranch Investors to J. & D. Bounds for \$797,000
- 4431 Seminole Way** J. Jones to J. & L. Yamamoto for \$440,000
- 5466 Sonoma Drive** Harrington Trust to R. Fisher-Mack for \$835,000
- 3569 Valenza Way** Busch Properties to M. & A. Reichenbach for \$1,385,000
- 3210 Westbridge Lane** Black Mountain Development to J. Letasse for \$780,000

### Dublin

- 7698 Arbor Creek Circle** Stoner Trust to C. Hespern for \$450,000
- 4348 Central Parkway** T. Ngo to M. & S. Lin for \$882,500
- 7738 Conter Court** H. & R. Khatri to J. Robbins for \$600,000
- 3245 Dublin Boulevard #103** Pinilla Trust to M. Meirovitz for \$500,000
- 8585 Galindo Drive** W. & S. Lotman to J. Chavez for \$630,000
- 5140 Georgetown Circle** A. & N. Mass to A. & P. Umrani for \$838,000
- 10702 Ian Lane** G. & S. Hahn to J. Love for \$590,000
- 8831 Oliver Place** Braddock & Logan to S. & N. Mirza for \$595,000
- 8833 Oliver Place** Braddock & Logan to J. Carlos for \$547,500
- 6792 Onyx Place** L. Nguyen to O. Nguyen for \$390,000
- 3252 Ridgefield Way** Pulte Homes to F. & M. Kongsberg for \$1,205,000
- 6416 Sherwood Place** G. & D. Palma to D. Castro for \$516,500
- 10790 Sornoway Lane** J. McKenna to F. & J. Ma for \$470,000

**7013 Tory Court** L. & T. Smith to K. Guglielmelli for \$685,000

### Livermore

- 1634 3rd Street** M. Lose to T. Bergeron for \$574,000
- 1645 3rd Street** J. Powers to R. Maultsby for \$485,000
- 4315 Amherst Way** M. Cammack to T. & N. Archuleta for \$527,500
- 4250 Azores Court** Livermore Grove to M. & D. Napier for \$946,000
- 715 Chippewa Way** Roark Trust to C. Valle for \$555,000
- 433 Everglades Lane** M. McKinley to R. MacLeod for \$639,000
- 357 Holladay Court** Beneficial California to T. Jansen for \$495,000
- 1315 Lambaren Avenue** M. & C. Vandeven to N. Garcia for \$464,000
- 49 Meritage Common #103** Davis Trust to N. Loper for \$490,000
- 2284 Norwood Road** A. & S. Overton to L. Cabral for \$713,000
- 6430 Rubicon Way** J. Vides to M. Starzyk for \$548,500
- 738 Saddleback Circle** Strong Trust to F. Rodriguez for \$590,000
- 4612 Sarah Court** T. & T. King to T. & M. Rau for \$717,000
- 4111 Sonia Street** Livermore Grove to L. & G. Catipon for \$900,000
- 701 South L Street** M. Segundo to L. Mara for \$766,000
- 2496 Tapestry Court** M. & E. Sieverts to E. & L. Curbelo for \$1,388,000
- 5431 Theresa Way** NRT Relocation to W. & D. Ferrier for \$659,000
- 5137 Tulip Court** Gutierrez Trust to A. & M. Ambrecht for \$495,000
- 354 Turnstone Drive** B. Flanagan to G. & A. Bowen for \$665,000

### San Ramon

- 6622 Aberdale Circle** H. & G. Washauer to D. & K. Bauer for \$740,000
- 301 Andora Lane** P. Woertz to Lucchini Trust for \$640,000
- 1104 Bellingham Square** GMAC Global Relocation to J. & D. Martinez for \$945,000
- 440 Bollinger Canyon Lane** #398 Siena Hills Limited to S. & A. Randhawa for \$325,000
- 3408 Browntail Way** Shapell Homes to D. Hicks for \$765,000

**14 Carlisle Court** Springel Trust to D. & R. Gan for \$524,000

**7606 Corrinne Place** A. Flores to C. Acasamoso-Guinto for \$736,500

**3667 Crow Canyon Road** Jones Trust to J. Richards for \$460,000

**9674 Davona Drive** T. & J. Graham to A. & D. Kwon for \$715,000

**123 Durlington Court** K. & J. Yi to B. & K. Yee for \$1,180,000

**11 Henry Ranch Drive** P. & S. Yang to B. & G. Jomehri for \$1,310,000

**6 Henry Ranch Drive** Goh Trust to Leidheisl Trust for \$1,515,000

**611 Lomond Circle** Kwok Trust to G. & D. Aynesworth for \$1,125,000

**2383 Magnolia Bridge Drive** Shapell Industries to A. & S. Rai for \$922,000

**2399 Magnolia Bridge Drive** J. & L. Owen to J. Kwon for \$770,000

**2402 Milford Drive** M. & A. Vontary to L. & S. Tassio for \$725,000

**2480 Millstream Lane** K. & O. Schneider to G. & J. Prasad for \$700,000

**105 Reflections Drive #17** San Ramon Reflections to R. & C. Kiessling for \$477,500

**3340 Roma Place** T. McGregor to K. Taylor for \$725,000

**340 San Simeon Place** GMAC Global Relocation to A. Iciek for \$795,000

**121 Shadowhill Circle** D. & T. Todorovac to W. Lee for \$740,000

**140 Shadowhill Circle** G. Danczyk to M. & L. Corcoran for \$706,000

**234 South Overlook Drive** Legacy Copper Ridge to O. Amir for \$549,000

**7651 Stellaria Lane** M. & K. Amiri to L. Liu for \$670,000

**3069 Tahoe Place** K. Bartlett to M. Cobler for \$750,000

**164 Teracina Drive** M. Lawson to S. Hanke for \$849,000

**185 Valdivia Circle** Hutchinson Trust to G. & H. Silva for \$685,000

**775 Watson Canyon Court #145** J. & D. Balagtas to M. Brown for \$459,000

**6964 Wisteria Street** E. Silva to A. & M. Sala for \$446,000

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# PLEASANTON WEEKLY OPEN HOMES THIS WEEKEND

For an online version with mapping or to list your open home go to: [www.PleasantonWeekly.com/real\\_estate](http://www.PleasantonWeekly.com/real_estate)

## DUBLIN

### 2 Bedrooms

**4197 Clarinbridge Cr.** **\$589,000**  
Sat/Sun 1-4 Dublin Hills Realty 829-9811

### 3 Bedrooms

**7310 Croy Ln.** **\$569,900**  
Sun 2-5 J. Rockcliff Realtors 735-7653

**4515 Brannigan St.** **\$599,888**  
Sat 2-5 Re/Max 484-0707

**6420 Ebensburg Ln.** **\$699,000**  
Sun 1-4 J. Rockcliff 462-5432

### 4 Bedrooms

**11151 Brittany Ln.** **\$1,190,000**  
Sat/Sun 1-4 Help-U-Sell PV 462-5950

**10894 Inspiration Cir.** **\$1,575,000**  
Sun 1-5 J. Rockcliff Realtors 735-7653

### 5 Bedrooms

**2801 E. Castle Pines Terr.** **\$1,599,900**  
Sun 1-4 Prudential 249-6831

**5827 Signal Hill Dr.** **\$1,649,900**  
Sun 1-4 Prudential 249-6831

**5836 Turnberry Dr.** **\$1,899,000**  
Sun 1-4 Alain Pinel 583-1121

**5836 Turnberry Dr.** **\$1,899,000**  
Sun 1-4 Alain Pinel 251-1111

**5803 Turnberry Cir.** **\$1,999,990**  
Sun 1-5 J. Rockcliff Realtors 735-7653

**6898 Mansfield Ave.** **\$680,000**  
Sat/Sun 1-4 Assist 2 Sell 200-2602

### 6 Bedrooms

**5627 Newfields Ln.** **\$1,299,990**  
Sun 1-5 J. Rockcliff Realtors 735-7653

## LIVERMORE

### 3 Bedrooms

**3036 Kennedy St.** **\$565,000**  
Sat/Sun 1-4 J. Rockcliff 251-2500

**367 Lee Ave.** **\$569,950**  
Sun 1-4 Alain Pinel 339-3077

**1866 Corta Cava** **\$588,888**  
Sun 1-4 Coldwell Banker 847-2200

**1103 Hollyhock St.** **\$589,950**  
Sat/Sun 1-4 Assist 2 Sell 200-2602

**1548 Calle Del Rey** **\$639,950**  
Sat/Sun 1-4 Assist 2 Sell 200-2602

### 4 Bedrooms

**2176 Crossroads Pl.** **\$1,215,000**  
Sun 1-4 Hometown GMAC - Louise Davis 426-3834

**5348 Hillflower Dr.** **\$620,000**  
Sun 1-4 Re/Max 888-825-0428

**549 Alameda Dr.** **\$665,000**  
Sat/Sun 1-4 Prudential CA Realty 468-1316

**5149 Charlotte Wy.** **\$674,900**  
Sat/Sun 1-4 Prudential 249-6831

**420 Jackson Ave.** **\$743,000**  
Sun 1-4 Century 21-Diane Sass 699-9508

**4033 Camrose Ave.** **\$949,000**  
Sat/Sun 1-4 J. Rockcliff Realtors 519-9099

### 5 Bedrooms

**2903 Cabrillo Ave.** **\$629,000**  
Sun 1-4 Hometown GMAC 455-7036

## PLEASANTON

### 2 Bedrooms

**7528 Hunstwood Ct.** **\$1,995,000**  
Sat/Sun 1-4 Investment RE 963-0569

**3365 Norton Wy.** **\$445,000**

Sun 1:30-4:30 Prudential California Realty 734-5274

**4338 Fairlands Dr.** **\$570,888**  
Sat/Sun 1-4 Prudential CA 463-9500

**5734 Belleza Dr.** **\$589,000**  
Sun 1-4 Alain Pinel 251-1111

**5128 Rappolla Ct.** **\$699,000**  
Sat/Sun 1-4 Hometown GMAC 426-3817

### 3 Bedrooms

**653 St. John St.** **\$1,450,000**  
Sun 1-4 Re/Max 730-1628

**238 Wood Ct. #704** **\$618,000**  
Sat 1-4 Re/Max 730-1628

**528 Tyler Ave.** **\$639,950**  
Sun 1-4 Prudential CA 734-5061

**3139 Half Dome Dr.** **\$645,000**  
Sun 1-4 Keller Williams 918-2045

**4094 Cristobal Wy.** **\$719,950**  
Sun 1-4 J. Rockcliff 251-2571

**6869 Inglewood Dr.** **\$750,000**  
Sun 1-4 Keller Williams 463-0436

**583 St. John** **\$789,000**  
Sun 1-4 Keller Williams 463-0436

**3843 Appian St.** **\$792,000**  
Sun 1-4 Coldwell Banker 847-2200

**4139 Cristobal Wy.** **\$799,000**  
Sun 1:30-4:30 Alain Pinel 251-1111

**544 E. Angela St.** **\$810,000**  
Sun 1-4 Re/Max Accord 209-7644

**3446 Vermont Pl.** **\$819,000**  
Sun 1-4 Re/Max 997-8405

**500 E. Angela St.** **\$834,000**  
Sun 1-4 Coldwell Banker 847-2200

### 4 Bedrooms

**5083 Muirwood Dr.** **\$1,029,950**  
Sun 1-4 Alain Pinel 251-1111

**5047 Muirwood Dr.** **\$1,159,000**  
Sun 1-4 Olde Towne 426-9122

**953 Finovino Ct.** **\$1,388,000**  
Sat 1-4 Keller Williams 397-4326

**849 Montevino Dr.** **\$1,399,000**  
Sun 1-4 Pat Huffman RE 698-4422

**3326 Prairie Dr.** **\$1,479,000**  
Sun 1-4 Help-U-Sell PV 462-5950

**814 Gray Fox Cr.** **\$1,669,000**  
Sun 1-4 Keller Williams 397-4326

**7450 Stonedale Dr.** **\$660,900**  
Sat/Sun 1-4 Help-U-Sell PV 462-5950

**3471 Cumberland Gap Ct.** **\$679,500**  
Sat 1-4 Alain Pinel 846-6500

**3771 Platt Ct. N.** **\$739,950**  
Sat/Sun 1-4 Help-U-Sell PV 462-5950

**5 Jay Ct.** **\$829,950**  
Sat/Sun 10-1/1-4 Coldwell Banker 200-3600

**1530 Ridgewood Rd.** **\$831,950**  
Sun 1-4 UCB 417-7138

**3472 Guthrie St.** **\$845,000**  
Sun 2-4 Alain Pinel 251-1111

**488 Mission Dr.** **\$849,990**  
Sat/Sun 1-4 Prudential CA 463-9500

**3768 Pimlico Dr.** **\$855,000**  
Sat/Sun 1-4 Re/Max 600-7653

**4673 Black Ave.** **\$925,000**  
Sun 1:30-4:30 Alain Pinel 251-1111

**4816 Funston Gate Ct.** **\$935,000**  
Sun 1-4 Hometown GMAC-Danielle Peel 426-3852

**4555 Gatetree Cr.** **\$949,000**  
Sat/Sun 1-4 Prudential 734-5016

**6720 Paseo Catalina** **\$950,000**  
Sat 1-4 John Rocha 200-9200

**3266 Chablis Ct.** **\$999,950**  
Sat/Sun 1-4 Hometown GMAC 426-3832

### 5 Bedrooms

**4742 Arlene Pl.** **\$1,479,000**  
Sun 1-4 Hometown GMAC 963-8322

**7138 W. Woodbury Ct.** **\$1,699,950**  
Sat/Sun 1-4 Re/Max 730-4006

**576 Sycamore Creek Wy.** **\$1,769,000**  
Sun 1-4 Alain Pinel 251-1111

**8046 Jorgensen Ln.** **\$1,899,000**  
Sun 1-4 Alain Pinel 251-1111

**907 Sunnybrook Wy.** **\$1,899,000**  
Sun 1-4 Alain Pinel 413-9306

**4099 Oak Manor Ct.** **\$3,200,000**  
Sat 1-4 Keller Williams - Donna Garrison 397-4165

**1774 Paseo Del Cajon** **\$987,000**  
Sun 1-4 Century 21 - Dale Turner 998-3993

### 6 Bedrooms

**7258 Huntswood Ct.** **\$1,995,000**  
Sat/Sun 1-4 Investment RE 963-0569

## SAN RAMON

### 3 Bedrooms

**4549 Sweetgale Dr.** **\$899,500**  
Sun 1-4 Alain Pinel 968-1452

**3228 Dolores Dr.** **\$924,500**  
Sun 1-4 Alain Pinel 968-1452

### 4 Bedrooms

**106 Palmer St.** **\$1,145,000**  
Sun 1-4 Prudential CA 463-9500

### 5 Bedrooms

**2380 Avalon Wy.** **\$1,199,000**  
Sun 1-4 J. Rockcliff Realtors 785-1386

## ALAMO

### 3 Bedrooms

**59 Hagen Oaks Ct.** **\$1,230,000**  
Sun 1-4 J. Rockcliff Realtors 736-8411

**1374 Danville Blvd.** **\$740,000**  
Sun 1-4 J. Rockcliff Realtors 989-8920

## BLACKHAWK

### 3 Bedrooms

**3670 Silver Oak Pl.** **\$797,000**  
Sun 1-4 J. Rockcliff Realtors 457-4551

### 4 Bedrooms

**101 Oakridge Dr.** **\$1,449,000**  
Sun 1:30-4 J. Rockcliff Realtors 586-5456

### 6 Bedrooms

**5077 Blackhawk Dr.** **\$2,650,000**  
Sun 1-4 J. Rockcliff Realtors 736-8411

## DANVILLE

### 3 Bedrooms

**6024 Condor St.** **\$599,500**  
Sun 1-4 Alain Pinel 968-1452

**35 Mountain Valley Pl.** **\$719,000**  
Sun 1-4 J. Rockcliff Realtors 736-8411

### 4 Bedrooms

**246 Abigail Cir.** **\$1,019,900**  
Sun 1-4 J. Rockcliff Realtors 451-7287

**28 Shelterwood Pl.** **\$1,379,000**  
Sun 1:30-4 J. Rockcliff Realtors 855-4087

**129 Sunhaven Rd.** **\$1,599,000**  
Sun 1-4:30 J. Rockcliff Realtors 736-1666

### 5 Bedrooms

**62 Lomitas Rd.** **\$1,187,000**  
Sun 1-4 J. Rockcliff Realtors 855-4041

**251 Fairway Dr.** **\$1,425,000**  
Sat/Sun 1-4 Alain Pinel 876-2807

**24 Campbell Pl.** **\$1,499,000**  
Sun 1:30-4:30 J. Rockcliff Realtors 788-4380

**881 El Pintado Rd.** **\$2,675,000**  
Sun 1-4 J. Rockcliff Realtors 855-4115

### 7 Bedrooms

**1 Brooktree Dr.** **\$3,475,000**  
Sun 1-4 J. Rockcliff Realtors 838-5700

## CLAYTON

### 5 Bedrooms

**415 Leon Ct.** **\$1,799,000**  
Sun 1-4 Coldwell Banker 847-2200

## CONCORD

### 3 Bedrooms

**4890 Cherokee Dr.** **\$599,000**  
Sun 1-4 Prudential CA Realty 468-1316

## GREEN VALLEY

### 4 Bedrooms

**834 Bridle Ridge Dr.** **\$1,650,000**  
Sat/Sun 1-4 J. Rockcliff Realtors 251-2559

### 6 Bedrooms

**5259 Oakridge Dr.** **\$2,799,000**  
Sat/Sun 1-4 J. Rockcliff Realtors 251-2559

## HAYWARD

### 3 Bedrooms

**24707 Verlor Ct.** **\$589,000**  
Sun 1-4 J. Rockcliff 251-2500

## PLEASANT HILL

### 3 Bedrooms

**150 Jackson Wy.** **\$649,000**  
Sat 1-4 Re/Max 825-0428

## RODEO

### 5 Bedrooms

**775 Edwards Werth Dr.** **\$635,000**  
Sat/Sun 1-4 J. Rockcliff 754-7732

## TRACY

### 5 Bedrooms

**1285 Belmont Ct.** **\$649,900**  
Sun 1-4 Coldwell Banker 847-2200

## ANTIOCH

### 4 Bedrooms

**5009 Deerspring Ct.** **\$609,950**  
Sat/Sun 1-4 J. Rockcliff 251-2500

# REALTORS: YOUR AD CAN BE HERE

Call the Pleasanton Weekly about our special banner ad under the Open Home Guide page— (925) 837-8300

## GOT BOAT OR RV?



4555 Gatetree Circle, Pleasanton  
**Open Sat & Sun 1-4**



*Dorothy Kyle*

office: 925-734-5016

cell: 925-858-8895

fax: 925-416-1513

dorothy.kyle@prurealty.com

You can have boat or RV and home too! This home has a 9100+ sq. ft. lot with side-yard access, and 2100+ sq. ft. of living space on a court location. It has 4 bedrooms, 3 baths, a spa with gazebo, and a pellet stove. You can also walk to downtown, and all 12 years of school.

**\$949,000**



**Prudential**



**814 Gray Fox Circle, Pleasanton**

**Offered at \$1,669,000**

Great Vacation Home Year Round!

Incredible ¾ acre flat lot!!! One of a kind property! Over 3,400 sq ft. 4 bedroom, 3 bath home with Hardwood Flooring, Beautifully Appointed Kitchen with Maple Cabinets and granite counters. Large private yard boasts swimming pool, sports court, decking and lush rose gardens. Wonderful quiet location.

For more information call

**Melissa Pederson**

925-397-4326 homes@melissapederson.com



## INVESTMENT REAL ESTATE COMPANY

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 1031 EXCHANGES • LAND AND DEVELOPMENT

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### **7258 Huntswood Ct, Pleasanton**

Spectacular 3 yr. old Westside estate home sits on a giant 18,600 sq ft lot with pool, waterfall, spa, putting green, outdoor kitchen, ridge views and court location! Awesome 5100 sq ft. 6br, 6ba property with high-end finishes throughout, including Sub Zero, Wolf, hardwood floors, and custom tile/stone work. Must see!! \$1,995,000



### **409 Neal, Pleasanton**

Charming Victorian-style home just 3 blocks off Main St, 2300 sq. ft. with 3br, 2.5 ba plus classic front porch, hardwood floors, and detached garage. **\$1,149,000**



### **12587 Foothill Rd, Sunol**

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. **\$1,498,000**

Coming soon in Pleasanton - Renovated Birdland Home with 3br, 2ba, approx 1650 sq. ft. with hardwood floors, upgraded carpet, and 2-tone paint. Newer roof and windows. Walk to all 3 levels of school, parks, shopping and more! Price at approx. \$769,000

**MIKE CAREY, Broker**

cell: 925.963.0569 office: 925.846.0506

## Free Homeowner Seminar!

Take Control of Your Adjustable Rate Mortgage

*Your interest rate is getting ready to move—do you know how high?*

*Do you know what your new payment is going to be?*

*Do you even know for sure if your interest rate is adjustable?*

Our Free Educational Seminar will explain the facts and give you little known information about Adjustable Rate Mortgages, as well as teach you how to save thousands of dollars.

Topics covered in this seminar include:

- Facts about Adjustable Rate Mortgages
- The Federal Reserve and Inflation: How They Affect Your Mortgage
- How Does Your Adjustable Rate Mortgages Work?
- Where Are Rates Headed? Opportunities and Dangers
- Homeowner Mortgage Choices

Coffee and snacks will be served at the seminar

**Attendees will receive a FREE Credit Report and Credit Score Checkup!**

Date: June 21, 2007 7:00-8:00 pm and June 23, 2007 10:00-11:00 am

City of Pleasanton Library, 400 Old Bernal Ave.

RSVP at (800) 348-5780 x7771 (24-hour recorded message line)

or RSanMateo@HomeEquityGroup.net

For More Information, visit TriValleyLoanTips.com

# PHYLLIS & CAROLYN WEINER

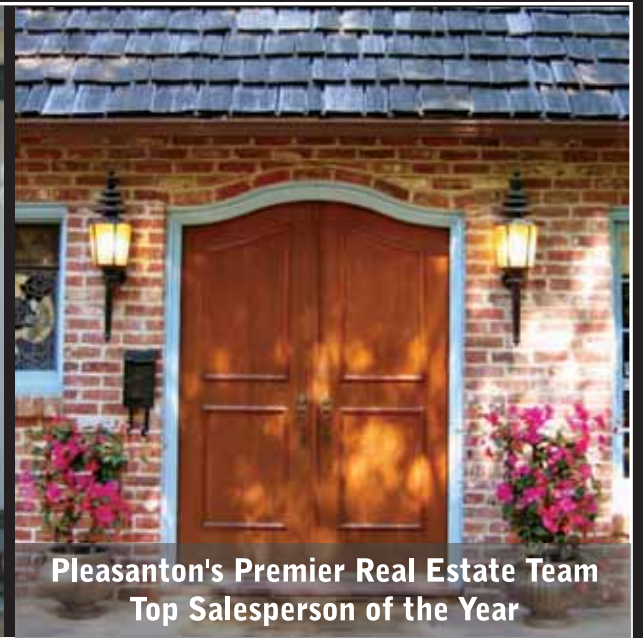
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## Capture Your Dream Lifestyle With A Rare Opportunity To Own In Pleasanton!

Don't miss out on this tremendous opportunity to own a distinctive new townhome residence in the much sought-after and inviting community of Pleasanton. Boasting the highly-acclaimed Pleasanton Unified School District, wonderful parks and proximity to upscale shopping and dining, the residences of Birch Terrace offer the neighborhood setting you will love to come home to everyday! New development in Pleasanton is in very limited supply, so visit us today!

Three-story  
Up to 2,032 sq. ft.  
Up to 4 bedrooms  
Up to 3 baths  
From \$675,000



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Open Daily 11 a.m. to 6 p.m.



Located at Birch Creek Dr. and Vineyard Ave.



# COLDWELL BANKER



**CLAYTON**  
**SUN 1 - 4 415 LEON COURT**  
**BEST OF 2 WORLDS!** **\$1,799,000**  
 5 BR 5 BA 4700 Sq.Ft. Gourmet kit, lrg fam rm w/ bar, game rm, formal living and dining rms, hardwd flrs 925.847.2200



**BLACKHAWK**  
**44 TENNIS CLUB DR.**  
**TOTALLY REMODELED!** **\$1,349,000**  
 4 BR 2 BA over 3,000 sqft, semi-custom hme. Remodeled top to bottom! Premium lot w/ breathtaking views 925.847.2200



**DUBLIN**  
**11696 LOS RANCHITOS CT**  
**THIS IS IT!** **\$710,000**  
 4 BR 2 BA updt kit/bths, vaulted ceilings, hrdwd flrs, newer AC, electrical, dual pane windws, nice bkyrd 925.847.2200



**DUBLIN**  
**3240 MAGUIRE WAY, UNIT 411**  
**GREAT OPPORTUNITY** **\$488,888**  
 2 BR 2 BA pool, spa, theater rm/fitness center, adjacent to future Promenade Village Center, shops/ent 925.847.2200



**PLEASANTON**  
**SUN 1 - 4 500 E. ANGELA ST.**  
**UPGRADES GALORE!** **\$834,000**  
 3 BR 2 BA oak hrdwd, maple cabinets, marble flrs, granite countrs, complete remodel + expansion in 2002 925.847.2200



**PLEASANTON**  
**SAT 10 - 1 SUN 1 - 4 5 JAY COURT**  
**WALK TO DOWNTOWN** **\$829,950**  
 4 BR 2.5 BA Only 8 yrs old! Huge kit. Ceramic tile flrng. New crpet/paint. Beautiful bkyd. w/cvrd patio 925.847.2200



**SAN LORENZO**  
**17393 VIA LA JOLLA**  
**BEAUTY-WOW!** **\$549,000**  
 3 BR 1 BA lrg priv lot, sep formal din rm, eat-in kit, NEW-paint/watr heat/rf/guttr system/cppr plumbg 925.847.2200



**TRACY**  
**SUN 1 - 4 1285 BELMONT COURT**  
**NEW PRICE!** **\$649,900**  
 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

## CASTRO VALLEY

**ADORABLE UPDATED BUNGALOW** **\$488,000**  
 2 BR 1 BA hrdwd flrs, updated kit/bth, fresh paint, huge bckyard w/garden area, stamped concrete/ent area 925.847.2200

## DANVILLE

**GREAT HOME!** **\$559,950**  
 3 BR 2 BA upgrd kit & fam rm combo, neutral color int, dual pane windows, functional flrpln, NO HOA!  
 925.847.2200

## DISCOVERY BAY

**CHECK THE SIZE OF THIS!** **\$535,000**  
 3 BR 2.5 BA + Loft, Mstr R'treat, 3 Car Gar/Hot Tub. Possible SYA. Trns/Prk clse. No Mello Roos/HOA/Wtr Bill  
 925.847.2200

**"COUNTRY LANE" VIEWS** **\$525,000**  
 3 BR 2.5 BA Loft, bonus Rec Rm & Blackboard Dr! 3-Car Garage w/insulated drs, Play Area, B-B-Q/Hot Tub 925.847.2200

## DUBLIN

**LUXURY, PRIVACY/COMFORT!** **\$559,900**  
 2 BR 2.5 BA aprx. 1,430 sqft, granite cntr slab, 2 sep balconies, frplc, 2 car gar, www.MLStrivalley.com 925.847.2200

**GORGEOUS** **\$474,950**  
 1 BR 1 BA +lrg loft, upgraded kit, cherrywood cabinets & flring, 1243 sq.ft., 1 car att gar, 3yrs old 925.847.2200

## HAYWARD

**PRIDE OF OWNERSHIP!** **\$665,000**  
 5 BR 2 BA Immac newer ext/int paint/carpet & more! Remod kit/corner lot 1/2/det 2 car/stor + RV pad 925.847.2200

**CHARMING & COZY** **\$479,000**  
 3 BR 1 BA cottage, lrg open kit w/eating area. Lrg yards w/storage shed & fruit trees, newly painted 925.847.2200

## LIVERMORE

**SPACIOUS HOME** **\$955,000**  
 4 BR 2.5 BA Almost 1/2 acre lot. Open floor plan, kit- family room combo, back yard w/ fenced pool. 925.847.2200

**AMBER RIDGE BEAUTY!** **\$855,000**  
 4 BR 3 BA 1 bed, 1 full bath on main floor in exquisite taste & a 3 car garage, yard with pool & spa 925.847.2200

**NO REAR NEIGHBORS!** **\$699,950**  
 4 BR 2.5 BA desirable neighborhood, granite counterm hrdwd laminate flrs, large yard, open space behind house 925.847.2200

**ADORABLE HOME** **\$675,000**  
 4 BR 2 BA Pergo flrg, tile countrs, brkfst nk. New crpt, fresh paint, recessed lighting/vaulted ceilings 925.847.2200

**CUL-DE-SAC LOCATION** **\$588,888**  
**OPEN SUN 1-4**  
 3 BR 3 BA +loft, new carpet/paint/dining room; Prof Indscpd bkyrd. Nice kitchen/gas stove/tile countrs 925.847.2200

**6 YEARS OLD** **\$409,500**  
 2 BR 2 BA Gated community, beautiful pergola flring, 1 car garage, pool/tennis courts. Popular Copperhill 925.847.2200

## MOUNTAIN HOUSE

**FORMER MODEL HOME!** **\$699,000**  
 4 BR 3 BA + office w/huge kitchen/isle, hardwood floors, 3-car garage, lush backyard w/patio/fountain 925.847.2200

**MOUNTAIN HOUSE BEAUTY!** **\$519,000**  
 3 BR 2.5 BA blt' 04, kit/islnd, fam/frpl, sep liv, 2 patios in bk, 2 air/heat, wash/dry/frig/sat dish stay 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

**SIMPLY MUST SEE!** **\$399,000**  
 2 BR 1 BA Laundry in the 2 Car Det Gar. Gr8 corner lot. Quick access to 880, shppg/trans- portation 925.847.2200

**"I WANT TO BE A DUPLEX"** **\$399,000**  
 3 BR 2 BA when I grow up", says this existing SFR, zoned for Duplex/Multi-Unit & Det. Gar. w/long Driveway 925.847.2200

## PLEASANTON

**GORGEOUS** **\$1,378,000**  
 4 BR 3 BA newer carpet, recently painted, updated kitchen, separate family room + bonus 925.847.2200

**VALENCIA NEIGHBORHOOD** **\$792,000**  
**OPEN SUN 1-4**  
 3 BR 2.5 BA dramatic ceilings, tile flrs, neutral carpet, kit w/oak cabs, frplc, flgstone patio w/fountain 925.847.2200 3843 Appian St.

**WALK TO DOWNTOWN** **\$699,000**  
 4 BR 2 BA aprx. 1703 sq.ft., w/sparkling pool/flagstone patio, bonus rm/liv rm w/frplc, gated lawn area 925.847.2200

**SPECTACULAR VIEWS!** **\$699,000**  
 Graded flat lot/priv court, over 1/2 acre next to million dollar homes, all utilites to site 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., hardwd flrs, designer paint, fireplace, detached garage, visit www.MLStrivalley.com. Open Sun 1-4. 8040 Mt. View Dr. #G 925.847.2200

**WHITE GLOVE TREATMENT** **\$305,000**  
 1 BR 1 BA Upgraded unit, kit w/tile counters/parquet flr. Inside laundry & ofc/bonus room. 925.847.2200

## SAN LEANDRO

**VIEWS & SUN PANELS** **\$499,000**  
 2 BR 1 BA + a bonus Rm. Updated Kit; Bath w/ Shower over Tub; Int Ceiling Sun Panels, fully Landscaped 925.847.2200

**READY & WAITING FOR YOU** **\$389,000**  
 2 BR 2 BA Lowr unit w/1 side neighbor. Kit updt/new stove/micro. Fresh int paint. Clse to BART/880/580 925.847.2200

## SAN RAMON

**ELEGANT & STUNNING** **\$1,095,900**  
 4 BR 3 BA Aprx. 2,614 sq ft. Full BD/BA down. Remodeled top to bottom. Premium lot w/ sparkling pl/spa 925.847.2200

## TRACY

**NO REAR NEIGHBORS!** **\$529,000**  
 4 BR 2.5 BA kitchen w/granite & island, maple cabinets, recessed lighting, backyard w/ waterfall/gazebo 925.847.2200

## VALLEJO

**DOLL HOUSE W/CHARM** **\$420,000**  
 2 BR 1 BA bungalow blt in 1919, remodeled/restored, basement w/workshop/storage/ potential living spc 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!"

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# J. Rockcliff



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REAL ESTATE COMPANY.

OPEN SAT/SUN 1-4



### GREENVALLEY

**5259 OAKRIDGE DRIVE \$2,799,000**  
Custom Estate with 6 beds, 5 1/2 bath, +/- 5,788 sf of living space, a grand entry foyer with dual staircase, wet bar in family room, den/office, triple crown molding.  
**JOE LEDESMA 925.251.2559**

OPEN SAT/SUN 1-4



### GREENVALLEY

**834 BRIDLE RIDGE DRIVE \$1,650,000**  
Gorgeous Estate, 4 Beds, 3 Bath, +/- 3,499 Sq.ft, Gourmet Kitchen w/island, Granite counters, Island, stainless appliances, Formal Dining Room, Cozy Family room w/Fireplace.  
**JOE LEDESMA 925.251.2559**

OPEN SAT/SUN 1-4



### ANTIOCH

**5009 DEERSPRING COURT \$609,950**  
4 bedrooms, 2 bathrooms, +/- 2329 sq. ft. of living space, Many upgrades, 9 ft ceilings, Crown molding, mirrored closet doors, surround sound through out & in back yard.  
**STACI ARMARIO 925.251.2526**

OPEN SAT/SUN 1-4



### LIVERMORE

**3036 KENNEDY STREET \$565,000**  
Bright and Freshly Updated 3 bedroom, 2 bath, +/- 1125 Sq. Ft. home. Close to downtown.  
**PATRICE PETERSEN 925.639.8646**

OPEN SUNDAY 1-4



### DUBLIN

**6420 EBENSBURG LANE \$699,000**  
3 bedrooms, 2 baths, +/-1815 square feet, Beautiful home with many upgrades. Corner lot, side access. Beautiful gourmet kitchen with commercial stove, 2 ovens.  
**SHEILA CUNHA 925.462.5432**

OPEN SAT/SUN 1-4



### RODEO

**775 EDWARD WERTH DRIVE \$635,000**  
5 bedrooms, 3 baths, +/- 2353 Sq. Ft. Huge home with Vaulted Ceilings, Spacious Master with walk in closets. Located in nice quiet neighborhood.  
**RAMZIA WAHAB 510.754.7732**

### DUBLIN

**6604 CONESTOGA LANE \$409,950**  
"WOW! Spacious 1000 sqft. 1 bedroom end unit with extra windows, 1 car attached garage, new central A/C, inside laundry, fireplace, dual paned windows, private rear patio.  
**MICHAEL TESSARO 925.519.9099**

### CASTRO VALLEY

**3439 PINE STREET \$669,000**  
New Listing! Castro Valley Charmer with Basement. Castro Valley School District! 3 Beds, 2 Baths, large detached garage. Almost 1600 sq ft, huge family room with Fireplace.  
**DENISE IVALDI 510.325.7997**

OPEN SUNDAY 1-4



### HAYWARD

**24707 VERLOR COURT \$589,000**  
Perfect starter home! Updated kitchen with maple cabinets and corrian counters, 3 bed/2 bath, tile flooring in MB, freshly painted, DP windows fireplace, corner lot, side access.  
**SHEILA CUNHA 925.855.4037**

OPEN SUNDAY 1-4



### PLEASANTON

**4094 CRISTOBAL WAY \$719,950**  
3 Bed, 2 bath, +/- 1236 sq. ft. Master w/Wood Blinds, Mirrored doors, fireplace. Newer Kitchen with Corian Counters, New glass cooktop oven, pull out shelf and pantry.  
**TODD MARTINEZ 925.251.2571**

### PLEASANTON

**829 A DIVISION STREET \$377,850**  
Completely updated! Granite counter tops, stainless steel appliances, updated lighting, remodeled bath, mirrored closet doors, new carpet, paint and new dual pane windows.  
**TONNI CHANDLER 925.788.7788**

OPEN SAT/SUN 1-4



### LIVERMORE

**4033 CAMROSE AVE \$949,000**  
Just in time for the heat! Come and enjoy this beautiful home with pebble Tech River Rocked Pool & Spa Entertainers Delight! 4 Bedrooms + den with Built in Bookcases.  
**MICHAEL TESSARO 925.519.9099**

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Walnut Creek, CA 94596  
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Orinda, CA 94563  
925.253.7000

Danville  
15 Railroad Ave.  
Danville, CA 94526  
925.855.4000

Blackhawk  
4105 Blackhawk Plaza Circle  
Danville, CA 94506  
925.648.5300

Pleasanton  
5075 Hopyard Rd., #110  
Pleasanton, CA 94588  
925.251.2500

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OPEN SAT 1-4



**4099 OAK MANOR CT,  
HAYWARD HILLS**  
Offered at \$3,200,000  
Million \$\$\$ View. 5 bed/5.5  
baths. Gated community. Indoor  
pool. 1 acre. 9,000+ square feet.  
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VACATION AT HOME! OPEN SUN 1-4



**814 GRAY FOX CIRCLE,  
PLEASANTON**

Offered at \$1,669,000  
3/4 Acre Lot! One of a kind property! Over  
3,400 sq. ft. 4 bd, 3 bath home with hardwood  
flooring. Beautifully appointed kitchen with  
maple cabinets and granite counters. Large  
private yard boasts swimming pool, sports  
court, decking and lush rose gardens.  
Wonderful quiet location.



**Melissa Pederson 397-4326**

Coming Soon!



**1638 PRIMA DR.**  
Former Model Home in the Prima  
Neighborhood! Lovely 3,023 sq ft  
single-story home on over 9,000 sq ft  
lot! Absolutely gor-geous 4 bedroom,  
3 bath, 4-car tandem garage home  
with tons of upgrades! Don't miss this  
one!



**Gene & Cindy Williams 426-7957**

PENDING in 4 days with multiple offers



First Year of HOA Paid!



**5471 BLACK AVE, #2, PLEASANTON**

Offered at \$579,000  
3br/2.5bath; 1690 sq.ft. Completely updated home.  
Volume ceiling. Gorgeous hardwood flooring throughout  
the 1st level. Gourmet kitchen with recessed lighting &  
granite counter. Updated baths. Spa & deck in the front  
patio. www.Search4RE.com



**Jim Walker 397-4300**

**46895 BRADLEY ST.,  
FREMONT**

Offered at \$720,000  
3 bedrooms 2 baths, 1462 sqft.  
Dual pane windows. Newer roof.  
Remodeled kitchen and baths.  
Backyard with deck and outdoor  
fireplace; covered side yard storage.  
Private. No immediate rear neigh-  
bor. Views of hills. Great location  
in Warm Springs; close to schools,  
park, shopping and easy freeway  
access. www.Search4RE.com



**5520 SAN JOSE DR., PLEASANTON**

Offered at \$819,000  
This upgraded 4 bed 2 bath home on a large  
lot has remodeled baths with granite  
counters, new kitchen appliances, new  
exterior and interior paints, pergo floors,  
skylights, professional landscapes with new  
concrete. Highly desirable Pleasanton South  
location, a must see.



**Dennis & Stella Serrao 398-0234**

OPEN SUNDAY 1-4



OPEN SUNDAY 1-4



**583 St. John, Pleasanton**  
Offered at \$789,000  
Rare St. John Townhouse with over 1,800 sq.  
ft. First resale since 2001 Stunning 3 bdrm, 3  
bath town home located in the heart of down-  
town. Gourmet kitchen with quartz counters,  
beautiful cabinetry and hardwood floors.  
Spacious family room with marble fireplace.  
Serene backyard is perfect for entertaining.  
Oversized 2 car garage. Don't miss this rare  
opportunity.



**Dave & Sue Flashberger 463-0436**

**6869 Inglewood Dr., Pleasanton**

Offered at \$750,000  
Stunning 3 bedroom, 2 bath with over  
1850 sq. ft. Beautiful granite Kitchen  
with white washed floors & large dining  
area. Wonderfully expanded family  
room with marble fireplace, plush new  
carpeting, built-in entertainment center  
& bay window. Large master suite with  
lots of closet space and remodeled bath.  
All located on a quiet court.



**3393 ROSADA COURT, PLEASANTON**

Offered at \$529,900  
Easy to enjoy 2 bedroom, 2 bath townhouse  
with vaulted ceilings, open & spacious rooms,  
1302 square feet of living space, an attached  
garage and much more! For more informa-  
tion and photos of this warm and welcoming  
home visit www.3393RosadaCourt.com.



**Beth LaGrant 924-0444**

MUST SEE! OPEN SAT 1-4



**953 FINOVINO CT., PLEASANTON**

Offered at \$1,388,000  
Fabulous updated custom home on quiet  
cul de sac. 4 bd, 3 ba home with 3,866  
sf. Outstanding gourmet kitchen with  
granite countertops. Beautiful private  
backyard has tranquil setting with lush  
gardens, mature landscaping, patio and  
walkway plus in ground hot tub.



**Melissa Pederson 397-4326**



**1153 VIA DI SALERNO, RUBY  
HILL, PLEASANTON**

Offered at \$3,195,000  
NEW LISTING! Absolutely Stunning  
Ruby Hill Custom Home! 5 BR/5.4 BA &  
6,565 sq. ft. panoramic golf course views,  
pool/spa/waterfall/slide, sport court. This is  
a dream home!



**Dave & Fran Cunningham 426-7957**



**22669 CASALINO COURT,  
RUBY HILL, PLEASANTON**

Offered at \$2,550,000  
Beautiful, Spanish style custom home in Ruby  
Hill! Located on a cul-de-sac, views of the hills  
and valley, wrap around backyard. 4869 sq. ft.,  
4 bedrooms, 4.5 baths, plus office and bonus.  
Many fine builder qualities.



**Dave & Fran Cunningham 426-7957**

COMING SOON!

Offered at \$2,299,000

Completely remodeled, 4,700 sq. ft. French  
Country Beauty in Ruby Hill, located on a quiet  
cul-de-sac.

COMING SOON!

Offered at \$1,259,000

Great home in **Premia at Ruby  
Hill**, 2,806 sq. ft., cul-de-sac  
location. Call for details.



**Dave & Fran Cunningham 426-7957**

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459 Main Street

# PLEASANTON VALLEY

1530 Ridgewood Rd, Pleasanton

OPEN SAT 1-4



Sharp 4 Bedroom, 2 Bath, Single Story, 1,854 Sq.Ft., Popular "Country" Model Located in the Desirable Pleasanton Valley Neighborhood, Nicely Decorated, New Carpet, Freshly Painted, Shows Great! Tons of Storage, Centrally Located, Walk to Downtown, Schools K-12, Aquatic Center, Shopping, Parks...

*Make the "Wright" choice for all your real estate needs...*

*Offered at \$831,950*



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COMING SOON!



### Outstanding Birdland Location

This beautiful Monterey model has a great court location in one of Pleasanton's most sought after neighborhoods! Featuring 4 bedrooms, 2 1/2 baths, over 2000 sq ft of living space, large lot with pool and a light and sparkling updated interior, this is a great opportunity. Call today for pricing and availability information. You don't want to miss this one!!

JUST LISTED & WON'T LAST!!



Gorgeous .28 Acre Park-like Yard with Pool! Walk to Downtown, Neighborhood Park & Schools!! Single Story Home Featuring French Doors, Hardwood Flooring, Newer Tile Roof, Updated Kitchen & Baths! Spectacular Covered Porch! \$849,990



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## Major Price Reduction!

*Open Sunday*  
*1-4*



### 907 Sunnybrook Way, Pleasanton

Come home to Luxury and enjoy Beautiful Sunsets in this stunning 4934 Square Foot Avalon Model in one of Pleasanton's most sought after communities: Bridle Creek! This 5 Bedroom 5 1/2 Bathroom 5 year old home on a 14,355 Square Foot Lot features a Spacious Guest House and feels like a custom home with far too many upgrades to list!

*Offered at \$ 1,899,000*

[www.907sunnybrookway.com](http://www.907sunnybrookway.com)



**Susie Steele**

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*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 HOUSE TOUR EXTRAVAGANZA

Sunday June 24<sup>th</sup> from 1:30 to 4:30

START OR FINISH BY VISITING 4673 BLACK AVE. TOUR 3 HOMES TOTAL AND WIN \$300 IN CASH.



1565 Hopyard Rd. - \$895,000



1839 Begonia Ct. - \$1,125,000



3387 Smoketree - \$360,000



3944 Fairlands - \$800,000



4673 Black Ave. - \$925,000



8015 Mountain View - \$359,950



5036 Camino Alta Mira - \$800,000

START OR FINISH  
BY VISITING  
4673 BLACK AVE.  
TOUR 3 HOMES TOTAL  
AND ENTER TO WIN  
\$300 IN CASH.



4139 Cristobal Way - \$799,000

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**Win \$300 in CASH**

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Live Music

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Spacious 5 BR + office, 3 BTH home on large .21 acre private lot with room to spare! \$869,900



Pristine 3 BR, 2 1/2 BTH home with upgraded kitchen & baths and large private yard! \$759,000



Close to Downtown. 4 BR, 3 BTH home with gourmet cherry & granite kitchen. Two fireplaces, upgraded baths and more. \$749,888



Elegant 5 BR + Bonus room, 4 1/2 BTH custom on large private lot in incredible wooded setting. \$1,899,900 8046 Jorgensen Ln.



Elegant 3 BR, 2 1/2 BTH upgraded home with granite & cherry kitchen, hardwood, and huge lot with pool and views! \$998,500



Elegant 4 BR, 2 1/2 BTH, updated gourmet granite kitchen, two fireplaces, 3 car garage and more. 5083 Muirwood Dr. \$989,000



Gorgeous 4 BR, 2.5 BTH, luxury townhouse with upgraded kitchen, 2 car garage and large private yard. \$679,950

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**Brand New Custom House**



**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**



**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 \$1,699,000**

**SYCAMORE HEIGHTS**



**1015 SUNSET CREEK LANE, PLEASANTON**

Stunning Sycamore Heights home on premium +/- half acre lot. Desirable Castellano model, built by Summerhill Homes in 2005. Panoramic Views of Pleasanton Ridge and Mt. Diablo. Five bedrooms plus private office. Five and a half bathrooms. Approximately 5,000 square feet. Expansive private rear yard with in ground pool, built in fireplace and barbeque area. Large gourmet kitchen with granite slab countertops, cherry cabinets and stainless steel appliances. Large master suite with retreat area. Balcony views. French doors to courtyards off formal living and dining rooms. Distressed wide plank wood flooring, plantation shutters. Minutes from downtown Pleasanton. Close to freeway access. **OFFERED AT \$2,295,000**

**VISTA DIABLO**



**2781 VISTA DIABLO COURT, PLEASANTON**

Extensively remodeled single level on court location. Backs to open space. Upgraded four bedroom, three bath home. Approximately 2,800 square feet. Beautiful all new gourmet kitchen with granite slab countertops, large island with sink, custom cherry cabinetry, and built-in Sub-Zero Refrigerator. Whole house audio system, great for entertaining. Remodeled spacious master suite, custom travertine heated flooring, cherry cabinets, steam shower, jetted spa tub, and walk-in closet with built in organizers. New carpeting throughout. Hardwood flooring, crown molding, dual pane windows and upgraded baseboards throughout. Extensive built-ins throughout. Beautifully landscaped with expansive deck. Just minutes to Livermore Wineries, Ruby Hill, Castlewood Country Club and Downtown Pleasanton. **OFFERED AT \$1,349,000**

**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! **OFFERED AT \$1,769,000**

**VALLEY TRAILS**



**3471 CUMBERLAND GAP COURT, PLEASANTON**

Updated Pleasanton home in Valley Trails. Court location. Four/three bedrooms, two baths. Updated kitchen. Upgraded bathrooms. Newer paint. New carpet. Spacious rear yard with deck. Approximately 1,550 square feet. **OFFERED AT \$679,500**

**PLEASANTON 900 Main Street**

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



**BLAISE LOFLAND BY APPOINTMENT**



**PLEASANTON \$2,295,000**  
Stunning Sycamore Heights home on half+/-acre. Castellano Model. 5000+/-sf, 5bd/5.5ba. private office. Gourmet kitchen. Hardwood floors. Beautifully landscaped. Pool. Panoramic views.

**BLAISE LOFLAND BY APPOINTMENT**



**PLEASANTON \$2,195,000**  
Brand new custom 6bd/6ba home under construction. Quality throughout. Still time for buyer to make some choices. Formal office, 4500+/-sf on a 1/2+/-acre lot. Located on a private drive. Views!

**SUSIE STEELE BY APPOINTMENT**



**PLEASANTON \$1,899,000**  
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.

**KIM OTT OPEN SUNDAY 1-4**



**DUBLIN \$1,899,000**  
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. 5836 Turnberry Dr

**BLAISE LOFLAND OPEN SUNDAY 1-4**



**PLEASANTON \$1,769,000**  
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

**DOUGLAS BUENZ OPEN SUNDAY 1-4**



**PLEASANTON \$1,029,950**  
This is it! Elegant Forest Hills 4bd/2.5ba home, granite kitchen, 2 fireplaces, luxurious master suite, vaulted ceilings, dramatic formal LR, skylights and much more. 3 car garage. 5083 Muirwood Dr

**MOXLEY TEAM OPEN SUN 1:30-4:30**



**PLEASANTON \$925,000**  
4bd/2.5ba "Monterey Model" 2,087+/-sf. Updated from top to bottom. Granite kitchen with stainless steel appliances. Hardwood floors, recessed lighting, indoor laundry, central air. 4673 Black Ave

**SALLY MARTIN OPEN SUNDAY 2-4**



**PLEASANTON \$845,000**  
Newly updated 4bd/2ba single story home. Gourmet kitchen with Corian counters and charming breakfast nook. New tiled bathrooms and laundry. New front door, lights. 3472 Guthrie Street

**MOXLEY TEAM OPEN SUN 1:30-4:30**



**PLEASANTON \$799,000**  
3bd/2ba, 1459+/-sf home on a 6600+/-sf lot. Featuring designer kitchen, baths and bedrooms. Crown molding and custom trim throughout. 4139 Cristobal Way

**SUE MCKINLEY BY APPOINTMENT**



**PLEASANTON \$782,000**  
4bd/3ba and charming one story 1800+/-sf home. Close to 580/680, Bart, and top rated schools. Updated in and out.

**MAUREEN NOKES BY APPOINTMENT**



**DUBLIN \$645,000**  
Former model for the popular Napoli 3bd/3ba plan. Fabulous model upgrades. Cherry kitchen cabinets, stainless appliances, slab granite. Two car attached garage. End unit terrace overlooks the park.

**ROSEMARY DUTRA BY APPOINTMENT**



**LIVERMORE \$629,000**  
Gorgeous little jewel close to downtown Livermore. 3bd/2ba/1350+/-sf home on a 5000+/-sf lot. Granite kitchen, Stainless Steel appliances, hardwood floors, Travertine bathrooms and more.

**MAUREEN NOKES BY APPOINTMENT**



**DUBLIN \$619,950**  
Lovely single level 3bd/2ba home features recently remodeled kitchen, Berber carpet, FP with pellet stove, fenced/paved parking for multi-vehicles.

**ESTHER BECKER OPEN SUNDAY 1-4**



**PLEASANTON \$589,000**  
Pristine single lower level, no upstairs neighbors townhome in Verona. 2 bedroom, 2 bath, 1381+/-sf. Attached one car garage, formal living and dining room. Large gourmet kitchen. 5734 Belleza Dr

**TIM MCGUIRE BY APPOINTMENT**



**PLEASANTON \$579,000**  
Quiet court location, newly painted with newly remodeled half bath, newer AC/Furnace, water heater, lighting, laminate flooring, crown moulding, tile fireplace and more.

**MARY JANE DEERING BY APPT**



**PLEASANTON \$464,000**  
2bd/2ba Condo in the west hills of Pleasanton. Upgraded kitchen with slab granite, pergo floors, new appliances and all interior paint. One car garage. Serene location. Community facilities. Hurry!



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### PLEASANTON



**ENTERTAINER'S DELIGHT** 5BD/3½BA, coffered ceilings, hardwood floors, library plus theater/bonus room, backyard oasis, so much to see

925.426.3880 \$1,945,000

### DUBLIN



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

925.426.3880 \$1,925,000

### PLEASANTON



**SO MUCH TO SEE** 5BD/4BA, gourmet kitchen, stainless appliances, large family room with built-in cherry cabinets, backyard has built-in BBQ

925.426.3880 \$1,379,000

### PLEASANTON



**GREAT CURB APPEAL** 4BD/2½BA, beautiful backyard with flagstone patio, pool, spa & waterfall, walking distance to schools & shopping

925.426.3800 \$935,000

### PLEASANTON



**DESIGNER TOUCHES THROUGHOUT!** 2BD/2½BA, 2 masters w/walk-in closets, upgraded kitchen & baths, granite, custom paint, Jacuzzi Tub, landscaped yard, more.

925.426.3800 \$699,000

### LIVERMORE



**COMPLETELY REDONE** 4BD/2BA, new maple cabinets, granite countertops, stainless appliances, new carpet, porcelain tile & travertine floors

925.426.3800 \$698,000

### LIVERMORE



**EXQUISITE HOME** 4BD/3BA, formal dining room with patio door, living room with hardwood floors, upstairs bedrooms offer walk-in closets & ceiling fans

925.443.7000 \$670,000

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