



# Helping Afghanistan

Young girls now in new school, families have health care in clinic built by local nonprofit

Courtesy of World Transformation Center

New medical center is expected to open shortly in the western Afghanistan city of Herat once supplies and furnishings are shipped by the local nonprofit World Transformation Center. The WTC built the clinic and a nearby school as part of a series of humanitarian efforts the organization has made in response to the terrorists attack of Sept. 11, 2001.

by **Jeb Bing**

**A**nyone interested in helping young girls obtain an education in Afghanistan or providing families with needed medications and health care have no farther to go than the Prudential California Realty office on Johnson Court in Pleasanton to learn how to help and, even better, contribute to the effort.

That's where local Realtor Cindy Duffy is taking time off from selling real estate to raise funds for the World Transformation Center (WTC), a federal nonprofit organization founded in 2002 by Kathy Ollerton Krafchow. Her husband Ed Krafchow owns Prudential California Realty, which has three offices in Pleasanton, and is the firm's chief executive officer. Although a number of Prudential agents volunteer their time on WTC projects, the nonprofit and Prudential have no formal affiliation.

As the organization's fundraiser, Duffy is in charge of Casino Royale, a festive black tie only dinner party the WTC is hosting at the Crow Canyon Country Club tomorrow night. Proceeds from both silent and live auctions and part of the dinner receipts will be used to pay the \$50,000 the WTC needs to ship medical equipment and supplies to furnish the hospital clinic it has just built in Herat, which is located in western Afghanistan far from the capital city of Kabul.

A Utah businessman donated the equipment and much of the medical supplies that will give the seven-room medical clinic an X-ray room, incubators, devices for sonograms, and fully equipped labor and delivery rooms, a first for Afghanistan.

"As it is now," Duffy said, "families must travel long distances to the other side of the country for health care, an expensive trip that

many can't afford and just don't make. The clinic the WTC has just built will give them complete care close to where they live."

Kathy Ollerton Krafchow is a recognized vision consultant to business organizations. She has conducted leadership seminars for the last 25 years and has worked with over 150,000 executives. Through her coaching and mentoring, she and those who volunteer their time to work with her, including Duffy, have business and social contacts throughout the U.S., where much of the funding comes from for WTC's efforts.

It was during one of the coaching sessions that terrorists flew planes they had hijacked into the World Trade Center's twin towers, destroying them and killing more than 3,000.

"In searching for a way to help after the attack, Krafchow received an email from the principal of Liberty High School, which is near Ground Zero and whose students were terrified and emotionally distraught," Duffy said. "Krafchow's team of people took that challenge and traveled to Liberty High every month for 12 months to mentor and coach seniors at the school."

The result was the largest graduating class ever at Liberty, and the school's success is continuing.

Seeing the growing fear among the Liberty High students and others that the Taliban and Afghans were terrorists who might strike again, Krafchow's organization decided to help bridge the relationship between the two countries by building a school in Afghanistan. The hope was that some students from Liberty might go to Herat, the site chosen for the school, and help build better relations. The United Nations attack on the country blocked that effort, but the school

construction continued. The WTC also sponsored trips by Afghani delegates to the U.S. to discuss writing a constitution.

As a result of the WTC's work, Duffy said the new school now serves 25 villages with two sessions each day and an all-girl enrollment of more than 500. For the girls, it's their first time inside a school classroom, where they were previously banned by the Taliban. The school sits on land donated by the family of Prudential Realtor Ibrahim Mojaddidi, who sells real estate on the Peninsula.

Besides Duffy and Mojaddidi, others on Krafchow's WTC board of directors include Realtors Beverly Herrera and Tiffany Alexander of Pleasanton, Realtor Nina Jurjevic with Prudential's San Jose office, and Realtor Steve Smith, formerly a Prudential agent who is now with Keller Williams Realty in the Sacramento area.

Although the medical center and its first-through-sixth-grade school (which will keep growing into a full elementary and high school) are the largest permanent projects by the World Transformation Center, the organization also pitched in after Hurricane Katrina to care for some of those displaced. It rented houses and apartments for families and even bought some of them cars for transportation to jobs. WTC team members dedicated their own time and resources to help in the disaster, an effort that lasted two years following the hurricane.

Kathy Ollerton Krafchow and Ibrahim Mojaddidi went to Herat to officially open the new Alfasani Public School that their organization built and equipped, turning it over to Afghanistan Ministry of Education. It was dedicated to the sister of the Liberty School principal in New York who died in the 9/11 attacks.



Courtesy of Cindy Duffy

Pleasanton Realtor Cindy Duffy serves on the board of the World Transformation Center and is in charge of fundraising for humanitarian activities undertaken by the organization. She is also in charge of tomorrow's Casino Royale, a WTC fundraiser tomorrow night that will raise funds to ship medical equipment and supplies to a new clinic the organization has just built in Herat, Afghanistan.

Although tickets for tomorrow night's Casino Royale are sold out, Duffy asks anyone who wants to help the WTC in its Afghanistan or other projects to stop by the Prudential Realty office at 5111 Johnson Court or send her an email at [cindy.duffy@prurealty.com](mailto:cindy.duffy@prurealty.com). ■

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## Now Showing

### The Heartbreak Kid

★★★

**Rated: R for strong sexual content, crude humor, language and a scene of drug use involving a minor. 1 hour, 55 minutes.**

Ben Stiller reunites with raunch-comedy aficionados Bobby and Peter Farrelly ("There's Something About Mary") for this riotous chuckler about misguided romance. The Farrelly brothers ignore social boundaries and standard etiquette for the sake of laughter, a signature style that flows throughout their library of films (which includes "Dumb & Dumber" and "Shallow Hal"). Although the edgy humor provides plenty of side-splitting moments, "Heartbreak" ultimately cracks beneath a lackluster storyline.

Stiller is 40-year-old Eddie Cantrow, the owner of a sporting goods store in San Francisco. Although Eddie's foul-mouthed father Doc (Jerry Stiller) and "happily married" pal Mac (Rob Corddry) urge him to settle down, Eddie can't quite find the right girl.

Enter Lila (Malin Akerman), a gorgeous environmentalist with a seemingly sweet nature. Eddie and Lila fall for each other fast and after just six weeks the two are walking down the aisle and preparing for a romantic honeymoon in Mexico. On the long car ride down south, Eddie begins to realize he's made a horrible mistake. Lila has some annoying habits (such as snoring and singing along with every radio tune), is downright abusive sexually and really isn't all that bright (she uses body oil instead of sunscreen, resulting in a horrific sunburn).

To make matters worse, Eddie finds himself enamored with the free-spirited Miranda (Michelle Monaghan), who is in Mexico for a family gathering. As Eddie and Lila's relationship begins to unravel, Eddie and Miranda bond like old acquaintances. Soon Eddie is fibbing to both Lila and Miranda so



he can find time to split with one and reveal his romantic feelings to the other. What a pickle.

Based on the 1972 Neil Simon-scripted film of the same name, this "Heartbreak" is pure Farrelly—no joke is off-limits. Stiller serves up a terrific performance and Swedish-born Akerman is excellent as the unhinged Lila. Monaghan brings a contagious joie de vivre to her portrayal of Miranda, and the scenes between Ben and Jerry Stiller are among the most enjoyable.

Sympathy for Eddie wanes a bit in the film's second act. Lila is beautiful and sincere (although obviously neurotic) and Eddie's ongoing deception begins to feel unfair, if not unfunny. Some of the crude humor can be more off-putting than uproarious: Lila's deviated septum is a running gag that eventually leads to gagging.

Farrelly fans will leave the theater with sore stomach muscles and plenty of memorable one-liners, but others may want to avoid "Heartbreak."

—Tyler Hanley

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**Ready to Rent**

**Bug**

Lionsgate Home Entertainment DVD  
1 hour, 41 minutes  
Director: William Friedkin

What a creepy and effective little movie Director William Friedkin has concocted with "Bug," a story of madness and murder. It's based upon Tracy Letts play of the same name and this is a rare case of a movie capturing and possibly even enhancing the effect of theatrics for the movie crowd. What makes its transition work is its sense of claustrophobia; it's not quite a filmed, one-dimensional play but it's certainly not epic in scope, with the action mostly taking place inside a hotel room with a few characters at time and sparse effects. Here, it's the dialog that becomes the unsettling show and the intensity of the collaborative psychosis that ensues that provides the jolts we expect. At the center of the movie is Ashley Judd's very powerful performance as Agnes, a woman who would rather face madness than the truth and actor Michael Shannon's Peter, the unhinged usher into that abyss.

This is also a small vindication for director Friedkin, whose successes have luckily overshadowed his many controversies and low points during his career. You may know Friedkin by these seminal favorites: mainly 1971's "The French Connection" for which he won the Oscar for Best Director and, especially, his follow up "The Exorcist," for which he was nominated again. Unfortunately, his credibility began to unravel in the later '70s when a combination of changing tastes and stories of his megalomania began to surface. He made the very expensive (for the time) but strangely empty "Sorcerer" and ignited huge protests from the gay community with 1981's "Crusing" (which has just had a small revival in San Francisco and has just come to video). After that it was hit-and-miss, with small moments like "To Live and Die in LA" (Wang Chung anyone?) and "Rampage," punctuated by

years of some duds (see "The Watcher" and "Jade").

It's "Bug," however, that seems to be the most controlled and adult movie by Friedkin in possibly his whole career. The action takes place in a dank Okalahoma hotel room that Agnes (Judd) seems to inhabit like a tomb. Fueling her paranoia during this particular alcohol and speed binge are the repeated prank phone calls that she suspects are from her ex Jerry (Harry Connick Jr.), whose just been released from prison. To take the edge off, Agnes goes out and parties with a friend and picks up on Peter (Shannon), a sweet but skewed character who appears pretty suspiciously harmless at first. The two ultimately shack up and reveal their darkest demons: she lost something close to her and he, well, feels like something has found them both.

The intensity of "Bug" is not for the squeamish, but, should certainly not be dismissed as something exploitive. It's actually a movie I feel that I haven't seen in a long time; one that takes its character's bleak situations and digs deep into their psyches without having to deconstruct or deflate their motivations in order to dumb it down for the audience. "Bug" assumes that were sophisticated enough to make up our own minds about the fragile state of the characters and knows that all the tension is in Agnes and Peter's paranoiac delusions. In addition, the last 10 minutes contain a monologue by Judd that is so riveting, so poignant in its urgency to validate her plight that I feel heaps of awards should be piled upon her. Her performance is the reason why "Bug" is so credible, because it grounds Agnes' sad credulity which enhances the creepy verity she claws at until the relief of the credits roll.

—Joe Ramirez



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Living

## Pleasanton kids take the stage

*'Malan Flower' opens tomorrow night in Fremont*

Two kids from Pleasanton will perform on the California Theatre stage in San Jose this weekend. Joy Huang, a fifth-grader at Mohr Elementary School, and Angela Chan, a sophomore Foothill High School, are cast members of the musical fairy tale "Malan Flower" performed by Academy of Chinese Performing Arts Foundation (ACPAF), a nonprofit organization in Fremont.

"Malan Flower" is a traditional children's play in China. It is famous in China just as the "Nutcracker" is in the States. The story originated from an old legend: the Malan Flower is a magic flower that grants wishes. The guardian of the Flower is a handsome, brave young man who lives on Malan Mountain. The beautiful twins Dalan and Xiaolan live at the base of the mountain. In the forest, animals (Bitty Bird, Spunky Monkey, Pudgy Bear, Honey Bunny, Baby Fawn) and flower fairies are preparing to celebrate the blooming day of the Malan Flower. But a wicked wolf is planning to seize the Flower for himself and his evil plot puts all of the forest in danger.

A thrilling story grasps the heart of children as well as the adult audience. It has captured the hearts of many throughout China and even



as far as Russia, Japan, Europe, Southeast Asia and Australia. In 2005, ACPAF brought it into United States and presented the show with both Chinese and English versions. After two years, a well prepared English version of Malan Flower teaches all ages about the gift of seeking one's wishes with the help of honesty, diligence and kindness.

Joy and Angela have been ACPAF students for years. Joy will act as the Baby Fawn and Angela will act as Xiaolan. Showtimes are at 2:30 p.m. and 7 p.m. Oct. 13 and 14. Tickets can be ordered online at [www.malanflower.org](http://www.malanflower.org).

—Raymond Chan

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(continued on page 30)



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# Sports

## Parent photographers

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

## Falcons meet Granada tonight at Foothill stadium

*Foothill hoping to build on its 3-2 record with win over the Matadors*

Foothill High takes on the Granada High Matadors at 7 p.m. tonight at Foothill, a game that follows the Falcon's 21-14 win over Lincoln High of Stockton a week ago.

The Falcons go into the East Bay league battle with a 3-2 record, while the Matadors hope to advance on their 1-4 season record. Granada lost last Friday to the San Ramon Valley Wolves 19-9 in their league opener.

Although eyed as a "breather" for Foothill after the Falcons lost to California High 31-7 a week earlier, last week's game saw Lincoln scoring early and leading the Falcons 14-7 going into the third quarter. Then senior quarterback Bryan Kruger nailed a short pass on to Nathan Hinke for a touchdown, tying the score at 14 each.

Senior linebacker Rob Andrews carried the ball for six plays with eight minutes left to play, scoring another touchdown for Foothill and putting the team in front for the 21-14 victory.

That game, played on Thursday at Foothill, launched the school's homecoming weekend early, with special activities last Friday and then the traditional homecoming dance Saturday night.

—Jeb Bing



Joseph Zummo

Luke Greenaway moves the ball downfield for Foothill in last Thursday's game.

## Amador travels to Antioch today

*Team hopes to repeat 38-13 homecoming win*

The Amador Valley Dons travel to Antioch High tonight for a 7 p.m. game with the Panthers, hoping for another resounding victory to boost their record.

The Dons overcame a league-opener loss a week ago to march to a 38-13 win last Friday night over Livermore High. The victory buoyed the Dons' spirits after a devastating loss Sept. 28 to San Ramon Valley 23-13.

It also made for a boisterous homecoming dance Saturday night as students celebrated the hard-earned victory over their Tri-Valley rival.

In their methodical touchdown-by-touchdown victory, the Dons' defense held the Livermore running game, which had racked up 389 yards the previous week, to 211 yards on 29 carries.

The Cowboys' two touchdowns came on runs of 65 yards and 35 yards, the second coming late in the game long after the outcome had been decided. On the other side of the ball, the Dons rushed for 281 yards, eating up big chunks of time almost every time they had the ball. The Dons struck quickly in each half, scoring touchdowns less than a half-minute into the first and third quarters.

—Jeb Bing



Jay Fleischbach

The Dons run onto the field at start of last Friday's game against Livermore.

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## Bulletin Board

### 115 Announcements

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### 240 Furnishings/ Household items

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### 245 Miscellaneous

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Send a cover letter and resume to Gina ChannellAllen, president / publisher, gallen@pleasantonweekly.com; The Weekly, 5506 Sunol Blvd., Ste. 100, Pleasanton, CA 94566; or fax to 925-600-9559.

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# Real Estate

## Realtor group sees mortgage, housing markets improving

2007 could be 5th best year ever for home sales

by Jeb Bing

Conditions in the mortgage market are improving for consumers, which should help to release some pent-up demand in early 2008, according to the latest forecast by the National Association of Realtors.

Lawrence Yun, NAR senior economist, notes that widening credit availability will help turn around home sales.

"Conforming loans are abundantly available at historically favorable mortgage rates," he said. "Pricing has steadily improved on jumbo mortgages since the August credit crunch, and FHA loans are replacing subprime mortgages."

Yun said it's important to place the current housing market in perspective, and that 2007 will be the fifth highest year on record for existing-home sales. "Although sales are off from an unsustainable peak in 2005, there is a historically high level of home sales taking place this year," he said. "A lot of people are, in fact, buying homes."

He added: "One out of 16 American households is buying a home this year. The speculative excesses have been removed from the market and home sales are returning to fundamentally healthy levels, while prices remain near record highs, reflecting favorable mortgage rates and positive job gains."

He emphasized all real estate is local with naturally large variations within a given area.

"Markets like Austin, Salt Lake City and Raleigh have been outperforming recently and will continue to do well next year," Yun said. "Other areas like Denver and Wichita will likely move up in the price growth rankings due to very positive local economic developments."

Existing-home sales are expected to total 5.78 million in 2007 and then rise to 6.12 million next year, in contrast with 6.48 million in 2006. New-home sales are forecast at 804,000 this year and 752,000 in 2008, down from 1.05 million in 2006; a recovery for new homes will be delayed until next spring.

"A cutback in housing construction is a positive sign for the market because it will help lower inventory and firm up home prices," Yun said.

Housing starts, including multifamily units, are likely to total 1.37 million in 2007 and 1.24 million next year, down from 1.80 million in 2006.

NAR President Pat V. Combs, from Grand Rapids, Mich., and vice presi-

dent of Coldwell Banker-AJS-Schmidt, said: "Housing is still a good long-term investment, and we'll be seeing a broad, modest improvement in home prices in 2008. With widely varying conditions, the best advice for consumers is to consult a Realtor in their area to learn about local market conditions because supply and demand can change from one neighborhood to the next."

Existing-home prices nationally will probably slip 1.3 percent to a median of \$219,000 in 2007 before rising 1.3 percent next year to \$221,800. The median new-home price should drop 2.1 percent to \$241,400 this year, and then increase 1.0 percent in 2008 to \$243,900, according to the NAR.

The 30-year fixed-rate mortgage rate is expected to average 6.4 percent for the next two quarters and then edge up to the 6.6 percent range in the second half of 2008. Additional cuts expected in the Fed funds rate will help to keep mortgage interest rates historically favorable.

Also, according to the NAR, growth in the U.S. gross domestic product (GDP) is estimated at 2.0 percent this year, below the 2.9 percent growth rate in 2006. GDP is likely to grow 2.7 percent next year.

The unemployment rate is forecast to average 4.6 percent this year, unchanged from 2006. Inflation, as measured by the Consumer Price Index, is expected to be 2.8 percent in 2007, compared with 3.2 percent last year. Inflation-adjusted disposable personal income will probably increase 3.6 percent in 2007, up from 3.1 percent last year. ■



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*Swan Lake Gardens*




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 \*Prices, terms and conditions subject to change without notice. Select home sites only.  
 Upgrades apply to certain units.  
 See sales consultant for details. Effective 9-28-07

# 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

### 3 Bedrooms

**7754 Millbrook Ave. \$529,000**  
Sat 1-4  
Erickson Financial Services/Bret Erickson  
408-221-0375

**361 Aloha Dr. \$549,950**  
Sun 1-4 Coldwell Banker 847-2200

**4482 Chancery Ln. \$619,000**  
Sun 1-4 Tri-Valley Realtors 270-9000

**4513 Peacock Ct. \$778,500**  
Sun 1-4 Keller Williams 260-8883

### 4 Bedrooms

**3120 Colebrook \$1,195,000**  
Sun 2-4 Alain Pinel 791-2648

**11470 Silvergate Dr. \$689,950**  
Sat/Sun 2-4 J. Rockcliff Realtors 784-7000

### 5 Bedrooms

**11480 Silvergate Dr. \$710,000**  
Sun 1:30-4:30 J. Rockcliff Realtors 570-0717

## LIVERMORE

### 3 Bedrooms

**6490 Aspenwood Way \$639,950**  
Sat 1-4 Coldwell Banker 200-4130

**2552 Regent Rd. \$749,950**  
Sat 1-4 Prudential CA 734-5061

### 4 Bedrooms

**2648 St. Helena Ct. \$1,249,582**  
Sat/Sun 1-4 J. Rockcliff Realtors 525-0116

**2199 Calibria Ct. \$1,425,000**  
Sun 1-4 Keller Williams 200-6922

**6608 Tiffany Cmn. \$569,000**  
Sun 1-4 Hometown GMAC 963-8322

**575 Brookfield Dr. \$645,000**  
Sat 1-4 Hometown GMAC 455-7020

**420 Jackson Ave. \$727,272**  
Sun 1-4  
Century 21 Mission-Bishop Real Estate 699-9508

**766 Catalina Dr. \$799,950**  
Sun 1-4 Hometown GMAC 487-1427

**1814 Meadow Glen \$819,000**  
Sun 1-4 Assist 2 Sell 600-6283

### 5 Bedrooms

**5679 Dresslar Cir. \$879,000**  
Sun 2-4 Alain Pinel 398-6706

## PLEASANTON

### 2 Bedrooms

**4121 Amberwood Cir. \$459,950**  
Sat 1-4 Hometown GMAC 980-1012

**2444 Heatherlark Cir. \$538,000**  
Sun 1-4 Hometown GMAC 200-9832

**5116 Orsini Ct. \$612,000**  
Sun 1-3 Hometown GMAC 426-3889

**4309 Krause St. \$615,000**  
Sun 1-4 Keller Williams 463-0436

**1323 Vineyard Ave #120 \$89,000**  
Sun 1-4 Coldwell Banker 200-4130

### 3 Bedrooms

**878 East Angela St. \$1,130,000**  
Sun 1-4 Valley Brokers 437-5830

**844 Division St. \$1,225,000**  
Sat/Sun 1-4 Investment Real Estate Co. 846-0506

**5484 Black Ave. \$499,000**  
Sat/Sun 1-4 Assist 2 Sell 600-6283

**1134 Kottinger Dr., # B \$529,000**  
Sun 1-4 Olde Towne Realty 426-9122

**5380 Brookside Ct. \$599,888**  
Sun 1-4 Coldwell Banker 580-5963

**474 Vineyard Pl. \$619,000**  
Sat 1-4 251-1111

**474 Vineyard Pl. \$619,000**  
Sun 1-4 Hometown GMAC 413-1912

**3590 Florian St. \$699,950**  
Sun 3-5 Hometown GMAC 426-3889

**4332 Diavila Ave. \$739,000**  
Sat 1-4 Remax 209-7856

**3516 Helen Dr. \$749,000**  
Sun 1-4 Keller Williams 577-5787

**4002 Moselle Ct. \$779,000**  
Sun 1-4 Hometown GMAC 426-3850

**4517 Las Lomas Dr. \$798,500**  
Sun 1-4 Hometown GMAC 426-3859

### 4 Bedrooms

**681 St. John \$1,069,000**  
Sun 1-4 Alain Pinel-Kris Moxley 519-9080

**3302 Prairie Dr. \$1,125,000**  
Sun 1-4 Keller Williams 463-0436

**307 Brianne Ct. \$1,249,000**  
Sat 1-4  
Century 21 Mission-Bishop Real Estate 699-9508

**4568 First St. \$1,289,000**  
Sun 1-4 Investment Real Estate Co. 846-0506

**1306 Stony Brook \$1,315,000**  
Sun 1-4 Alain Pinel-Kris Moxley 519-9080

### 4 Bedrooms

**4239 Pleasanton Ave. \$1,889,000**  
Sat/Sun 1-4 Investment Real Estate Co. 846-0506

**4656 Black Ave \$750,000**  
Sat/Sun 1-4 Keller Williams 397-4326

**6828 Corte Salcedo \$819,000**  
Sun 1-4 Prudential CA 734-5061

**2630 Minton Ct. \$840,000**  
Sun 1-4 Coldwell Banker 847-2200

**2518 Larrikeet Ct. \$965,000**  
Sun 1-4 Allied Brokers 872-8286

### 5 Bedrooms

**1633 Laguna Creek Lane \$1,990,000**  
Sun 1:30-4:30 Coldwell Banker 847-2200

**5725 Ohana Pl. \$2,097,500**  
Sat/Sun 2-5 Alain Pinel 846-6500

### 6 Bedrooms

**1739 Laguna Creek Ln. \$1,795,000**  
Sun 1-4 Investment RE 963-0569

## SAN RAMON

### 2 Bedrooms

**108A Norris Canyon Pl. \$417,000**  
Sat/Sun 1-4 Keller Williams 260-2508

### 3 Bedrooms

**119 Landsdown Loop \$724,000**  
Sat/Sun 12-4 IStar Real Estate 784-8624

### 4 Bedrooms

**401 Kevin Ct. \$649,000**  
Sun 1-4 Coldwell Banker 785-9373

**758 Pradera \$899,990**  
Sat/Sun 1-4 Assist 2 Sell 600-6283

**4325 Canyon Crest Rd. W. \$999,500**  
Sun 1-4 Alain Pinel 968-1452

### 5 Bedrooms

**25 Cree Ct. \$969,000**  
Sat 1-4 Empire 217-3108

## ALAMO

### 3 Bedrooms

**1015 Kirkcrest Ln. \$1,894,000**  
Fri 2:30-6/Sat 1-4 Coldwell Banker 785-9373

**196 Bolla Ave. \$1,895,000**  
Sun 1-4 Keller Williams 337-3333

## BLACKHAWK

### 3 Bedrooms

**3317 Quail Walk Ln. \$1,195,000**  
Sun 1-4 Keller Williams 984-9658

**3661 Country Club Ter. \$2,198,000**  
Sun 1-4 Alain Pinel 998-1818

### 4 Bedrooms

**21 Deer Creek Ln. \$2,399,000**  
Sun 1-4 Alain Pinel 998-1818

### 5 Bedrooms

**3401 Deer Ridge Ln. \$2,549,000**  
Sun 1-4 Alain Pinel 998-1818

## DANVILLE

### 4 Bedrooms

**1143 Cheshire Cir. \$1,189,000**  
Sun 1-4 Alain Pinel 998-1818

**138 Belgian Dr. \$987,500**  
Sat 1-4 UCB 351-8686

### 5 Bedrooms

**60 Casablanca St. \$959,000**  
Sun 1-4 Alain Pinel 998-1818

**405 Skycrest Dr. \$990,000**  
Sun 1-4 Keller Williams 260-8883

## CASTRO VALLEY

### 3 Bedrooms

**25339 Gold Hills Dr. \$925,000**  
Sun 1-4 J. Rockcliff 510-886-0400

### 4 Bedrooms

**22432 Princeton Pl. \$868,888**  
Sun 1:30-4:30 J. Rockcliff 519-9099

## DISCOVERY BAY

### 6 Bedrooms

**6383 Crystal Springs Cir. \$579,000**  
Sat/Sun 1-4 J. Rockcliff 510-386-2065

## FREMONT

### 2 Bedrooms


**47112 Warm Springs Blvd. Unit 117 \$375,000**  
Sun 1-4 Coldwell Banker 847-2200

## MARTINEZ

### 3 Bedrooms

**4896 Starflower Dr. \$495,000**  
Sun 1-4 Coldwell Banker 847-2200


**JUST REDUCED!**



**3819 PICARD AVENUE, PLEASANTON**

This is an entertainer's paradise! Desirably located close to top-rated Pleasanton schools & shops, this luxury home has approx. 4,643 sq. ft. of living space on approx. 15,004 sq. ft. lot with Pleasanton Ridge/mountain/pool/waterfall/garden views. Features open light floor plan with dramatic architectural details such as archways, crown molding, columns, and 12 ft. ceilings. 5 bedrooms (1st floor bedroom with French door leading to patio/pool and adjacent bathroom), huge multi-purpose bonus room, office/den, 3 bathrooms, and 3 car finished garage with built-in cabinets, workshop area, and extended driveway. Perfect for indoor/outdoor living and entertaining, it showcases 3 gas fireplaces with marble facade (living room, family room, and master bedroom), elegant formal dining room, approx. 250+ bottle capacity wine closet with temperature control and humidor. Family room with French door opening to patio/pool, an epicurean eat-in kitchen with granite slab countertops, tumbled marble full backsplash, and upgraded stainless steel appliances. Stunning master bedroom suite with remote-controlled gas fireplace, plasma TV with surround sound, 2 walk-in closets, and lavish bathroom with jet spa tub, walk-in shower, travertine surround/floor, and dual sink vanity. 3 zone A/C and heating, surround sound ready, hardwood/travertine/slate/carpet floors. Remote-controlled ceiling fan/light in family room, bonus room, office/den, and all bedrooms. Oversized laundry room, built-in cabinets, custom closet organizer in all bedrooms. Professionally landscaped yards with expansive lawn, automatic sprinklers, and landscape lights. Backyard has built-in gas grill with 2 burners, gated heated pool with spa and waterfall, play gym set, playhouse, and more!

**Listed for: \$ 1,949,000**




**RE/MAX Executive**  
41111 Mission Blvd.  
Fremont, CA 94539

*Sherri Stoneberger*

"Marathon Service with Results"

510.504.7177  
SherriRE@aol.com



## Home Sales

This week's data represents homes sold during September 2007

### Pleasanton

- 2161 Arroyo Court** Davis Trust to S. & C. Bender for \$319,000  
**5375 Black Avenue #1** Buyer: I. Maleev for \$525,000  
**3408 Bordeaux Place** Buyer: C. Liao for \$749,000  
**1550 Calle Enrique** Buyer: M. Siegling for \$515,000  
**672 Concord Place** Buyer: D. Cox for \$407,000  
**7791 Desertwood Lane** Buyer: M. Lamb for \$675,000  
**812 Genevieve Place** Buyer: R. & J. Cole for \$1,085,000  
**1460 Irongate Court** Buyer: R. & C. Stoik for \$1,357,000  
**5 Jay Court** Buyer: Perkins Trust for \$775,000  
**5144 Mt. Tam Circle** Buyer: R. & M. Sethi for \$1,225,000  
**3532 Ovella Way #10** Buyer: J. & E. Kulak for \$1,555,000  
**8335 Regency Drive** Buyer: MCM Construction for \$1,810,000  
**5263 Riverdale Court** Buyer: Z. Altamimi for \$525,000  
**2732 Sanderling Way** Buyer: A. & J. Marchand for \$835,000  
**1358 Santa Rita Road** Buyer: S. & E. Messick for \$569,000  
**7392 Stonedale Drive** Buyer: M. & L. Shi for \$542,000  
**1734 Terra Court** Buyer: Sund-Wright Trust for \$2,465,000  
**6211 Wade Court** Buyer: P. Boado for \$600,000

### Dublin

- 11711 Betlen Drive** Buyer: A. Yiu for \$655,000

- 8632 Beverly Lane** Buyer: S. Calderon for \$707,000  
**11385 Bloomington Way** Buyer: J. Fong for \$798,000  
**4345 Brannigan Street** Buyer: R. Martinez for \$550,000  
**8215 Cardiff Drive** Buyer: K. Tang for \$628,000  
**6847 Hickory Lane** Buyer: K. & M. Maddali for \$642,500  
**8090 Marquita Court** Buyer: T. & M. Ajina for \$660,000  
**3181 Ridgefield Way** Buyer: L. & B. Nakashima for \$1,138,500  
**7413 Rolling Hills Circle** Buyer: G. Nassar for \$550,000  
**7708 San Sabana Court** Buyer: C. & L. Flores for \$590,000  
**3615 Whitworth Drive** Buyer: W. Wu for \$600,000

### Livermore

- 179 Anna Maria Street** Buyer: D. Bailey for \$550,000  
**2284 Briana Street** Buyer: F. & M. Russo for \$1,220,000  
**243 Covellite Lane** Buyer: S. Dereis for \$508,000  
**4353 Daffodil Way** Buyer: K. & D. Sandahl for \$490,000  
**823 Debra Street** Buyer: P. Schindler for \$490,000  
**668 El Caminito** Buyer: R. Cole for \$550,000  
**577 Heligan Lane** Buyer: G. Deberry for \$688,000  
**1582 Melanie Way** Buyer: B. Hoppe for \$810,000  
**5556 Mines Road** Buyer: D. Montes for \$1,100,000  
**6316 Owl Way** Buyer: C. & D. Phillips for \$710,000  
**1542 Portola Avenue** Buyer: A. Orino for \$340,000  
**831 Saddleback Circle** Buyer:

- D. & S. Perez for \$630,000  
**1387 St. Mary Drive** Buyer: M. Lennon for \$560,000  
**5839 Welch Lane** K. & M. Quattrin to K. & J. Glaser for \$902,000

### San Ramon

- 9419 Alcosta Boulevard** Buyer: H. Shaban for \$860,000  
**45 Alton Place** Buyer: K. Daly for \$700,000  
**806 Avery Court** Buyer: A. & R. Mehta for \$850,500  
**818 Avery Court** Buyer: R. & S. Goozee for \$931,000  
**9604 Brockton Avenue** Buyer: C. Sills for \$620,000  
**2600 Campeche Court** Buyer: D. & L. Kaneshiro for \$899,500  
**1032 Cedarwood Loop** Buyer: H. & P. Manwani for \$650,000  
**1110 Cedarwood Loop** Buyer: K. & P. Reddy for \$650,000  
**1119 Cedarwood Loop** Buyer: S. & S. Yerabati for \$716,000  
**425 Constantine Court** Buyer: G. Rahmatullah for \$690,500  
**54 Copper Ridge** Buyer: Ratcliffe Trust for \$485,000  
**3080 Montevideo Drive** Buyer: J. Sameshima for \$605,000  
**2138 North Donovan Way** S. Doran to K. & D. Nagel for \$732,500  
**203 Olivia Court** Buyer: C. & H. Loeper for \$1,248,000  
**162 Paddington Court** Buyer: S. Doran for \$963,500  
**811 Pradera Way** Buyer: J. & M. Berry for \$1,035,000  
**826 Thayer Court** Centex Homes to R. Ramalingam for \$1,115,000

## Home sale of the week



### 3334 Arbor Drive, Pleasanton – \$970,000

This stunning Vintage Hills home has 4 bedrooms, 2 baths and over 2000 sq ft. The beautifully remodeled kitchen features maple cabinetry, granite slab counters and stainless steel appliances. The expanded family room overlooks the patio, hot tub and a beautifully landscaped 11,000 sq ft lot. Upgrades include new stucco, dual pane windows, paint, texture, baseboards, doors, carpet, roof, cement & landscaping. Sold with three offers by Dave & Sue Flashberger at Keller Williams Tri Valley Realty.

## Sales at a Glance

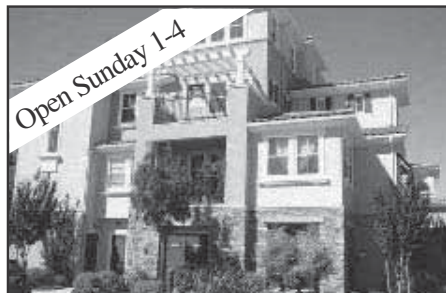
Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 18	Total sales reported: 11	Total sales reported: 14	Total sales reported: 17
Lowest sale reported: \$319,000	Lowest sale reported: \$550,000	Lowest sale reported: \$340,000	Lowest sale reported: \$485,000
Highest sale reported: \$2,465,000	Highest sale reported: \$1,138,500	Highest sale reported: \$1,220,000	Highest sale reported: \$1,248,000
Average sales reported: \$918,500	Average sales reported: \$683,545	Average sales reported: \$682,000	Average sales reported: \$808,912

## Featured Properties



**Livermore** – You must see this completely remodeled one story 3 bedroom 2 bath home that is priced to move! Brand new maple cabinets, slab granite counters, stainless appliances. Stunning hardwood floors throughout, designer colors, new windows, plantation shutters and more. Large park like yard with mature landscaping and privacy. 10+++  
**3874 Stanford Way \$519,000**



**Dublin** - Beautiful 3 bedroom 3 bath Venizia Townhome with over 2000 square feet of living space, beautiful Cherry Hardwood Floors and cabinets, Granite Counters, Upgraded Tile Flooring throughout, two tone paint, and a great location with views of the park, pool, and hills. This is a must see. Stands out among the rest!  
**3285 Monaghan Street \$619,900**



**Pleasanton** - Lovely setting on a great tucked away court near downtown Pleasanton. You'll find this cute home easy walking distance to Main Street. Rarely available Duet home with a small private backyard. Fireplace in living room, formal dining room, atrium off kitchen nook, attached 2 car garage and indoor laundry. 3rd bedroom is a DEN downstairs.  
**1156 Tiffany Lane \$649,000**



**Livermore** – Great 3 bedroom 2 bath home with a pool/spa, outdoor bar with mini fridge outdoor kitchen, DVD/TV outdoor projector, 3-tiered fountain, security gate, approx. 500 sq. ft detached finished workshop and a large side yard access for an RV or boat. Updated kitchen with granite counters and much more.  
**149 Scherman Court \$692,000**



**Livermore** - Beautiful home within the vineyards, granite slab with upgraded stainless steel appliances, wine refrigerator, butlers pantry, two tone paint, newer carpet, crown molding, large master suite with marble flooring and countertops, gleaming hardwood flooring, and a large lot with sport court backing to the vineyards.  
**2294 Minerva Court \$1,410,000**



**Livermore** - A SPECTACULAR...18.5 acre VINE-YARD...which produced...THE 2007 "GOLD MEDAL" ... AWARD WINNING...CABERNET SAUVIGNON WINE... at this year's...ALAMEDA COUNTY FAIR... Located in the Gated Community of Crane Ridge (with Views)... Build Your Custom Home (1 acre)...in this Scenic, Peaceful, and Popular Wine Region!  
**7345 Cedar Mountain Road \$1,500,000**



**Pleasanton** – Truly a masterpiece! Beautiful single story home in the gated community of Ruby Hill with the best views, an infinity edge pool & a spa. The outdoor kitchen has a TV, VIEWS & PRIVACY! The highlights of this home include the gorgeous entry, gourmet kitchen, nook, family room, dining room, living room, & master suite & bath, all on a 1/2 acre lot!  
**1345 Via Di Salerno \$2,499,000**



**Pleasanton** - Under construction...still time to make interior choices. Built by the renowned STEVE BOSCH. This corner flat lot has views and privacy. The home features 5 total bedrooms with private bathrooms; a powder bath for entertaining. 3 fireplaces – 1st is in the master, 2nd is in the family room and the 3rd is in the Dining Room.  
**1818 Sannita Place \$2,995,000**



Ruby Hill Division - 101 East Vineyard Ave, Suite 103  
 Livermore, CA 94550

925.417.2250



# J. Rockcliff



REALTORS

THE EAST BAY'S PREMIER  
REAL ESTATE COMPANY.

**OPEN SAT. & SUN 1-4**



### LIVERMORE

**2648 ST HELENA CT \$1,249,582**  
Beautiful one story in desirable South Livermore vineyards. Spectacular Pebble Tech pool with spa and water features. Gourmet kitchen. Large 4 bedrooms.

**MAX DE VRIES 925.525.0116**

**NEW PRICE**



### ANTIOCH

**5009 DEERSPRING COURT \$449,950**  
Man upgrades! 4 Beds, 2 Baths, 9 Ft. Ceilings, Crown Molding, Upgraded Carpet, Dual Sinks in Baths, Pantry in Kitchen and Island, Possible Side Access, Court Location.

**STACI AMARIO 925.580.0323**

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



### DUBLIN

**11480 SILVERGATE DR \$710,000**  
NEW Price! 5 Beds, 2 Updated Baths, +/- 1,750 Sq. Ft., Updated Kitchen w/ Maple Cabinets and Granite Counter Tops, Updated Baths, Private Backyard on a ¼ acre lot! Visit [www.susetteclarkwalker.com](http://www.susetteclarkwalker.com) for more information.

**SUSETTE CLARK-WALKER 925.570.0717**



### PLEASANTON

**6056 SEQUOIA COURT \$799,500**  
Absolutely Immaculate! Amazing pride of ownership is obvious in this lovely home. Situated on a quiet cul-de-sac, across the street from the park, it boasts updates galore including dual pane windows, six panel doors and updated kitchen and baths! 4bd/2.5ba

**ROBIN DICKSON 925.251.2501**

**OPEN SUN 1-4**



### CASTRO VALLEY

**25339 GOLD HILLS DR \$925,000**  
Panoramic views! 3 Beds, 2 ½ Baths, 2,357 Sq. Ft., Shows like a model! Pro Home Theatre to be sold separately. Visit [www.25339goldhillsdr.com](http://www.25339goldhillsdr.com)

**JANE MYRENGET 510.886.0400**

**NEW PRICE!**



### CASTRO VALLEY

**3439 PINE STREET \$579,000**  
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, formal dining!

**DENISE IVALDI 510.325.7997**

**OPEN SAT & SUN 2-4**



### DUBLIN

**11470 SILVERGATE DR \$689,950**  
Briar Hill beauty! 4 Bed, 2 Bath: Pristine condition with new paint inside and outside. New carpets, New Baseboards, Corner lot with large side access.

**TODD MARTINEZ 925.784.7000**

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



### CASTRO VALLEY

**22432 PRINCETON PLACE \$868,888**  
Pristine with a view! Beautiful 7 year old Palomares Hills Shapell built stunner! 4 Beds, 3 full baths, HOA includes pool, tennis and club house. You don't want to miss this one

**MICHAEL TESSARO 925.519.9099**

**UPDATED**



### SAN RAMON

**3375 MIDDLEBROOK WAY \$969,000**  
Impressively light & bright; open floor plan. Formal Entry, High ceilings, Gourmet kitchen, Granite counter-tops, Professionally designed landscaped backyard, and much more!

**DIANE SHIN 925.251.2538**

**JUST LISTED**



### MARINA BAY

**75 SEAGULL DRIVE \$629,000**  
3br/ 2.5ba. Like living in Cape Cod, this home blends easy living and nautical charm to bring warmth and joy to all who enter. Enjoy spectacular views and refreshing Bay breezes at a reasonable price. Just visit [www.75SeagullDrive.com](http://www.75SeagullDrive.com).

**ROGER A. CLARK 925.251.2508**

### LIVERMORE

**1579 FRANKFURT WAY Call For Price**  
Situated in the Sunset East area of Livermore, this complete remodel is ready for a new owner. With 4 large bedrooms and 3 full baths on 7500+ sq ft corner lot, and 2000+- sq ft of living, you will enjoy the privacy of the sparkling pool with Mt. Diablo views.

**MICHAEL J. DUFFY 925.251.2523**

**OPEN SAT & SUN 1-4**



### DISCOVERY BAY

**6383 CRYSTAL SPRING CIRCLE \$579,000**  
NEW PRICE! 6 bed + Den, Family room Clipper @ The Lakes. Many upgrades. RV parking, Spa, custom covered patio, tiled luxury gas grill island, ceiling fans throughout, partial view of lake...beautiful, & more! Assumable Financing

**JANE MYRENGET 510.386.2065**

Walnut Creek  
1700 N. Main St.  
Walnut Creek, CA 94596  
925.280.8500

Orinda  
89 Davis Rd., Ste. 100  
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

J. Rockcliff

REALTORS

WWW.ROCKCLIFF.COM

**OPEN SAT/SUN 1-4**



**4908 BLACKBIRD WAY, PLEASANTON**

**Offered at \$824,000**

CURB APPEAL...Single story Bird-land beauty. 4 bed/2bath, pool sized corner lot. Tile, hardwood, gourmet appliances...More info at [www.FabulousProperties.net](http://www.FabulousProperties.net) Need the straight scoop on the market? Call for your free market consultation.



**Donna Garrison & Susan Schall 397-4165 & 397-4244**

**KELLER WILLIAMS**  
REALTY

*...because your move matters*

**GREAT NEW PRICE!**



**814 GRAY FOX CIRCLE, PLEASANTON**

**Offered at \$1,530,000**

One of a kind property! Located on over 3/4 acre flat lot! Great open floor plan with cathedral ceilings, hardwood floors, remodeled kitchen w granite countertops and maple cabinetry. Offers a music room, large bedrooms & incredibly beautiful yard with swimming pool, sports court, deck an lush gardens.



**Melissa Pederson 397-4326**

**PRICE REDUCED**



**657 VARESE DRIVE  
RUBY HILL, PLEASANTON**

**Offered at \$1,849,000**

Beautiful Ruby Hill home offers 3,925 sq. ft., 5 bedrooms, 3.5 baths, huge pool size backyard, lush landscaping, cul-de-sac (remove hyphen) location. Lease available at \$4,900 a month.



**Dave & Fran Cunningham 426-7957**



**1290 VIA DI SALERNO,  
RUBY HILL, PLEASANTON**

**Offered at: \$2,599,000**

Stunning Mediterranean Villa in Ruby Hill featuring elegant architectural detailing, 5,800 sq. ft., 5 BR, 4.5 BA, Bonus Room & Exercise/Media Room. Rear yard offers pool/Spa.



**Dave & Fran Cunningham 426-7957**



**3459 TORLANO COURT,  
RUBY HILL, PLEASANTON**

**Offered at 2,799,000**

Old World elegance is abundant in this 5 BR/5.5 Bath home that offers 6,270 sq. ft and a separate guest house w/full bath for in-laws, etc. Currently a fabulous dance studio.



**Dave & Fran Cunningham 426-7957**

**3RD BEDROOM ADDED**



**5479 TREEFLOWER DR.  
LIVERMORE**

**Offered at \$459,950**

Great Financing Opportunity Available! Seller offers to pay 2 points towards interest rate buy down w/ acceptable offer! Don't wait to buy because interest rates have gone up. You can still have a low rate... call us for more details! Great Duet in Livermore! Wonderful floorplan 3 bedrooms, 2 1/2 bathrooms. New lino and carpets! Lovely yard with fruit trees and rose garden. Plus a 2-car garage!



**Gene & Cindy Williams 918-2045**

**SOLD**



**5544 PASEO NAVARRO, PLEASANTON**

6 bedrooms/ 3.5 bathrooms; 2,820 sq.ft. Del Prado at its best! This stunning home is completely updated and offers a very desirable floorplan. Grand master suite downstairs and an additional master suite up. New carpet & freshly painted. Pool in the manicured backyard. Side yard access. To search all available homes in Pleasanton, please visit [www.Search4RE.com](http://www.Search4RE.com)



**Jim Walker 397-4300**

**NEWLY LISTED**



**68 PETERS AVE., PLEASANTON**

**Offered at \$353,000**

Adorable & Affordable 1 bdrm 1 bath condo upper unit in the heart of downtown Pleasanton! Newly updated kitchen with granite counters and new appliances. New laminate & carpet flooring. New paint, new furnace. Indoor laundry. Private covered balcony. Lowest HOA dues in town! 135\$ mth. Call the serraoteam for more info.



**Dennis & Stella Serrao 398-0234**

**FIRST TIME OPEN SUN 1-4**



**4309 KRAUSE ST.,  
PLEASANTON**

**Offered at \$615,000**

New Listing. Simply Stunning 2 bdrm, 2 bath one level home. Beautifully remodeled granite kitchen with stainless steel appliances & breakfast bar. Living rm with vaulted ceilings & brick fireplace. Remodeled baths with marble floors, cherry vanities & granite counters. two car garage. Walk to parks & shopping. Mohr school district.

**OPEN SUN 1-4**



**3302 PRAIRIE DRIVE, PLEASANTON**

**Offered at \$1,125,000**

Rare opportunity in Foothill Knolls...4 bdms, 3 baths, over 2300 sq ft on a large 11,277 sq ft lot. Vaulted ceilings, new carpet & paint. Hardwood floor entry, elegantly wide stair case. 1 bdrm & full bath downstairs. 2 fireplaces. 3 car garage. Master bdrm w/ beautiful views of the ridge. Stunning picturesque neighborhood.



**Dave & Sue Flashberger 463-0436**



**3577 LITTLE VALLEY RD., SUNOL**

**Offered at \$3,100,000**

Breathtaking English Tudor Estate. Retreat to the country in this custom home on 3.5+/-acres. 5 BR, 7BA. Perfect setting for wine country lifestyle. Countless amenities and upgrades. Expansive master suite with office and library. Gated entry, slate patio and walkways, pool, and majestic views.



**Roy Dronkers 484-5200**

**JUST REDUCED OPEN SAT/SUN 1-4**



**4656 BLACK AVENUE, PLEASANTON**

**Offered at \$750,000**

Fabulous large back yard w/ resurfaced solar heated pool & spa. Home boasts 4 bedrooms & 2 baths including remodeled kitchen w/ new tile. Dual pane windows, security / fire alarm system w/ voice activated doors & windows & newer air conditioning. Professionally landscaped w/ sprinkler system. Walk to K-12 schools & 1 block to Aquatic Center. Great Pleasanton Valley Location.



**Melissa Pederson 397-4326**

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459 Main Street



# COLDWELL BANKER



**DUBLIN**  
**5700 KINGSMILL TER**  
**DUBLIN RANCH GOLF CLUB** \$2,242,888  
 5 BR 5.5 BA w/library,kit w/Maple Raised Panel cabs,Grnite Slb Cntrtps,dual stircse,dramatic ceilings 925.847.2200



**FLORESTA GARDENS**  
**SUN 1 - 4** 361 ALOHA DRIVE  
**FLORESTA GARDENS BEAUTY** \$549,950  
 3 BR 2 BA beautiful hardwood floors, beautiful kitchen w/great room, marble bath w/ jacuzzi tub 925.847.2200



**FREMONT**  
**SUN 1 - 4 47112 WARM SPRINGS BLVD, UNIT 117**  
**STUNNING!** \$375,000  
 2 BR 1 BA unit w/upgrades galore including slab granite,new flooring & much more, excellent location 925.847.2200



**LIVERMORE**  
**SUN 1 - 4** 6490 ASPENWOOD WAY  
**NEWER SINGLE STORY** \$639,950  
 3 BR 2 BA vaulted ceilings/plan shutters/tile/berber & faux paint. Corner lot w/porch/patio/new sod 925.847.2200



**MARTINEZ**  
**SUN 1 - 4** 4896 STARFLOWER DR.  
**MT. DIABLO VIEW!** \$495,000  
 3 BR 2 BA Highly upgrd w/slate tld entry,kit. features stnls stl app. granite counters,fully Indscpd. 925.847.2200



**PLEASANTON**  
**1633 LAGUNA CREEK LANE**  
**AN ABSOLUTE MASTERPIECE** \$1,990,000  
 5 BR 5.5 BA Stunning 5,329 sf, w/2 Masters/Library,Distressed cherry HW flr,European kitchen w/Sub Zero 925.847.2200



**SUN 1 - 4** 2630 MINTON COURT  
**WHAT'S NOT TO LOVE?!** \$840,000  
 4 BR 3 BA cathedral ceilings,eat-in kit/nook. Fm rm w/frplc,spcious mst suite/bth,awesome hill views 925.847.2200



**SAN RAMON**  
**3063 SORRELWOOD DRIVE**  
**BEYOND BEAUTY!** \$1,178,000  
 4 BR 2.5 BA 2518 sqft,10,100 sqft lotHrdwd,tile flrngDownstairs Mstr Bdrm Suite w/access to bckyrd 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

## BRENTWOOD

**1017 CHAMOMILE LN.**  
**FABULOUS 5 BED. + LOFT!** \$649,000  
 5 BR 3 BA 5 xtra lrg bedrms + huge loft,apx. 2800 sq.ft. grt kit w/granite,insde Indry, 3 car grge. 925.847.2200

## CASTRO VALLEY

**2209 CAMINO DELORES**  
**GORGEOUS CUSTOM HOME** \$849,000  
 3 BR 3 BA bonus rm/game rm/home off,2 master suites,to much to list! Visitwww.MLStrivalley.com 925.847.2200

## CONCORD

**1804 EVALANE WAY**  
**GORGEOUS HOME!** \$639,000  
 4 BR 3 BA remodeled kit w/corain cntrs,newer cabs/appl,hrdwd flrng in kit,fam/hall,dual pane windows 925.847.2200

## DUBLIN

**5498 ASPEN ST.**  
**DELIGHTFUL IN DUBLIN!** \$849,950  
 5 BR 3 BA Designer colors, slab granite, hardwood flrs, shutters - simply stunning. MUST SEE! 925.847.2200

**4021 CHANTERELLE PLACE**  
**SHOW'S LIKE A MODEL** \$699,000  
 3 BR 2.5 BA Great value for this charming home, decorated to perfection,court location, 5 years young! 925.847.2200

## LIVERMORE

**647 ELIOT DRIVE**  
**RARELY AVAILABLE** \$899,000  
 4 BR 2.5 BA 2975 sq. ft.,on a huge lot with a pool,in a gorgeous neighborhood with tree lined streets 925.847.2200

**4293 BELLMAWR DR**  
**ESQUISITELY UPGRADED HOME** \$899,000  
 4 BR 2.5 BA room for the BIG toys!Slab granite counters & island, tile flring & hickory plank hardwood 925.847.2200

**519 CALIENTE AVE**  
**BEAUTIFUL SUNSET HOME** \$739,000  
 4 BR 2 BA lush rear yrd w/pond,remodeled eat-in kit,pl w/solar heating,liv rm w/wd burning frplc 925.847.2200

**OPEN SAT & SUN 1-4** 1866 CORTE CAVA  
**CUL-DE-SAC LOCATION** \$565,000  
 3 BR 3 BA +loft,enjoy refreshing pool after hard days work, new carpet/paint/prof Indscpd bckyrd 925.847.2200

**566 CEDAR DR**  
**LOT'S OF UPGRADES!!!** \$529,000  
 3 BR 2 BA upgrd kit w/grnite.Vaultd ceilings,nice tile flrg/crpt thru out.Nice bckyrd w/lrg side yrd 925.847.2200

**812 MOHAWK DRIVE**  
**GORGEOUS INSIDE & OUT** \$509,000  
 3 BR 2 BA Great price for an Updated home, with lots of great details. Nicely landscaped backyard 925.847.2200

**139 WINDWARD CMN # 1**  
**6 YEARS OLD** \$397,000  
 2 BR 2 BA Gated community,beautiful pergo flring,1 car garage, pool/tennis courts.Popular Copperhill 925.847.2200

## MANTECA

**1012 W ALAMEDA ST.**  
**GORGEOUS HOME!** \$539,000  
 5 BR 3 BA approx. 2,900 sq. ft., spacious

laundry room, loft space and security system 925.847.2200

## MORGAN HILL

**19185 SAFFRON DRIVE**  
**BEAUTIFUL** \$779,000  
 4 BR 2.5 BA upgraded, nice cul-de-sac, nearby schls, shppng,easy commuting loc. landscaped/maintained 925.847.2200

## MOUNTAIN HOUSE

**523 S. TRADITION ST**  
**FORMER MODEL HOME!** \$599,900  
 4 BR 3 BA + office w/huge kitchen/isle, hardwood floors, 3-car garage,lush backyard w/ patio/fountain 925.847.2200

**457 STEVEN ST**  
**BEAUTIFUL PULTE HOME** \$505,000  
 4 BR 2.5 BA built 04, family rm w/gas frpl, great backyard w/patio & grass,lrg kitchen w/walk-in pantry 925.847.2200

**400 GOODALL DR.**  
**MOUNTAIN HOUSE BEAUTY** \$474,000  
 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

## PLEASANTON

**2859 EL CAPITAN DR**  
**WELCOME HOME** \$580,000  
 3 BR 2 BA Kit w/plenty of cabs,living rm w/ fireplace.Clng fans in lvng rm & all bd rms. Inside Indry 925.847.2200

**4213 SHELDON CIR**  
**2 BDRM SUITE TWNHSE** \$455,000  
 2 BR 2.5 BA kitchen has breakfast bar, dining area, living room w/fireplace, sunny patio,1 car garage, 925.847.2200

**7730B CANYON MEADOW CIR, UNIT B**  
**GORGEOUS VIEWS!** \$450,000  
 2 BR 2 BA vaulted ceilings/kit w/new cabs/slab

granite cntrs/bths remodld w/tile flrs/pedestal sinks 925.847.2200

**2288 SEGUNDO CT #3**  
**GORGEOUS HOME** \$339,500  
 2 BR 1 BA updated kitchen,new cabs,Zodiaq quartz cntrs,porcelain tile flr in kitchen/entry way 925.847.2200

## SAN LORENZO

**17393 VIA LA JOLLA**  
**BEAUTY-WOW!** \$479,000  
 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

## SAN RAMON

**76 AUTUMNWIND COURT**  
**ELEGANT & STUNNING!** \$959,000  
 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

**1846 KAGEHIRO DR**  
**GORGEOUS!!** \$849,000  
 5 BR 4.5 BA stained oak throughoutMassive kit,island w/sink,2 frplcs.HUGE RV prkg/4 car gar,new backyd 925.847.2200

**1285 BELMONT COURT**  
**NEW PRICE** \$649,500  
 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

"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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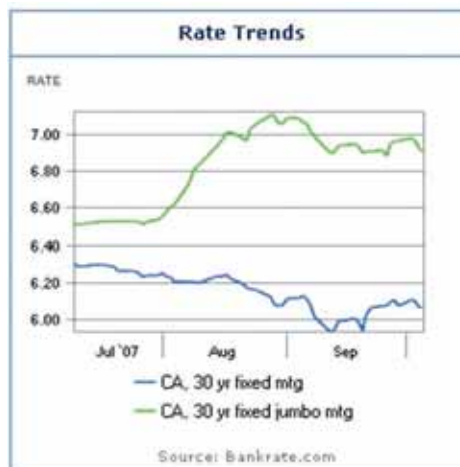


# THE 680 BLOG

Life, Liberty, and the Pursuit of Real Estate in the Tri-Valley

## Good News on the Mortgage Front

If you just read or listen to the national media, you would think that getting a mortgage loan today is a lot like getting audited by the IRS... a painful, nerve racking experience that inevitably leaves you poorer. But there is good news in the Pleasanton and Tri-Valley CA mortgage market. The lending environment has improved substantially since the meltdown in August. Mortgage investors in the secondary mortgage market (where loans are packaged and essentially sold as bonds) are slowly but surely starting to buy jumbo loans again. This means that lenders are starting to get more aggressive in their pricing, and rates are coming down after a dramatic spike in August.



According to Rick Kuhle, Senior Loan Officer at Diversified Capital in Pleasanton, the normal spread between conforming 30 year fixed loans and jumbo 30 year fixed loans was 1/4% to 3/8%. In other words, compared to rates on conforming loans (Fannie Mae insured loans with a maximum loan amount of \$417,000), jumbo loans had a 1/4% to 3/8% premium above the conforming loan rates. When the mortgage market tanked in August, the premiums on jumbo loans soared to as high as 1 1/4% to 1 1/2%. The following graph shows the spread between conforming rates and jumbo rates in July through September. Look how much the spread increased in August.

Go to [www.The680Blog](http://www.The680Blog) to read more of this article

Visit [www.The680Blog.com](http://www.The680Blog.com) for more insights, commentary, and news about Pleasanton & the Tri Valley Area



5 BR + office, 5 1/2 BTH. Newer luxury home on prime private 1/2 acre lot with upgrades galore! \$2,399,900



Exquisite hilltop custom home on +/- 2.4 acres with views and privacy galore! 4 bed, 3 bath with 4 car garage. \$2,149,999.



Upgraded 4 BR, 3 BTH home, over 2500 sq ft, with granite kitchen, vaulted ceilings. Private cul-de-sac lot! \$879,500

5622 JENSEN RD.  
CASTRO VALLEY



5/4.5 PLUS OFFICE 4,600 SF.  
\$2,799,000

1306 STONY BROOK  
PLEASANTON



3/2.5 PLUS DEN 2,542 SF.  
\$1,315,000

1839 BEGONIA CT.  
PLEASANTON



4/3 2,541 SF.  
\$1,080,000

1565 HOPYARD RD.  
PLEASANTON



5/3 2,538 SF.  
\$869,000

681 SAINT JOHN  
PLEASANTON



4/2.5 2,159 SF.  
\$1,069,000

2103 INVERNESS  
PLEASANTON



3/2 2,493 SF.  
\$998,500

4188 CLARINBRIDGE  
DUBLIN RANCH



2/2.5 1,420 SF.  
\$524,000

4256 CLARINBRIDGE  
DUBLIN RANCH



2/2 1,420 SF.  
\$524,000

3706 CENTRAL PKWY.  
DUBLIN RANCH



2/2 1,320 SF.  
\$519,000

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CLOSE TO DOWNTOWN  
4/3.5 3,168 SF.  
DETACHED RENTABLE UNIT  
BUILT IN 2002, CLOSE TO  
680 & DOWNTOWN



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UWE MAERCZ BY APPOINTMENT



**PLEASANTON \$2,899,000**  
Custom estate built by Doble and Son. Impressive views, open space and exceptional architectural design and quality craftsmanship at this private 1.18+/-acre estate. 6bd/5.5ba on a 6100+/-sf lot.

SYLVIA DESIN BY APPOINTMENT



**PLEASANTON \$1,475,000**  
Close to downtown, this gorgeous expanded and totally remodeled home offers 4 bedrooms, game room and office.

MOXLEY TEAM OPEN SUNDAY 1:30-4:30



**PLEASANTON \$1,315,000**  
What more could you want! This home has it all, single story, great location and ready to move into. A grand entrance welcomes you in with its cherry floors/high ceilings. Spacious master suite/bath.

ANNI HAGFELDT BY APPOINTMENT



**PLEASANTON \$1,079,000**  
Very private 4bd/2.5ba, 2150+/-sf home close to downtown Pleasanton. Vaulted ceilings, open kitchen, formal dining/living. Large master bath. Newly landscaped. Property backs to creek.

BLAISE LOFLAND BY APPOINTMENT



**PLEASANTON \$1,059,000**  
4bd/3.5ba, 3364+/-sf home with Carriage House. Gourmet kitchen with granite and cherry cabinets. Custom tile flooring. Beautifully landscaped.

PETER MCDOWELL BY APPOINTMENT



**PLEASANTON \$1,049,000**  
Located on one of the most desirable streets in downtown Pleasanton. Old world charm with every modern amenity in this gorgeous three bedroom, two bath, remodeled bungalow on a 7500+/-sf lot.

SUSIE STEELE BY APPOINTMENT



**LIVERMORE \$1,039,000**  
Gorgeous Savoy Model features 5bd/4ba, 3541+/-sf of living space on a 9398+/-sf lot near Livermore Wine Country. Highly upgraded with slab granite, GE Pro Series appliances.

MOXLEY TEAM BY APPOINTMENT



**PLEASANTON \$998,500**  
Luxury 3bd/3ba single story home in gated Golden Eagle. Vaulted ceilings, spacious and open floor plan with French doors leading out to the private patio area from the living room and family room.

TIM MCGUIRE BY APPOINTMENT



**PLEASANTON \$997,000**  
Heritage Model built in 1971 by Morrison Homes. 5bd(potential 6 bd)3ba 2560+/-sf. 7860+/-sf lot(.18+/-acres). Remodeled kitchen with Corian counters, maple cabinets and tile flooring.

ESTHER BECKER BY APPOINTMENT



**PLEASANTON \$830,000**  
Court location, 4bd/2ba, 2108+/-sf on a .22+/-acre lot. New kitchen (2001) with granite counters, solid oak cabinets, formal living and dining room. Pool, spa and side yard access.

MARK JAMES BY APPOINTMENT



**PLEASANTON \$805,000**  
Recently remodeled 2040+/-sf home with 4bd/2ba with master downstairs. New carpet, paint inside and outside.

BARRACLOUGH & DAVIS BY APPOINTMENT



**PLEASANTON \$799,950**  
Stunning 4 bedroom, 2 bath home in the Mission Park neighborhood. Nice yard with pool and spa. The home has been completely updated throughout. Updated kitchen with stainless appliances. A must see!

PETER MCDOWELL BY APPOINTMENT



**LIVERMORE \$799,000**  
Beautiful home with upgrades that include hardwood floors, premium carpet, granite countertops and custom window treatments. The open floor plan features a formal living room and dining room.

SYLVIA DESIN OPEN SUNDAY 1-4



**PLEASANTON \$599,000**  
Spacious single story 3bd/2ba duet in sought after rarely available Vineyard Terrace! Close to downtown. Large yard. Very private and peaceful. 474 Vineyard Place

MAUREEN NOKES BY APPOINTMENT



**LIVERMORE \$597,950**  
Almost a complete home remodel. Stunning 3bd/2ba home features new kitchen, baths, dual pane windows, carpet, landscaping. Includes sparkling pool.

MARY JANE DEERING BY APPOINTMENT



**LIVERMORE \$525,000**  
Darling rancher 3bd/2ba, 1224+/-sf, totally updated home. Hardwood floors, new kitchen cabinets, granite counters, tile floors, dual pane windows, A/C, inside laundry. Quaint backyard. Close to downtown.

# HOMETOWN **GMAC** Real Estate

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## PLEASANTON



**GREAT FLOOR PLAN** 5BD/3½BA, backs to open space, 3 bedrooms on first level, master has walk-in closet & slider to deck, large open kitchen

925.426.3800 \$1,599,000

## PLEASANTON



**SPECTACULAR VIEWS** 5BD/3BA, hardwood and Travertine floors, granite slab kitchen counters, 1 bedroom downstairs, walk to downtown, close to schools

925.426.3800 \$1,399,000

## DUBLIN



**VIEWS, PRIVACY & LOCATION** 5BD/4BA, huge lot, 1 bed and bath downstairs, kitchen with cherry cabinetry, bonus room/loft upstairs

925.426.3800 \$1,279,000

## DUBLIN



**BEAUTIFUL VIEWS** 5BD/4½BA, many upgrades, natural cherry floors, cabinetry, granite, tropical lush landscaping w/koi pond, gazebo, downstairs bedroom w/ full bath

925.426.3800 \$1,125,000

## PLEASANTON



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

925.426.3800 \$875,000

## LIVERMORE



**BEAUTIFUL TWO-STORY** 4BD/2½BA, newer roof, heat, A/C & driveway, upgraded Viking gas cooktop, Thermador double oven, much more

925.426.3800 \$799,950

## PLEASANTON



**SO MANY UPGRADES** 3BD/2BA, refinished hardwood floors, new furnace, custom kitchen remodel, maple cabinets, natural stone counters, and much more

925.426.3800 \$798,500

## PLEASANTON



**BEAUTIFUL COURTYARD HOME** 3BD/2½BA, freshly painted, new carpet throughout, dual pane windows, close to shopping, BART, parks and schools

925.426.3800 \$699,950

## 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 \$679,000

## PLEASANTON



**WALK TO DOWNTOWN** 3BD/2½BA, private backyard, large family room with soaring ceilings, maple cabinetry, master with two closets and balcony

925.426.3800 \$659,950

## 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 \$645,000

## LIVERMORE



**GORGEOUS HOME** 3BD/2½BA, new flooring, bright open floorplan, vaulted ceilings, large windows, family and living room w/ two-way fireplace

925.443.7000 \$587,000

## LIVERMORE



**SPACIOUS HOME** 3BD/2BA, including bonus rooms, gourmet kitchen with granite slab, newer appliances, walking distance to shopping

925.443.7000 \$499,999

## LIVERMORE



**TONS OF POTENTIAL** 3BD/1BA, large yard, 2 car garage, convenient location close to school and downtown

925.443.7000 \$438,750

## LIVERMORE



**SPACIOUS TOWNHOME** 4BD/2½BA, upgraded kitchen with granite and refinished cabinets, crown molding, laminate wood flooring

925.426.3800 \$430,000

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