



## MAKING MOVIES

*Tri-Valley is the backdrop for thriller film*

Giant Leap Films crew members Phil Grasso (director, producer and writer) and Ricky Gutteridge (producer, editor and writer) work behind the scenes.

by Emily Atwood

Pleasanton is no stranger to filmmaking and homegrown talent. One of America's first movie stars Mary Pickford starred in "Rebecca of Sunnybrook Farm," which was filmed here. It will also be the backdrop for another film made by a local crew.

While his interest in movies was hard to pinpoint, resident Phil Grasso got his start behind the camera as a sophomore at Foothill High School. It seemed to come naturally as classmates enjoyed a modern-day, comedic adaptation "An Occurrence at Owl Creek Bridge," a short story by Ambrose Bierce.

"I did a few projects and got such a positive response," he said. "People laughed at all the right spots."

He then tried to make every project a video project.

At the Tri-Valley Student Film Festival in Livermore, his picture "Dark Destiny" took home Best Picture. His two short films "Chestnut" and "Within" were licensed for three years by a man in Maryland who ran a TV show featuring the best short films done by students across the nation.

"That was a surprise," he said about licensing those two shorts. "You don't expect to make money when you're making short films."

Grasso, 24, then graduated with a motion pictures and television degree, with a directing emphasis, from the San Francisco Academy of Art in 2006. His work has been featured at Livermore's California Independent Film Festival. They've submitted a short film to the prestigious Sundance Film Festival and have fingers crossed as they wait to hear



Phil Grasso, Ricky Gutteridge and David Erikson (producer) work out the logistics on the set of the "Chainsmoke" set.

back.

Sundance is the ultimate goal for Grasso's latest project, "Chain Smoke," for which he serves as director, producer and writer. The thriller with a hint of scary scenes is in pre-production as they scope out locations and possible actors. He is joined by his crew John Rogers, a Foothill graduate who specializes in visual effects and computer graphics; David Erikson, producer, from San Ramon; and Ricky Gutteridge, a producer, editor and writer from Livermore. Nick DePinna, a 2003 Foothill graduate who is currently attending grad school at the University of California Los Angeles, is putting together a score for the feature film.

The intricate plot of "Chain Smoke" focuses on three main characters in a horrifying

situation.

"It's more about their relationship and wrecked marriage," Grasso said. "I came up with the outline and then, along with my partners, wrote the script."

The idea came from a scene from what Grasso considers a not-so-great movie, Joyride.

"The characters were in a hotel room and someone is murdered next door," he said. "It's an interesting scene. They don't witness it, but they hear and witness the aftermath."

Much of "Chain Smoke" is set to be filmed in Pleasanton: the forest-like areas up the ridge, at homes in the area, and they hope to film near the water temple close to the Sunol/Pleasanton border. As for shooting with sets, those will be based out of a warehouse in

Livermore.

Keeping the local flavor, they are also looking for locals to help with the project. Acting auditions will be held weekends in November. Those wanting to help out behind the scenes are also encouraged to sign up, even those with little or no experience. Shooting is scheduled to start Feb. 1 and last three weeks, depending on cast and crew availability.

As February draws near, Grasso is getting more focused on the project. Locations are being finalized and he's even quit his job working at the movie theater. One of his next tasks is to meet up with "Friday the 13th" creator to offer his professional critique of the script.

Grasso is unsure whether he and his crew will head down south to Hollywood, but it looks like they may be heading in that direction.

"That's what we're all trying to decide," he said. "In this age, you have George Lucas who works up here, but there's a definite advantage of being in L.A. with all of the talent. Later down the road after this feature or another, we'll probably do that."

With fingers still crossed as they await news from Sundance and pre-production of "Chain Smoke" moves to full-out production, Pleasanton can prepare to say "we knew them when...."

### Sign up to be a star

Auditions for "Chain Smoke" are being held on weekends in November. Visit [www.chainsmoke.com](http://www.chainsmoke.com) and click on "cast" to sign up for an audition time and learn more about the production. ■

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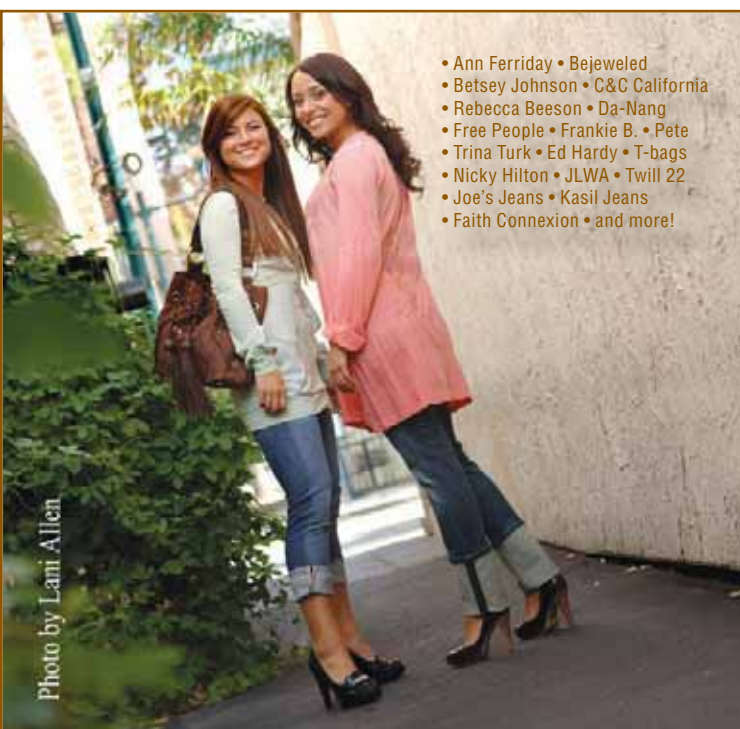


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Jon Ostlund as Vertumnus (center) joins (l-r) Taylor Woolsey, Christina Probst, Sarah Moellering, Kelsey Milano as Chorus Women and Melissa Ott as Pomona in rehearsal for "Metamorphoses."

## Students take the stage

AVHS presents 'Metamorphoses,' LPC to debut 'The Diviners'

Lines and stage directions have been memorized as students from both Amador Valley High School and Las Positas College prepared to pull the curtain cords open for show premieres.

High school students take on the critically acclaimed "Metamorphoses" play, a story that the Wall Street Journal calls "funny one moment, achingly sorrowful the next."

The Las Positas College theater department goes back in time to depict life in middle America during the Great Depression in "The Diviners," which opens tonight.

### 'Metamorphoses' comes to Amador

Amador Valley High drama students take part in a story that juxtaposes the ancient and the contemporary in both language and image to reflect a variety and persistence of narrative in the face of inevitable change.

Performances are at 7:30 p.m. Saturday, and Nov. 15, 16, and 17, with a 2 p.m. matinee Nov. 17. Tickets are

\$5 for students and \$8 for adults. For ticket information, visit [www.amadordons.com](http://www.amadordons.com) under special events/drama.

### Las Positas College presents 'The Diviners'

The Las Positas College Theater Department presents "The Diviners," a play by Jim Leonard Jr. The play is set in middle America during the Great Depression and is the story of a young boy who has a terrible fear of water and the former preacher who tries to rid him of his fear. It's a moving, poignant story about friendship, hope and community at a time in our nation's history when these were in short supply.

The play has won several awards from the American College Theatre Festival and has been widely produced in colleges and community theaters across the country.

Heading the Las Positas College cast are Sean Cullen as Buddy Layman and William Giammona as C.C. Showers. David Collins and Allison Meneley play Buddy's father and sister. Rounding out the cast of LPC students and community players are Tom Darter, Eliana Densow, Rachel Ferris, Kathi Hileman, Chase Otney, George Retelas and Anne Russell.

Performances will be held at the college theater at 8 p.m. tonight, Saturday, Nov. 16 and 17, and at 2 p.m. Nov. 18. Ticket prices are \$10 for general admission and \$7 for students and seniors. They may be purchased at the Las Positas College Bookstore and at Fine Fretted Friends in Livermore. Advance reservations can be made by calling 424-1812.

For more information about the show, call (925) 424-1166 or contact [kross@laspositascollege.edu](mailto:kross@laspositascollege.edu).

—Emily Atwood



Sean Cullen and William Giammona star in "The Diviners," opening tonight.

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Now Showing

**The Martian Child**

★ ★  
**Rated: PG for mature themes**  
 1 hour, 48 minutes

John Cusack is the only bright spot in an otherwise sentimentally sloppy drama that telegraphs its plot points with a blinding laser beam.

Cusack is science-fiction author David Gardner, a successful but lonely widower for whom penning a Harry-Potter-in-space series isn't offering adequate satisfaction.

When David decides to adopt, his inner circle calls him crazy. Especially when he's drawn to a boy (Bobby Coleman as Dennis) who spends his days in a giant amazon.com box and insists he's from Mars.

Peculiar meets quirky as the misunderstood adult cottons to his juvenile equal. But even David has difficulty dealing with a child who refuses to take off his weight belt (he'll float away), bestows Martian wishes and takes Polaroids of random oddities in order to successfully complete his earthly mission.



Naturally they power through their experiences courtesy of a series of crafted-for-laughs (and tears) vignettes that almost have David convinced Dennis is the real deal.

"Martian" tugs so hard at the heartstrings they threaten to snap, stretched taut by the notion of shared alienation and pathos. Dennis is a pale, winsome weirdo who resembles a pre-pubescent Andy Warhol on his best days. Abandoned, emotionally abused and thinks he's from outer space—he's entitled to his denial but I don't have to bite.

Oliver Platt plays the sycophantic agent for the umpteenth time while Amanda Peet phones in the love interest/girl next door. Cusack sis Joan plays "normal" suburban housewife and that speaks volumes. Not their fault that the script is a cloying cacophony of cliches.

Only Cusack's perfectly engaging balance of eccentricity and sensitivity scores points and keeps "Martian" from falling to Earth with a resounding thud.

—Jeanne Aufmuth

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## Ready to Rent

### Sicko

Weinstein Company DVD  
2 hours, 3 minutes  
Director: Michael Moore

It is an understatement to say that Michael Moore's "Sicko" is the director's most assured, well-rounded and matured movie to date (which is quite an accomplishment for him). It's also fair to state that it's also his best because this time out he seems mellowed, maybe even a little jaded from his "Fahrenheit 911" circus in 2004 when it seemed impossible to turn the tide against the war, Bush and the seemingly conspiratorial injustice surrounding the administration. This time, however, he has a topic that hits a little closer and reveals what Moore thinks is wrong with the American character through the ills of the U.S. healthcare industry. It's a subject that seems handed to him on the proverbial silver platter that Moore never drops because he knows everyone out there at least once has felt the icy grip of a healthcare provider around their throats.

I've always liked Moore, but on a more theoretical level meaning I like what he has to say, but not how he says it. "Roger and Me" was, for its time, an earnest yet indulgent chronicle of the post-Reagan blues through the massive unemployment caused by layoffs in Moore's hometown of Flint, Mich. He followed with the forgotten "Canadian Bacon" (his only fiction piece where Canada declares war on the U.S.); "The Big One," where globalization and Nike are given a good thrashing; and won the Oscar for "Bowling for Columbine," which was a fascinating essay on our collective, cultural violence.

Moore, however, is his own worst enemy at times, stopping his movies cold with stupid cartoon vignettes (see "Bowling for Columbine") or embarrassingly amateurish confrontations (see "Roger and Me" and "Fahrenheit 911") that ruin his credibility with-

in the context of the movie. We're intellectually blackmailed by Moore with threats of both being too sheepish or stupid to accept his viewpoints and, having to live with the stigma as a result. Moore puts himself on the pedestal instead of the veracity of the situation in such a way that feels like neutered, highbrow muckraking executed in a lowball fashion so the experience becomes, well, tedious. There's no persuasion, only lecture, and that is the most irritating thing you can do to an audience, intentions or no intentions.

"Sicko," however, does away with Moore's past cinematic indiscretions. Perhaps it's the universal nature of the material but the movie feels alive and, for once, caring. Moore introduces several people, all of whom have had nightmarish stories about their health providers. His subjects, however, are not the ones on the outer-edges of the bell curve that play as cautionary tales; they all have stories that are poignant, funny and unnerving in their dealings with the system. There is a Moore-ish piece at the end where he takes sick and traumatized volunteers from ground-zero to Cuba in order to get (at a bargain price) the otherwise costly medicines they need and it works because we know how easy it is to get lost in the same monolithic system that Michael Moore is trying to navigate for us all.

—Joe Ramirez



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# Sports



Jay Flachsbart

After a loss to California High School last Friday, Amador Valley High School will face off against Foothill High School tonight.

## Foothill, Amador Valley set to battle each other tonight

*Cross-town rivals end football season with game at Foothill stadium*

Amador Valley and Foothill high schools will face off in their annual cross-town football match at 7 p.m. Friday on the Foothill field.

The game follows losses by both teams last week in what has been an up-and-down season.

California High defeated the Dons 27-12 before a packed stadium at Amador last Friday, spoiling the thrill of victory for Amador's Senior Night celebration.

The California Grizzlies, now just one game behind San Ramon Valley, showed their strong defense, keeping Amador to just one touchdown. That, plus strong performance from the Grizzlies' substitute quarterback, junior Bo Stompro, put the game out of reach

of the struggling Dons.

Meanwhile, up at Monte Vista High, Foothill lost as the Mustangs intercepted five times on throws by Foothill's sophomore quarterback Sean Mannion. Monte Vista kept the Falcons scoreless into the third quarter with a score of 24-0 when Mannion completed a 74-yard touchdown pass to Luke Greenaway. Then, Greenaway's 45-yard reception set up a touchdown that made it 24-13 at the start of the fourth quarter.

Although the Falcons went on to score another touchdown, Monte Vista came right back, cinching the game with another interception and touchdown to win 30-19.

—Jeb Bing



Jay Flachsbart

Amador Valley Quarterback Pat Espiritu passes to downfield receiver in hard-fought game Friday with Cal High. Amador Dons lost 27-12 in last game of season at Amador field.

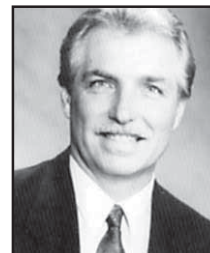
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## An Interview with San Francisco Cigar's Jim Ervin Swanky Cigar Store Reopening with New Cigar Bar Lounge

His wholesale cigar company sells more cigars in a month than most retail stores sell in a year but Jim Ervin, San Francisco Cigar's top banana, has serious concerns about the future of his industry in the State. After a turbulent first two years in Downtown Pleasanton, Ervin temporarily closed his retail store to reevaluate the future of his award winning store front. Born and raised in the City by the Bay, Ervin attended school in the East Bay before beginning a successful career in the real estate investment business which he maintains to this day. Yet, even with the turmoil in the tobacco industry, his cigar companies remain his first passion. While he proclaims to earn a "modest income" from his cigar business, his Brioni suit, Rolex watch and fleet of European cars in his driveway speak differently. One competitor proclaimed Ervin to be one of the most influential cigar people in the western United States and supposedly has direct access to the heads of the largest cigar manufactures in the world. Pictures of him and industry icons like Carlos Fuente, Jorge Padron and Carlos Torano and cigar aficionados Rush Limbaugh, Michael Jordan and Rudy Guiliani adorn walls in his office. Unmarried at age 46, he remains one of the areas most eligible bachelors yet refrains from talking about his personal life. Cigar Retailer caught up with him at his palatial East Bay hills home to discuss the future of the industry that he loves, the pending reopening of his Pleasanton store, his notorious "Cigar Girl" who was recently featured in Playboy and his infamous cigar events.

### CR: What is the state of the Cigar industry?

JE: Well, industry wide, cigar sales have been up steadily over the past few years however, it is a whole different story in California. Smoking bans, the ever ongoing anti tobacco legislation, while primarily targeting cigarette smokers, effects cigar smokers even more so. High state excise taxes and internet sales originating from out of state retailers have had negative impacts on local tobacco shops even to a point where some well established stores in the Bay Area have closed their doors. For some folks, it is pretty bleak out there.

**CR: One of your competitors said of you, "Ervin is one of the most influential people in the business today because he is well connected and most importantly, he has MONEY and lots of it. Our industry consists of mom and pop stores who earn \$50,000 a year. He does that in a week. We buy cigars by the box, he buys them in a crate. At the same time, he is one of the few competitors that I have who will provide me stock which I may be low on and need right away and when I send one of my customers into see him, he ALWAYS encourages that person to come back to me for their next order. Others would try to steal my customer but that is not how Jim operates. He is truly a class act. And the beautiful women who he brings to trade shows are legendary. Plus, how many merchants do you know that have their own Tommy Bahama shirt line? He is the real deal!" How do you respond to that?**

JE: I think that whoever said that is confused with someone else especially on the "money" angle. I have been involved in all my business entities for several years. I have worked hard to get where I

am. I have been blessed to have met the right people along the way who have offered me guidance and I have been fortunate enough to follow their lead and have become somewhat successful. I have met a lot of nice people along the journey.

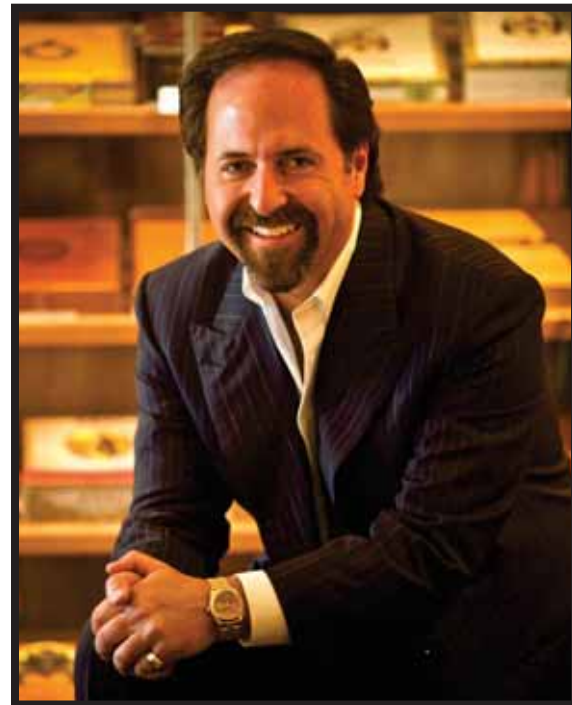
### CR: You opened the Pleasanton store a few years back to great reviews including that it was on of the nicest specialty stores in the Bay Area let alone Pleasanton. What happened?

JE: Well (laughing), let's just say that we built it and they DIDN'T COME!!! Yes, we have received wonderful compliments on the store and I am not saying that because I built the place but it has been a struggle. Most people do not realize that, from the get go, the concept got shot down by the City Planning Commission which was a minor setback. We were fortunate that we were able to catch the Holiday shoppers a few months after the store opened but for the industry wide reasons already discussed, the store struggled to maintain steady customer traffic. Pleasanton is a great place to live, the schools are the best, the community is wonderful and safe but opening a store in Downtown Pleasanton is not necessarily a blueprint for financial success. The Downtown Associations have all been supportive to the highest degree but you cannot force people to come into your establishment and spend lots of money. Obviously, as a merchant, I become concerned with the ever present turnover of businesses in the area. I am fortunate that I own the store property so I enjoy a certain flexibility that other merchants don't.

### CR: What is the status of the store now and are changes in order?

JE: We are in the process of remodeling the interior and tweaking the inventory here and there but there will be some noticeable changes to the original design. The mahogany cabinets, the hi tech lighting, the distinct Bellagio Las Vegas aroma throughout and of course, Tony, Frank and Ella crooning in the background will remain. We will be adding a few more lines to our already stellar hard to find selection of premium cigars and, of course, we will continue to have the best accessories including humidors, cutters, lighters and the like. Memorabilia will still be featured yet on a lower scale. Big changes will be the addition of our new cigar bar and lounge and membership club which will offer a unique and stylish venue for all members. Comfortable leather seating, a cigar bar, great music and of course, our hospitable staff will be included. The Club will provide its members with a relaxing, comfortable, friendly atmosphere designed to optimize their cigar smoking pleasures. This will be an ideal place to enjoy a relaxed smoke, increase your circle of friends and enjoy the good life. The club offers plasma TV's for sports, news and breaking financials. Membership offers a vast calendar of outstanding events, exclusive gatherings all conceived to enhance the enjoyment of cigar connoisseurship.

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### CR: What type of perks and any idea on "membership" costs?"

JE: In-store discounts, private cigar lockers, subscriptions to cigar magazines, cigar / port tastings, invitations to company functions like our concerts and cigar nights etc. We are researching a "tiered membership" fee structure right now. There will be "daily passes" for those who do not want the longer financial commitment. Experiencing the "good life" comes at a cost one way or another!

### CR: Your advertisements, especially with the woman in the ad, are certainly "eye catching"?

JE: Well (laughing) that is the point, right? Melissa has been working for me for some time and has done a wonderful job both as a model and by her "guest appearances" that she has done in the store. The gentlemen love her but she commands respect from the ladies as well. She was kind enough to call me and offer to help in any way for our Grand Opening a few years back. Her advertised appearance helped bring 1,200 people in that night! She was featured in Playboy magazine last year. I tell people that I got her before Hef did!

### CR: Your "Gentlemen Cigar Nights" are renowned but also for a good cause. Do women attend too?

JE: Yeah, we have had some wonderful nights over the years. The attendees are always greeted with search lights at the restaurants and sometimes a Raiderette or two. Great cigars, humidors and apparel are also passed out but, more importantly, we also honor people in the local community who have done well and I think that it is important that people are recognized for the positive impact that they have made on our lives. The ladies have their own "Cigar Night" during the summer when the company sponsors concerts at Bay Area venues. Over the years, we have sponsored such acts as Huey Lewis and the News, Earth Wind & Fire and last year we saw the incomparable Tony Bennett. What a show!

Advertorial

# Real Estate

## September home sales decrease 38.9% across the state

Median prices fall 4.7% from same month last year

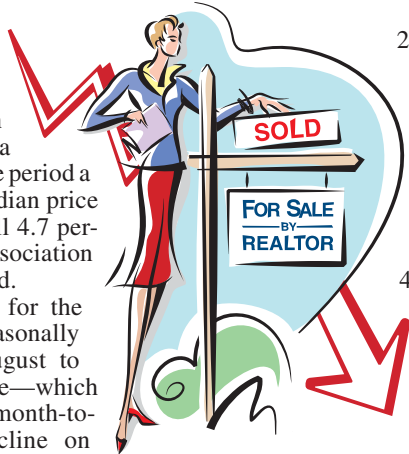
by Jeb Bing

Home sales decreased 38.9 percent in September in California compared with the same period a year ago, while the median price of an existing home fell 4.7 percent, the California Association of Realtors has reported.

"While it is typical for the median price to dip seasonally as we move from August to September, this decline—which was both the largest month-to-month percentage decline on record and the first year-to-year decline in more than 10 years—was mainly the result of the credit or liquidity crunch, which also drove sales below the 300,000 mark," said CAR President Colleen Badagliacco.

"California's sales fell more steeply than those of the U.S. as a whole because of its heavy reliance on jumbo loans—those above the conforming loan limit of \$417,000," she said. "This speaks to the need to raise the conforming loan limit in higher-cost states like California to more accurately reflect the cost of housing."

Closed escrow sales of existing, single-family detached homes in California totaled



271,590 in September at a seasonally adjusted annualized rate, according to information collected by CAR from more than 90 local Realtor associations statewide. Statewide home resale activity decreased 38.9 percent from the 444,780 sales pace recorded in September 2006.

The statewide sales figure represents what the total number of homes sold during 2007 would be if sales maintained the

September pace throughout the year. It is adjusted to account for seasonal factors that typically influence home sales.

The median price of an existing, single-family detached home in California during September 2007 was \$530,830, a 4.7 percent decrease over the revised \$557,150 median for September 2006, CAR reported. The September 2007 median price fell 9.9 percent compared with August's \$588,970 median price.

"The impact of the credit crunch spread throughout all tiers of the market in September," said CAR Vice President and Chief Economist Leslie Appleton-Young.

(continued on page 41)

## Survey shows builders want volunteer green building programs

'Market-driven' efforts work best for industry, NAHB says

The vast majority of residential builders and developers—90 percent—are interested in participating in a voluntary green building certification program, according to the results of a survey by the National Association of Home Builders (NAHB).

"As confirmed in this survey, voluntary, market-driven programs are the best way to encourage the growth of green building," said NAHB President Brian Catalde, a builder from Southern California. "More than 100,000 homes have already been built and certified by voluntary, builder-supported programs across the country."

NAHB will launch its National Green Building Program on Feb. 14 at the 2008 International Builders' Show. The NAHB National Green Building program will link dozens of successful state and local voluntary green building programs with a national online scoring tool for builders and verifiers. It also will provide a registry of green homes and green builders as well as extensive educational resources.

Almost 80 percent of the builders and developers surveyed identified the NAHB National Green Building Program as the one that they would most trust over other national programs such as the U.S. Green Building Council's LEED-H rating system.

"NAHB is proud to be considered the most trusted national program by so many home builders and developers," Catalde said. "We are committed to taking green building into the mainstream in a manner that keeps it affordable, which is key to its market success."

Survey questions also focused on green land development practices. More than 80 percent of respondents listed leaving as many trees as possible as the most important consideration when developing land for new home construction. Other practices builders say are most important include minimizing site disruption (69 percent), making greater use of recycled materials in home building (59 percent) and preserving open space by building on smaller lots (54 percent).

—Jeb Bing

Pleasanton - \$1,899,000  
1023 Sycamore Creek Way  
Open Sunday 1-4



Sensational 5 bedrooms, 5.5 baths home located on a premium 16,431 sq. ft. view lot. Expansive living space, backs to open space, desirable commuter location, minutes to downtown, golf and excellent schools. For the most discriminating buyer. A rare find!



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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

### 3 Bedrooms

<b>7754 Millbrook Ave.</b>	<b>\$529,000</b>
Sat 1-4 Erickson Financial Services	408-221-0375
<b>4482 Chancery Ln.</b>	<b>\$595,000</b>
Sun 1-4 Tri-Valley Realtors	270-9000
<b>4513 Peacock Ct.</b>	<b>\$778,500</b>
Sun 1-4 Keller Williams	260-8883

### 4 Bedrooms

<b>4051 Cassata Pl.</b>	<b>\$733,888</b>
Sat 1-4 Re/Max	580-8011
<b>7788 Woodren Ct.</b>	<b>\$733,888</b>
Sat 1-4 Re/Max	580-8011
<b>11443 Rampart Dr.</b>	<b>\$760,000</b>
Sat 1-4 Re/Max Accord	719-7033
<b>11444 Bloomington Wy.</b>	<b>\$949,000</b>
Sat/Sun 1-4 Windermere Select Properties	216-9380

## LIVERMORE

### 1 Bedrooms

<b>1087 Murrieta #337</b>	<b>\$279,950</b>
Sat/Sun 1-4 Assist 2 Sell	200-2602

### 2 Bedrooms

<b>1526 Portola Ave.</b>	<b>\$339,950</b>
Sun 1-4 Prudential Ca	734-5000
<b>1718 Hollyhock St.</b>	<b>\$419,000</b>
Sat 1-4 Prudential Ca	734-5000
<b>1115 Hollyhock</b>	<b>\$439,000</b>
Sat/Sun 1-4 Assist 2 Sell	200-2602

### 3 Bedrooms

<b>2988 Lusitana Ct.</b>	<b>\$1,350,000</b>
Sun 1-4 Keller Williams	292-7653
<b>3996 Stanford Wy.</b>	<b>\$499,000</b>
Sat 1-4 Hometown GMAC	784-0667
<b>1548 Calle Del Rey</b>	<b>\$620,000</b>
Sat/Sun 1-4 Assist 2 Sell	200-2602

### 4 Bedrooms

<b>2199 Calibria Ct.</b>	<b>\$1,375,000</b>
Sun 1-4 Keller Williams Realty	846-4663

<b>6608 Tiffany Cmn.</b>	<b>\$569,000</b>
Sun 1-4 Hometown GMAC	963-8322

<b>819 Wall St.</b>	<b>\$598,999</b>
Sun 1-4 Alain Pinel	583-1121

<b>1657 Third St.</b>	<b>\$649,950</b>
Sun 1-4 Alain Pinel	583-1119

<b>1794 Maralisa Ln.</b>	<b>\$749,000</b>
Sun 1-4 Prudential CA	417-2250

<b>2329 Rapallo Cmn.</b>	<b>\$791,950</b>
Sun 1-4 Keller Williams	463-0436

<b>4052 Emerson Dr.</b>	<b>\$799,950</b>
Sun 1-4 Tri-Valley Realtors	270-9000

<b>2108 Santa Croce Dr.</b>	<b>\$965,000</b>
Sun 1-4 Re/Max	730-1680

### 5 Bedrooms

<b>1316 Carlton Pl.</b>	<b>\$1,098,888</b>
Sat 2-5 Keller Williams	292-7653

<b>3072 Cabrillo Ave.</b>	<b>\$479,900</b>
Sat 1-4 Hometown GMAC	518-8177

<b>5679 Dresslar Cir.</b>	<b>\$879,000</b>
Sun 2-4 Alain Pinel	398-6706

## PLEASANTON

### 2 Bedrooms

<b>2233 Goldcrest Cir.</b>	<b>\$549,000</b>
Sun 1-4 Re/Max	462-0728

### 3 Bedrooms

<b>844 Division St.</b>	<b>\$1,195,000</b>
Sat/Sun 1-4 Investment Real Estate Co.	846-0506

<b>1717 Courtney Ave.</b>	<b>\$1,950,000</b>
Sun 1-4 Keller Williams-Dave & Fran Cunningham	426-7957

<b>5380 Brookside Ct.</b>	<b>\$595,000</b>
Sun 1-4 Coldwell Banker	847-2200

<b>3193 Montpelier Ct.</b>	<b>\$719,000</b>
Sun 1-4 Re/Max Accord	922-1575

<b>4332 Diavila Ave.</b>	<b>\$739,000</b>
Sat 1-4 Re/Max	847-8900

<b>4517 Las Lomas Dr.</b>	<b>\$798,500</b>
Sun 1-4 Hometown GMAC	426-3859

### 4 Bedrooms

<b>3302 Prairie Dr.</b>	<b>\$1,098,000</b>
Sun 1-4 Keller Williams	463-0436

<b>4536 First St.</b>	<b>\$1,249,000</b>
Sun 1-4 Investment Real Estate Co.	846-0506

<b>1325 Stone Canyon Ct.</b>	<b>\$1,665,000</b>
Sat 1-4 Alain Pinel	251-1111

<b>951 Mingoia St.</b>	<b>\$1,699,950</b>
Sat/Sun 1-4 Keller Williams-Donna Garrison	397-4165

<b>1717 Courtney Ave.</b>	<b>\$1,950,000</b>
Sun 1-4 Keller Williams	216-7082

<b>4656 Black Ave.</b>	<b>\$730,000</b>
Sat/Sun 1-4 Keller Williams	397-4326

<b>3580 Ballantyne Dr.</b>	<b>\$755,000</b>
Sun 1-4 Hometown GMAC	426-3839

<b>5703 San Antonio St.</b>	<b>\$799,950</b>
Sun 1:30-4:30 Alain Pinel	251-1111

<b>6828 Corte Salcedo</b>	<b>\$819,000</b>
Sat/Sun 1-4 Prudential Ca	734-5000

<b>2630 Minton Ct.</b>	<b>\$840,000</b>
Sun 1-4 Coldwell Banker	847-2200

<b>5218 Muirwood Dr.</b>	<b>\$869,950</b>
Sun 1-4 Hometown GMAC-Danielle Peel	426-3852

<b>3459 Park Pl.</b>	<b>\$879,000</b>
Sun 1-4 Keller Williams	918-2045

<b>4255 Churchill Dr.</b>	<b>\$919,000</b>
Sun 1-4 Windermere Select Properties	216-9380

<b>2518 Larricket Ct.</b>	<b>\$939,000</b>
Sun 1-4 Allied Brokers	872-8286

<b>748 Saint John Cir.</b>	<b>\$998,000</b>
Sun 1-4 Alain Pinel	251-1111

<b>5 Bedrooms</b>	
-------------------	--

<b>4823 Arlene Pl.</b>	<b>\$1,339,000</b>
Sat 1-4 Hometown GMAC	963-8800

<b>4742 Arlene Pl.</b>	<b>\$1,350,000</b>
Sun 1-4 Hometown GMAC	963-8322

<b>3753 Smallwood Ct.</b>	<b>\$1,599,000</b>
Sun 1-4 Hometown GMAC	963-8800

<b>8330 Moller Ranch Dr.</b>	<b>\$1,638,888</b>
Sat 3-6:30/Sun 1-4 Re/Max	580-8011

<b>1633 Laguna Creek Ln.</b>	<b>\$1,990,000</b>
Sat/Sun 1-4 Coldwell Banker	847-2200

<b>1290 Via Di Salerno</b>	<b>\$2,599,000</b>
Sun 1-4 Keller Williams - Dave & Fran Cunningham	426-7957

<b>5536 Corte Sierra</b>	<b>\$789,000</b>
Sun 1-4 Prudential	510-326-1981

## SAN RAMON

### 2 Bedrooms

<b>9024 Craydon Cir.</b>	<b>\$265,000</b>
Sat/Sun 1-4 UCB	580-4524

<b>516 La Copita Ct.</b>	<b>\$347,900</b>
Sun 1-4 J. Rockcliff Realtors	984-3195

<b>108A Norris Canyon Pl.</b>	<b>\$404,888</b>
Sun 1-5 Keller Williams	260-2508

### 3 Bedrooms

<b>3250 Vera Cruz Dr.</b>	<b>\$795,000</b>
Sat 1-4 J. Rockcliff Realtors	858-3829

### 4 Bedrooms

<b>148 Enchanted Wy.</b>	<b>\$649,900</b>
Sun 1-4 Keller Williams	463-0436

<b>7085 Briza Loop</b>	<b>\$679,950</b>
Sun 1-4 Coldwell Banker	984-9301

<b>2748 Mohawk Cir.</b>	<b>\$889,000</b>
Sun 2-5 Coldwell Banker	785-9373

### 5 Bedrooms

<b>3526 Sandalford Wy.</b>	<b>\$1,059,000</b>
Sat 1:30-4:30/Sun 2-5 Coldwell Banker	785-9373

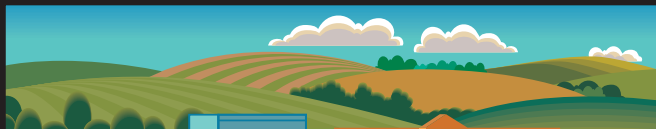
<b>25 Cree Ct.</b>	<b>\$935,000</b>
Sun 1-4 Empire	217-3108

## SUNOL

### 4 Bedrooms

<b>2858 Kilcare Rd.</b>	<b>\$899,000</b>
Sat/Sun 1-4 Assist 2 Sell	200-2602

(continued on page 41)



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Herocare recognizes that the housing needs of so many of our community heroes go unnoticed and largely unmet. Herocare is committed to helping our heroes achieve the dream of home ownership.

Through my affiliation with Herocare, I am able to help our local heroes live in the communities where they work. Call me today for details on this organization and to find out if you qualify or visit Herocare.org for more information.



**Roy Dronkers 484-5200**



*Buyers don't miss out on this great time to buy...*

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**4656 BLACK AVE, PLEASANTON**  
*Offered at \$750,000*

Great Pleasanton Valley home boasts remodeled kitchen with new tile. Dual pane windows w/ security & fire alarm systems. All new cut Berber carpet throughout, 40+ yr roof. Professionally landscaped with sprinkler system. Walk to K-12 schools, shopping and 1 block to Aquatic Center.



**Melissa Pederson 397-4326**

**JUST LISTED!  
OPEN SAT & SUN 1-4**



**951 MINGOIA ST, PLEASANTON**  
*Offered at \$1,699,950*

4 bedrooms, den, gourmet kitchen, 4 car garage. 3,992 square feet, located in great new Avignon neighborhood, near Ruby Hill.

**COMING SOON!**  
Gorgeous Ruby Hill Custom Tuscan Estate. 4,862 sq ft, 5 bd/4.5 ba. Huge lot with pool and outdoor fireplace! CALL FOR PREVIEW.

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

**GREAT NEW PRICE!**



**3516 HELEN DRIVE, PLEASANTON**  
*Offered at \$699,950*

Gorgeous and remodeled from head to toe! An unbelievable master bath! Bamboo wood floors downstairs, new carpet elsewhere. Granite counters in kitchen, stainless appliances, lovely garden window! Extra large backyard. Expand up to 2340 sq. ft. Plans are available! Or add a bedroom downstairs and watch the value of your home go up! This home has been reduced over \$80,000 and is ready for a new buyer. Please call if you would like more information or to see this lovely home!



**Gail Boal 577-5787**

**PRICE REDUCED!**



**5479 TREEFLOWER DR, LIVERMORE**  
*Offered at \$424,950*

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 bd, 2 1/2 ba. New lino and carpets! Lovely yard with fruit trees and rose garden. Plus a 2-car garage!

**OPEN SUN 1-4**



**3459 PARK PLACE, PLEASANTON**  
*Offered at \$879,000*

4 Bedroom, 2 1/2 Bath home has almost 2200 sq. ft. of living space. Features hardwood floors & a beautifully remodeled kitchen. Wonderful neighborhood & walking distance to a park.



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**SOLD**



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**SOLD**



46895 BRADLEY



**Jim Walker 397-4300**



**68 PETERS AVE., PLEASANTON**  
*Offered at \$345,000*

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. Low est HOA dues in town! \$135/month. Call the Serrao team for more info.



**10894 INSPIRATION CIRCLE, DUBLIN**  
*Call For New Price!*

Amazing panoramic views from every room! 1/2 Acre lot. Highlander Model 5 br/4.5 ba w/ gourmet kitchen, granite slab counters & stainless appls. Cherry hardwood floors, 1 br/1.5ba downstairs. Two fireplaces large master suite w/ private balcony, soaking tub & walk in closets. Many upgrades to see. Beautiful backyard w/ rose garden, lawn and patio areas. Room for a pool. 3 car garage. Private court entry. No rear neighbors just open space. Call the Serrao team for more info.



**Dennis & Stella Serrao 398-0234**

**OPEN SUN 1-4**



**2329 RAPALLO COMMON, LIVERMORE**  
*Priced at \$719,950*

Stunning Santa Cruz model with maple cabinets, stainless steel appliances and granite countertops. This home offers 2419 sq. ft. of living space and boasts 4 bedrooms & an amazing master suite. Spacious family room with surround sound.

**OPEN SUN 1-4**



**3302 PRAIRIE DRIVE, PLEASANTON**  
*Offered at \$1,098,000*

Rare opportunity in Foothill Knolls. 4 bd, 3 ba, 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**

**OPEN SUN 1-4**



**1717 COURTNEY AVE., CHAIN OF LAKES, PLEASANTON**  
*Offered at \$1,950,000*

Absolutely gorgeous home in highly sought after neighborhood located near award-winning Mohr Elementary School. Completely remodeled in 2006, home offers 3 BR (can be convert to 4), 3 BA, in 3338 sq. ft, large corner lot, pool/spa and showcase garage!



**Dave & Fran Cunningham 426-7957**

**OPEN SUN 1-4**



**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**



**2669 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. Also available for lease at \$5,200 a month.



**Dave & Fran Cunningham 426-7957**

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8330 Moller Ranch Drive, Pleasanton Absolutely Gorgeous Five Bedroom, Three Bath Home With 3650 Square Feet Of Luxury Living Across From Protected Open Space In The Hills With Dramatic Views Of Pleasanton's City Lights Brand New On The Market - \$1,638,888



Open Sat & Sun 1pm-4pm

Tassajara Creek

4051 Cassata Place, Dublin Beautiful 4 Bed, 2.5 Bath Home On A Cul-De-Sac, 4 Years New 1972 Sqft Of Living Space, Upgraded Tile Flooring & Plush High Quality Carpet Throughout, Nicely Landscaped Private Tiled Side Yard. New Price - Offered At \$733,888



Open Sat & Sun 1pm-4pm

West Dublin Charmer

7788 Woodren Court, Dublin Great Cul-De-Sac Location, 4 Bedroom, 2.5 Bath Spilt-level Home 1855 Sf Of Living Space On 6512 Sf Lot. Side Yard Driveway Optional 3rd Car Garage / Boat Parking / Work Shop and No HOA New Price - Offered At \$678,888

www.BayAreaHomeFinder.com

Real Estate

Sales at a Glance

Source: California REsource

Table with 4 columns: Pleasanton, Dublin, Livermore, San Ramon. Rows include Total sales reported, Lowest sale reported, Highest sale reported, and Average sales reported.

Home Sales

This week's data represents homes sold during October 2007

- List of home sales including address, price, and agent information for Pleasanton, Dublin, and Livermore.

(continued on page 40)

COLDWELL BANKER



BRENTWOOD 2007 GRANT ST GORGEOUS HOME \$589,000



PLEASANTON SAT/SUN 1 - 4 1633 LAGUNA CREEK LANE AN ABSOLUTE MASTERPIECE \$1,990,000



PLEASANTON SUN 1 - 4 2630 MINTON COURT WHAT'S NOT TO LOVE?! \$840,000



PLEASANTON SUN 1 - 4 5380 BROOKSIDE CT PRETTY IN PLEASANTON \$595,000

BLACKHAWK 44 TENNIS CLUB DR. TOTALLY REMODELED! \$1,349,000

CASTRO VALLEY 2209 CAMINO DELORES GORGEOUS CUSTOM HOME \$829,000

DUBLIN 5700 KINGSMILL TER DUBLIN RANCH GOLF CLUB \$2,242,888

LIVERMORE 519 CALIENTE AVE BEAUTIFUL SUNSET HOME \$739,000

6490 ASPENWOOD WAY NEWER SINGLE STORY \$624,950

139 WINDWARD CMN # 1 7 YEARS OLD \$387,000

MARTINEZ 4896 STARFLOWER DR. MT. DIABLO VIEW! \$495,000

MOUNTAIN HOUSE 523 S. TRADITION ST FORMER MODEL HOME! \$579,000

MOUNTAIN HOUSE BEAUTY \$474,000

PLEASANTON 4213 SHELDON CIR 2 BDRM SUITE TWNHSE \$455,000

7730B CANYON MEADOW CIR, UNIT B GORGEOUS VIEWS! \$435,000

3231 VINEYARD AVE. #120, UNIT 120 SENIOR LIVING \$89,000

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### LIVERMORE

**2648 ST HELENA CT \$1,199,995**  
Beautiful single story traditional style home located in the South Livermore Vineyards. Spectacular pebble tech pool with spa & water features. 3,513+/- SQ FT, gourmet kitchen, large bedrooms & much more! Open Sunday 1-4  
**MAX DE VRIES 925.525.0116**

[www.RockCliffHomeSales.com](http://www.RockCliffHomeSales.com)



### 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.  
**MICHAEL J. DUFFY 925.251.2523**

OPEN SAT 1-4



### SAN RAMON

**3250 VERA CRUZ DR \$795,000**  
Gorgeous Spacious Single Story situated on a .23 acres w/ side yard RV access 3 car garage. D-pane windows w/ innovative removable screens, Gourmet Kitchen/Family.  
**JOE LEDESMA 925.858.3829**



### PLEASANTON

**6056 SEQUOIA COURT \$799,950**  
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**

[www.25339goldhillsdr.com](http://www.25339goldhillsdr.com)



### CASTRO VALLEY

**25339 GOLD HILLS DR \$867,000**  
REDUCED PRICE! Panoramic views! 3 Beds, 2 1/2 Baths, 2,357 Sq. Ft., Shows like a model! Pro Home Theatre to be sold separately, call for details.  
**JANE MYRENGET 510.886.0400**

[www.860divisionst.com](http://www.860divisionst.com)



### PLEASANTON

**860 Division Street \$2,495,000**  
One of a Kind Downtown Pleasanton Mediterranean Villa 4,500+/- SQ FT Visit [www.860divisionst.com](http://www.860divisionst.com) for photos, features, and more!  
**TODD MARTINEZ 925.784.7000**

[www.SavvySalesTeam.com](http://www.SavvySalesTeam.com)



### LIVERMORE

**648 SWALLOW DR \$519,950**  
Perfect starter home! Newly painted interior & front exterior, newer heater & A/C, with much more to see! Visit [www.SavvySalesTeam.com](http://www.SavvySalesTeam.com) for additional information.  
**STEVEN R. LLOYD 925.251.2550**



### DUBLIN

**5234 PERSIMMON DRIVE \$1,149,000**  
Pristine Home w/ \$100K in upgrades. Gourmet kitchen, granite slab, SS built-in fridge and appliances, Hardwood Floors, Cherry wood custom library.  
**BOBBIE CHARVET 925.251.2520**

[www.BayPortCourt.com](http://www.BayPortCourt.com)



### BAYPORT COURT

**GRAND OPENING Starting at \$659,000**  
New Construction. 6 single family homes featuring view of the San Leandro Hills & much more! \$40,000 in upgrades included in Price! [www.BayPortCourt.com](http://www.BayPortCourt.com)  
**SHEILA CUNHA 925.462.5432**

[www.staciamario.com](http://www.staciamario.com)



### ANTIOCH

**5009 DEERSPRING COURT \$449,950**  
Many 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**

[www.75SeagullDrive.com](http://www.75SeagullDrive.com)



### MARINA BAY

**75 SEAGULL DRIVE \$599,000**  
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.  
**ROGER A. CLARK 925.251.2508**

[www.22432princetonplace.com](http://www.22432princetonplace.com)



### 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**

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

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**OPEN SAT/SUN 1-4**



**6828 Corte Salcedo, Pleasanton**  
Home Sweet Home! You will love the feel of this well groomed 4 bed-2 bath single story home w/upgraded counter tops, newer appliances, open floor plan, great for entertaining, formal dining, updated baths, over 8600 sq.ft. lot on quiet court, prime location...*offered at \$819,000*

**OPEN SAT 1-4**



**1718 Hollyhock Street, Livermore**  
Opportunity knocks! Seller has reduced to rock bottom price for this charming 2 bed-2 bth home, over 1280 sq.ft., backs to golf course, great views, cozy woodburning stove, 2 car garage...*offered at \$419,000*

**OPEN SUN 1-4**



**1526 Portola Ave, Livermore**  
First Time Buyers!  
Makes a great starter home, 2 bed-1.5 bth, fireplace, lots of greenbelts, easy access to freeways. Stop paying rent..own your own home...Lower Rates Now! *Offered at \$339,950*



**2 Years New!**  
Prime San Ramon location for this Shapell 4 bed-3 bath, 2019 sq.ft. home, 1bed-1bth on main level, formal dining, large master suite w/walk-in closets, walk to schools, shopping, parks, plenty of upgrades!  
*Offered at \$799,000*



**Time To Retire!**  
Or home for the young adults! Here is a 5 year new 4 bed-2 bth home w/ great room, granite counter tops, 16 inch tile flooring, walk-in pantry, indoor laundry, single story in Tracy near Ace train...*offered at \$439,000*



**Tucked Away...**  
On a quiet setting w/easy access to Fremont and San Jose, outstanding 3 bed-2 bth home w/dual pane windows, newer roof, remodeled kitchen w/solid counter tops, maple cabinets, hardwood flooring, all on 1/4 acre lot w/RV access...*offered at \$749,000*

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Fax (925) 734-5223  
Leo.Apostol@prurealty.com  
www.LeoApostol.com



Certified Residential Specialist  
(925) 734-5061  
Fax (925) 734-5223  
Rich.Novotny@prurealty.com  
www.RichNovotny.com

## Home sale of the week



**4114 Graham St. Pleasanton – \$680,000**

Charming 3 bedroom, 2 bathroom ranch home with large lot and room to expand in the Jensen tract neighborhood. It is centrally located close to schools and Downtown. New granite and tile in bathrooms, front door, carpet, and roof. Sold by Tim McGuire of Alain Pinel Realtors.

## Home Sales

(continued from page 38)

**7310 Balmoral Way** Lennar Homes to J. & S. Yee for \$1,034,000

**7391 Balmoral Way** Lennar Homes to O. Donzella for \$1,192,000

**417 Bridle Court** Davidson Homes to C. Jiang for \$1,812,000

**7322 Briza Loop** D. Morotti to Morotti Trust for \$630,000

**6307 Byron Lane** Centex Homes to V. Krishnamoorthy for \$684,000

**429 Calico Court** Deutsche Bank to S. & C. Evans for \$1,250,000

**3312 Camarones Place** G. & C. Mosbacher to S. Gonzalez for \$725,000

**256 Canyon Woods Way #F K.** Heckenlively to S. & A. Koberg for \$445,000

**2652 Celaya Circle** E. & C. Gracer to D. & J. Cliff for \$680,000

**13 Century Oaks Court W.** & C. Wu to E. & C. Gracer for \$970,000

**138 Cortona Drive** Hardcastle Trust to D. & L. Ortwine for \$795,000

**601 Greylyn Drive** R. & E. Trencheny to H. Chang for \$715,000

**5085 Holborn Way** Centex Homes to R. Aredo for \$1,129,000

**1035 Hoskins Lane** Lennar Homes to J. & O. Park for \$850,000

**1051 Hoskins Lane** Lennar Homes to F. Pan for \$830,000

**650 Karina Court** C. & C. Afshar to Stonian Investments for \$1,000,000

**1927 Lambeth Way** Brookfield Saville to C. & S. Russell for \$870,000

**1933 Lambeth Way** Brookfield Saville to U. & S. Tiwary for \$787,000

**1956 Lambeth Way** Brookfield Saville to R. Marichetty for \$800,000

**2708 Moet Lane** J. & M. Cocagne to B. & M. Bunker for \$810,000

**3712 Montrose Way** Lennar Homes to R. & S. Kharse for \$822,500

**3722 Montrose Way** Lennar Homes to R. Prabhakar for \$846,000

**6228 Murdock Way** Lennar Homes to Y. Yu for \$870,000

**6251 Murdock Way** Lennar Homes to S. & D. Dulepet for \$971,000

**8336 Saturn Park Drive** H. Sulaiman to Lee Trust for \$815,000

**260 South Overlook Drive** Legacy Copper Ridge to J. Ferreyra for \$460,000

**22 Starflower Terrace** Wells Fargo Bank to F. & F. Panetta for \$636,000

**5623 Stratton Way** Lennar Homes to X. Wu for \$790,000

**102 Treasure Court** Morotti Trust to P. Venkiteswaran for \$455,000

**715 Watson Canyon Court #108** C. Leclair to J. Ray for \$309,000

**5703 Wells Lane** Brookfield Hawthorne to R. Chandrupatla for \$1,214,000

**5718 Wells Lane** Brookfield Hawthorne to S. Gaddamadugu for \$1,110,000

## Featured Properties



**Livermore** - You'll love this charming 3 BR 2 BA home with 1198 square feel. This home features new carpet & interior paint, a cozy family room with fireplace, inside laundry, large backyard, & a 2 car garage with a mechanic's office/bath combo. Conveniently located to shopping, schools & seconds from May Nissen swim/park. Priced to sell!

**311 Rincon Avenue**

**\$519,950**



**Livermore** - You must see this stunning 4 bedroom 3 bath family home. Its open and spacious floor plan, neutral tone paint through out, marble entry, neutral carpet and full bed and bath downstairs make it a great value for the square footage. There's even a large landscaped back yard with covered patio.

**6460 Scenic Avenue**

**\$669,000**



**Livermore** - Gorgeous 4 bedroom 3 bath home with upgrades galore! Extra large loft/office and a downstairs bedroom and full bath. Decorated by a professional designer. Model perfect with granite slab countertops, custom window coverings, gas fireplace, and a wonderfully large lot! Walk to schools and shops. A Great Home!

**1794 Maralisa Lane**

**\$749,000**



**Pleasanton** - Beautifully remodeled throughout! European touches, Tuscan style. Granite counters, elegant lighting, plantation shutters, stainless steel appliances, decorator cabinetry, hardwood and tile floors, dual pane windows, finished garage, and views from the deck. Walk to historic downtown and city parks. Love it!

**838 Bonde Court**

**\$899,000**



**Livermore** - Lushly landscaped 1/3 acre on a court! Updated throughout: granite, marble, stainless steel appliances, maple cabinets and floors. Downstairs office could be bedroom #5. 3 fireplaces, balcony to view the sunsets, salt water pool with a waterfall and a beach entry. Library/computer room off big family room.

**1461 Sauvignon Court**

**\$1,265,000**



**Dublin** - This beautiful home features 5000+ sf, 5 bedrooms, & 5.5 baths. One bedroom & bath on main floor-great for In-laws or AuPair. The gourmet kitchen features upgraded cabinetry & Granite counters. The master suite features a sitting room & a very elegant master bath. Large lot with views of the Dublin Ranch Golf Course. Great Location!

**5827 Signal Hill Drive**

**\$1,599,900**



**Pleasanton** - Gorgeous Ruby Hill Home! The best lot in Ruby Hill! Golf Course location with a private setting, full panoramic views, & perfect sun orientation. Features include a front courtyard, rear yard with BBQ & Fridge, 5 bedrooms, 4 full baths, 2 half baths, with 3 of the bedrooms, 3 full & 2 half baths down, & a formal office & huge bonus room!

**1297 Via Di Salerno**

**\$2,599,000**



**Pleasanton** - Does location matter to you? If so, take a look at THE BEST LOCATION in Ruby Hill. Located at the end of a court with no neighbors on one side and none behind you! This home features 5 bedrooms, 5.5 baths, 5700 square feet and a huge 25,000 square foot lot with a pool, spa, BBQ fire pit and tons of lawn.

**4158 Parma Court**

**\$2,699,000**



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

925.417.2250



## Decrease

(continued from page 35)

"While the entry-level portion of the market has been adversely affected by the subprime situation and tighter underwriting standards for much of this year, the high end of the market also saw a decline in sales, as even well-qualified buyers were affected by the lack of funds available for jumbo loans," she said.

CAR's unsold Inventory

Index for existing, single-family detached homes in September 2007 was 16.6 months, compared with 6.4 months (revised) for the same period a year ago. The index indicates the number of months needed to deplete the supply of homes on the market at the current sales rate.

Thirty-year fixed-mortgage interest rates averaged 6.38 percent during September 2007, compared with 6.40 percent in

September 2006, according to Freddie Mac. Adjustable-mortgage interest rates averaged 5.66 percent in September 2007 compared with 5.56 percent in September 2006.

The median number of days it took to sell a single-family home was 57.2 days in September 2007, compared with 54 days for the same period a year ago, CAR reported. ■

## Open Homes

(continued from page 36)

### ALAMO

<b>5 Bedrooms</b>		
<b>196 Bolla Ave.</b>		<b>\$1,845,000</b>
Sat/Sun 1-4	Keller Williams	337-3333
<b>4055 Stone Valley Oaks Dr.</b>		<b>\$2,399,900</b>
Sun 1-4	Alain Pinel	463-2000

### BLACKHAWK

<b>3 Bedrooms</b>		
<b>305 Live Oak Dr.</b>		<b>\$1,295,000</b>
Sun 1-4	Alain Pinel	577-4004
<b>106 Kingswood Cir.</b>		<b>\$889,000</b>
Sun 1-4	Alain Pinel	577-4004

<b>4 Bedrooms</b>		
<b>311 Live Oak Dr.</b>		<b>\$1,195,000</b>
Sun 1-4	Alain Pinel	577-4004
<b>29 Chestnut Pl.</b>		<b>\$1,975,000</b>
Sat/Sun 1-4	Coldwell Banker	831-3353

### DANVILLE

<b>4 Bedrooms</b>		
<b>5353 Old School Rd.</b>		<b>\$1,975,000</b>
Sun 1-4	Coldwell Banker	831-3353
<b>2651 Finley Rd.</b>		<b>\$3,700,000</b>
Sun 1-4	Keller Williams	260-8883
<b>5 Bedrooms</b>		
<b>810 Richard Ln.</b>		<b>\$1,120,000</b>
Sat/Sun 1-4	Hometown GMAC	426-3844
<b>634 Ambience Wy.</b>		<b>\$1,359,000</b>
Sat/Sun 1-4	Coldwell Banker	831-3337

### FREMONT

<b>3 Bedrooms</b>		
<b>38422 Nebo Dr.</b>		<b>\$620,000</b>
Sun 1-4:30	Empire Realty	858-9316
<b>38816 Stonington Terrace</b>		<b>\$699,000</b>
Sat 1-4	Re/Max	784-1243
<b>4 Bedrooms</b>		
<b>37841 Andrews Ct.</b>		<b>\$1,150,000</b>
Sun 1-4	Alain Pinel	583-1119

## CALL US TODAY TO PREVIEW THESE BEAUTIFUL PROPERTIES



**2859 El Capitan Drive, Pleasanton**  
Offered at \$580,000  
**WELCOME HOME**

This single story home features hardwood floors in entry, bedroom/den & dining area. Spacious kitchen with breakfast bar to cook those gourmet meals while entertaining your guests & plenty of cabinets for storage. Wood burning fireplace in the living room to sit back & relax after a long day of work or play. Ceiling fans in living room & all bedrooms. Inside laundry with lots of cabinets. Brick patio in backyard. Two-car garage. Great neighborhood with private park. Approx. 1,230 sq.ft. For more pictures visit: [www.2859ElCapitan.com](http://www.2859ElCapitan.com)

**4213 Sheldon Circle, Pleasanton**  
Offered at \$455,000  
**CUTE & COZY CONDO**

This townhouse is picture perfect with all the trimmings. Tile floors in kitchen. Breakfast bar. Dining area. Living room with fireplace and a sunny patio for those days of outdoor dining. One of the suites has a cozy patio for lounging. New carpets and vinyl June 2007. Newer light fixtures in entry and dining area. A one-car garage completes this darling home. Swim and spa at your leisure in the community facilities. Convenience to nearby commute, schools, shopping and downtown Pleasanton. For more photos visit: [www.4213SheldonCir.com](http://www.4213SheldonCir.com)



[www.yourhomecontact.com](http://www.yourhomecontact.com)



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Pleasanton CA 94588  
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Fax: (925) 469-6950  
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## The Realtor that knows how to produce results! Sunday Open House Guide



**3580 BALLANTYNE DR, PLEASANTON**  
4 Bedrooms/ 2 Bath,  
with 1,780 sq. ft., 7,000 sq. ft. lot.  
Large Landscaped lot. Family room  
w/Fireplace & French Doors. Dining  
Room w/French Doors.

OPEN SUNDAY 1-4PM  
PLEASANTON MEADOWS LOCATION

MAJOR PRICE REDUCTION - OFFERED AT \$755,000

JUST SOLD W/MULTIPLE OFFERS

**5133 GENOVESIO DR, PLEASANTON**

4 Bedrooms/ 3 Baths, with  
1,926 sq. ft., 3,550 sq. ft. lot



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## 5536 Corte Sierra, Pleasanton



Your Team home with a 5 bedroom, 2.5 bath with a solar heated pool. Large eat-in kitchen, 2 fireplaces, family room and formal dining. It is located on a court close to shopping and great schools in central Pleasanton. It has side yard access for your boat. Look at pictures [www.Billparker.net](http://www.Billparker.net). Drive by 5536 Corte Sierra, Pleasanton. Trade up! Call Bill Parker! Offered at \$799,950.



**Bill Parker**  
925.734.5005  
510.326.1981



**Prudential**  
California Realty

5950 Stoneridge Dr.  
Pleasanton

Open Sun 1-4



**748 St. John Circle, Pleasanton**

Live close to downtown! 4bd/2.5ba., 2159 +/- sq.ft. home in a very desirable neighborhood! Vaulted ceilings, formal living/dining. Newly landscaped with a private yard that backs to creek. **New Price \$998,000**

**SOLD!**

8139 Elgin Ln.  
130 Summerside Cir.  
3326 Prairie Dr.  
6390 Calle Altamira  
2347 Raven Rd.  
**CALL ME FIRST!**

**Anni Hagfeldt**  
Direct 925.519.3534  
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BRAND NEW CUSTOM HOUSE

OPEN SUN 2-5



**5725 OHANA PLACE, PLEASANTON**

Just completed! Brand new custom home with all the features you would expect in a custom home and not see in a production home. Located on a private drive with a premium +/- half acre lot. Built by Ohana Homes, which means quality throughout. This high tech home is owner friendly. Beautiful views of Pleasanton Ridge. Five bedrooms plus formal office. Six bathrooms. Approximately 4,500 square feet. Large gourmet kitchen with granite slab countertops, cherry cabinets and stainless steel appliances. Large master suite with retreat area. Andersen French doors to covered lanai from formal living, master, and family rooms. Distressed wide plank wood flooring. Custom crown molding and baseboards throughout. Minutes from Downtown Pleasanton. **OFFERED AT \$2,097,500**

WALNUT HILLS



**1397 WHISPERING OAK WAY, PLEASANTON**

Beautiful newer four bedroom, three and a half bath home, built in 2003. Approximately 3,364 square feet, includes carriage house. Gourmet kitchen with granite countertops, center island with stainless steel sink, custom cherry cabinetry, and built-in sub zero refrigerator. Large master suite with walk-in closet. Custom tile flooring, dual pane windows. Cherry built-ins throughout. Carriage house can be nice guest quarters, or has been rented out for as much as \$1350/month. Beautifully landscaped. Just minutes to Downtown Pleasanton. **OFFERED AT \$1,059,000**

DOWNTOWN HOME

JUST SOLD!



**4856 WINGATE DRIVE, PLEASANTON**

**"JUST SOLD BY BLAISE LOFLAND"**  
Sold for \$960,000

PLEASANTON 900 Main Street



# THE 680 BLOG

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

## What a Bad Market is Really Like

Okay, we all know the Pleasanton/Dublin/San Ramon real estate market is struggling overall, but sometimes it is helpful to gain some perspective by looking at how good we have it, relative to some other markets. I have a realtor friend who has a listing in Antioch right now, and her story certainly helps us understand that our market is hot compared to some of the outlying markets in the central valley.

First, some background. Pleasanton currently has 186 detached homes on the market, Antioch has 1069. Antioch had 59 pending sales in October, and Pleasanton had 45.

This particular house in Antioch is just over 2000 sq ft, with 4 bedrooms, 2 baths, and a 3 car garage. It is a relatively new home (6 years old) in a desirable area by a good builder.

In May, the house across the street from this home sold for \$745,000. It was a larger home, with over 2500 sq ft. The subject home was listed in May for \$649,000,

which seemed like a good price. However, after 2 1/2 months on the market with no offers, the owners lowered the price to \$599,000. Still no offers, and very slow activity. The owners have a mortgage balance of about \$530,000 on the home, so they did not have much equity. After a couple of months at \$599,000, the wife lost her job, and they became extremely motivated to sell. They lowered the price to \$449,000, which is far below their loan balance. So it is now a short sale situation, where the bank will hopefully agree to take less of a loan payoff as an alternative to taking the house

back in foreclosure. The agent has basically given up, and does not even list a price on the home flyer... instead, she put "call for price."

The Antioch market is a disaster. By some counts, as much as 40% of the homes for sale are distressed sales, either foreclosures or short sales. On top of this, you have builders with unsold inventory who are willing to give away whatever is necessary to sell their glut of unsold homes. Now this is a tough market.

Compared to this situation, the Pleasanton and Tri-Valley market is doing very well. Our inventory is relatively stable, and although sales levels are down from the summer, there is activity, and some homes are even selling in less than a week, often close to asking price. The intent here is not to rejoice in other people's problems, but rather to help appreciate how good we really have it here.

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

**Doug Buenz**

Office  
925.251.1111  
Direct  
925.463.2000

Doug@680Homes.com



For expert real estate services and advice, call or email me today!



OPEN SUNDAY 1-4

**4055 Stone Valley Oaks Dr., Alamo**  
5 BR + office, 5 1/2 BTH. Newer luxury home on prime private 1/2 acre lot with upgrades galore! \$2,399,900



OVER 2 ACRES!

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

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List your home with me, and it will be advertised here until it sells. Call me today!

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

**PETER MCDOWELL BY APPOINTMENT**



**PLEASANTON \$2,250,000**  
7500+/-sf of living space on 1+/-acre. Custom home theater and game room plus two large hobby rooms. Beautiful waterfalls, built-in pool/spa. There's room for a Riding Arena or Sport Court.

**UWE MAERCZ BY APPOINTMENT**



**PLEASANTON \$1,799,000**  
Lowest price ever to own a custom home at Ruby Hills! Formal French home with 4112+/-sf, 4bd/3.5ba and 2 bonus rooms.

**MOXLEY TEAM OPEN SATURDAY 1-4**



**PLEASANTON \$1,665,000**  
4bd/4.5ba, 3900+/-sf on an 11,218+/-sf lot. Gourmet kitchen. Built in 2006. Master suite with views of Ridge, his/hers walk-in closets, double sink vanity, jetted tub, oversized shower. 1325 Stone Canyon Ct

**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.

**MOXLEY TEAM BY APPOINTMENT**



**PLEASANTON \$998,500**  
3bd/3ba, 2493+/-sf, single story home in a gated community with an open floor plan offering an open kitchen with bar and dinette area, family room, living room, dining room, 2 master suites.

**ANNI HAGFELDT OPEN SUNDAY 1-4**



**PLEASANTON \$998,000**  
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. 748 Saint John Cir

**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 Corain counters, maple cabinets and tile flooring.

**DEAN WAGERMAN BY APPOINTMENT**



**PLEASANTON \$969,000**  
Great 4bd/3ba, 2302+/-sf home almost completely redone! New kitchen has gas range, granite countertops and pantry. Bathrooms have been redone. Great yard with possible side yard access.

**MARTA RIEDY BY APPOINTMENT**



**LIVERMORE \$820,000**  
Beautiful Amber Ridge well cared for 4bd/3ba, 2872+/-sf home. Hardwood floors, new carpet, fresh Decorator paint and Plantation shutters. Huge lot with play structure, BBQ area and large side yard.

**BARRACLOUGH&DAVIS OPEN SUN 1:30-4:30**



**PLEASANTON \$799,950**  
Stunning 4 bd, 2 ba home in Mission Park neighborhood. Nice yard with pool/spa. Completely updated throughout. Updated kitchen with stainless appliances. A must see! 5703 San Antonio St

**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.

**MARK JAMES BY APPOINTMENT**



**PLEASANTON \$793,000**  
Recently remodeled 2040+/-sf home with 4bd/2ba with master downstairs. New carpet, paint inside and outside.

**TIM MCGUIRE BY APPOINTMENT**



**PLEASANTON \$739,000**  
This beautiful 4bd/2.5ba home has been extensively remodeled within the past year and is located on a tree lined street in one of Pleasanton's most sought after neighborhoods.

**SUE MCKINLEY BY APPOINTMENT**



**PLEASANTON \$738,000**  
Price slashed! Below market value! Everything updated in this lovely single story 4bd/3ba, 1800+/-sf home, with 2 master bdrm suites. Top rated schools. Near 580/650 and Bart. Cabana Swim Club.

**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 APPT**



**LIVERMORE \$487,500**  
Darling rancher 3 bd/2ba, 1224+/-sf, totally updated home. Hdwd floors, new kitchen cabinets, Granite counters, tile floors, dual pane windows, A/C, inside laundry. Quaint backyard. Close to downtown.

# HOMETOWN **GMAC** Real Estate

WWW.HOMETOWNGMAC.COM

Pleasanton Weekly's  
**BEST OF PLEASANTON**  
2007

## PLEASANTON



**BEAUTIFUL CUSTOM HOME** 5BD/3BA, upgraded throughout, excellent schools, 3-car garage plus 300 sq. ft. workshop, views of the hills, fully landscaped

925.426.3800 \$1,339,800

## LIVERMORE



**BUILD YOUR DREAM HOME** Over 7.9 acres, breathtaking views, double iron gates, cobblestone driveway & rock wall, utilities, water, sewer on site.

925.443.7000 \$1,150,000

## DANVILLE



**OVER 1/3 ACRE** with pool & spa. 5BD/3BA, 2,719 sq. ft., 1BD & full bath downstairs. Marble entry, high ceilings, Plantation Shutters, Marble Hearth.

925.426.3800 \$1,120,000

## PLEASANTON



**FORMER MODEL HOME** 3BD/2½BA, tile flooring downstairs, Corian counters, two-tone paint, crown moulding, large master suite, professionally landscaped

925.426.3800 \$1,024,888

## DUBLIN



**GORGEOUS MILL VALLEY MODEL** 4BD/2½BA, cathedral ceilings, granite countertops, cherrywood cabinets, custom paint, crown moulding

925.426.3800 \$875,000

## PLEASANTON



**DESIRABLE OAKHILL** 4BD/2½BA, updated kitchen, well maintained, oversized 2-car garage, newer roof & gutters, dual pane windows, much more

925.426.3800 \$859,000

## CASTRO VALLEY



**PEACEFUL AND RURAL** 2BD/1BA, one acre parcel, custom built home, lots of trees, backs to creek, new carpet and paint, horses possible

925.443.7000 \$724,500

## PLEASANTON



**DESIRABLE SHADOW CLIFFS HOME** 3BD/2BA, open & bright, newer kitchen with granite, newer appliances and tile floor, crown moulding

925.426.3800 \$614,500

## DUBLIN



**PRICED BELOW MARKET** 1BD/1BA, Great 3 year old condo, excellent location. Buyer income must be verified. (not to exceed \$80,500.00)

925.426.3800 \$260,100

## FREMONT



**BEAUTIFUL HOME** 3BD/2BA, updated/remodeled kitchen, large family room, dual pane windows, walk to schools, park & shopping, easy freeway access

925.426.3800 \$589,500

## TRACY



**WOW!!!** 4BD/2½BA, hardwood floors, two fireplaces, gourmet kitchen, beautiful pool, decorative hardscape, balcony, professionally landscaped

925.426.3800 \$579,000

## PLEASANTON



**WALK TO DOWNTOWN** 2BD/1BA, new paint, freshly landscaped, new furnace & A/C, updated kitchen and bath, private yard with hot tub

925.426.3800 \$538,000

## LIVERMORE



**CLOSE TO DOWNTOWN** 5BD/3BA, kitchen features custom oak cabinets, tile countertops & laminate floors, beautiful yards, possible side yard access

925.443.7000 \$529,000

## TRACY



**PERFECT HOME!** 4BD/2BA, tile flooring, upgraded dual pane windows, newer exterior paint and fences, side yard access, close to park and school

925.443.7000 \$469,950

## LIVERMORE



**QUIET LOCATION** 2BD/1½BA, upgraded kitchen with stainless appliances & slab granite, hardwood floors, custom paint, dual pane windows

925.443.7000 \$449,000

All of our agents receive **generous recruitment bonuses** for each experienced agent they bring to Hometown. Give one a call and find out why they are **proud to be at Hometown GMAC**, or call a manager to learn more.  
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People You Trust.™**

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