

Jay Flachsbart

Thousands filled Main Street to watch the annual parade and tree lighting last Saturday.

A hometown holiday

Thousands come out to celebrate the season of joy, giving

Holiday celebrations are officially in full swing after Saturday's annual Hometown Holiday Celebration.

Thousands gathered to take in the parade, which was comprised of community organizations, athletic groups, scout troops, marching bands and floats of all kinds.

After the parade, Mayor Jennifer Hosterman lit the newly decorated holiday tree on the Museum On Main Street lawn—complete with life-size wooden elves designed by artist Gloria Matsumoto.

Santa even took time from checking his list twice to greet local families.

—Emily Atwood



Jay Flachsbart

The PleasanTones acted as Santa's musical helpers by singing in the holiday.



Jay Flachsbart

The parade was packed with people from the community: community organizations, athletic groups, scout troops and marching bands.



Jay Flachsbart

With the flip of a switch, Mayor Jennifer Hosterman lit up the holiday tree in front of Muesum On Main Street.

Attention Advertisers:

There will be **early Holiday Deadlines** for the following issues

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Dec. 14 at 10am

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WEEKLY

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Movie Reviews

Love in the Time of Cholera

★ ★

Rating: R for sexual content/nudity and brief language.
2 hours, 18 minutes.

Trying to adapt Gabriel Garcia Marquez's rich and revered 1988 novel to the screen was a futile exercise.

The Colombian-born writer's sweeping narrative, evocative and sensory imagery, and spellbinding storytelling cannot be reduced to the requirements of a screenplay—translated to what viewers can see and hear within a couple of hours. Whereas the novel conveys what characters feel, think, remember and forget, the movie merely shows what they do.

Despite the talents of Academy Award-winning screenwriter Ronald Harwood ("The Pianist"), only the pale ghost of the Nobel Prize-winner's love story lingers on screen.

Even if you haven't read the book, several things about Brit Mike Newell's direction ("Harry Potter and the Goblet of Fire" and "Four Weddings and a Funeral") will strike you as wrong from the opening moments. The tone wavers unsteadily between drama and comedy, as wealthy Dr. Juvenal Urbino (Benjamin Bratt) teeters on a ladder and falls to his death. His widow Fermina (Giovanna Mezzogiorno) sinks into a swamp of grief, and the romantic Florentino Ariza (Javier Bardem)—who has loved her for 51 years, nine months and four days—declares his undying devotion once again.

The principal cast members look like actors pre-



tending to play elderly characters instead of making us believe they are. The acting doesn't improve when the film flashes back a half century. As the father of the teenage Fermina, John Leguizamo chomps on a cigar while spewing anachronistic dialogue out the other side of his mouth. Sometimes he mumbles lines like Brando in "The Godfather." Big and broad also characterize the performances of

Hector Elizondo, playing the successful uncle of the young Florentino (Unax Ugalde), and Fernanda Montenegro as his doting mother.

The film flits from era to era, as Fermina's father takes her far away from Florentino and his love letters. The young woman marries the good doctor, and they spend two honeymoon years in Paris.

The film has no dramatic conflict, only the trite remind-

ers of unrequited love expressed in Florentino's occasional voiceover: "Life is like the sea—turbulent" or "She's a splinter I cannot pull out" or "My heart has more rooms than a whorehouse." Meanwhile, the lovesick man dulls his pain through a series of sexual conquests—622, to be exact.

Despite the challenges of adaptation, one wonders if a director like Alfonso Arau ("Like Water for Chocolate") might have captured some of the novel's magical realism, or if the talented cast might have performed more convincingly if speaking Spanish. Instead a few humorous scenes offer comic relief on the big screen, while the masterpiece about love and life can only be found on the printed page.

—Susan Tavernetti

Mr. Magorium's Wonder Emporium

★ ★

Rating: G as in "good" for all ages.
1 hours, 34 minutes.

Welcome to the wacky and oh-so-weird world of "Mr. Magorium's Wonder Emporium," a misguided fantasyland chock full of loose screws.

Mr. Magorium (Dustin Hoffman) is the 243-year-old mad scientist and proprietor of a magically frenetic toy emporium that's more migraine-inducing than captivating. The ancient toy impresario flits about his shop effortlessly overseeing a cacophony of playthings on crack.

His second in command (sweetheart Natalie Portman as Molly Mahoney) is along for the ride, scotching her concert pianist dreams to engage children and adults alike in the wonders of play.

And there are wonders galore: a rubbery roomful of bouncing balls, shelves stacked high with overly demonstrative stuffed animals and unique fresh fish mobiles. I smell merchandising deals (or is it the flounder?).

A reality check arrives in the form of buttoned-down accountant Henry Weston (Jason Bateman) who isn't in sync with the enchantment, hired by

Magorium to determine the emporium's value so that Magorium might pass it along to Mahoney and finally take leave of this world.

Much to the dismay of Mahoney who loves Magorium with all of her aching heart. Or is she using her connection to the store and its owner as an excuse to avoid facing her own shortcomings? Visually "Magorium" is the ultimate picnic; chaotic colors and motion without bounds. Bits of tantalizing allure

are scattered throughout (most thanks to Portman). Left to its simple devices and straightforward charms it might stand on its own.

But writer/director Zach Helm presents his holiday offering as a Message Movie and it's a mess. A laundry list of touchy-feely, New-Age bro-

midies meant to reflect the magic in all of us. Believe in yourself, find your sparkle, rise to the occasion that is your life. Blech. Sappy scripting borders on the slapstick: specifically when voiced by 9-year-old narrator/protagonist/mal-adjusted man-child Eric Applebaum (Zach Mills) who can't make friends but will single-handedly save Mr. Magorium's Wonder Emporium from itself. Good grief.

—Jeanne Aufmuth



Food for sound

Local music academy's concert supports county food bank

by Emily Atwood

The Anderson-Siprashvili Music Academy of Pleasanton is satisfying many ears and stomachs this holiday. Over 150 students will take part in two holiday recitals this weekend that will help bring in food contributions for the Alameda County Food Bank.

Instead of charging a fee to see the musical performances, they ask that families bring at least one non-perishable food item per student as an admission ticket.

Mark Anderson, executive direc-

tor of the academy, said they hope to collect over 200 pounds of food items over the two-day event.

"I think if a business doesn't give back to the community, the business is missing out on a lot of its responsibility," Anderson said. "There's a saying that they have in the old world—nothing is yours until you give it away. We try to live by that."

Saturday's musical line up, beginning at 1 p.m., includes violin, voice and solo performances. Sunday's show starts off with the 4- and

5-year-old Little Mozart group then group piano and violin performances. Expect a "smattering" of Christmas music, but most of the pieces will be curriculum the students have worked on over the past few months.

"There's a little more variety each day," Anderson said.

Students range in ability and age, beginners to advanced and ages 4 to 50.

The school is located at 1258 Quarry Lane, Ste. H. For details, call 462-5400. ■

Ready to Rent

Paris, Je T'Aime

First Look Pictures DVD
1 hour, 56 minutes
Directors: Ensemble

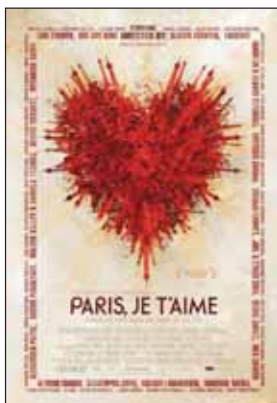
"Paris, Je T'Aime" ("Paris, I Love You") is a collection of 18 short films by some of the world's most celebrated modern directors who embellish, engage and sometimes embalm the City of Lights in a movie that I found, on the whole, to be one of the most enjoyable of the year if only for its pure audacity. What is most fascinating is the length of the shorts—reduced to less than five minutes—as to see what the directors could milk out of the perceived short amount of time which proves, in most cases, that a good movie can never be too long and a bad one never too short. Luckily, I would say that 90 percent of the shorts here are good, very good in fact, enough to fill our stomachs and not feel engorged by the end of the two-hour running time because the best of these shorts is saved for the very last.

The movie is arranged around the different arrondissements (boroughs) of Paris, in which there are 20 positioned in a spiral formation that make up the city (two of the segments fell through). The path that the movie takes is not geographical, however (I looked), it's more spiritual as to match the flow of the narration. The better of the bunch include "Quais de Seine" by Paul Mayeda Berges and Gurinder Chada about a student who takes up a conversation with a Muslim girl; "Le Marais" by Gus Van Sant about the language divide between two men, one of which thinks the other is his soul mate and, "Pere-Lachaise" by Wes Craven about a woman who breaks up with her fiancé as per the epitaph adorning Oscar Wilde's tomb. The weaker of these, however, include "Parc Monceau" by Alfonso Cuarón which is just a weak play on audience perception of the events on screen, and the awful "Porte de Choisy" that stops the movie cold.

There are four, however, that represent the height of the creative powers of these filmmakers. The first is the Cohen brothers "Tuleries" about a tourist (Steve Buscemi) who makes eye contact with a pair of lovers while waiting for the metro, with disastrous results. "Place des fêtes" is the heartbreaking story of how an African Emigré came to be stabbed in a plaza and, "Faubourg Saint-Denis" in director Tom Tykwer's hyperbolic account of the phrase "we need to talk" in a relationship. The best of all, however, is Alexander Payne's "14e arrondissement" which is the best thing, I feel, he's ever put on screen.

Payne, who has made his name with such movies like "Election" through the matured "Sideways" is a filmmaker whose sentiments can only be described as an underdeveloped Sinclair Lewis, attempting to deconstruct the American psyche, but only going as far to mock it (even we have an affection for "Babbit"). He finally balanced his own filmic personality with "Sideways," constructing characters that he and the audience did not have to feel superior to because Payne was not afraid for us to get involved with them. He sets us up for another mockery with Carol (Margo Martindale), the aesthetically dumpy Midwestern woman who writes in very stilted French about her life experiences that brought her to Paris. However, it's through this ingenious device that we get to know Carol, and all her pain and joy, and feel lifted because it adds a very human face to a movie that took needed to be filtered through Payne's affectionate discourse which believes that Paris, for many, is a sanctuary for the different facets of romance and hope.

—Joe Ramirez



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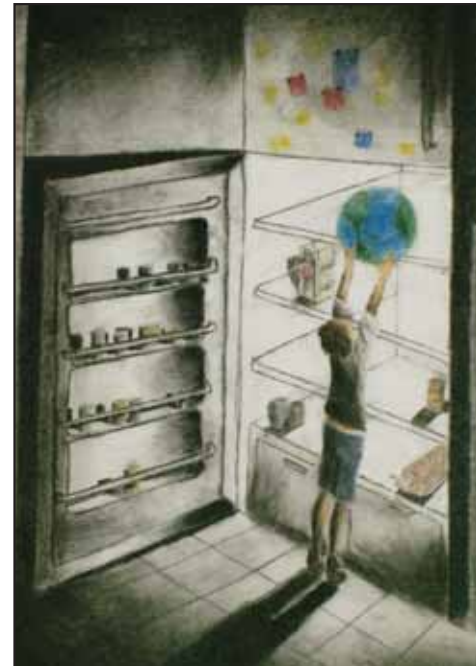
Artists advance to county-level competition

*Annual Reflections contest garners
290 participants*

More than 250 students in seven district schools participated in the annual PTA Reflections Art program, using the theme "I can make a difference by..."

Pleasanton Weekly staff helped judge works of photography and visual arts again this year and several works were chosen to advance to the next round at the Alameda County District level.

—Emily Atwood



Timothy Xenakis
Senior, Amador Valley High



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Junior, Amador Valley High



Soyeon Kim
Fifth grade, Alisal Elementary



Kirstin Kye
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Annalise Stevenson
Fifth grade, Vintage Hills Elementary



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Jennifer Tao
Sixth grade, Harvest Park Middle

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Holiday Fund

Give now to help others in our community

PPIE announces latest student grant recipients

by Emily Atwood

Pleasanton Partnerships in Education Foundation (PPIE) is an organization that joins the community to invest in the education of students in the Pleasanton Unified School District.

Debi Covello, PPIE's executive director, is grateful to be included in this year's Holiday Fund.

Holiday Fund contributions to enhance funds for extra-curricular educational programs

"When it comes to schools, there are all those budgetary challenges that we read about throughout the state," she said. "Pleasanton's

no different. There's always a need."

Twice a year, PPIE invites students to apply for grants to fund extra-curricular

educational projects. They also give educators a chance to earn grant dollars once a year.

"They're programs and needs that would not be funded elsewhere," Covello said. "The neat thing about students' grants is that these are what students come up with."

(continued on page 40)

Holiday Fund Donors

At the launch of the 2007 Pleasanton Weekly Holiday Fund, 197 donors have contributed \$33,465 to the fund. With the 100% match, a total of \$66,930 has been raised for the eight 2007 beneficiaries.

Individuals

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PPIE provided a teacher with a grant to buy books to begin a new Take Home Book Program. Here students show off new book bags to store the books to take home as a part of the program.

PPIE Cycle 1 student grant awards

Flag football

Owen Browne of Walnut Grove Elementary received \$210 to promote a less physical football game that would help avoid possible injuries during recess.

Food scrap recycling

John Guthrie of Pleasanton Middle was awarded \$350 for equipment and supplies to design and build garbage and recycling bins.

Every 15 Minutes

Michelle Khoury and Melissa Martin of Foothill High teamed up to garner \$500 to help fund the popular anti-drinking and driving program for juniors and seniors.

World AIDS Week

Anna Lei of Foothill High was also awarded \$500 to fund assemblies that would provide awareness and education about AIDS/HIV.

Foothill High School Science Olympiad Team

Jenny Mei of Foothill High received \$500 for reference books, supplies and registration fees for the annual regional science Olympiad team competition.

Room 9 Track Trek (A run across America)

Sahit Nallani Menon of Fairlands Elementary was awarded \$250 that will go towards purchasing pedometers and supplies for fifth graders monitoring fitness.

Amador Valley High Robotics Club

Yichuan Sun of Amador Valley High garnered \$500 for the construction and maintenance of the Robotics Club's autonomous submarine to be entered into competition.

Cultural holidays

Armin Toor of Foothill High School received \$350 to buy promotional materials to bring awareness and education of all cultural holidays occurring throughout the year.



How to Give

Your gift helps seniors, children and others in need

Contributions to the Pleasanton Weekly Holiday Fund will be increased by the Tri-Valley Community Foundation. For every \$1 contributed, \$2 total will be donated to these local organizations. All contributions will go directly to programs that benefit Pleasanton and Tri-Valley residents. Contributions will be distributed by the Tri-Valley Community Foundation to the eight agencies listed below. No administrative costs will be deducted from the gifts, which are tax-deductible as permitted by law.

This year, due to the tremendous need of all nonprofits, donations will be shared equally among the eight recipient agencies.

For more information call us at 600-0840 or e-mail editor@pleasantonweekly.com.

The following agencies will be supported by the Holiday Fund:

- **Axis Community Health:** Provides medical, mental health, addiction counseling and health education services to more than 20,000 patients and clients each year, regardless of their ability to pay. An estimated 70 percent have no medical insurance or are underinsured, including some that have recently lost their jobs and health benefits. Call 201-6017 or visit www.axishealth.org.

- **Emergency Room Expansion at ValleyCare Medical Center:** ValleyCare, a nonprofit health system, needs funds to expand its emergency room, built in 1991 to accommodate 13,000 patients a year and now handles more than 26,000. It will cost \$6.7 million to replace the facility and upgrade equipment, and the Holiday Fund will help get that started. For more information, contact Ken Mercer at 373-4566.

- **Hope Hospice:** Hospice care is unique because it works to not only meet the needs of those at the end of life but also supports the emotional and spiritual needs of the family as well. Hope Hospice care is provided regardless of the ability to pay and relies on contributions such as those raised by the Pleasanton Weekly Holiday Fund. Visit www.hopehospice.com.

- **Open Heart Kitchen:** As the only nonprofit free soup kitchen in the Tri-Valley area, this service provides nutritious meals for low-income people in the Pleasanton-Livermore area at Trinity Lutheran Church in Pleasanton and Asbury United Methodist Church in Livermore. Visit www.openheartkitchen.org or call 580-1616.

- **Pleasanton Partnerships in Education (PPIE) Foundation:** The PPIE is a community-based organization whose mission is to enhance learning experiences for Pleasanton students through a partnership of business, education and the community. Its foundation offers education grants which will now benefit by Holiday Fund contributions. For information, call Debi Covello at 846-5620.

- **Senior Support Program of the Tri-Valley:** This independent, nonprofit organization offers a variety of services at no cost to seniors or to their families. Programs include health maintenance, nutrition, fitness, disease prevention, partners-in-safety, in-home counseling, friendly visiting programs and nurses on staff who regularly visit clients. Call 931-5379.

- **Tri-Valley Haven:** Runs a domestic violence shelter as well as a homeless shelter for families and a rape crisis center. Its mission is to aid those who have experienced abuse and offers counseling, a legal clinic and other practical advice. Call 449-5845; 24-hour hotline: 800-884-8119 or visit www.trivalleyhaven.org.

- **Valley Humane Society:** This nonprofit group is all volunteers, with the mission to educate on responsible pet ownership. It assists in rescuing and placing abandoned or injured animals and operates an adoption center on Nevada Street in Pleasanton. It does not euthanize unless health problems dictate. Call 426-8656.

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Enclose this coupon and send to: **The Holiday Fund, Pleasanton Weekly
5506 Sunol Blvd, Suite 100, Pleasanton, CA 94566**



The Tri-Valley Community Foundation is located at 5674 Stoneridge Dr., Ste. 112, Pleasanton, CA 94588. More information about the Foundation can be obtained by contacting the organization at the above address, by calling its President David Rice at (925) 734-9965 or through its Web site: www.tvcfund.org. The Pleasanton Weekly will make every effort to publish donor names for donations received before Dec. 31, 2007, unless the donor checks the anonymous box. All donations will be acknowledged by mail.

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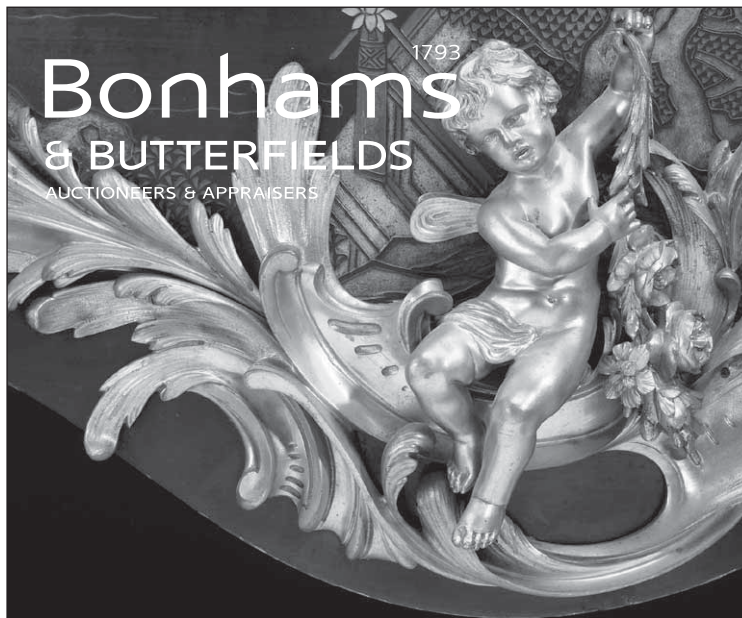
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PPIE

(continued from page 38)

While from the outset, funding flag football at Walnut Grove Elementary may not seem to mean much, Covello said the idea was raised because students were getting hurt playing contact football on the playground and a student wanted to provide an alternative.

The latest round of student grant awards, in its eighth year, was recently announced. Grants must be student-authored with a teacher as sponsor and approved by the principal. From pedometers monitoring student steps to marketing materials for celebrating cultural

holidays, PPIE provided a total of \$3,160 this round.

When asked if she considered money donated to PPIE an investment, Covello said "Absolutely!"

"The grant program is two-fold," she said. "One, we can financially assist these great projects. The other is to offer the students an educational opportunity in the grant writing process."

She added that even with supportive parents, teachers often have to fund projects out of their own pockets.

"There is more and more need and we hope to be a part of assisting in those needs," she said.

For more information about the foundation, visit www.ppie.org. ■

The Pleasanton Weekly Holiday Fund

The Pleasanton Weekly Holiday Fund was created to provide financial support from our readers for a select group of local nonprofit organizations to help alleviate the needs that exist, despite our community's prosperity. This marks the fifth year of the Pleasanton Weekly Holiday Fund. It provides an opportunity to aid local groups at a time when the numbers of those without jobs or with low-paying jobs and few if any health benefits have increased.

The Pleasanton Weekly Holiday Fund drive could not exist without the help of the Tri-Valley Community Foundation and its generous donors. This will enable us to double your donation and allow your gift of \$1 to total \$2 to the nonprofits. An added benefit: Neither the Pleasanton Weekly nor the Tri-Valley Community Foundation will take any fees or expenses for administering the fund. One hundred percent of donations go to the intended grantees.

We appreciate your support of the Pleasanton Weekly Holiday Fund and these worthy nonprofits.

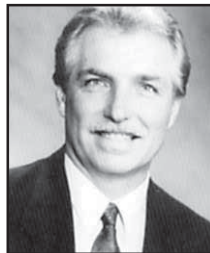
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20937 (09/07)



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<p>1" x 25' LeverLock Tape Rule Ergonomic and compact R 155 184 B4 While supplies last. Consumer responsible for taxes. You Pay 4.99 FREE After 4.99 Mail-In Rebate Limit 1</p> <p style="background-color: green; color: white; text-align: center; padding: 2px;">BARGAIN of the month</p>	<p>Pro-Touch Retractable Utility Knife Quick-change. Bi-metal blades stay sharper 3 times longer. Comes with 3 blades. R 531 675 B5 While supplies last. Consumer responsible for taxes. You Pay 6.99 FREE After 6.99 Mail-In Rebate Limit 1</p> <p style="background-color: green; color: white; text-align: center; padding: 2px;">BARGAIN of the month</p>	<p>77-Pc. Drilling & Screwdriving Accessory Set R 598 492 B4 While supplies last. Consumer responsible for taxes. You Pay 2.99 FREE After 2.99 Mail-In Rebate Limit 1</p> <p style="background-color: green; color: white; text-align: center; padding: 2px;">BARGAIN of the month</p>
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Real Estate

What do Americans think about the mortgage industry?

Survey finds only 5% worried about mortgage payments

by Jeb Bing

A new survey of public sentiment by the National Association of Realtors marked some distinct changes in the way people feel about the mortgage industry and a potential response by the government to problems engulfing the market.

The 2007 National Housing Pulse Survey was conducted by the NAR, which polled 1,000 adults living in the United States in October.

"The NAR study confirms the thinking of most reasonable folks in the mortgage and real estate industry, that there is a correction happening, but there is not much to worry about," said Dave Walden, a Certified Mortgage Planning Specialist with Diversified Capital Funding of Pleasanton.

The survey found that only 5 percent of respondents are very or fairly worried about being able to make their mortgage payments over the next year.

While 53 percent of those with fixed-rate mortgages feel little or no strain, more than half of those with variable-rate mortgages say they do feel a significant or slight strain.

Almost nine out of 10 consumers still believe that buying a home is a good financial decision, and 59 percent of respondents also agree that now is a good time to buy a home.

"Owning a home continues to be a good, long-term investment, and most consumers understand that," said NAR President Pat V. Combs.

"This new survey clearly shows that people believe in the value of homeownership and know that owning a home is one of the best ways for most families to build a nest egg."

While general sentiment about mortgages remains fairly upbeat, people have become increasingly critical of the mortgage process.

Americans are more concerned about obtaining a mortgage and having enough money for down payment and closing costs than they have been in five years of polling.

Almost six in 10 respondents say it's hard for people in their area to obtain a fair and affordable mortgage.

More than eight in 10 say having enough money for down payment and closing costs are obstacles for home buyers in their area, up 17 percent from a 2005 survey.

(continued on page 42)

Holiday Gift Ideas



DESIRABLE LOCATION

Beautiful 2,223+/- SqFt 4bd/2.5ba, + bonus room, bamboo hardwood, upgraded carpeting, and tile floors. Side yard parking and 3-car garage with drive-thru. Shows like a model.

4052 Emerson Dr
LIVERMORE

\$799,950



LUXURY CONDO

2,158+/- SqFt 3bd/2ba, Spacious single level floor plan on top level, granite counter kitchen, large master suite, 2-car garage, near shopping, BART and I-580

Short Sale

4482 Chancery Ln
DUBLIN

\$550,000



LUXURY CONDO/TOWNHOME

2,250+/- SqFt 3bd/2.5ba, +bonus room that could serve as 4th bedroom. End unit w/2-car garage, granite counter kitchen, near shopping, BART and I-580

Short Sale

4577 Brannigan St
DUBLIN

\$550,000



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Tom Worster

Broker, Realtor, ABR, SRES



COLDWELL BANKER



DUBLIN
SUN 1 - 4 4631 SANDYFORD CT
WONDERFUL TOWNHOUSE \$569,000
3 BR 2.5 BA 2 car gar,kit w/lots of cabinets,nice balcony off master bdrm/roomy patio off livin-grm 925.847.2200



DUBLIN
7448 BRIGADOON WAY
NESTLED IN THE HILLS \$484,900
2 BR 2 BA apx.1103 Sqft.Vaulted ceilings,attchd gar,comm pl/spa,Shpping/restaurants minutes away 925.847.2200



PLEASANTON
1167 LAGUNA CREEK LANE
EXQUISITE HOME \$1,700,000
5 BR 4 BA 3992 sq. ft. + salt water pool/spa, 12700 sq.ft. lot,unobstructed views of Pleasanton Ridge 925.847.2200



PLEASANTON
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,spicuous mst suite/bth,awesome hill views 925.847.2200

BLACKHAWK
44 TENNIS CLUB DR.
TOTALLY REMODELED! \$1,299,995
4 BR 2 BA over 3,000 sqft,semi-custom hme. Remodeled top to bottom! Premium lot w/ breathtaking views 925.847.2200

CASTRO VALLEY
2209 CAMINO DE LORES
GORGEOUS CUSTOM HOME \$799,900
4 BR 3 BA bonus room/game room/home off, 2 master suites,to much to list! Visit www.MLStrivalley.com 925.847.2200

LIVERMORE
657 S. M STREET
QUEEN ANNE VICTORIAN \$895,000
3 BR 2 BA Beautifully restored built in 1885 in old downtown, 11,700 sq.ft. lot w/2 car detached gar 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

BRENTWOOD
2007 GRANT ST
GORGEOUS HOME \$569,000
5 BR 3 BA w/"park-like" sttng,loft/bnus area, apx.3150 sqft.Over 10000 sqft.lot,www.MLStrivalley.com 925.847.2200
697 CANMORE CT
UPGRADED IN & OUT \$550,000
4 BR 3 BA w/Pl/Spa w/Wtrfills,No Rear Neighbors,Granite Slab Kit Cntrs,Slate Flrs,Sep Formal Liv/Din 925.847.2200

DUBLIN
5892 KINGSMILL TER
VIEWS VIEWS VIEWS \$1,859,000
5 BR 5.5 BA 4 car gar,apx.5400 sq.ft.w/ dual strcs,lrg kit.Guest bd w/full bth.3 frplcs 925.847.2200
8633 BRIARWOOD LN
CLOSE TO EVERYTHING! \$674,000
4 BR 2 BA Gorgeous home; remodeled bths,huge bonus rm.w/tons of storage spc.huge bkyrd. Great area! 925.847.2200

519 CALIENTE AVE
BEAUTIFUL SUNSET HOME \$699,000
4 BR 2 BA remodeled completely, new kit w/ granite,lush rear yard w/pool, new baths, hard wd flooring 925.847.2200
SUN 1 - 4 6490 ASPENWOOD WAY
NEWER SINGLE STORY \$624,950
3 BR 2 BA vaulted ceilings/plan shutters/tile/berber & faux paint. Corner lot w/porch/patio/new sod 925.847.2200
139 WINDWARD CMN # 1
7 YEARS OLD \$377,000
2 BR 2 BA Gated community,beautiful pergofrng,1 car garage, pl/tennis courts 925.847.2200

7730B CANYON MEADOW CIR, UNIT B
GORGEOUS VIEWS! \$435,000
2 BR 2 BA vaulted ceilings/kit w/new cabs/slab granite cntrs/bths remodld w/tile flrs/pedestal sinks 925.847.2200

SAN RAMON
3063 SORRELWOOD DRIVE
BEYOND BEAUTY! \$1,121,000
4 BR 2.5 BA 2518 sqft,10,100 sqft lotHrdwd,tile flrngDownstairs Mstr Bdrm Suite w/access to bckyard 925.847.2200

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Home Sales

This week's data represents homes sold during November 2007

Pleasanton

- 4988 Black Avenue** Mcmahon Trust to J. & M. Cia for \$625,000
- 3651 Cambridge Court** Milton Trust to K. Widmer for \$619,000
- 3171 Chardonnay Drive** S. & M. Carey to C. & M. Davis for \$766,000
- 3944 Fairlands Drive** Schlumpf Trust to J. Quon for \$745,000
- 7294 Hickorywood Lane** M. Palma to R. Misra for \$1,219,000
- 3565 Norton Way** E. Zajac to C. Browne for \$402,500
- 4856 Wingate Drive** Vanhorn Trust to J. & S. Walker for \$960,000
- 7933 Winged Foot Court** J. & M. Zheng to E. Penades for \$985,000

Dublin

- 3757 Branding Iron Place** Silvera Investors to P. & T. Hladun for \$559,500
- 4611 Brannigan Street** H. Lee to P. & L. Lundborn for \$585,000
- 6555 Conestoga Lane** L. Carilli to B. & M. Buhagiar for \$418,000
- 5501 De Marcus Boulevard #457** Western Pacific Housing to G. Corpuz for \$530,000
- 5501 Demarcus Boulevard #475** Western Pacific Housing to P. McManus for \$530,000
- 7418 Oxford Circle S.** Gallagher to J. & C. Brading for \$485,000
- 3157 Ridgefield Way** Pulte Homes to C. & N. Chadalavada for \$902,000

- 11726 Serra Court** N. & S. Palmer to C. Loth for \$660,000
- 7615 Shady Creek Road N.** Gonzales to D. & A. Ditlevsen for \$770,000

Livermore

- 1364 Arroyo Road** Arroyo Crossing to J. & P. Hart for \$821,000
- 1282 Balboa Way** Pocha Trust to J. Brannon for \$450,000
- 1310 Calais Avenue** Masluk Trust to J. Neault for \$595,000
- 6492 Forget Me Not** Aurora Loan Services to J. Decker for \$407,000
- 2640 Gelding Lane** Home Equity Asset to M. & L. Parrington for \$539,000
- 1228 Hibiscus Way** Aurora Loan Services to Doise Trust for \$425,000
- 1202 Kings River Road** Arroyo Crossing to A. Stark for \$977,500
- 846 Laguna Street** Kline-Epps Trust to Lenkeit Trust for \$550,000
- 2810 Lemon** Shea Homes to Z. Hu for \$680,000
- 1801 Marini Lane** C. & M. Linn to C. & L. Glover for \$847,500
- 951 South G Street S.** Bortin to Gandolfo Trust for \$1,100,000
- 2788 Tahoe Drive** C. & M. Thurman to R. & J. Roberts for \$859,000

San Ramon

- 9085 Alcosta Boulevard #310** D. Cravalho to E. Cao for \$312,000
- 812 Avery Court** Brookfield Emory Limited to M. Luo for \$901,500
- 7359 Balmoral Way** Lennar Homes to A. & D. Cheung for \$1,052,000

- 1717 Blakesley Drive** Andes Trust to Lee Trust for \$815,000
- 708 Bridge Creek Drive** Javier Trust to A. Harshe for \$820,000
- 421 Bridle Court** Davidson Homes to L. Melton for \$1,686,000
- 424 Bridle Court** Davidson Homes to E. Lin for \$1,566,000
- 7055 Briza Loop** T. McKercher to S. Lau for \$570,000
- 3120 Browntail Way** Shapell Homes to H. Li for \$700,500
- 3234 Browntail Way** Shapell Homes to R. Vaddepalli for \$768,500
- 6303 Byron Lane** Centex Homes to S. Swaminathan for \$639,000
- 6305 Byron Lane** Centex Homes to F. Yau for \$600,000
- 1111 Cedarwood Loop** Shapell Industries to V. Vinnakota for \$625,000
- 23 Century Oaks Court J.** Talley to X. Gu for \$880,000
- 3627 Crow Canyon Road** GMAC Global Relocation to J. Buckley for \$441,000
- 355 Eastridge Drive** Pacifica 235 East Ridge to M. Kielbasa for \$354,000
- 3072 Enfield Street** Brookfield Emory to Y. Tang for \$850,500
- 3081 Enfield Street** Brookfield Emory to S. Wu for \$795,000
- 3099 Hastings Way** HSBC Bank to O. Abugan for \$975,000
- 5098 Holborn Way** Centex Homes to H. Kim for \$1,232,000
- 5103 Holborn Way** Centex Homes to A. & A. Hsu for \$1,263,000
- 1020 Hoskins Lane** Lennar Homes to W. Hsueh for \$797,500
- 1986 Lambeth Way** Brookfield Saville to B. Carmo for \$798,500

- 6268 Murdock Way** Lennar Homes to R. Ganiigatti for \$889,500
- 150 Paddington Court** Brookfield Campton to H. Zhang for \$816,000
- 156 Paddington Court** Brookfield Campton to R. Lozada for \$976,000

- 210 Reflections Drive #23 D.** & K. Sharp to J. Maleckaite for \$295,000
- 5626 Stratton Way** Lennar Homes to G. Kodall for \$848,500
- 5629 Stratton Way** Lennar Homes to S. Chi for \$806,000
- 5509 Thayer Lane** Centex Homes to Y. Ouyang for \$890,000

- 5520 Thayer Lane** Centex Homes to R. Zhang for \$1,050,000
- 3214 Vallejo Place** Nugent Trust to B. & A. Sanders for \$725,000
- 5726 Wells Lane** Brookfield Hawthorne to P. Ho for \$1,124,500

Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 8	Total sales reported: 9	Total sales reported: 12	Total sales reported: 33
Lowest sale reported: \$402,500	Lowest sale reported: \$418,000	Lowest sale reported: \$407,000	Lowest sale reported: \$295,000
Highest sale reported: \$1,219,000	Highest sale reported: \$902,000	Highest sale reported: \$1,100,000	Highest sale reported: \$1,686,000
Average sales reported: \$790,187	Average sales reported: \$604,389	Average sales reported: \$687,583	Average sales reported: \$844,318

Mortgage

(continued from page 41)

Roughly 63 percent also think the mortgage approval process is an obstacle, up 13 percent since 2005. Meanwhile, 32 percent of those surveyed feel the rate of foreclosures in their area to have increased over the past year, 39 percent report the rate has remained about the same. About 6 percent believe the foreclosure rate has actually decreased in their area. About 38 percent of respondents said foreclosures

were a very big or moderate problem, but 51 percent said foreclosures were only a slight problem or not one at all. In the wake of the rising foreclosures and problems with predatory lending, Americans are split on the need for more federal government oversight. Approximately 47 percent believe the federal government should take a more active role, while 45 percent believe oversight should be a matter for the private sector. Almost seven in 10 survey respondents are concerned about the cost of housing in

their area. For Americans, the lack of affordable housing continues to be a greater concern than jobs, crime or terrorism. It is time for the media to start the trend toward the comeback of a great market and not print the negative information," Walden said. "Of course, the (Pleasanton) Weekly has always done its best to tell the truth but other local newspapers and many national newspapers along with radio and television have been actually, in my opinion, raising the public's concerns far more than is necessary." ■

Featured Properties



Pleasanton – Charming, single story end unit with 2 bedrooms, 2 baths, 1173 square feet of living space, hardwood floors, newer carpet and paint, newer appliances, refrigerator and washer stay. Lots of storage space, 2 patios, and a wood burning fireplace. Clean as can be, this is a must see, located next to park like greenbelt!
7303 Stonedale Drive \$499,900



Dublin – Beautiful 3 bedroom, 3 bath Venizia Townhome with over 2000 square feet of living space, 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 \$599,900



Livermore – You must see this stunning model perfect 4 bedroom, 2.5 bath home with 1839 square feet. Light and bright interior with laminate flooring, upgraded carpets, designer paint colors, ceiling fans and more. Large corner lot, with fully landscaped front and back yards and walking distance to schools and park.
1457 Fallen Leaf Drive \$639,000



Livermore – Beautiful home offering approx. 3541 sq ft with 5 bedrooms & 4 full baths with 1 bedroom & bath on the main floor. The gourmet kitchen includes Granite counters, maple cabinets, stainless steel appliances, & Sub-Zero refrigerator. The family rm has a gas fireplace & an INCLUDED big screen TV. Situated on a private 9,029 sq ft lot, it's sure to impress!
5550 Maybeck Lane \$940,000



Livermore – Lovely 5 bedroom, 3.5 bath home with two staircases, hardwood floors, slab granite, stainless steel appliances including professional Wolf Stove. Breakfast room, downstairs office with private bath, central vacuum, security system, wine cellar, and custom built-ins. Lush gardens. Gas BBQ, an in ground SPA, a 3 car garage and more.
746 Vinci Way \$1,169,000



Livermore – A SPECTACULAR...18.5 acre VINEYARD...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 – A charmed setting with front yard vineyard views is the perfect welcome to this custom Ruby Hill Estate featuring an inspired floor plan and stunning decor that turns this 5 bedroom, 4.5 bath house into a warm and inviting home. The approximately 2/3 acre lot features a resort like rear yard with a sparkling pool featuring a spa and 7 waterfalls!
3619 E Ruby Hill Drive \$1,915,000



Pleasanton – Formal French Elegance in Ruby Hill! A Stunning "New" Custom Home with Quality Features Throughout. The Sweeping Spiral Staircase, Polished Marble Entry and Rotunda/Dome Ceiling lead to a Fantastic Kitchen/ Nook/ Family Room with 2 Islands and an adjacent Game/ Billiard Room with Walk-behind Wet Bar and More!
1958 Armondo Court \$2,790,000



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

925.417.2250



PRICE REDUCED



68 PETERS AVE., PLEASANTON
Offered at \$319,000
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 HOA dues 135\$ month! Call the Serrao team for more info.



10894 INSPIRATION CIRCLE, DUBLIN
Offered at \$1,399,000
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



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

FIRST TIME OPEN SUN 1-4



4677 HELPERT CT., PLEASANTON
Priced in the low \$700's
Wonderful one level ranch style with 4 bd, 2 updated ba and over 1800 sq ft. Beautifully updated kitchen overlooking large yard and sparkling pool. Great court location with a two car garage.

NEW LISTING



4694 CARSON CT., PLEASANTON
Offered \$650,000
Beautiful ranch style home with over 1600 sq ft, 3 bd, 2 ba on a large 10,000 sq ft lot with a sparkling pool. Beautifully updated kitchen with large dining area overlooking the yard. Step down family rm with tile floors and cozy fireplace. Spacious master bdrm with walk in closet & sliding door to deck.



Dave & Sue Flashberger 463-0436

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OPEN SUN 1-4



4656 BLACK AVENUE, PLEASANTON
Offered at \$730,000

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

NEW & OPEN SAT/SUN 1-4



667 ALAMEDA STREET LIVERMORE
Offered at \$500,000
Pride of ownership shows in this 1130 sq. ft. charmer with \$20k in new stamped concrete driveway, walkway and back patio. 3 bed/2bath - small home feels BIG!

OPEN SUNDAY 1-4



951 MINGOIA STREET PLEASANTON
Price improvement: Offered at \$1,619,000

Pleasanton's best kept secret - Private neighborhood just west of Ruby Hill at Vineyard and Machado. 3992 sq. ft. 4+ bed/3.5 bath with 4 car garage.



www.FabulousProperties.net

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



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 converted to 4), 3 BA, in 3338 sq. ft. large corner lot, pool/spa and showcase garage!



Dave & Fran Cunningham 426-7957



532 ROSSO COURT RUBY HILL, PLEASANTON
Price Reduced \$1,219,000

A very popular floor plan, in Premia of Ruby Hill, which offers 4BR and 3BA, with one bedroom/bath located downstairs, and can be used as an office or den. Lush, gorgeous rear yard, features built in BBQ and patios. Also available for lease \$3600 a month.



Dave & Fran Cunningham 426-7957



1290 VIA DI SALERNO, RUBY HILL, PLEASANTON
Offered at \$2,520,000

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

COMING SOON!



5539 SAN JUAN WAY, PLEASANTON
Priced in the mid \$800's

Outstanding home in Mission. 4 bedrooms plus office, 2 1/2 baths with newer windows and doors, newer roof, hardwood floors, updated kitchen/baths and private yard. Best location with easy commute access, close to schools and shopping.



Melissa Pederson 397-4326

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 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

**To Our Valued Clients & Dear Friends,
Thank you for your participation in our Santa Photo Day!
That was great fun.
Cookies, hot cocoa, holiday cheers, carols, laughter & Santa...
We truly appreciate being part of your precious holiday memories.**

-The JIM WALKER Real Estate Team

www.Search4RE.com



Jim Walker 397-4300

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459 Main Street



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New Construction. 6 single family homes featuring view of the San Leandro Hills & much more! \$40,000 in upgrades included in Price!

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LIVERMORE

1579 FRANKFURT WAY

\$769,000

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

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www.860divisionst.com



MEDITERRANEAN VILLA

860 Division Street

\$2,395,000

One of a Kind Downtown Pleasanton Mediterranean Villa 4,500+/- SQ FT. Visit www.860divisionst.com for photos, features, and more!

TODD MARTINEZ

925.784.7000

www.SavvySalesTeam.com



LIVERMORE

648 SWALLOW DR

\$499,950

Perfect starter home! Newly painted interior & front exterior, newer heater & A/C, with much more to see! Visit www.SavvySalesTeam.com for more info.

STEVEN R. LLOYD

925.251.2550



PLEASANTON

6056 SEQUOIA COURT

\$759,000

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

NEW PRICE



TRACY

1630 STAGS LEAP LANE

\$339,000

3 Beds, 2 baths, 2 Car Garage, Freshly Painted In & Out! New Tile Floors, New Appliances, Window Coverings and Fences! Possible Side Access, Private yard, Indoor Laundry. www.deniseivaldi.com

DENISE IVALDI

510.325.7997

NEW PRICE



DUBLIN

11470 SILVERGATE DR

\$639,950

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

www.maxdevries.com



LIVERMORE

670 SYCAMORE COURT

Call for Price

Charming Amber Ridge Home w/ pool. Cul de sac; walk to park, shopping & dining. 2,872+/- SQ FT 4 Bed 3 Bath.

MAX DE VRIES

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CASTRO VALLEY

18765 PARSONS AVENUE

\$650,000

One of Kind! Central AC & Heating, Hardwood Floors, Designer/Customized Kitchen & Bathrooms, Kraftmaid Wood Cabinets, Granite Countertops, Stainless Steel Appliances, Italian Glass Mosaico.

CESAR PARRA

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CASTRO VALLEY

2417 KILKARE RD

\$895,000

CHARMING REDWOOD LOG CABIN LOCATED IN SUNOL OVERLOOKING SINBAD CREEK, UPGRADE THROUGHOUT.

TODD MARTINEZ

925.784.7000

NEW PRICE



DISCOVERY BAY

6383 CRYSTAL SPRING CIRCLE

\$523,000

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

GREEN VALLEY

822 BRIDLE RIDGE DRIVE

\$1,450,000

4 Bed, 3 Bath, Formal Dining Room, Master Suite w/Two dimensional fireplace.

JOE LEDESMA

925.251.2559

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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WWW.ROCKCLIFF.COM



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

DUBLIN

2 Bedrooms

3706 Central \$499,000
Sat 1-4 Alain Pinel 251-1111

3 Bedrooms

4631 Gladieux Ct. \$569,000
Sun 1-4 Coldwell Banker 336-1108

4631 Sandford Ct. \$569,000
Sun 1-4 Coldwell Banker 847-2200

4513 Peacock Ct. \$749,000
Sun 1-4 Keller Williams 260-8883

4 Bedrooms

10876 Inspiration Cir. \$1,150,000
Sun 1-4 Valley Brokers 437-5830

4340 Foxford Wy. \$850,000
Sun 1:30-4 Hometown GMAC 337-2989

LIVERMORE

3 Bedrooms

667 Alameda St. \$500,000
Sat/Sun 1-4 Keller Williams 397-4244

5075 Erica Wy. \$524,950
Sun 1-4 Keller Williams 463-0436

1135 Baltusrol Ct. \$569,950
Sun 1-4 Hometown GMAC 426-3859

6490 Aspenwood Wy. \$624,950
Sun 1-4 Coldwell Banker 847-2200

4 Bedrooms

371 Alden Ln. \$1,299,000
Sun 1-4 Keller Williams-Kathleen Waelde 216-5108

6607 Tiffany Cmn. \$569,000
Sun 1-4 Hometown GMAC 963-8322

819 Wall St. \$598,999
Sat 1-4 Alain Pinel 583-1121

1657 3rd St. \$649,950
Sun 1-4 Alain Pinel 583-1121

2329 Rapallo Cmn. \$689,000
Sun 1-4 Keller Williams 463-0436

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

PLEASANTON

3 Bedrooms

1306 Stony Brook \$1,275,000
Sun 1-4 Alain Pinel 251-1111

3193 Montpelier \$695,000
Sun 1-4 Re/Max Accord 922-1575

4677 Helpert Ct. \$729,000
Sun 1-4 Keller Williams 463-0436

1037 Hometown Wy. \$749,900
Sun 1-4 Alain Pinel 251-1111

4 Bedrooms

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

844 Division St. \$1,195,000
Sat/Sun 1-4 Investment RE 963-0569

951 Mingoia St. \$1,619,000
Sun 1-4 Keller Williams 397-4244

5250 Clubhouse Dr. \$2,099,000
Sun 1-4 Hometown GMAC 998-7747

964 Piemonte \$2,099,950
Sun 1-4 Alain Pinel 963-8871

4656 Black Ave. \$730,000
Sun 1-4 Keller Williams 397-4326

7355 Jaybrook Ct. \$793,000
Sun 1-4 Alain Pinel 251-1111

5703 San Antonio St. \$799,950
Sun 2-4 Alain Pinel 251-1111

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

7629 Olive Dr. \$859,000
Sun 1-4 Hometown GMAC 899-4084

3459 Park Pl. \$879,000
Sun 1-4 Keller Williams 577-4663

5 Bedrooms

4823 Arlene Pl. \$1,339,800
Sun 1-4 Hometown GMAC-Rodger Manning 426-3818

5725 Ohana Pl. \$1,999,995
Sun 1-4 Alain Pinel 846-6500

SAN RAMON

2 Bedrooms

9024 Craydon Cir. \$265,000
Sat 1-4 UCB / Brian Wright 417-7138

4 Bedrooms

2748 Mohawk Cir. \$829,000
Sat 1:30-4/Sun 2-4 Coldwell Banker 785-9373

5 Bedrooms

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

3526 Sandalford Wy. \$999,999
Sat 2-4 Coldwell Banker 785-9373

DANVILLE

4 Bedrooms

842 Matadera Cir. \$1,282,888
Sat/Sun 1-4 Keller Williams 260-2508

200 Alicante Pl. \$1,375,000
Sun 1-4 Keller Williams 800-816-4974, ext. 4003

423 Sutton Cir. \$644,950
Sun 1-4 Prudential 858-4384

5 Bedrooms

104 Parkhaven Dr. \$1,200,000
Sun 1-4 Keller Williams 260-8883

634 Ambience Wy. \$1,359,000
Sun 2-4:30 Coldwell Banker 831-3337

UNION CITY

3 Bedrooms

2177 De Witt Ct. \$549,000
Sun 1-4 Hometown GMAC 899-4084



RE/MAX ACCORD

Steve Mohseni & Associates

www.BayAreaHomeFinder.com



Top Five Reasons Why Now Is The Best Time To Buy A Home, Because...

- **Inventory is at record numbers** – You will have ample selection to choose from, won't be competing with other Buyers and can negotiate with the sellers on price and terms!
- **You are ready to stop paying your landlord's mortgage payment and start building equity of your own** – The sooner you start, the better off you will be!
- **You pay too much income tax** – Use the property tax & mortgage interest deductions to reduce your income tax liability LEGALLY!
- **When you say you are "going home" you really want to mean it** – A home is much more than a commodity. You want to provide your family with a sense of stability and plant roots!
- **It is time to say hello to a good buy** – Become a Buyer in a Buyer's Market and take advantage of what today offers. Get the house you want at the price you want and enjoy the long-term gain! Remember, real estate is a long term investment!

Call Us Today To Set Up A No Obligation Buyer's Consultation & Find Out Whether It Is The Right Time To Make Your Move!
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8330 Moller Ranch Drive, Pleasanton – \$1,638,888
Buy Today & Assume A 4.625% Existing Loan!

Views, Views, Views. Rarely-Available Moller Ranch Home With Serene Panoramic Views Near 580/680 Offers 5 Beds, 3 Baths & Loft w/ a Bedroom & Full Bath On Main Level. Seller Offering Generous Credit Toward Rate Buydown & Closing Cost. LAST CHANCE! Will Be Taken Off the Market Soon. Visit www.8330MollerRanchDrive.com or Call Today For Details! (800) 548-5984, ext 2085.

Reasonable Offers Considered Seriously! Make Your Best Offer Today!



Open Sun 1-4 4051 Cassata Place, Dublin – \$728,888

Lease Option To Purchase or Equity Share OK!
Beautiful 4 bedrooms, 2.5 baths on a Cul-de-Sac, 4 years new. Approximately 2000 sq ft of living space, Upgrades Galore, Close To Emerald Glen Sport Park, Shopping, Dining, Parks, BART And 580 – Lease it Now & Buy It Later! (800) 548-5984, ext 2025.



841 & 853 Berryessa Court, Livermore – \$1,100,000
Ideal 1031 Exchange or Live In One & Rent The Other

Two Single Family Homes (Separate Deeds) With Steady, Well Qualified Tenants Already In Place & Great Cash Flow - One A Former Model W/Upgrades Galore. Both offer: 3 beds & 2.5 baths, Oversized 2-car garage, Near Lawrence Livermore Lab & 580 Fwy, 6 years new & No HOA fees. Call For A Cash Analysis - Let's Get Creative! (800) 548-5984, ext 2055.



7788 Woodren Court, Dublin – \$678,888

West Dublin Charming
Great Cul-de-sac location, 4 Bedroom, 2.5 Bath Spilt-Level Home With 1855 SF Of Living Space On 6512 SF Lot With Side Yard Access, Great Condition. Conveniently Located To Schools, Easy Access To Freeways 580/680 – Seller Offering Rate Buydown & closing cost credit. (800) 548-5984, ext 2005.

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CALL TODAY For Details at (925) 484-0707 or 24 hour pre-recorded hotline 800-548-5984, Extension 3065.

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\$225,000 BELOW APPRAISAL



OPEN SUNDAY 1-4



10876 Inspiration Circle

Magnificent West Dublin hills Mediterranean with expansive views. 3430 square feet of living space on a nearly 1/4 acre lot. 4 or 5 bedrooms, 4 full baths. Architectural elegance. Must see at \$1,150,000. Call Fred for more information.

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BRAND NEW CUSTOM HOME

OPEN SUN 1-4



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 \$1,999,995**

WALNUT HILLS

SALE PENDING



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 \$1,049,000**

DOWNTOWN HOME

JUST SOLD!



4856 WINGATE DRIVE, PLEASANTON

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

PLEASANTON 900 Main Street



The latest from The 680 Blog

The 680 Blog >> Life, Liberty, and the Pursuit of Real Estate
www.The680Blog.com

November Pleasanton Market Update

The Pleasanton CA real estate market slowed as expected in November. While the month of November started out reasonably well, the market stalled towards the end of the month thanks to Thanksgiving (recent studies have suggested that the tryptophan in Turkey not only makes you sleepy, but also slows a person's desire to buy real estate). Overall, the market was slow but steady. Pending sales were down for the month, ending at 31 pending sales, down from 45 in October. Inventory is also trending down, with 176 single family homes on the market at the end of November, as compared to 199 available homes at the end of October. Again, from a seasonal perspective, this is not unusual, although last year at this time the market had a surge in sales in November, with 55 pending sales.

For the low end of the Pleasanton market (under \$1 million), sales declined from October, with 15 pending sales for the month of November, as compared to 26 at the end of October. This is certainly a slow sales pace for this price range. Inventory dipped slightly, with 95 homes on the market in Pleasanton under \$1 million at the end of November, down from 99 at the end of October.

For the mid range of the Pleasanton market (between \$1 million and \$2 million), sales were up, with 12 pending sales in November, up from 10 in October and 7 in September. Inventory trended down, with 51 available homes at the end of November in this price bracket, down from 64 at the end of October.

The luxury segment of the Pleasanton market showed a drop in pending sales in November, with 4 pending sales for the month, down from a strong October showing of 9 pending sales. Inventory drifted down, with 30 available homes at the end of November, down from 36 at the end of October, and 42

at the end of September. Buyers looking for value are a strong driver for the recent activity in this price range. >> **Go to The680Blog.com to read the rest of this article.**



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

D. BUENZ/T. MCGUIRE BY APPT



PLEASANTON \$2,149,999
Custom hilltop retreat with unparalleled views on 2.23+/-acres! Lovely 4+ bd/3ba estate home with craftsmanship and custom features throughout.

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.

SUSIE STEELE BY APPOINTMENT



PLEASANTON \$1,450,000
Stunning newer 6bd/5ba home with a guest unit. Fireplaces in LR/FR. Backyard paradise with pool and built in BBQ. Owner has thought of everything from top to bottom. A must see!

MOXLEY TEAM OPEN SUNDAY 1-4



PLEASANTON \$1,275,000
3bd/2.5ba with possible 4th bedroom 2,537+/-sf. Single story home with cherry floors, cabinets and gourmet kitchen. 1306 Stony Brook

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$1,049,000
4bd/3.5ba, 3364+/-sf home with Carriage House. Gourmet kitchen with granite and cherry cabinets. Custom tile flooring. Beautifully landscaped.

ANNI HAGFELDT BY APPOINTMENT



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.

SUSIE STEELE BY APPOINTMENT



LIVERMORE \$990,000
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.

SALLY MARTIN BY APPOINTMENT



PLEASANTON \$990,000
Birdland charmer. 4 bd/2.5 ba, 2,253+/-sf tri-level home. Remodeled gourmet kitchen with slab granite and high end appliances. Updated baths. Open floorplan.

TIM MCGUIRE BY APPOINTMENT



PLEASANTON \$949,000
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 \$944,950
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.

BARRACLOUGH & DAVIS OPEN SUN 2-4



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! 5703 San Antonio St

MARK JAMES OPEN SUNDAY 1-4



PLEASANTON \$793,000
Absolutely gorgeous 2040+/-sf home with 4bd/2ba, plus bonus room. Private cul-de-sac location. Recently upgraded. 7355 Jaybrook Ct

BRAD SLABAUGH OPEN SUNDAY 1-4



PLEASANTON \$749,900
This 2029+/-sf home has 3bd/2.5ba. Newer, close to downtown Pleasanton. No rear neighbors, end of cul-de-sac, very private. 1037 Hometown Way

TIM MCGUIRE BY APPOINTMENT



PLEASANTON \$685,000
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 neighborhood.

MOXLEY TEAM OPEN SATURDAY 1-4



DUBLIN \$499,000
2bd/2ba, 1320+/-sf luxury home. Attached garage, granite counters, gas cooking, 2 patios. Walk in closets in both bedrooms, recessed lighting, custom paint, indoor laundry. Single story, no stairs! 3706 Central

MOXLEY TEAM BY APPOINTMENT



DUBLIN \$419,950
This 2bd/2ba, 1066+/-sf home offers hardwood floors, granite, large patio, and indoor laundry. Located on the first floor with a private corner location.

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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 \$850,000

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 \$709,500

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

RIPON



PERFECT FAMILY HOME, 5BD/3BA, Great Ripon School Dist. Upgraded, 2 yr. old wood floors, upgraded carpet, custom colors. Fabulous 18x40 pool.

925.426.3800 \$519,000

TRACY



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

925.426.3800 \$569,000

PLEASANTON



COURT LOCATION 3BD/1BA, Great size yard. Walking distance to Downtown Pleasanton, Elementary School and parks. Enjoy Family nights on Main.

925.426.3800 \$599,000

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

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