

Tipper's early Christmas present —a home

Youth correspondent shares a Pet of the Week success story

by Katie Lyness

Sharon and Dick Tietgens of Pleasanton had a cat named Brittany who passed away earlier this year. Their house and their hearts had an empty space without Brittany and they missed having a pet. Even before Brittany, Sharon and Dick almost always had a cat or a dog, and all of them were adopted from shelters because the Tietgens' love to save lives. They wouldn't go anywhere else.

Last September, while Sharon and Dick were still missing Brittany a lot, Tipper the cat was featured as Pet of the Week in the Pleasanton Weekly. As soon as Sharon saw Tipper's photo in the paper she asked herself, "Who could resist this kitty?" So Sharon and Dick drove over to Valley Humane Society to adopt Tipper.

Sharon was a little nervous about going into Valley Humane because she expected to see lots of sad-faced animals sitting behind bars. But she discovered it is different at Valley Humane. When she walked in, she felt good right away because the first person she saw was a neighbor who volunteers there. And then she saw that all the cats live and play in a large area called "Kitty City" that is bright, warm and cozy.

Valley Humane was very helpful when the Tietgens adopted Tipper. The shelter gave them a big folder that had lots of useful information about Tipper's history and needs, and also about the responsibilities

they were agreeing to take on in adopting Tipper. Adoption is a lifetime commitment that is serious because a life isn't a toy to play with and forget about after a week.

Tipper's new life

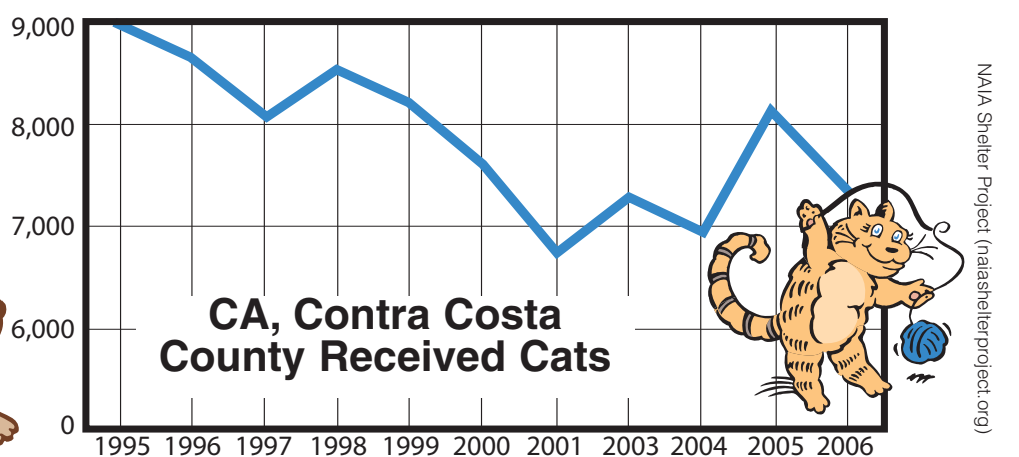
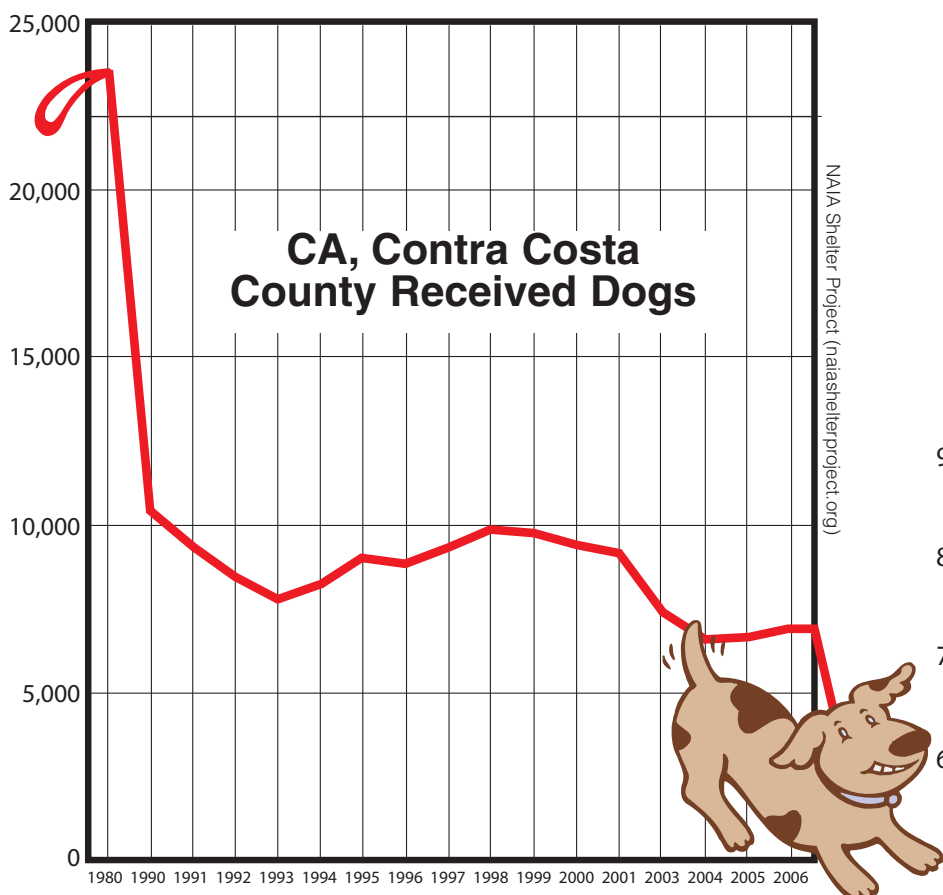
At first Tipper was afraid, but now she's "awesome" according to Sharon. She is all over the house and loves being part of the Tietgen family. She is "queen of the house" and even has her own room with a pink heart-shaped bed, dresser, doll collection and mirror.

Tipper enjoys stretching her legs as she walks around her new house, which is a safe, quiet place. She stays inside but she thinks about hunting small animals so she enjoys spending time staring out the window watching the birds outside. She runs from window to window, following the birds. Sharon calls the windows Tipper's "Cat TV." The Tietgens have also made sure to give Tipper many great places to scratch. Her favorite

(continued on page 28)



Sharon Tietgens adopted Tipper the cat after seeing her featured in the Weekly's Pet of the Week.



Now Showing

The Orphanage

★★★★

Rated: R for violence, some bloodshed and mature themes.

In Spanish with English subtitles. 1 hour, 45 minutes.

Saturated in anxiety and dripping with dread, this contemporary thriller is the real deal.

In a neat twist of turnaround, adult orphan Laura (Belen Rueda) has purchased the cavernous mansion where she spent her childhood, planning on turning it into a home for disabled youngsters.

It doesn't take long before her precocious son Simon (Roger Princep) is chattering on about an imaginary playmate named Tomas and his clever games, some of which strike Laura as dangerously insidious.

Eerie moments mount up: a visit from a deranged social worker who knows too much for her own good; a treasure hunt gone sorely awry; and, after an angry exchange in which Simon discovers he is an adopted child with a terminal illness, his complete disappearance.

Laura will not accept the loss of her son and

determines to locate him by delving into the realm of the supernatural, much to the consternation of her anxious husband (Fernando Cayo) who's convinced she's losing her mind.

The living co-exist with the dead with spine-tingling synchronization as Laura straddles both worlds in an effort to save Simon and unravel the decades-old mystery buried deep within the walls of her old home. Through the efforts of a police psychologist (Mabel Rivera) and a creepy medium (Geraldine Chaplin), treacherous secrets are revealed.

Guillermo del Toro disciple Juan Antonio Bayona makes menacing magic with his chewy, old-fashioned ghost story. Traditional elements—doors on squeaky hinges,

things that go bump in the night, and dead children come out to play—are well represented and shaped in crisp and elegant style.

Moody shadows of "The Shining" and "The Sixth Sense" cloak smart, original storytelling and undertones of sorrow, remorse and rejection as Laura reconciles her unhappy past and present.

Brilliant and bracing cinema.

—Jeanne Aufmuth



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Ready to Rent

Sunshine

Fox Home Video DVD
1 hour, 47 minutes
Director: Danny Boyle

"Sunshine" is director Danny Boyle's flipside of Kubrick's "2001." Creepy yet ultimately unsatisfying, the movie moves through the space mission genre (or just the mission genre, where a dangerous mission is executed by a group of brilliant but mismatched persons—except usually at the end there is either aliens or madness or both to consume the crew) at an interment pace with a strange sense of deliberate Kubrickian detachment to boot. The screenplay by novelist Alex Garland ("The Beach" and "The Tesseract") expounds his favorite theme of human perceptions and the fallacies of logic, which give the movie an unusual air of not so much haughtiness, but more so clinical enthusiasm. This would even be fascinating if it weren't for the fact that the last 15 or so minutes seem like they were tacked on post-haste in order to appeal to a general audience, while neglecting the ambiance of the first 90.

Danny Boyle is a director that has been hard at work for the last 10 years and has a great resume to prove it. If he had a signature style, it would be the cool, ethereal Britannia that emerged out the '90s and was shaped in both his early efforts "Shallow Grave" and especially "Trainspotting" where bad people did some pretty rotten things but looked pretty cool doing it. His was one of the many hydra heads that sprang out of that era, whose MTV-style of jump cuts and sound effects were portents (and international reflections) of a new style of moviemaking. But Boyle, unlike let's say poor Guy Ritchie ("Snatch" and currently Mr. Madonna), has more, a lot more going on underneath his cap and the quieter moments of "Trainspotting" and "Millions," along with the raucous ones of "28 Days Later" and even "A Life Less Ordinary," prove him to be the kitchen sink version of Steven Spielberg.

"Sunshine" falls between the shout and whimper of Boyle's career, but it's definitely worth the look. It takes place 50 or so years in the future where the sun is experiencing some type of shutdown that will ultimately lead to the earth's extinction. The movie opens with the ship "Icarus II" en route to deliver a thermonuclear warhead the size of Texas to our star in hopes of trying to reignite it. The crew have all been locked together for 16 months, so tensions are a little frayed especially between the chief Physicist Capa (Cilian Murphy) and engineer Mace (a very good Chris Evans). As they near the sun, the responsibility of the mission coupled with the realization of its danger begins to unhinge some of the minds on board. When a distress signal from the previous mission, believed lost, introduces new choices to this one's stratagem, even the best decisions turn out not to be the most apt ones.

"Sunshine" plays like a physicist's nightmare (and one that's a snide jab at them for those who hated physics). Its drama lies in the opaque spheres of plausibility and the terror of (X) factor that haunts even the most meditated of actions. There are some phenomenal set pieces that include a space walk that runs the risk of reducing one to a crisp and another that involves exposure to the cold atmosphere of space itself. However, the movie fails in its sense of dramatic purpose; it captures a sense of cosmic dread (being that the universe is a pretty unforgiving place) but Boyle and Garland seem at a loss to wrap it around a narrative, except to divert us with a pretty silly plot twist.

—Joe Ramirez



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Pet

(continued from page 25)

scratching place is a giant, carpeted "kitty condo" that sits in the family room.

Aside from Tipper's life changing since being featured as Pet of the Week, Sharon and Dick's lives changed too. They feel complete again having Tipper in their family. Sharon also has to use her lint roller more than she used to because Tipper is mostly white. But Sharon doesn't mind that at all because it is nothing compared

to the happiness and joy Tipper brings to the Tietgens' house.

The Tietgens might even adopt another cat, but they will make sure first that that would be okay with Tipper. If they do adopt again, Sharon thinks it will be a kitten because Tipper had a litter of kittens behind the apartment building where she was found, so they know she is good with kittens. Tipper was spayed after she was found so she will not have any more kittens.

Adopting animals

Spaying and neutering dogs and cats is very important because it reduces pet overpopulation, which

means there will be fewer animals in shelters and less animals being euthanized each year.

This story about Tipper can only have a happy ending because as much as Tipper liked Valley Humane Society, she is now part of a real family that loves her and takes great care of her. Sharon thinks that anyone interested in a pet should adopt from a shelter, like Valley Humane, so that they can save a life, while also bringing happiness and joy to their own life.

Katie Lyness is a youth correspondent for the Pleasanton Weekly. She's a fifth grader at Vintage Hills Elementary School.

**Pleasanton:
Then and now**

*Aerial photography highlights
the latest Ed Kinney Lecture*

by Tyler Bierbower

It's important to have a broad range of experiences in one's life. At least, that's how Dick Jones tells it.

During the course of his career, he has worn several hats in numerous fields from delivering newspapers to flying an unmanned aircraft. He also holds many hobbies: restoring classic cars, babysitting his grandchildren and running his aerial photography business.

The latter will be featured in the next installment of the Ed Kinney Lecture Series, at the Museum On Main. He will talk on the subjects of aerial photography, global warming, and the longest-burning light bulb.

Jones is a photographer and videographer as well as a commercial airline pilot. He has worked with the Department of Energy, NASA and Sandia National Laboratories by taking both aerial photos and videos to better their understanding of global warming.

The aerial photos that he will show during the presentation are breathtaking, to say the least. He's shot much of California, from the 50th anniversary of the Golden Gate Bridge to Hearst Castle to Yosemite National Park.

Lecture attendees will likely enjoy then and now photos of Pleasanton. He compares areas of Pleasanton from 20 years ago with those from recent years. Jones remarked on how the amount of construction and industrialization that has occurred over the last two decades is quite remarkable.

Jones will also show a video

that will display both manned and unmanned airplane flights as well as a look from inside the Fuji Blimp flying over San Francisco.

The presentation will also include a discussion on the longest-burning light bulb, which Jones is involved with. The bulb was originally donated to the Livermore Fire Department in 1901 and is considered to be the longest-burning light bulb in history. It has also been recognized by both the Guinness Book of World Records and Ripley's Believe It or Not as the oldest known working light bulb.


"We did a test on our website and in a period of two weeks we had 72,000 visitors from 25 different countries," Jones said.

Jones' photos of the bulb have been featured in many different news mediums including technology magazines and student textbooks.

The Ed Kinney Lecture Series has been taking place monthly since 2003 and was renamed about three years ago in honor of Ed Kinney, a former councilman and mayor. Kinney was also known as "The voice of Pleasanton" for his announcing jobs he did for numerous Pleasanton parades.

The Museum On Main, located at 603 Main St., will be holding the event Thursday, January 17 at 7 p.m. Lecture reservations are requested. Admission is \$5 for museum members and \$10 for non-members.

For more information on the event, visit www.museumonmain.org or contact Kris Jarvis at 462-2766. ■



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Sports

Sports Briefs

PNY Baseball registration is in session

Pleasanton PONY baseball is currently accepting registration for all children ages 5-8 for the Spring 2008 season.

You may register online at pleasanton-pony.com or you may download a registration form from the website and mail or fax it to 435-603-7669. Registration is also available at All Star Sports on Hopyard Road.

For more information email Angel at amo10@comcast.net.

Girls compete in CA Gymnastics Academy event

The California Gymnastics Academy competed in the National Judges Cup in San Diego, Jan. 4-6.

Emma Rigl, of Pleasanton, finished second all around in her 13-14 age group. Rigl finished in ninth place on vault, first place on bars, third place on beam and tied for first on floor.

Erin Gray, also of Pleasanton, finished first overall in her 15 and up age group. Gray finished third on vault, second on bars, first on beam, and first on floor to win the tournament.

Baseball Winter training camp registration open

Tigers baseball will host a winter training camp for players, ages 11-14, Jan. 26-27.

The event will take place at the Foothill High School varsity field and all proceeds from the event will be donated to the Foothill High School baseball program. The first 40 players to register will receive a private session with Coach Robert "Skip" Clapgood on Saturday morning.

Players who are interested in the camp may download the event registration form off the Tigers Baseball Web site, www.rteamsite.com/baseball/tigersbaseball. Mail both the filled out registration form and a check payable to "TnT training" to Foothill High School, 4375 Foothill Road.

If weather does not permit, the event will be relocated to the Total Player Center. All registered players will be notified of the changes via email and given the new location and times.

Parent photographers

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

—Jeff Hollar

Ken Mano recognized as hometown hero

Ken Mano was recently recognized as a hometown hero by eScrip Shopper magazine in their winter issue.

Mano has served as treasurer of the Amador Valley High School Athletic Booster Club for the past eight years. He quickly enrolled the booster club in the eScrip fundraising program and in the first year earned nearly \$19,000. The program, now in its eighth year, has 7,000 subscribers and earns \$160,000 annually. The money gives children that cannot afford to participate in the athletic programs the opportunity to do so. Mano also donates a portion of the earnings to the Special Olympics.

Pleasanton Seahawk swimmers earn honors

Four Pleasanton Seahawk swimmers were honored by Pacific Swimming at the annual awards banquet for their outstanding achievements during the 2007 season. The swimmers were: Andrew Seitz, Nick Silverthorn, Catherine Breed and Rachel Knowles.

—Zhang Yi

CCOP basketball is back

After a two-week holiday break, the Catholic Community of Pleasanton (CCOP) eighth grade girls basketball team 8001 faced CCOP team 8007. Up 19-13, team 8001 had a six-point cushion entering the second half of the game. There were only eight points scored between the two teams during the physical second half and team 8001 prevailed by a score of 24-16. CCOP 8001 recorded its fifth win of the season to bump their record to 5-1. The four top scorers in the game were Nicole Ponzini, Jessica Woodruff, Kim Beaudin and Lyndasy Godwin; each recorded four points a piece.

Amador varsity cheer squad head to SoCal

The Amador Valley Varsity Competition Cheer Team will travel to Esperanza High School in Anaheim to face some Southern California competition. The meet will take place the weekend of Jan. 18 and will help them prepare for nationals which will take place at the Anaheim Convention Center in March.

Ryan Gordon games an ongoing success

In the past five years the games have raised over \$30,000



The 5th annual Ryan Gordon Foothill-Amador Alumni Soccer Game went raised more than \$5,000 which will be distributed in equal amounts to the Amador and Foothill high school soccer programs. Since the tournament began five years ago it has raised over \$30,000 for the two programs.

This year, more than 75 alumni participated and raised more contributions than ever. The snack bar alone made \$400.

Many Amador and Foothill soccer alumni came out to participate in the event, including class years dating back to the 1970s and 1980s. The games are in honor of Ryan Gordon, who was killed just weeks after graduating from Foothill High in 2003 in a boating accident. Ryan was a forward on the Foothill varsity soccer team as well as a member of the Ballistic United Soccer Club (BUSC). Ten of Ryan's former teammates participated in the recent games.

Women soccer alums played first, with Foothill ending a three-year Amador streak and winning 7-0. The game saw star performances by Erin Wylie (2005), Jillian Sweetnam (2006) and Kristie Kuhns (2007).

In the men's game, Dylan Curtis (2004)

helped Amador win 2-1 by scoring the first goal of the game off an assist from Joel Crompton (2005). Mike Cusenza scored the second goal by deflecting it off one of the Foothill defenders. Both Rob Flores (2002) of the Dons and Chris Luxford (2003) of the Falcons displayed excellent goaltending.

During the halftime intermissions, youth soccer players from the Pleasanton Rage and the BUSC also played. Family, friends and relatives of the alumni and children packed into the stands at Foothill to watch the event, including many who were friends of Ryan Gordon.

Curt Gordon, Ryan's father and event organizer, is working to set up a Web site for next year to provide easier access for pre-registration and more information about the event.

"I would love to find a volunteer to set up a simple transaction Web site that can be used to sell tickets and post pictures of the games," he said.

He also said he was very pleased with this year's event but is considering moving the games to the Fall due to the hectic schedules people have during the holiday season.

—Tyler Bierbower

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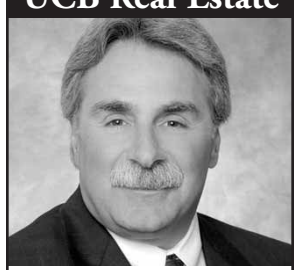
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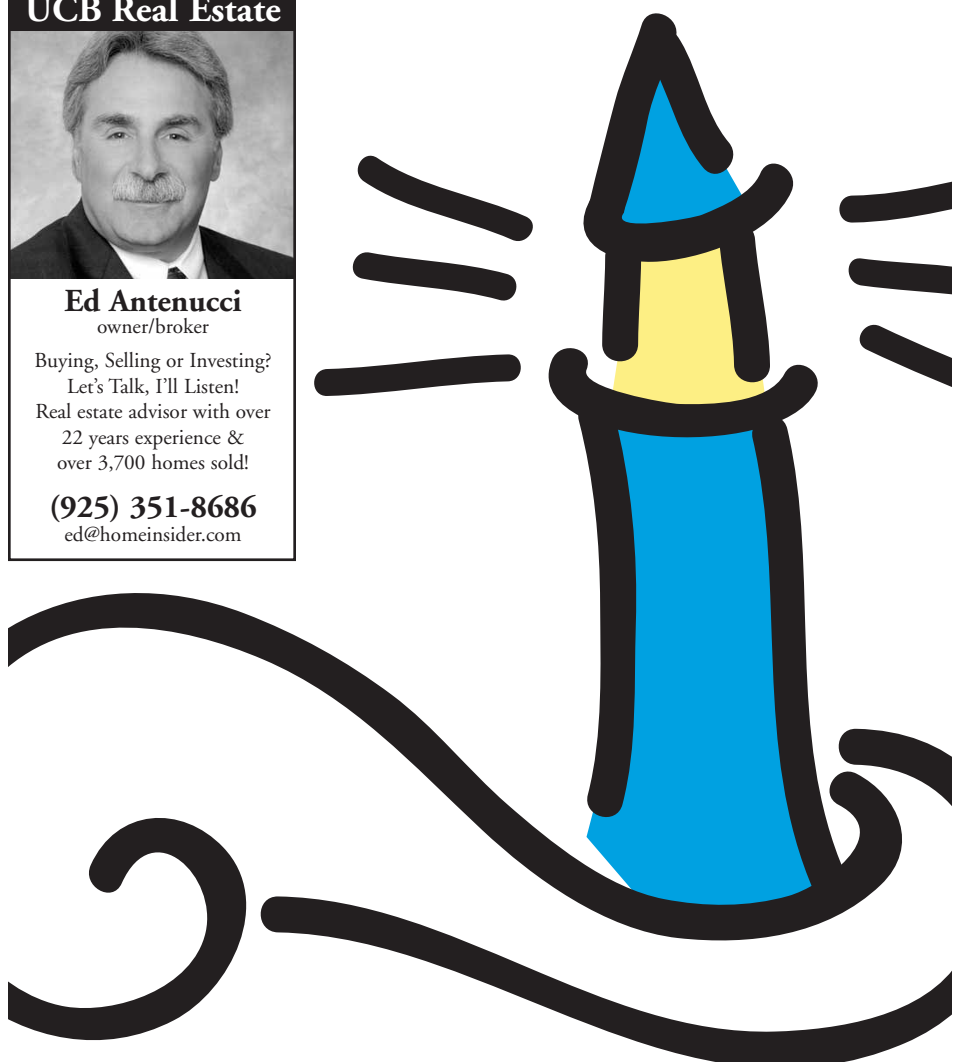
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PET OF WEEK



CATHERINE HANSEN RUSH

A home for Holly
 Holly, an adult, spayed female orange housecat looks content while enjoying some quiet time at Valley Humane Society. Holly is a sweet cat whose owner could no longer care for her after moving into an assisted living facility. Holly is rather shy and she prefers a sedate lifestyle. In her previous home, Holly lived with a dog and other cats. If you have a quiet household and you would like to have a loving companion to share the couch, visit Holly at Valley Humane Society, 3670 Nevada St. It's open 11 a.m. to 5 p.m. Wed. through Sun. Call 426-8656. Also see www.valleyhumanesociety.org.

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\$1,195,000



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4213 Sheldon Circle, Pleasanton

Offered at \$440,000

CUTE & COZY CONDO

This two bedroom suite 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 and plantation shutters. 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



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Real Estate

Year starting with hopes market will improve in 2008

Hike in conforming loan limits could boost mortgage opportunities

by Dave Walden

Even though we are not seeing much value decrease in Pleasanton, borrowing guidelines are becoming more stringent with declining values throughout California. Lenders are wary and in this new year, it is likely that 100 percent financing, prevalent since 2005, will be a thing of the past.

The Fed has cut its target rate to 4.25 percent, allowing a bit of relief for those with home equity lines of credit. This does not affect fixed rate mortgages, which have become the norm for refinance and purchase transactions in today's market.

The savior for California could come in the first quarter when it is expected that pending legislation could make our state a "high-cost" state and raise our lower interest conforming limits to \$625,500. This could stabilize the home loan market and even possibly trigger another refinance boom.

Recent agreements between some lenders and the Bush administration have tried to tackle the foreclosure crisis but, although good intentions are here, it will affect only a few of those trying to save their homes because of bad loans, bad advice or poor decisions.

For those with equity, good credit and the ability to show that they can pay back the loan, there is plenty of money in the market for lending and every day new lenders are coming into the California market who have not tackled it before, all to our benefit.

As for the market, volatility reigned supreme, with large swings throughout the week in stocks, bonds and home loan rates.

What caused all the volatility? You name it: continuing concerns on the liquidity and stability of the financial markets; the Federal Reserve at work, cutting the Fed Funds and Discount Rates by .25 percent, the opening of a new auction facility; a red hot retail sales report; and last, but certainly not least, the Producer and Consumer Price Indices both showing inflation to be much higher than expected.



The big mover was the Fed rate cut of .25 percent, which was a disappointment to the financial markets, as a deeper cut was hoped for. The reaction was very negative for stocks, as the fear of a recession amidst the current credit crunch grows. There are increasing concerns that the Fed is not getting ahead of this problem.

But it is not an easy job for the Fed because they may be fighting a possible recession with a hand tied behind their back. This is due to higher levels of inflation. Sure, inflation is still at reasonable levels, but even a little stronger inflation can take a major toll on our lifestyle over time.

With the current rate of inflation in the U.S. ticking higher and towards the upper range of acceptable limits, additional Fed cuts would push inflation even higher. So should the Fed risk a recession to protect against inflation or move to avoid recession and risk inflation? This will likely be one of the hotter economic topics of 2008.

Still, overall, home loan rates continue to be at very low levels, so if you have been contemplating a refinance or home purchase, now is the time to start making plans.

Dave Walden is a Certified Mortgage Planning Specialist with Diversified Capital Funding of Pleasanton.

Home sale of the week



4694 Carson Court Pleasanton – \$654,000

This beautiful 3 bedroom, 2 bath home has over 1600 square feet of living space. It has a remodeled kitchen, step down family room with a cozy fireplace, and gleaming hardwood floors. The 10,000 square foot lot also features a sparkling pool. Listed at \$649,950 and sold for \$654,000 by Dave and Sue Flashberger of Keller Williams Tri Valley Realty.

Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 11	Total sales reported: 7	Total sales reported: 19	Total sales reported: 11
Lowest sale reported: \$400,000	Lowest sale reported: \$290,000	Lowest sale reported: \$370,000	Lowest sale reported: \$309,000
Highest sale reported: \$2,750,000	Highest sale reported: \$815,500	Highest sale reported: \$1,587,500	Highest sale reported: \$1,086,000
Average sales reported: \$997,227	Average sales reported: \$494,214	Average sales reported: \$804,947	Average sales reported: \$685,091

Home Sales

This week's data represents homes sold during December 2007

Pleasanton

- 1669 Calle Santa Anna** Laliberte Trust to M. & E. Spencer for \$400,000
- 7013 Corte Blanca** Muto Trust to C. Thomas for \$1,075,000
- 4752 Corwin Court** Coe Trust to S. & M. Martin for \$640,000
- 2662 Curry Street** W. Liu to R. Ng for \$690,000
- 4767 Harrison Street** V. & S. Easley to M. Collopy for \$770,000
- 1868 Harvest Road** Filiatrault Trust to E. Trine for \$525,000
- 7233 Hickorywood Lane** Boswell Trust to A. & L. Luk for \$1,300,000
- 2415 Pomino Way** L. & K. Lipman to Santana Trust for \$2,750,000
- 3371 Sandstone Court** Ponderosa Homes to W. Lui for \$1,662,500
- 7474 Stonedale Drive** J. Bell to B. Mukundan for \$535,000
- 7253 Valley Trails Drive** S. Kilgess to R. Russo for \$622,000

Dublin

- 5501 Demarcus Boulevard #404** Western Pacific Housing to M. & Y. Fruguglietti for \$454,000
- 5501 Demarcus Boulevard #410** Western Pacific Housing to M. Emadi for \$450,000
- 5501 Demarcus Boulevard #413** Western Pacific Housing to T. Mantel for \$490,000
- 7086 Dublin Meadows Street** J. Rowland to J. Gladieux for \$290,000

4251 Fitzwilliam Street Wells Fargo Bank to K. Avanesova for \$455,000

3705 Silvera Ranch Drive Pfeiffer Ranch Investors to W. Wang for \$815,500

11414 Winding Trail Lane Lai Trust to P. & S. Barlow for \$505,000

Livermore

- 176 Alden Lane** M. & S. Cook to B. & L. Zeid for \$1,110,000
- 1364 Arroyo Road** Arroyo Crossing to W. & P. Denniston for \$827,000
- 6336 Forget Me Not** G. Deberry to T. Barbera for \$370,000
- 6879 Garaventa Ranch Road** Washington Mutual Bank to F. & O. Bandle for \$650,000
- 3601 Glasgow Circle** S. & K. Lundquist to J. Cochran for \$860,000
- 964 Hansen Road** J. & C. Sano to Huff Trust for \$1,350,000
- 1205 Heather Lane** Beck Trust to S. Dixit for \$383,500
- 5453 Kathy Way** Sessions Trust to L. Torres for \$510,000
- 748 Lido Drive** M. Urban to R. Perry for \$545,000
- 2162 Palomino Road** S. Dobrinski to J. Villasenor for \$460,000
- 1661 Park Street** M. Brazell to R. Quindoy for \$467,000
- 581 Saddleback Circle** A. Levedahl to N. & M. Austin for \$545,000
- 1634 Sorrento Place** Escover Trust to M. & R. Whitehurst for \$1,400,000
- 870 South L Street** E. Cobbe to R. & C. Greenlaw for \$625,000

5548 Stockton Loop South Livermore Development to Menzies Trust for \$1,300,000

9544 Tesla Road Walker Trust to T. & M. Crawford for \$1,587,500

75 Tourmaline Avenue J. & M. Skowron to M. & K. Urban for \$850,000

924 Venus Way Long Beach Mortgage to G. Bourne for \$606,000

953 Wynn Circle M. & R. Whitehurst to B. & D. Murphy for \$848,000

San Ramon

- 3203 Barons Lane** Brookfield Emory to A. & S. Rastogi for \$790,000
- 6379 Byron Lane** Centex Homes to L. Yuan for \$695,000
- 5009 Campion Drive** Shapell Homes to Finnegan Trust for \$865,000
- 3129 Cedarwood Loop** Shapell Industries to Ng Trust for \$570,500
- 5200 Kenilworth Way** Shapell Homes to C. Esteves for \$876,500
- 245 Reflections Drive #16** San Ramon Reflections to J. Oser for \$468,500
- 135 Reflections Drive #17** San Ramon Reflections to B. & L. Lipscomb for \$425,000
- 110 Reflections Drive #22** San Ramon Reflections to A. Hollander for \$445,000
- 715 Watson Canyon Court #108** C. Leclaire to J. Ray for \$309,000
- 5702 Wells Lane** Brookfield Hawthorne to J. & S. Zhong for \$1,005,500
- 5733 Wells Lane** Brookfield Hawthorne to S. & M. Lum for \$1,086,000



Danville - \$1,625,000

7 Stirling Drive

Sought after Diablo Highlands! Beautiful 4,128 sqft, 4 bdrms/ 3.5 bths + bonus/media room. High ceilings, 3 fireplaces, guest suite on main level. Hardwood, marble, granite & limestone finishes, balcony off master retreat and more. Large private yard w/beautiful pool designed for entertaining! **Open Sun 1-4.**

Danville - Coming Soon!

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Pleasanton - \$1,899,000

1023 Sycamore Creek Way

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! **Open Sun 1-4.**



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Four bedrooms, 3 baths + loft that could be used as an office. Three car tandem garage. New exterior paint, professional landscaping. Dual pane windows, Central A/C, duet blinds, kitchen island granite tops, FP in Family Rm. No Homeowners Association. Call Joe or Glorian for a private showing. \$999,000. MORE DETAILS @ www.23stowcourt.com

DUBLIN TOWNHOME

Check out this 3 bedroom, 2 bath end unit with a garage. Completely updated and in model home condition. Close to pool, tennis courts and play area. Asking \$479,950. For more details go to WWW.7031DUBLINMEADOW.COM

LIVERMORE HOME

3 bedrooms with 2 baths on a huge quarter acre lot. Large family room and some upgrades. 2 car garage. Asking \$539,950. See WWW.710WALLST.COM FOR MORE DETAILS.

www.waysideparkrealty.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

3 Bedrooms
4631 Sandford Ct. \$549,000
 Sun 1-4 Coldwell Banker 336-1108

4 Bedrooms
10762 Inspiration Cir. \$1,028,000
 Sun 1-4 Alain Pinel 251-1111

4 Bedrooms
6974 Prince Dr. \$649,000
 Sun 1-4 Tri-Valley Realtors 270-9000

LIVERMORE

3 Bedrooms
5525 Haggin Oaks Ave. \$514,999
 Sun 1-4 J. Rockcliff Realtors 525-0116
1866 Corte Cava \$544,999
 Sat 1-4 Coldwell Banker 847-2200

4 Bedrooms
2648 St. Helena Ct. \$1,150,000
 Sun 1-4 J. Rockcliff Realtors 525-0116
2551 Vintage Ln. \$1,365,000
 Sun 1-4 Valley Brokers 437-5830
6608 Tiffany Cmn. \$569,000
 Sun 1-4 Hometown GMAC 963-8322
1119 Madison Ave. \$599,000
 Sat/Sun 1-4 J. Rockcliff Realtors 525-0116
1657 3rd St. \$625,000
 Sun 1-4 Alain Pinel 583-1121

1579 Frankfurt Wy. \$769,000
 Sun 12:30-3:30 J. Rockcliff 251-2523
4293 Bellmawr Dr. \$799,900
 Sun 1-4 Alain Pinel 583-1121

PLEASANTON

3 Bedrooms
1306 Stony Brook \$1,275,000
 Sun 1-4 Alain Pinel-Kris Moxley 519-9080
1037 Hometown Wy. \$749,900
 Sun 1-4 Alain Pinel 251-1111
2031 Inverness \$998,000
 Sun 1-4 Alain Pinel-Kris Moxley 519-9080

4 Bedrooms
1397 Whispering Oaks Wy. \$1,049,000
 Sun 1-4 Alain Pinel 846-6500
307 Brienne Ct. \$1,249,000
 Sun 1-4 J. Rockcliff Realtors 462-2068
4838 Dolores Dr. \$1,275,000
 Sun 1-4 Alain Pinel 413-9306

964 Piemonte Dr. \$2,099,950
 Sun 1-4 Alain Pinel 251-1111
900 Roselma Pl. \$2,800,000
 Sat/Sun 1-4 Investment Real Estate Co. 998-7990
3662 Fairlands Dr. \$640,000
 Sun 1-4 Alain Pinel 339-3077
2630 Minton Ct. \$825,000
 Sun 1-4 Coldwell Banker 847-2200
5539 San Juan Wy. \$848,950
 Sun 1-4 Keller Williams 397-4326

7425 Muirwood Ct. \$859,950
 Sun 1-4 Hometown GMAC 426-3833
946 Madeira Dr. \$879,000
 Sun 1-4 Allied Brokers 846-3755
5802 Arthur Dr. \$949,950
 Sun 1-4 Prudential CA 734-5061

5 Bedrooms
1023 Sycamore Creek Wy. \$1,899,000
 Sun 1-4 ReMax 963-7428
5725 Ohana Pl. \$1,999,995
 Sun 1-4 Alain Pinel 846-6500
1565 Hopyard \$869,000
 Sun 1-4 Alain Pinel-Kris Moxley 519-9080
2655 Calle Reynoso \$960,000
 Sat/Sun 1-4 Alain Pinel 251-1111

SAN RAMON

4 Bedrooms
3063 Sorrelwood Dr. \$1,121,000
 Sun 1-4 Coldwell Banker 847-2200
2212 Maidenhair Wy. \$729,000
 Sun 1-4 Prudential CA 734-5061

DANVILLE

4 Bedrooms
842 Matadera Cir. \$1,282,888
 Sat/Sun 1-4 Keller Williams 260-2508
200 Alicante Pl. \$1,325,000
 Sun 1-4 Keller Williams 855-6410

7 Stirling Dr. \$1,625,000
 Sun 1-4 ReMax 963-7428

6 Bedrooms
39 Green Gables Ct. \$1,899,000
 Sat/Sun 1-4 Prudential CA 858-4198

CASTRO VALLEY

3 Bedrooms
25339 Gold Hills Dr. \$839,000
 Sun 1-4 J. Rockcliff 510-886-0400

DISCOVERY BAY

6 Bedrooms
6383 Crystal Springs Cir. \$523,000
 Sun 1-4 J. Rockcliff 510-386-2065

GREEN VALLEY

4 Bedrooms
822 Bridle Ridge Dr. \$1,450,000
 Sun 1-4 J. Rockcliff Realtors 251-2559

SAN LEANDRO

3 Bedrooms
1055 Halcyon Dr. \$399,000
 Sun 1-4 J. Rockcliff 251-2577

Julia Murtagh Presents



**Open Sunday, January 20th
1:30-4:30 pm**

**7823 Crossridge Rd.
Dublin**

Desirable Dublin location, nestled in the beautiful Alamo Creek Valley within walking distance of the Dougherty Dog Park & Alamo Creek Park. Built in 1989, this bright and cheerful 4 bedroom / 3 bathroom home has 2,250 sq. ft. of loving maintained living space. Completely remodeled and ready for you to move in!

Offered at \$779,000

Condo Available



Maguire Way #218,
Dublin
Offered at \$260,100

Julia's recent successes in the Tri-Valley.



Corte Salcedo, Pleasanton
\$783,000
Represented the Buyer



Merano Street, Danville
\$955,000
Represented the Buyer

Premium 1-story condo in gated community with views!

Enjoy the best that Canyon Lakes has to offer in this 2-bedroom, 2-bath condo right on the fairway. Relax by the fire and watch the sunset over the golf course & the hills beyond...it doesn't get any better than this!

Includes all stainless appliances, granite countertops, wood plank flooring, custom shutters and draperies, washer & dryer and more. Shows like a model!

340 S. Overlook Drive in San Ramon.

Offered at \$525,000.

Open this Sunday from 1 to 4 p.m.

Call Bob or Deb for details!



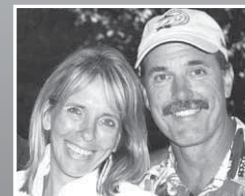
Feast your eyes on the City and the Bay!

Sweeping views of SF, the bay and 3 bridges from this multi-level townhome in the Oakland Hills. Private interior elevator takes you from garage to all levels. Sophisticated and cosmopolitan! Includes bonus/media room, inside laundry, stainless appliances, vaulted ceilings, etc. Offered at \$899,000.

Open this Sunday from 1:30 to 4:30 p.m.
Call Bob or Deb for more information!



BOB & DEBORAH CILK



925-417-7129
 351 St. Mary Street
 Pleasanton, CA 94566



HOMETOWN GMAC Real Estate

Julia Murtagh
 cell: 925-997-2411
 julmurtagh1@comcast.net
 www.juliamurtagh.com



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J. Rockcliff



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NEW PRICE



MARINA BAY
75 SEAGULL DRIVE **\$579,000**
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.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**

OPEN SUN 1-4



PLEASANTON
307 BRIANNE CT **\$1,249,000**
Amazing ridge views; custom Carriage Gardens home! Sparkling pool & spa w/waterfall. Gleaming hardwood floors. Newly painted inside & out. Tandem 3 car garage. Large patio & deck area w/views of the hills. 4 Bed 2.5 Bath.
DIANE SASS **925.462.2068**



TRACY
1923 CALAFIA CT **\$349,950**
All new interior & exterior paint. Roll-up garage door with new garage door opener. Newer hot water heater & dishwasher. Water softener. Eat in kitchen. Paved sideyard access, both front & back, room for RV.
CAROLYN FORSBERG **925.456.5112**

OPEN SAT & SUN 1-4



LIVERMORE
1119 MADISON AVE **\$599,000**
JUST LISTED! One story, huge corner lot, completely remodeled with a gourmet kitchen. Stainless steel appliances, Corian counter tops, & cherry wood cabinets. 4 large bedrooms, hardwood floors throughout, new windows, pool, & more!
MAX DE VRIES **925.525.0116**

OPEN SUN 1-4



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**

OPEN SUN 1-4



LIVERMORE
2648 ST HELENA CT **\$1,150,000**
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!
MAX DE VRIES **925.525.0116**

OPEN SUN 1-4



CASTRO VALLEY
25339 GOLD HILLS DR **\$839,000**
www.25339goldhillsdr.com 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**

OPEN SUN 12:30-3:30



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. www.RockCliffHomeSales.com
MICHAEL J. DUFFY **925.251.2523**

OPEN SUN 1-4



DISCOVERY BAY
6383 CRYSTAL SPRINGS CIRCLE **\$523,000**
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**

OPEN SUN 1-4



LIVERMORE
5525 HAGGIN OAKS AVE **\$514,999**
Beautiful maintained 1 story home in desirable neighborhood. Fresh paint, New carpet, New water heater, Newer Air conditioning system, Dual pane windows, Brick Fireplace, & more!
MAX DE VRIES **925.525.0116**

www.860divisionst.com



MEDITERRANEAN VILLA
860 DIVISION ST **\$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**

Walnut Creek
100 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 Cir.
Danville, CA 94506
925.648.5300

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

Livermore
1983 Second Stree
Livermore, CA 94550
925.667.2100

Lafayette
3799 Mt. Diablo Blvd., Ste. 100
Lafayette, CA 94549
925.253.7001



WWW.ROCKCLIFF.COM

OPEN SUN 1-4



5539 SAN JUAN WAY,
PLEASANTON
Offered at \$848,950

Outstanding home in Mission Park. 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



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PRICE REDUCED



790 GLASGOW CIRCLE,
DANVILLE
Offered at \$699,000

Absolute charmer in Diablo Highlands! Custom crown molding & faux painting. Wonderful 1-year old carpets. Remodeled master bath & master bedroom. Double-pane windows, ceiling fans, custom painted floor, nice courtyard. Priced to sell!!!



Gene & Cindy Williams

918-2045



2279 LOTUS STREET
PLEASANTON
FOR RENT

Beautiful 3 bedroom, 2.5 bath, 1920 sq ft. home with attached 2 car garage. Located near community pool & spa, top rated schools and community parks. Available for occupancy February 1, 2008. Earlier move in possible. HOA Dues included in rent with front yard maintenance. No smokers, no pets preferred. Call Beth for more info and viewing.



Beth LaGrant

924-0444



3459 PARK PLACE
PLEASANTON
Offered at \$879,000

This 4 Bedroom, 2 1/2 Bath and almost 2200 sq. ft. of Living Space. This Home Has Hardwood Floors & a Beautiful Remodeled Kitchen. Wonderful Neighborhood & Walking Distance to a Park.



Shannon Witters

577-Home



Two bedroom condo for rent near Pleasanton Foothills, great family neighborhood with a pool and playground. \$1,295 per month with one year lease. Please call or email DeAnna to schedule a time to see this great home.

DeAnna Armario
Keller Williams Realty
459 Main Street, Pleasanton, CA 94566
925-260-2220 - Cell
925-315-8521 - Fax
www.ArmarioTeam.com



DeAnna Armario

260-2220

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A special report is now available! It reveals the **nine most common mistakes** made by other sellers and how you can avoid falling into these same traps. **Mistakes are costly to sellers in the current market!**

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SPECIAL FREE REPORT.

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Jim Walker

397-4300

OPEN SUN 1-4



4677 HELPERT COURT
PLEASANTON
Offered at \$689,950

Pleasanton- Wonderful one level ranch style with 4 bedrooms, 2 updated baths and over 1800 sq ft. Beautifully updated kitchen overlooking large yard and sparkling pool. Great court location with a two car garage.

COMING SOON

Priced in the high \$500's.

Golden Opportunity in Pleasanton. 3 bedroom, 2 bath ranch style home with almost 1600 sq ft. Located on a wonderful court, this wonderful home offers instant sweat equity for a owner contractor. Call us today for a sneak peak.



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459 Main Street



COLDWELL BANKER



LIVERMORE
SAT 1 - 4
NEWER TOWN HOME
1866 CORTE CAVA
\$544,999
3 BR 3 BA +loft,new carpet, paint, professional landscaped backyard. 925.847.2200



LIVERMORE
1634 3RD ST
QUAINT SOUTHSIDE RETREAT
\$599,500
2 BR 1 BA Walk to downtown/shppg,Lrg Liv Rm,Custom Kit w/SS Jenn Air appl/Dual pane wndws,Hrdwd flrs 925.847.2200



PLEASANTON
SUN 1 - 4
WHAT'S NOT TO LOVE?!
2630 MINTON COURT
\$825,000
4 BR 3 BA cathedral ceilings,eat-in kit/nook.Fm rm w/frplc,spcious mst suite/bth,awesome hill views 925.847.2200



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

BRENTWOOD
2320 SAINT AUGUSTINE DR
GORGEOUS BRENTWOOD HILLS
\$569,900
5 BR 3 BA 3100+ sqft.,goregous flr tiles thru-out/ much more! For info visit, www.RomarProperties.net 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
5700 KINGSMILL TER
DUBLIN RANCH GOLF CLUB
\$2,242,888
5 BR 5.5 BA w/library,kit w/Maple Raised Panel cabs,Grnite Slb Cntrtps,dual stircse,dramatic ceilings 925.847.2200

SUN 1 - 4
WONDERFUL TOWNHOUSE
4631 SANDYFORD CT
\$549,000
3 BR 2.5 BA 2 car gar,kit w/lots of cabinets,nice balcony off master bdrm/roomy patio off livingrm 925.847.2200

7448
NESTLED IN THE HILLS
\$474,900
2 BR 2 BA apx.1103 Sqft.Vaulted ceilings,attchd gar,comm pl/spa,Shpping/restaurants minutes away 925.847.2200

LIVERMORE
SUN 1-4
QUEEN ANNE VICTORIAN
\$830,000
657 S. M STREET
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

139 WINDWARD CMN # 1
7 YEARS OLD
\$377,000
2 BR 2 BA Gated community,beautiful pergo flrng,1 car garage, pl/tennis courts 925.847.2200

MOUNTAIN HOUSE
SUN 1 - 4
MOUNTAIN HOUSE BEAUTY
\$409,000
400 GOODALL DR.
3 BR 2.5 BA blt' 04, kit/islnd, fam/frpl,sep liv,2 patios in bk,2 air/heat,wash/dry/frig/sat dish stay 925.847.2200

PLEASANTON
1167 LAGUNA CREEK LANE
EXQUISITE HOME
\$1,525,000
5 BR 4 BA 3992 sq. ft.+ salt water pool/spa, 12700 sq.ft. lot,unobstructed views of Pleasanton Ridge 925.847.2200

2859 EL CAPITAN DR
WELCOME HOME
\$537,000
3 BR 2 BA Kit w/plenty of cabs,living rm w/ fireplace.Clng fans in lvng rm & all bd rms. Inside Indry 925.847.2200

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

3231 VINEYARD AVE. #120
SENIOR LIVING
\$89,000
2 BR 2 BA open floor plan w/newer dual pane win/plush carpet,sun porch/storage + 2 space carport 925.847.2200

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Pleasanton 925.847.2200 5980 Stoneridge Drive, Ste. 122

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RESIDENTIAL BROKERAGE

Pleasanton Weekly's
BEST OF PLEASANTON
2007

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GMAC MORTGAGE



PLEASANTON
GREAT FLOOR PLAN 5BD/3½BA, backs to open space, 3 bedrooms on first level, master has walk-in closet & slider to deck, large open kitchen.
925.426.3800 \$1,599,000



PLEASANTON
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



DUBLIN
DESIRABLE DUBLIN LOCATION 4BD/3BA, kitchen remdeled in 2006, w/granite counter tops & stainless steel appliances. Brand new carpet and paint.
925.426.3800 \$779,000



PLEASANTON
BEAUTIFUL COURTYARD HOME 3BD/2½BA, freshly painted, new carpet throughout, dual pane windows, close to shopping, BART, parks and schools.
925.426.3800 \$674,500



LIVERMORE
EXQUISITE HOME 4BD/3BA, formal dining room with patio door, living room with hardwood floors, upstairs bedrooms offer walk-in closets & ceiling fans.
925.426.3800 \$645,000



LIVERMORE
COLLEGE AREA BEAUTY 3BD/2½BA, large kitchen, spacious bedrooms, hardwood floors, huge enclosed sunroom w/wood burning stove.
925.426.3800 \$615,000



PLEASANTON
DESIRABLE SHADOW CLIFFS HOME 3BD/2BA, open & bright, newer kitchen with granite, newer appliances and tile floor, crown moulding.
925.426.3800 \$579,000



LIVERMORE
SPACIOUS HOME 3BD/2BA, including bonus rooms, gourmet kitchen with granite slab, newer appliances, walking distance to shopping.
925.426.3800 \$439,950

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Grandeur in Private Park



OPEN SUNDAY 1-4

2551 Vintage Lane
 Livermore wine country home features 4 bedrooms and 4 full baths on a nearly 1/2 acre lot. Lush and private with nearly 3700 square feet of celestory light spaces. Large bonus room or 5th bedroom off bedrooms. Private master suite with fireplace, retreat and private patio. Home theater system. Nearly 1000 square feet of covered porch areas overlooking a private redwood grove. And much more! \$1,365,000
 Call Fred for more information.

Rick Hemy
 484-0506
 Rick@ValleyBrokers.net

Fred Hemy
 437-5830
 Fred@ValleyBrokers.net

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Castlewood Country Club Adjacent to First Green

26 CASTLEWOOD DRIVE

Walk to Club House from this beautiful home, surrounded by Majestic Trees.

1/2 Acre View Lot.
 Four Bedrooms, Three & 1/2 Baths,
 some Hardwood floors,
 Easy Freeway access. **Priced at \$1,249,000**



PAT BURNS

REALTOR®

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

Pleasanton December Market Update

The Pleasanton real estate market behaved as expected in December, with both inventory and sales declining. Many sellers took their homes off the market in December, and sales slowed as the holiday season hit full swing. This is typical of a December market, and this year was no different. Overall, the inventory of available homes in Pleasanton dropped to 136 single family homes at the end of December, down from 176 at the end of November. It is identical to the inventory on the market at the end of December 2006. Pending sales were also down, with 23 pending sales in December, as compared to 31 in November. For comparison, there were 34 pending sales in December 2006. (See graph included).

In the Under \$1 million market segment, inventory ended December at 67 homes, down from 95 at the end of November. There were 17 pending sales in this price bracket, up slightly from 15 in November.

In the \$1 million to \$2 million market segment, there were 43 homes on the market at the end of December, down from 51 at the end of November. Pending sales were down, with 5 pending sales in December, compared to 12 pending sales in November.

In the luxury segment (over \$2 million), inventory of available homes was down slightly in December with 26 listings at the end of the month, down from 30 at the end of November. Pending sales were very quiet, with 1 pending sale in December, down from 4 in November and 9 in October. >>Go to The680Blog.com to read the rest of this article.



Visit www.The680Blog.com for more insights, commentary, and news about Pleasanton & the Tri Valley Area!



Coming Soon! Newer custom single story in the Sycamore Heights/Bridle Creek area. 5 bedrooms, 4 full baths, gorgeous cherry & granite kitchen, hardwood floors, elegant master suite with bath, and private cul-de-sac lot with views. Offered at \$1,849,000



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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



OPEN SUN 1-4
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**

GARDEN CREEK CIRCLE



SOLD
2812 GARDEN CREEK CIRCLE
BLAISE REPRESENTED BUYER

LAGUNA OAKS



SOLD
2565 ARLOTTA PLACE, PLEASANTON
Best location in Laguna Oaks! Desirable La Jolla model with downstairs master on premium .40 acre lot. Four bedrooms, bonus/media room plus formal office. Three and a half bathrooms. Approximately 3,886 square feet. Private, park-like rear yard with waterfall, Koi pond and meditation area. Expansive lawn area (pool site). Large kitchen with granite countertops. Spacious downstairs master with his/her walk in closets. New carpet throughout. A short walk to the community pool, park, and tennis courts.

REMODELED DOWNTOWN HOME



SOLD
4355 2ND STREET, PLEASANTON
Remodeled home on desirable 2nd Street in Pleasanton. Sit back on your expansive front porch and enjoy this quiet Downtown location. Two and a half bedrooms, two baths, plus guest studio cottage with one bath and kitchenette. Remodeled kitchen with granite slab countertops, and stainless steel appliances. Remodeled bathrooms. Plantation shutters. Newer dual pane windows. Newer roof. Six panel doors with polished nickel hardware. Many upgrades include crown molding and baseboards throughout. Check it out!

BONDE RANCH



SOLD
812 GENEVIEVE PLACE, PLEASANTON
Single level Shapell home with expansive panoramic views of Pleasanton Ridge. Three bedrooms, plus formal office. Two baths. Approximately 2,302 square feet. Approximately .25 acre lot. Upgraded kitchen with granite slab countertops, and brand new stainless steel appliances. Plantation shutters. Hardwood flooring throughout. New paint. Professionally landscaped. Walk to Main Street. Don't miss this one!

PLEASANTON VALLEY



SOLD
4856 WINGATE DRIVE, PLEASANTON
BLAISE REPRESENTED BUYER

PHEASANT RIDGE MODEL



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PHEASANT RIDGE MODEL
BLAISE REPRESENTED BUYER

**NOW, MORE THAN EVER,
EXPERIENCE CAN MAKE THE DIFFERENCE...**
Blaise Lofland has been a resident of Pleasanton for 25 years, and a full-time realtor for more than 20 years. He has been Pleasanton's top producing residential resale realtor from 2000-2007*.
Blaise has earned the respect of clients and colleagues alike by helping people maximize their buying and selling potential and providing the facts needed to make well informed decisions. His knowledge of the Tri-Valley market, available financing, genuine concern, follow-through, and straight forward approach has helped many families and investors fulfill their real estate needs.
**Cumulative per MLS.*

P-TOWN WEEKLY REAL ESTATE INVENTORY AND SALES ACTIVITY WATCH

	Actives	Pendings
Single Family Homes Under \$1,000,000	76	11
Single Family Homes Over \$1,000,000	64	12
Single Family Homes Over \$2,000,000	24	3
Total # Of Single Family Homes In Pleasanton	140	23

This is a weekly watch for Pleasanton Residents to monitor active inventory and pending sales overall or by price range.

PLEASANTON 900 Main Street

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

ANDY PORYES OPEN SUNDAY 1-4



Pleasanton \$2,099,950
Beautiful Ruby Hill 4bd/4ba, 4578+/-sf home located on a flat .62+/-acre premium lot with no rear neighbors. Featuring office, master retreat, outdoor kitchen, large lawn, pool/spa. Circular driveway. 964 Piemonte Dr.

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.

ROSEMARY DUTRA BY APPOINTMENT



Livermore \$1,475,000
Gorgeous semi-custom single story South Livermore home. 4426+/-sf. 5 bedrooms + library, 4.5 baths. Solid granite kitchen, stainless steel appliances. 3 fireplaces. 15,440+/-sf lot with pool!

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.

KIM OTT OPEN SUNDAY 1-4



Dublin \$1,028,000
Beautiful West Dublin Hills with 4 bedrooms and 4.5 baths plus a bonus room. Features include soaring ceilings, decorative tile, granite counters in kitchen. Great backyard. 10762 Inspiration Cir.

MOXLEY TEAM OPEN SUNDAY 1-4



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. 2103 Inverness Ct.

LINDA TRAURIG OPEN SAT & SUN 1-4



Pleasanton \$960,000
Stunning 5 bedroom home located in Del Prado and very close to the Del Prado Cabana Club. Beautifully updated kitchen and a very open family room area. Professionally landscaped backyard, this home has it all! 2655 Calle Reynoso

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.

MOXLEY TEAM OPEN SUNDAY 1-4



Pleasanton \$869,000
5bd/3ba, 2538+/-sf. 2 master suites. Baths recently remodeled. Hardwood flooring, recessed lighting. Kitchen with eat in area. Walk-in closet in master. 1565 Hopyard Rd.

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 \$773,000
Absolutely gorgeous 2040+/-sf home with 4bd/2ba, plus bonus room. Private cul-de-sac location. Recently upgraded.

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. Indoor laundry and 2-car garage. 1037 Hometown Way

TIM MCGUIRE BY APPOINTMENT



Pleasanton \$697,500
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.

STASIA POIESZ OPEN SUNDAY 1-4



Pleasanton \$640,000
Single story 4bd/2ba, 1700+/-sf home built in 1981. Formal LR and FR with wood burning fireplace. 6 year old roof, 1 year old furnace, water heater and A/C. 3662 Fairlands

MOXLEY TEAM BY APPOINTMENT



Dublin \$595,000
3bd/2ba, 1548+/-sf home. Over \$100k in upgrades. Test home for Custom home in Ruby Hill. Granite counter and cherry cabinets and floors. Crown molding/raised paneling/lutron lighting/bose audio.

LINDA TRAURIG BY APPOINTMENT



Pleasanton \$330,000
Cute as a button. 2 bedroom, 1 bath condo located on a quiet court in Pleasanton. Newer kitchen, dual pane windows, new doors throughout, lots of storage, community swimming pool.