

A 'Donna' of all trades

Donna Garrison is on her way to mastering everything from moviemaking to charity balls

by Emily Atwood

Donna Garrison's message of inspiration is to go after your dream. The message may not be new, but learning about the messenger gives new meaning to the encouraging words.

When she's not selling houses with her sister Susan Schall and team, she helps organize the annual Ruby Hill Giving Thanks Charity Ball and the California Independent Film Festival as well as bolstering her moviemaking resume.

"I've always been fascinated with movies and dreamed about making them," she said.

Garrison recently finished up on her second project, a movie called "Full Grown Men," which premiered at the Tribeca Film Festival and recently won the audience award for the 2007 IndieWIRE/New York Times Undiscovered Gems. The win will bring in money for marketing, a distribution deal and DVD release. The movie is about the road to adulthood and how some men miss the turn.

It was through a mutual connection that Garrison was connected with the "Full Grown Men" producer, who is based out of San Francisco. Having done a broad assortment of odd jobs as a producer on her first movie project, "Planting Melvin," it was a big step for Garrison to step up as a producer, but this time help raise the final funds needed to get the movie made.

"At first I was scared," she said. "The project was at a critical point and needed the final funds by a certain date. † Failure would be hard."

Instead of letting the fear stop her, she powered through, raised the needed funds and learned a lot on the way.

"I figured I would call upon my friends and associates with the opportunity and see if there was any interest," Garrison said. † "I held a party where I stressed the risk associated with investing in movies, but in the end found enough investors who were interested in movies

and the movie making process."

Now that she has the business side tackled, she's taking what's she's learned and will be acting again as producer with "Planting Melvin" director Kari Nevil with a documentary on infidelity.

"[The topic] is relevant today," she said. "It's exploratory, not dark and brooding or a victimization story."

Garrison will again wear many hats on this project,

I spoke to "Juno" director Jason Reitman who was nominated for an Oscar the next day."

How does she do it? The multitasker said it's just a matter of carving out pieces of time—and crediting her mother.

"My amazing mom never once held us back," she said. "She gave us the gene of hope and energy. What else can I do? It's part of my DNA."

The energy has boosted Garrison out of her short retirement to put on the 11th charity event with the Ruby Hill Giving Thanks Charity Committee. This year's gala will be June 6 in Ruby Hill, benefiting the ValleyCare Medical Center emergency room expansion.

She is also helping to organize the 10th annual California Independent Film Festival in Livermore April 16 to 20. Schedules are still being finalized, so check www.caindiefilmfest.org for updates.

With dreams like hers, Garrison looks to those around her for support. Husband David Garrison, a home inspector, and her three teenage children are said to endure her constant projects and support her endeavors, though often with the roll of an eye.

"I'm lucky to have a super supportive husband, great kids, awesome business partners and wonderful friends who cheer me on," she said. "I've learned that with each step I take toward a goal, I shed some of the fear and move one step closer to realizing my dreams. With each accomplishment, I find it easier to move to the next."

And as for achieving goals, she encourages others to go after them, big or small.

"Learn how to paint, take up tennis, help others or just go to Sundance," she said. "Any movement is a good direction—beats no movement at all. Don't be tied to the result. Relish the experience." ■



Debbie Scanlon, Lori Orient and Donna Garrison stand (left) in Park City, Utah's Main Street, in the heart of the Sundance Film Festival. Garrison recently finished her second project, "Full Grown Men."



from helping with research, shooting interviews, raising money and getting the final cut screened at film festivals and in theaters and on cable.

Continuing to take steps toward achieving her Oscar dreams, Garrison joined 11 friends last month in Park City, Utah—home of the Sundance Film Festival. The group rented a house and sought out to have a hobnobbing good time.

Even there, she used her drive to get her where she wanted to be: a party bustling with celebrities and movie greats.

"Every movie lover should go to Sundance," she said. "That 'one day' is now. Why keep putting it off?"

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Rated: PG-13 for language, gunplay and violence
1 hour, 30 minutes

Smart escapist thrillers are a dying breed, each of the current crop more contrived than the last. Thankfully, "Point" is one of the good ones.

Salamanca, Spain, present day. Throngs have gathered in the town square for a high-powered summit engineered to put a stranglehold on international terrorism.

Salamanca's mayor eagerly addresses the crowd and proudly introduces the president of the United States (William Hurt as President Ashton).

As Ashton steps to the podium and acknowledges the cheers, shots ring out and the commander in chief goes down.

That swift and tragic act sets an uber-taut narrative in motion. A series of bombs explode in the square and the masses rupture in panic, control turning to chaos.

The action unfolds in crisp, staccato fashion, its



brazen dramatics methodically rewound and begun again and again, each from a separate vantage point.

Those points of view swing wildly from the personal to the political, including: the GNN producer (Sigourney Weaver) who's broadcasting the summit; the washed-up Secret Service agent (Dennis Quaid) who may have uncovered an agency sub-plot; the tourist-cum-amateur videographer (Forest Whitaker); and all the president's men who believe the incident may be retaliation for blowing the lid off a dirty-bomb scheme out of Morocco.

As the ticking clock repeatedly turns itself back to noon, replays bring the plot's shadowy playbook into sharp focus. Pieces of the puzzle click into place, matching

good vs. evil with full-rush adrenaline until the last frame.

Juicy rogue agents, romantic betrayals and covert operations are present and accounted for. The body count is high and the message on terrorism dire: Will it never end?

—Jeanne Aufmuth

Ready to Rent

The Darjeeling Limited

Fox Home Video DVD

1 hour, 31 minutes

Director: Wes Anderson

Director Wes Anderson's "The Darjeeling Limited" plays like an amnesiac waking up to his life after years of confusion and easing comfortably back into his guise. Over a decade ago, Anderson made the great "Bottle Rocket" which introduced to audiences Owen Wilson and brother Luke, along with Anderson's deadpan sense of humor in which he evoked the humanity of the '90s slacker without pandering to its self-conscious hipness. "Darjeeling" plays like a hybrid of that movie coupled with Anderson's three others sandwiched in between; movies, I may add, that I felt were the ravings of a megalomaniac hidden behind the wall of self-coined "art," and administered through cultural peer pressure. "Darjeeling," however, finds the balance between those Andersons and now, and is a very welcome return.

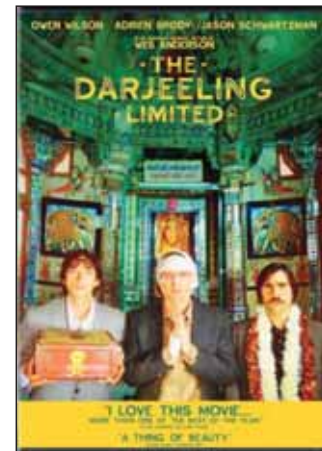
With "Bottle Rocket," Anderson channeled the spirit of the times, one where maybe too many choices were open to its characters causing developmental paralysis. Richard Linklater gave us "Slacker" and "Before Sunset"; Jim Jarmusch "Night on Earth" and Doug Liman had "Swingers." Their characters were intelligent, extremely talkative and confused, very confused. It was "Bottle Rocket," however, that really gave the slacker some sort of hope or at least its illusion. It chronicles three friends, one of whom gets out of a voluntary psychiatric home (Luke Wilson) and falls back in with his hyperactive friend (Owen) who decides they should embark on a life of crime, pulling the pettiest of heists (my favorite involves a bookstore). "Bottle Rocket" is so memorable because of its keen sense of humor and the interaction of its characters, all of which seem to mumble in the most mater-of-fact yet gentlest of tones, as if "Popeye" directed them.

"The Darjeeling Limited" could be the unofficial sequel of "Bottle Rocket," but with three wealthy brothers who decide to take a journey through

India in search of the cause of their fractured relationship. Francis Whitman (Owen Wilson) wires brothers Peter (Adrien Brody) and Jack (Jason Schwartzman) to meet him in India in order to take a trip via train and reconnect after a year of silence between the trio. Their withdrawal, we find, is one related to a tragic life event that all three are struggling with and has manifested in some strange ways: Francis' head is mysteriously wrapped in bandages; Peter is donned in his father's clothes and Jack seems as lost as he most probably was 10 years ago. As the train moves on, so do the brothers toward a very moving revelation in which it's up to their mother to set them right with the most frank and moving of speeches.

"The Darjeeling Limited" and Wes Anderson succeed because the director and his writer Roman Coppola (Francis' son) do not try to alienate their audience as Anderson has done with his last three efforts. Gone is the feeling of neurotic manipulation of the characters and the audience as well, evident in "The Royal Tenenbaums" and especially "The Life Aquatic," as if the director was trying to suppress his own good nature in favor of substituting it for something that he deemed "important" (like Woody Allen at his most cranky). The Whitman brothers move us because they're free to act like people, with the same aches and doubts that we may experience, and the unbridled relation of their revelations is what brings Wes Anderson back to planet Earth.

—Joe Ramirez



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Poetry, Prose and Arts Festival expanded to two days

Early registration accepted through March 8

The popularity of the annual Poetry, Prose and Arts Festival has grown so much that event organizers have decided to expand it to a two-day event. It will be held at a new venue, the Pleasanton Senior Center, April 5 and 6.

In its seventh year, the festival has added Saturday-Sunday mini courses for adults that are progressive in nature and led by Kim Addonizio (poetry) and Martha Alderson (prose) in addition to 12 workshops. Kevin Hearle and Kathleen Lynch will also be leading adult poetry workshops.

Pleasanton Poet Laureate Martha Meltzer and Livermore Poet Laureate Connie Post will lead youth and teen workshops, respectively.

Jane Hirshfield, award-winning poet, essayist and translator, will give a keynote address to officially kick off the event. In addition to workshops, there will also be contests, an authors' reception and book signing, and Literary Row. The Pleasanton Art League and regional artists will also gather to show fine art works and classical guitarist Jim Steinke will provide musical accompaniment. Saturday evening's award banquet will feature reading of prize-winning poetry and prose and entertainment by Music Con Moto.

Word for Word, a spoken word production of Z-Space Studio of San Francisco will perform "When Tom Smith Caused the 1906 Earthquake" as well as lead a workshop on transforming narrative into theatrical production. The public is invited to this free event at 1 p.m. April 6, but registration for the workshop is limited to the first 20 participants.

The March 8 deadline for early registrations for both days is quickly approaching. Late registration ends March 25. The Saturday-Sunday mini-course registration is \$120, or \$135 for late registration. The price includes two Saturday and one Sunday workshops, meals and the evening banquet.

The Saturday Adult Poetry and/or Prose workshops are \$95, or \$110 for late registration. It includes two workshops, breakfast and lunch, and the evening banquet.

The Saturday Youth (ages 12 and younger) Poetry Morning workshop is \$10, or \$15 for late registration. It includes one workshop and breakfast.

The Saturday Teen Poetry/Prose workshop is \$15 or \$20, or \$25 or \$35 for two workshops. The fees include breakfast.

Registration forms are available online at www.pleasantonarts.org.

—Emily Atwood

Contest entries also due March 8

Those wishing to participate in the poetry and prose contests must do so by the early registration deadline March 8. The contest entries and fees are as follows:

- Adult poetry: \$3.50 per poem
- Adult prose: \$10.50 per entry
- Teen prose (ages 13-19): \$7.50 per entry
- Teen poetry (ages 13-19): \$2.50 per poem
- Youth poetry (ages 11-12): \$1.50 per poem
- Youth poetry (ages 8-10): \$1.25 per poem
- Youth poetry (ages 4-7): \$1 per poem

Only registered workshop participants can enter the contest. The maximum entries accepted are three for poetry and two for prose. First place prizes are \$100 for adults and teens and \$50 for youth. Mail submissions to Jim Ott, Poetry Prose & Arts Festival, c/o UNCLE Credit Union, 2100 Las Positas Court, Livermore, CA, 94551. Checks can be made payable to Pleasanton Cultural Arts Council.

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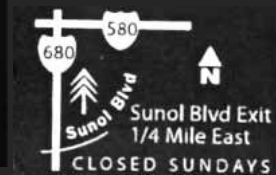
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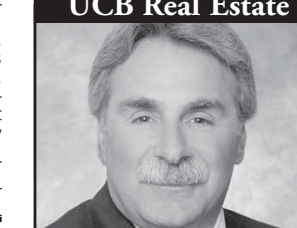
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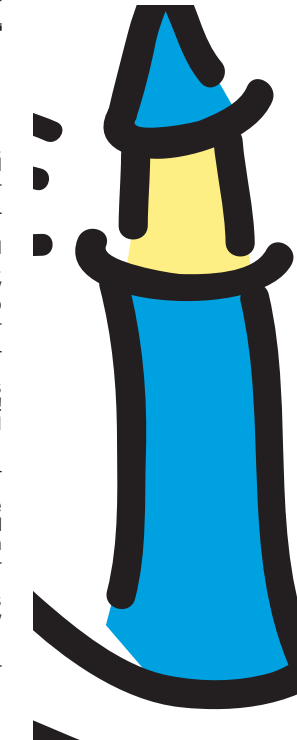
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Real Estate

Home mortgage applications drop 19%

Refinances down 30% as interest rates climb

by Jeb Bing

In its weekly mortgage applications survey for the week ending Feb. 22, the Mortgage Bankers Association reported that its Market Composite Index, a measure of mortgage loan application volume, was 665.1, a decrease of 19.2 percent on a seasonally adjusted basis from 822.8 one week earlier.

On an unadjusted basis, the Index decreased 25.8 percent compared with the previous week and was up 5.1 percent compared with the same week one year earlier.

The Refinance Index decreased 30.4 percent to 2458.9 from 3533.8 the previous week and the seasonally adjusted Purchase Index increased 0.2 percent to 358.2 from 357.6 one week earlier. The Conventional Purchase Index decreased 1.5 percent while the Government Purchase Index (largely FHA) increased 8.4 percent. On an unadjusted basis, the Purchase Index decreased 7.1 percent to 350.7 from 377.3 the previous week. The seasonally adjusted Conventional Index decreased 21.4 percent to 907.1 from 1153.4 the previous week, and the seasonally adjusted Government Index decreased 3.8 percent to 261.5 from 271.8 the previous week.

The four-week moving average for the seasonally adjusted market Index was down 9.7 percent to 909.5 from 1007.0. The four week moving average was down 0.2 percent to 381.3 from 382.2 for the Purchase Index, while this average was down 14.2 percent to 3987.0 from 4648.2 for the Refinance Index.

The refinance share of mortgage activity decreased to 52.0 percent of total applications from 61.7 percent the previous week. The adjustable-rate mortgage (ARM) share of activity increased to 15.0 from 12.8 percent of total applications from the previous week.

The average contract interest rate for 30-year fixed-rate mortgages increased to 6.27 percent from 6.09 percent, with points increasing to 1.15 from 1.10 (including the origination fee) for 80 percent loan-to-value (LTV) ratio loans.

The average contract interest rate for 15-year fixed-rate mortgages increased to 5.77 percent from 5.55 percent, with points decreasing to 1.01 from 1.08 (including the origination fee) for 80 percent LTV loans.

The average contract interest rate for one-year ARMs increased to 5.84 percent from 5.72 percent, with points decreasing to 0.86 from 0.91 (including the origination fee) for 80 percent LTV loans. ■

Home sales slipped in January, Realtor group reports

NAR finds potential buyers waiting on sidelines for lower rates

Existing-home sales—including single-family, town homes, condominiums and co-ops—slipped 0.4 percent to a seasonally adjusted annual rate of 4.89 million units in January from an upwardly revised level of 4.91 million in December, and are 23.4 percent below the 6.44 million-unit pace in January 2007.

Lawrence Yun, chief economist of the National Association of Realtors, said many potential buyers remain on the sidelines.

"Subprime loans and other risky mortgage products have virtually disappeared from the marketplace, and over the past five months, this has been reflected in soft but fairly stable home sales," he said.

"As the increased limits for FHA and conventional loans are implemented, more buyers will have access to safer FHA loans and lower interest rate loans in high-cost areas, which could lead to steadily higher home sales later in the year," he added.

According to Freddie Mac, the national average commitment rate for a 30-year, conventional, fixed-rate mortgage fell to 5.76 percent in January from 6.10 percent in December; the rate was 6.22 percent in January 2007. Last week, Freddie Mac reported the 30-year fixed rate rose to 6.04 percent.

The national median existing-home price for all housing types was \$201,100 in January, down 4.6 percent from a year ago when the median was \$210,900. Because the slowdown in sales is greater in high-cost markets, there is a downward pull to the national median from a year ago when there were relatively more sales in higher priced areas.

Price changes within metropolitan areas are more meaningful for consumers. The latest data shows roughly half of the metro areas in the U.S. with price gains, with healthy increases in markets such as Buffalo, Peoria and Amarillo.

"Some markets like Barnstable, Mass., which had been weakening in the past year, may have turned the corner," Yun said.

NAR President Richard Gaylord, a broker with RE/MAX Real Estate Specialists in Long Beach, Calif., said some buyers in high-cost are waiting for higher limits on conventional loans.

"Keep in mind the biggest slowdown in home sales last year was in high-cost markets, which were hard-hit by the credit crunch and notably higher interest rates for jumbo loans, but relief is on the way," he said.

"Once buyers have greater access to higher loan limits, it will take a few months for increased shopping activity to translate into higher sales," Gaylord said. "We should see some movement of pent-up demand by this summer, but higher loan limits need to be implemented fully and promptly to have maximum benefit."

Total housing inventory rose 5.5 percent at the end of January to 4.19 million existing homes available for sale, which represents a 10.3-month supply(3) at the current sales pace, up from a 9.7-month supply in December.

Single-family home sales rose 0.5 percent to a seasonally adjusted annual rate of 4.34 million in January from 4.32 million

(continued on page 27)



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Home sale of the week



4239 Pleasanton Ave. Pleasanton – \$1,790,000

Location, location, location! This one-of-a-kind downtown Tudor-style home has approximately 3,100 square feet of living space and features vintage detail throughout. The home has 4 bedrooms and 3.5 baths plus an office. Features include hardwood floors, french doors, built-ins, cherry and granite kitchen, partial basement and 2-car garage. Listed and sold by Mike Carey of Investment Real Estate.

Home Sales

This week's data represents homes sold during January 2008

Pleasanton

- 1125 Baur Court Ponderosa Homes to T. Tom for \$975,000
- 3350 Camillo Court K. & M. Ohealy to M. & L. Haas for \$1,165,000
- 2845 Carissa Court M. & D. Rosenkranz to A. & E. Dorofeev for \$665,000
- 2662 Curry Street W. Liu to R. Ng for \$690,000
- 4767 Harrison Street V. & S. Easley to M. Collopy for \$770,000
- 7233 Hickorywood Lane Boswell Trust to A. & L. Luk for \$1,300,000
- 6081 Kolb Ranch Drive R. Kolb to G. Li for \$2,530,000
- 4120 Lethram Court C. Thomas to C. Ancar for \$605,000
- 7218 Moss Tree Way N. Nafei to D. & M. Ketzler for \$1,550,000
- 2505 Via Espada M. & J. McCrea to S. Ow for \$750,000

Dublin

- 5501 De Marcus Boulevard #325 Western Pacific Housing to C. Thomas for \$226,500
- 5501 Demarcus Boulevard #117 Western Pacific Housing to B. Rudra for \$132,500
- 5501 Demarcus Boulevard #135 Western Pacific Housing to K. Koller for \$116,500
- 5501 Demarcus Boulevard #404 Western Pacific Housing to M. & Y. Fruguglietti for \$454,000

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

Livermore

- 574 Dovecote Lane #4 Shea Homes to R. & M. O'Neill for \$525,000
- 2537 Farnsworth Drive JP Morgan Chase Bank to J. Thomas for \$495,000
- 6879 Garaventa Ranch Road Washington Mutual Bank to F. & O. Bandle for \$650,000
- 577 Heligan Lane #4 Shea Homes to D. Kwan for \$540,000
- 1223 Kings River Road Arroyo Crossing to W. & L. Manley for \$901,500
- 161 North L Street #101 Signature at Station Square to T. Reyer for \$475,000
- 348 Ontario Drive Amos Trust to H. Lu for \$540,500
- 1661 Park Street M. Brazell to R. Quindoy for \$467,000
- 256 Snider Court Livermore Grove to B. & M. Clarke for \$914,000
- 101 Twin Oaks Lane LOWT Properties to Bonnington Trust for \$1,925,000
- 953 Wynn Circle M. & R. Whitehurst to B. & D. Murphy for \$848,000

San Ramon

511 Alta Loma Place J. Scott to W. Lim for \$625,000

2232 Amaryllis Circle M. & T. Sebastian to N. & R. Perugupalli for \$550,000

2870 Ascot Drive GRP Loan to J. Carson for \$760,000

7530 Balmoral Way Brookfield Santorni to G. Li for \$1,085,500

3114 Browntail Way Shapell Homes to S. Duan for \$760,000

6371 Byron Lane Centex Homes to S. & S. Duggineni for \$630,000

6373 Byron Lane Centex Homes to R. & U. Samavedam for \$640,000

6395 Byron Lane Centex Homes to Q. & Y. Zhang for \$610,000

3105 Cedarwood Loop Shapell Industries to T. Chu for \$641,000

3121 Cedarwood Loop Shapell Industries to S. Muck for \$736,000

20 Foxcroft Place Deutsche Bank to J. & D. Balagtas for \$475,000

709 Jade Crest Court G. Myers to Devany Trust for \$1,269,000

2910 Marlboro Way W. & J. Fuson to M. Dalisay for \$686,000

2668 Paige Way Centex Homes to M. Madrueno for \$982,500

5301 Pembroke Way Centex Homes to O. & M. Chen for \$1,049,000

294 South Overlook Drive Legacy Copper Ridge to S. & C. Mayer for \$495,000

9574 Velvet Leaf Circle B. Helton to T. & S. Simons for \$1,375,000

6935 Wisteria Street E. Utchen to H. Spence for \$420,000

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\$1,195,000

OPEN SAT/SUN 1-4

4639 3rd Street, Pleasanton

Location, location, location! Approx. 1100 sf 3br/2ba vintage home on a giant approx. 11,000 sf lot. Zoned for up to 4300 sf new home. Existing 1928 Bungalow perfect to live in while planning your new home, or for use as rental.

\$989,000



Coming Soon

15 Benjamin Ct., Pleasanton!

Approx. 2000 sq. ft. 4br, 2.5ba downtown home. One block off of Main St! Built in 1999, open floor-plan, 2 car garage, laundry room, lots of home for the \$\$! Call for sneak preview.

Approx. \$775,000

Coming this Spring

Pristine 1925 home in the heart of downtown Pleasanton, one block off Main St. Totally remodeled, w/ Sub-Zero & Viking appl, custom millwork, paver stone driveway. 3br/2ba, +loft, 2390 square feet of living space. Call for information.

4250 First Street, Pleasanton

Unique Opportunity! Rare 5-plex w/(4) 1br units +(1) detached 2br house. Current below-market rents bring in over \$4000 per month. Development possibilities! Great Downtown Pleasanton location—walk to everything. Including fine dining, concerts in the park and farmers market!
\$1,269,000

Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 10	Total sales reported: 6	Total sales reported: 11	Total sales reported: 18
Lowest sale reported: \$605,000	Lowest sale reported: \$116,500	Lowest sale reported: \$467,000	Lowest sale reported: \$420,000
Highest sale reported: \$2,530,000	Highest sale reported: \$815,500	Highest sale reported: \$1,925,000	Highest sale reported: \$1,375,000
Average sales reported: \$1,100,000	Average sales reported: \$366,667	Average sales reported: \$752,818	Average sales reported: \$766,056

Sales down

(continued from page 26)

in December, and are 22.4 percent below 5.59 million-unit pace in January 2007. The median existing single-family home price was \$198,700 in January, down 5.1 percent from a year ago.

Existing condominium and co-op sales fell 6.5 percent to a seasonally adjusted annual rate of 550,000 units in January from 588,000 in December, and are 30.2 percent below the 788,000-unit level a year ago. The median existing condo price was \$220,400 in January, which is 1.0 percent lower than January 2007.

Regionally, existing-home sales in the Midwest rose 3.4 percent to an annual pace of 1.20 million in January, but are 20.0 per-

cent below January 2007. The median price in the Midwest was \$154,200, down 4.0 percent from a year ago.

Existing-home sales in the South slipped 0.5 percent in January 2007 to a level of 1.95 million and are 22.0 percent below a year ago. The median price in the South was \$164,300, which is 5.9 percent lower than January 2007.

In the West, existing-home sales declined 2.1 percent to an annual rate of 930,000 in January and are 28.5 percent below January 2007. The median price in the West was \$300,100, down 6.7 percent from a year ago.

Existing-home sales in the Northeast fell 3.6 percent to an annual rate of 810,000 in January, and are 25.7 percent below a year ago. The median price in the Northeast was \$270,800, up 3.1 percent from January 2007.

—Jeb Bing

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OPEN SAT & SUN 1-4



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CASTRO VALLEY

7324 CROW CANYON RD \$4,500,000
Large Horse Property, Backing to trails, Horsing Facility, 84 Stalls, 2 arenas - 1 indoor - outdoor. Building pad large enough for 12,000+/- SQFT home. Multiple opportunities.
ROBIN DICKSON 925.251.2501

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

OPEN SUN 1:30-4



DUBLIN

11474 SILVERGATE DR \$649,950
Briar Hill beauty! 3 Beds, 2 Baths, Bamboo flooring throughout, Stainless Steel appliances, Granite counter tops, Custom faux painting, Travertine floors, &more! Open House Courtesy of Susette Clark-Walker 925.570.0717
TODD MARTINEZ 925.784.7000

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.
MICHAEL J. DUFFY 925.251.2523

OPEN SAT 11-2 & SUN 1-4



PLEASANTON

4382 FIRST STREET \$699,850
Picturesque Victorian home in downtown Pleasanton. Expansive garden-like back yard reminiscent of a Norman Rockwell painting. Features 10ft ceilings with crown molding, updated kitchen with granite counters, laminate flooring, & newer windows!
TONNI CHANDLER 925.251.2556

NEW PRICE!



LIVERMORE

648 SWALLOW DR \$454,950
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

WORKING HORSE BOARDING FACILITY



CROW CANYON

7100 CROW CANYON \$3,500,000
Working Horse Boarding Facility on almost 74 beautiful acres, backing to trails! 2 story home plus mobile home! Stables w/room for 35 horses - tack room, office, bathroom. Contiguous with 48 acres 4 sale @ 7324 Crow Canyon.
ROBIN DICKSON 925.251.2501

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Walnut Creek, CA 94596
925.280.8500

Orinda
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Orinda, CA 94563
925.253.7000

Danville
15 Railroad Ave.
Danville, CA 94526
925.855.4000

Blackhawk
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Danville, CA 94506
925.648.5300

Pleasanton
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Pleasanton, CA 94588
925.251.2500

Livermore
1983 Second Stree
Livermore, CA 94550
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LIVERMORE
5856 WOODROSE WAY
8 YEAR OLD HOME **\$629,900**
 4 BR 2.5 BA kit w/cherry cabs, corian cntrs, SS appl, pntry/eatng area, hrdwd flrng, gas frplc, spacious yrd 925.847.2200



MOUNTAIN HOUSE
SUN 1 - 4 **523 S. TRADITION ST**
FORMER MODEL HOME! **\$579,000**
 4 BR 3 BA + office w/huge kitchen/isle, hardwood floors, 3-car garage, lush backyard w/patio/fountain 925.847.2200



PLEASANT HILL
65 BELINDA DR
GORGEOUS HOME **\$389,000**
 3 BR 1 BA Flr pln feels lgr than 1105 sft, Lrg Priv 6570 sqft. Cnrr Lot, Nice updts, EZ freeway access 925.847.2200



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

BLACKHAWK

44 TENNIS CLUB DR.
TOTALLY REMODELED! **\$1,249,950**
 4 BR 2 BA over 3,000 sqft, semi-custom hme. Remodeled top to bottom! Premium lot w/ breathtaking views 925.847.2200

DUBLIN

5892 KINGSMILL TER
VIEWS VIEWS VIEWS **\$1,859,000**
 5 BR 5.5 BA 4 car garage, aprx. 5400 sq. ft. w/dual staircase, lrg kitchen. Guest bed w/full bath. 3 frplcs 925.847.2200

3373 MONAGHAN ST
JUST LIKE NEW **\$498,000**
 2 BR 2 BA fabulous flr plan, 1 bd/1 full bth on main level. Neutral, bright/upgraded. In great location 925.847.2200

FREMONT

4031 RECTOR CMN
GORGEOUSLY REMODELED **\$399,900**
 2 BR 2 BA granite slab cntrs, maple cabs, tile flrs, newer crpet/paint, 1 car gar/assigned covered space 925.847.2200

LIVERMORE

657 S. M STREET
QUEEN ANNE VICTORIAN **\$830,000**
 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

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

PLEASANTON

8119 MOLLER RANCH
NEWER TWO STORY **\$899,000**
 3 BR 2.5 BA bcks open spce. Hrdwd flrs, kit w/tile flrs, slb granite, Mast. w/walk in closet/oversized tub 925.847.2200

SUN 12 - 4 **3183 HALF DOME DR**
SPACIOUS & BRIGHT **\$675,000**

3 BR 2.5 BA 1619 sf, vaulted ceilings, Corian cntrs in kit, newer paint/crpt & light fixtures, nxt to park 925.847.2200

7730B CANYON MEADOW CIR, UNIT B
GORGEOUS VIEWS! **\$425,000**
 2 BR 2 BA vaulted ceilings/kit w/new cabs/slab granite cntrs/bths remodld w/tile flrs/pedestal sinks 925.847.2200

2288 SEGUNDO CT #3
GORGEOUS HOME **\$329,000**
 2 BR 1 BA updated kitchen, new cabinets, Zodiaq

quartz cntrs, porcelain tile flr in kitchen/entry way 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

SAN RAMON

513 RIVIERA PLACE
SPARKLING ONE STORY **\$899,000**
 4 BR 2 BA priv pl/spa backing glf crs, nwr vinyl wndws, hrdwd plnk flrs, kit w/islnd, SS appl, french drs 925.847.2200

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RESIDENTIAL BROKERAGE



RE/MAX ACCORD

VISIT WWW.REMAX.COM 5870 Stoneridge Mall Rd, Suite 150 925-847-8900

Nobody in the world sells more real estate

8658 Fenwick Way, Dublin - \$855,000
 This fabulous 2-story home is offering 5 bedrooms and 3 full updated baths. One bedroom and bath downstairs. Beautiful updated eat-in kitchen with granite counter tops, quality appliances, recessed lighting and more. Hardwood flooring in kitchen/family combo room, entry and downstairs hallways. Completely remodeled master bedroom, with Roman style bath tub and oversized shower, recessed lighting, double sink. The house comes with a 3-car garage plus side yard access. You will absolutely love the large, gorgeous backyard with a 600sqft. Redwood deck, basketball half court, lush lawn area, fruit trees, vegetable garden, even a possibility for a vineyard.



Eva Deagen
 (925) 699-2133



259 Kottinger Drive, Pleasanton - Just listed at \$1,100,000
 Enjoy the Carmel/Tahoe like setting on this 4 bedroom/2 bath single level 2300 square foot home. Beautiful hardwood flooring in living area, remodeled kitchen, privacy galore-all on a .40 acre lot w/your own pool. Close to downtown. Pleasanton at its finest. Call to view today or www.jonahern.com



Jon Ahern
 (925) 518-4492



5606 San Jose Dr., Pleasanton - \$778,000
 Darling 3 bed plus den/office and 2 bath, impeccable condition, tastefully remodeled throughout within last several years, nicely landscaped with a beautiful stunning heritage oak tree, next to million dollar homes, walking distance from Park & downtown. For more info visit www.BayAreaHomeFinder.com



Steve Mohseni
 (925) 580-8011



2163 Goldcrest Circle, Pleasanton - \$570,000
Decorator Home! With a 2 car garage, remodeled interior, and a relaxing backyard, this is a must buy! Walk to nearby parks, top academic schools, shopping, and the quaint downtown area of Pleasanton. No homeowner's dues to worry about. Turnkey home-just move in! Gorgeous hardwd floors, kitchen w/ new cabinets & granite, decorator bathrooms, fireplace, and more!
Hurry - just \$570,000!



Rebecca Bruner
 (925) 577-8802
www.RebeccaBruner.com



3937 Vine Place, Pleasanton
 Townhouse living at its best! Light and bright, this 2 master bedroom style townhouse features wood floors, patio area, balcony off one master, fireplace, 2 car garage, and a convenient location to downtown and freeway access. Decorator colors throughout, this townhouse will feel like home. New to the market-priced in the upper \$400,000's. See it today!



Rebecca Bruner
 (925) 577-8802
www.RebeccaBruner.com



2341 Oakland Ave. Pleasanton - \$628,000
Across from Nielsen Park
No H.O.A dues!
 Charming Home Professionally Decorated. 2 bedroom 2 1/2 bath. Remodeled Kitchen, granite counters, stainless steel appliances. Custom window coverings. Newer hardwood, tile, carpets, six panel doors, interior/exterior paint, baseboards, sectional garage door/opener. Most upgrades were completed less than 3 years ago. Call for private showing.



Sharon Nickison (925) 730-0907
Pam Mays (925) 997-8001

PLEASANTON - MONTCLAIR - DANVILLE - LAFAYETTE - SAN RAMON - WALNUT CREEK - FREMONT - BLACKHAWK

LIVERMORE



14 ACRE PRIVATE COUNTRY ESTATE
Panoramic Views of Livermore Valley & City Lights. 3BD/3BA+ office in main house, plus second home and 10 horse stall barn.

925.426.3800 \$2,999,000

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



SINGLE STORY IN PRIVATE COURT 3BD/2BA, with upgraded custom finishes thru-out. Open floorplan w/high ceilings, expanded master bdrm.

925.426.3800 \$768,888

PLEASANTON



GREAT LOCATION 4BD/3BA, largest floorplan w/ 1bd/1ba downstairs, 1,900 sq. ft. Newer paint, appliances, granite slab countertops, tile flooring.

925.426.3800 \$734,888

DUBLIN



BEAUTIFULLY UPGRADED & PRICED TO SELL. 3BD/2½BA, w/decorator touches throughout. Custom paint w/crown moldings. Granite counter-tops.

925.426.3800 \$690,000

HAYWARD



GREAT OPPORTUNITY 4BD/3BA, beautiful newer home with tons of upgrades. Kit: granite, cherry wood, stainless appliances. 1bd/1ba downstrs.

925.426.3800 \$675,000

LIVERMORE



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

925.426.3800 \$619,000

LIVERMORE



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

925.426.3800 \$390,950

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\$1,925,000

1363 BRIONES CT.
PLEASANTON



REP BUYERS 4/4.5 4,205 SF.
\$1,595,000

IRONGATE CT.
PLEASANTON



REP. BUYERS 4/4.5 4,205 SF.
\$1,405,000

EAST GATE WAY
PLEASANTON



4/3.5 + DEN
PLUS CARRIAGE UNIT 3,168 SF.
\$939,000

2516 RAVEN RD.
PLEASANTON



3/2 2,156 SF.
\$859,000

2917 CALLE DE LA MESA
PLEASANTON



4/2.5 1,977 SF.
\$840,000

4210 CLARINBRIDGE CIR.
DUBLIN



3/2 1,548 SF.
\$575,000

LAGUNA CREEK LANE
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5/4.5 4,792 SF.
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OPEN SAT & SUN 1-4



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Complete Quality remodel. NEW roof, windows, landscaping, hardwood flooring, carpeting, HVAC. NEW chef's kitchen w/ 6 burner gas range, GRANITE counters. 3 bedrooms, 2 NEW bathrooms. Plus a finished 140 SqFt building that can be an office, game room, etc & a high end pool/spa & waterfall. Corner court location w/dual side access! **\$824,950**

964 PIEMONTE, RUBY HILL

Drive up the circular driveway to this beautiful Ruby Hill home located on a flat .62 acre premium lot with no rear neighbors. Entertainer's backyard inc pool/spa, outdoor kitchen & a large lawn. 4 large bdrms/4 full baths, office & a master retreat complete this quality home.

\$2,099,950



www.964Piemonte.com

OPEN SUNDAY 1-4



www.1327Montrose.com

1327 MONTROSE PLACE, PLEASANTON

Located in the hills at the end of a quiet court within the vineyards this 2 yr old upgraded (Wolf/SubZero) home offers a recently completed pool & spa. Fully landscaped 1/3 acre flat lot offers great views & no rear neighbors. Main house has 5 bedrooms, 4 1/2 Baths and 4172 SqFt. The separate 812 SqFt Carriage House has it's own entrance makes a great in law or rental. Total 4984 SqFt, 6 bedrooms, 5 1/2 baths. **\$2,149,950**





INTERO

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Enjoy Privacy with a
large private lot
4 Bedroom, 3 Bath
\$989,950

Danville

Prime end unit located
in the sought after
community of Belletarre
3 Bedroom, 3 Bath
\$769,950



Livermore

Craftsman Style Bungalow
located on the
desirable old south side
2 Bedroom, 1 Bath
\$419,000



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8330 Moller Ranch Drive, Pleasanton
5 bedroom/3 bathroom
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side with panoramic view
www.8330MollerRanchDrive.com
\$1,598,888



Open Sat & Sun 1-4



Open Sat & Sun 1-4

3548 W. Las Positas Blvd., Pleasanton
4 bedrooms, 2 bathrooms
Approx. 1900 square feet on large lot
Single story with great floor plan
0.6 miles from Fairlands school
www.3548WLasPositasBlvd.com
Offered at \$777,000

5606 San Jose Drive, Pleasanton
3 bedroom + office/den, 2 bathrooms
Darling Rancher all updated. 0.9 miles
From downtown
www.bayareahomefinder.com
Offered at \$778,000



Open Sat & Sun 1-4

www.BayAreaHomeFinder.com

Featured Properties



Livermore – Beautifully updated 3 bedroom 2 bath home with almost 1600 square feet of living space. Newer carpeting, hardwood flooring, tile, an updated kitchen with solid surface counter tops, and an updated bath... just an adorable home. Plus, there's an In-law unit with a full kitchen, living room, fireplace, a bedroom and full bath with a separate entrance! Two for the price of one!
122 Estates Street \$499,950



Livermore – Gorgeous home with upgrades galore! This 4 bedroom plus an extra large loft/office home has 3 baths, 2505 square feet and a 7704 square foot lot. Decorated by a professional designer, so it's model perfect. Granite slab counter tops, custom window coverings, a gas fireplace and a wonderfully large lot! This home is a must see.
1794 Maralisa Lane \$699,000



Livermore – Beautiful well maintained 4 bedroom 3 bath home located on a cul-de-sac. Light, Bright and Open! Large Family Room, Dining Room and Kitchen. One full bedroom and bath on the main floor. Newer furnace and air conditioning. Large rear yard with a gazebo and a hot tub. Newer paint in various rooms. A great home that does not back to Vasco!
1141 Baltusrol Court \$719,500



Livermore – Spacious 3 bedroom 3 bath home with almost 3000 square feet of living space. Wonderful western front porch for beautiful sunset views. Kitchen features include Granite tiled counters, hardwood cabinets, an island, and stainless steel appliances with a built in refrigerator. Additional amenities include Plantation shutters, surround sound, a deep driveway with an automatic gate and a den or 4th bedroom downstairs with a full bath. Elegant and like NEW!
1962 Santa Croce Court \$969,000



Pleasanton – A Rare Combination: a Great Home with a Great Yard in a Great Location. Walk to Downtown Pleasanton from this Quiet Cul-de-sac. The Private Yard has a Built-in Pool/Spa, Covered Patio, Huge Lawn and Large Storage Shed. The "Open" Foyer, Spiral Staircase, Cathedral Ceilings and Hardwood Floors make this House a Home!
605 Windmill Lane \$1,265,000



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 BR 4.5 BA 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 \$1,849,000



Pleasanton - Lovely Italian Villa with over 6000 square feet of living space, views of the golf course and rolling hills. The master suite has a fireplace and a private balcony off the retreat. Bonus room upstairs, 6 bedrooms, 6.5 baths total, with two suites downstairs. Palatial ceilings, hardwood floors, and a 1/2 acre level lot. Enjoy the good life!
3301 E Ruby Hill Drive \$2,229,000



Pleasanton - Does location matter to you? If so, take a look at THE BEST LOCATION in Ruby Hill. Located at the end of a court, with no neighbors on one side or behind you. This home features 5 BR, 5.5 BA, approximately 5700 square feet, a gorgeous kitchen, a HUGE yard with a sparkling pool and spa, a BBQ fire pit, and tons of lawn for your enjoyment.
4158 Parma Court \$2,649,000



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

925.417.2250



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

LIVERMORE

3 Bedrooms

280 Garden Cmn. **\$409,950**
Sun 1-4 Alain Pinel 583-1121

356 Rincon Ave. **\$565,000**
Sun 1-4 Hometown GMAC 487-1427

1232 Diamond Ct. **\$689,000**
Sun 1-4 Alain Pinel Realtors 640-3762

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

4 Bedrooms

6608 Tiffany Cmn. **\$549,000**
Sun 1-4 Hometown GMAC 963-8322

1119 Madison Ave. **\$599,000**
Sat/Sun 1-4 J. Rockcliff Realtors 525-0116

5832 Lobelia Wy. **\$659,950**
Sun 1:30-4 Alain Pinel Realtors 455-5464

540 Sheridan Cir. **\$745,000**
Sat/Sun 1-4 Alain Pinel Realtors 455-5464

1579 Frankfurt Wy. **\$769,000**
Sun 12:30-3:30 J. Rockcliff 251-2523

1011 Wynn Cir. **\$798,888**
Sun 1-4 Realty World Town & Country 485-5706

5 Bedrooms

1642 Feldspar Ct. **\$939,000**
Sun 1-4 Alain Pinel 583-1121

PLEASANTON

2 Bedrooms

2185-3 Arroyo Ct. **\$349,900**
Sat/Sun 12-3 Keller Williams 924-0444

2163 Goldcrest Cir. **\$570,000**
Sun 1-4
Remax Accord-Rebecca Bruner 577-8802

2341 Oakland Ave. **\$628,000**
Sun 1-4 Re/Max Accord 730-0907

4382 First St. **\$699,850**
Sat/Sun 11-2/1-4J. Rockcliff Realtors 251-2556

3 Bedrooms

7229 Valley View Ct. **\$575,000**
Sun 1:30-4:30 Re/Max Accord 699-3122

4427 Downing Ct. **\$579,950**
Sun 1-4 Keller Williams 463-0436

3183 Half Dome Dr. **\$675,000**
Sun 12-4 Coldwell Banker 847-2200

2808 Cupflower Ct. **\$700,000**
Sun 1-4 Keller Williams 924-0444

1037 Hometown Wy. **\$749,900**
Sun 1-4 Alain Pinel 447-2723

5606 San Jose Dr. **\$778,000**
Sat/Sun 1-4 Re/Max 580-8011

4496 Desertwood Pl. **\$824,950**
Sat/Sun 1-4 Alain Pinel 963-8871

4484 Funston Gate Ct. **\$875,000**
Sun 1-4 Keller Williams 260-8883

2516 Raven Rd. **\$859,000**
Sun 1-4 Kris Moxley 621-4064

4 Bedrooms

259 Kottinger Dr. **\$1,100,000**
Sun 12-4 Re/Max Accord 518-4492

307 Brienne Ct. **\$1,249,000**
Sun 1-4 J. Rockcliff Realtors 998-3078

1510 Poppybank Ct. **\$734,888**
Sat/Sun 1-4 Hometown GMAC 426-3839

3548 West Las Positas Blvd. **\$777,000**
Sat/Sun 1-4 Re/Max 580-8011

946 Madeira Dr. **\$819,950**
Sun 1-4 Allied Brokers 846-3755

2630 Monton Ct. **\$825,000**
Sun 1-4 Coldwell Banker 847-2200

4837 Mohr Ave. **\$849,000**
Sat/Sun 1-4 Alain Pinel 251-1111

3645 Dunsuir Cir. **\$889,999**
Sun 1:30-4 Alain Pinel 998-9747

2314 Willet Wy. **\$969,000**
Sat/Sun 1-4 Alain Pinel 251-1111

5 Bedrooms

4967 Monaco Dr. **\$1,399,950**
Sun 1-4
Hometown GMAC-Danielle Peel 426-3852

1258 Hearst Dr. **\$1,595,000**
Sat 1-4 Alain Pinel 846-6500

8330 Moller Ranch Dr. **\$1,598,888**
Sat/Sun 1-4 Re/Max 580-8011

7914 Paragon Cir. **\$1,899,000**
Sun 1-4 Alain Pinel 846-6500

860 Division St. **\$1,999,999**
Sat/Sun 1-4 J. Rockcliff 784-7000

3623 Cameron Ave. **\$1,925,000**
Sun 1-4 Kris Moxley 621-4064

6 Bedrooms

1327 Montrose Pl. **\$2,149,950**
Sun 1-4 Alain Pinel 963-8871

DUBLIN

3 Bedrooms

11474 Silvergate Dr. **\$1,300,400**
Sun 1:30-4 J. Rockcliff Realtors 251-2547

8246 Rhoda Ave. **\$929,000**
Sun 1-4 J. Rockcliff Realtors 876-7089

4 Bedrooms

8333 Creekside Dr. **\$1,100,000**
Sun 1-4 Keller Williams 463-0436

7788 Woodren Ct. **\$638,888**
Sun 1-4 Re/Max 580-8011

5 Bedrooms

5723 Cogg Hill **\$1,125,000**
Sun 1-4 Coldwell Banker 831-3343

5836 Turnberry Dr. **\$1,799,000**
Sun 1-4 Coldwell Banker 831-3343

4939 Sequoia Ave. **\$824,900**
Sun 1-4 Hometown GMAC 417-8603

SAN RAMON

2 Bedrooms

108 Dogwood Pl. **\$475,000**
Sun 1-4 J. Rockcliff Realtors 216-7092

6213 Lakeview Cir. **\$549,000**
Sun 1-4 J. Rockcliff Realtors 683-5165

3 Bedrooms

3015 Tahoe Pl. **\$699,000**
Sun 1-4 J. Rockcliff Realtors 855-4110

1280 Ustilago Dr. **\$837,500**
Sun 1-4 Alain Pinel 968-1452

613 Bali Ct. **\$884,500**
Sun 1-4 Alain Pinel 968-1452

4 Bedrooms

2212 Maidenhair Ln. **\$689,000**
Sun 1-4 Prudential CA 734-5061

8024 Briar Oaks Dr. **\$839,000**
Sun 1-4 Prudential CA 734-5061

9693 Thunderbird Dr. **\$865,000**
Sat 1-4 Empire 217-3108

BLACKHAWK

4 Bedrooms

304 Red Maple Dr. **\$1,499,000**
Sun 1-4 J. Rockcliff Realtors 855-4128

5247 Blackhawk Dr. **\$2,295,000**
Sun 1:30-4:30J. Rockcliff Realtors 672-2499

5 Bedrooms

4077 Eagle Nest Ln. **\$1,250,000**
Sun 1-4 J. Rockcliff Realtors 673-0120

5440 Blackhawk Dr. **\$2,795,000**
Sun 1-4 J. Rockcliff Realtors 672-2499

DANVILLE

3 Bedrooms

421 Garden Creek Pl. **\$519,950**
Sun 1-4 Keller Williams 260-8883

1948 St. George Rd. **\$759,000**
Sun 1-4 Keller Williams 260-8883

4 Bedrooms

1895 St. Norbert Dr. **\$1,069,000**
Sat/Sun 1-4 Keller Williams 855-6410

842 Matadera Cir. **\$1,099,000**
Sat/Sun 1-4 Keller Williams 260-2508

471 Saint Francis Dr. **\$1,149,000**
Sun 1-4 J. Rockcliff Realtors 855-4060

105 Dana Highlands Ct. **\$1,275,000**
Sun 1-4 J. Rockcliff Realtors 997-0806

410 Bridgeside Cir. **\$699,000**
Sun 1-4 Keller Williams 260-8883

80 St. Ramon Ct. **\$819,000**
Sat 1-4 J. Rockcliff Realtors 855-4128

186 Ramona Rd. **\$869,000**
Sun 1:30-4:30 Alain Pinel 791-2600

24 Cedar Hollow Dr. **\$869,000**
Sat/Sun 1-5 J. Rockcliff Realtors 855-4049

740 El Cerro Blvd. **\$974,500**
Sun 1-4 J. Rockcliff Realtors 855-4110

5 Bedrooms

308 Sunset Dr. **\$1,249,000**
Sun 1-4 Keller Williams 260-8883

100 David Ln. **\$1,949,000**
Sun 1-4 Alain Pinel 640-8708

272 Montego Dr. **\$5,489,000**
Sun 1:30-4:30 Alain Pinel 791-2600

ALAMO

4 Bedrooms

2701 Winners Cir. **\$1,529,000**
Sun 1-4 J. Rockcliff Realtors 997-1787

35 Summer Meadows Ct. **\$2,390,000**
Sun 1:30-4:30 Alain Pinel 791-2600

CASTRO VALLEY

4 Bedrooms

22759 Rancho Palomares Pl. **\$819,000**
Sun 1-4 J. Rockcliff 251-2577

DISCOVERY BAY

6 Bedrooms

6383 Crystal Springs Cir. **\$523,000**
Sat/Sun 1-4 J. Rockcliff 251-2577

FREMONT

3 Bedrooms

32411 Lake Ree St. **\$529,000**
Sun 1-4 Re/Max Accord 577-2600

HAYWARD

3 Bedrooms

22140 Castille Ln. Unit 80 **\$474,950**
Sat 1-4 J. Rockcliff 251-2526

LAFAYETTE

6 Bedrooms

3276 Sweet Dr. **\$1,325,000**
Sun 1-4 J. Rockcliff Realtors 977-8965

MOUNTAIN HOUSE

4 Bedrooms

523 S. Tradition St. **\$579,000**
Sun 1-4 Coldwell Banker 336-1108

NEWARK

4 Bedrooms

6378 Normandy Dr. **\$585,000**
Sat/Sun 1-4 J. Rockcliff Realtors 251-2503

TRACY

5 Bedrooms

1285 Belmont Ct. **\$599,900**
Sun 1-4 Coldwell Banker 336-1108

UNION CITY

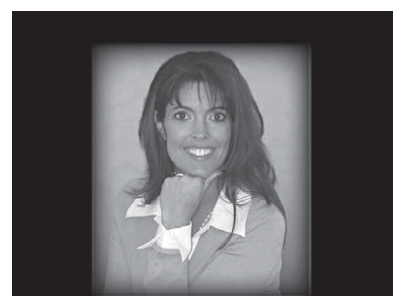
4 Bedrooms

3236 San Carlos Wy. **\$588,888**
Sun 1-4
J. Rockcliff Realtors 5 1 0 - 3 2 9 - 1 4 2 1

WALNUT CREEK

3 Bedrooms

402 Seville Ln. **\$729,900**
Sun 1-4 J. Rockcliff Realtors 487-2629



Melisa Mazotti, VP

Your Pleasanton Resident Realtor

(925) 580-2777

www.MelisaMazotti.com

Tucker Associates
REAL ESTATE SERVICES

Open this weekend!

322 Norris Canyon Place, San Ramon

2 bed, 1.5 bath at \$374,500
Upper condo with incredible "Tahoe-like" feel...complete privacy. Vaulted ceilings, fireplace, Inside washer/dryer, jetted tub in master and much more...possible SHORT SALE!!!

607 Norris Canyon Place, San Ramon

2 bed, 2 bath at \$424,000
Hard to find ground floor condo with amazing views. Completely remodeled...bamboo and cork floors, new paint, new carpets, oversized patio, walking to pool. Built in 1996. Must Sell!



Exceptional Pricing and Location in Pleasanton

1645 East Gate Way, Pleasanton

Just a few years old, this home features 3 bedrooms, PLUS loft, 2 1/2 baths, formal dining and living rooms and much more. Recently remodeled, this home now boasts granite counters, tile back splash, new paint, new carpets, 2 fireplaces, tile floors and more. Must see...priced to sell in the low \$900's.

Coming Soon... Westside Pleasanton Home

Enjoy walking to the neighborhood park or pool from this wonderful home. 4 bedrooms, 3 bathrooms, with one bed and bath on first floor, this home is a terrific value. Updated kitchen and baths, spacious bedrooms, formal living and dining room, side yard access. Great neighborhood and back yard...don't miss! Call for more information. Priced in the low \$800's.



Model Perfect - Pottery Barn feel

10604 Melvich Lane, Dublin

3 bedrooms, 2.5 baths, 2 car attached garage in the quiet Dublin Hills. Features hardwood type floors, decorator paint, great views, spacious master with walk-in closet and much more! Priced at \$545,000.

apr.com

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



This Charming home in the "Gates" has been extensively renovated with new kitchen and baths, dual pane windows with 4" Plantation shutters, six panel doors with satin nickel hardware, 2 skylights, a custom fireplace, redwood fencing and much more! Situated on a near 1/4 acre private lot with side yard access and a beautiful pool and spa that is ideal for Summer entertaining! Offered at \$849,000

PLEASANTON ■ 4837 MOHR AVENUE

"Thinking of Selling?"

My buyers are pre-approved and ready!
Please call me today!

Buyer Needs:

Up to \$625,000

Couple with teenage son seeks 1400sf+, 3bd/2ba home in Pleasanton, preferably within walking distance to Amador HS and potential to expand the home up or out.

Up to \$825,000

Single mom with two teenage boys seeks single family home in Pleasanton, 3bd/2ba, 1700sf+ preferably within Birdland or the Gates, pool would be a plus.

Up to \$1,000,000

Couple with two young children seeks 4bd/2ba, 2500sf home in Pleasanton with a large enough lot to install a pool. Prefers to be in Del Prado, Birdland or Country Fair.



Tim McGuire

925-462-SOLD

tmcguire@apr.com

www.TimMcGuire.net



The latest from The 680 Blog

I-580 Traffic Improving?

Pleasanton area residents are well aware of the traffic gridlock that usually greets commuters heading East towards Livermore after 3:00 on weekday afternoons. At times, it seems that walking would be faster than navigating your way through the mess that is I-580.

I am happy to report that the traffic on I-580 seems to be much improved, thanks to the installation of metering lights on the on-ramps. Last week, I had to travel from Pleasanton to Livermore late in the afternoon (around 4:45 PM). I prepared for the usual gridlock and frustration by bringing along a new age CD and practicing deep breathing exercises. What I found was a pleasant surprise to me. Traffic was actually moving... even at 4:45 PM on a Wednesday. >>**Go to www.680homes.com to read the rest of this article**



Doug Buenz

Office

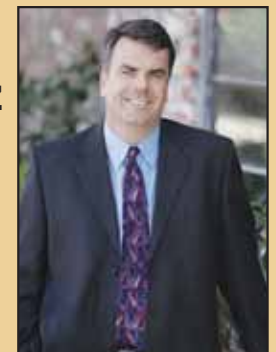
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Expert real estate services



Go to 680Homes.com for more information on these homes and other properties.



Fabulous single story custom 5 BR, 4 BTH home on a .41 acre cul-de-sac view lot, with Gourmet Granite, Cherry kitchen, hardwood floors and much more!
\$1,849,000



Elegant 5 BR, 3 BTH home on private .39 acre cul-de-sac lot with Gourmet Granite kitchen, stone flooring, pool, spa, sport court and much more!
\$1,485,000



3739 Angus Way, Pleasanton
Gorgeous 4 BR, 3 BTH home on oversized lot with upgrades galore, including Viking professional oven/range, spa, BBQ and more!
\$879,900

**Your Home
Listed Here!!**

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

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KOTTINGER RANCH



OPEN SAT 1-4
1258 HEARST DRIVE, PLEASANTON
Excellent location! Beautiful home on a premium lot (.44 acre) with panoramic views of the Tri-Valley, Mount Diablo, and Pleasanton Ridge. Recently remodeled custom kitchen includes granite, custom cabinetry, stainless steel appliances, island and expanded eating area. Five bedrooms (office 5th), three and a half baths. Approximately 3,400 sq ft. Large master suite with views, retreat with see thru fireplace, and dual walk-in closets. Extensive hardwood flooring downstairs. Professionally landscaped beautiful grounds. Expansive rear yard with panoramic views, gas fire pit area and elevated entertainment area with brand new Viking BBQ and refrigerator. Three car garage. Located within walking distance of Kottinger Ranch Community center (park, tennis courts, large community pool, and meeting facilities). A walk to award winning Vintage Hills Elementary School. Don't miss it!
OFFERED AT \$1,595,000

LAGUNA OAKS



OPEN SUN 1-4
7914 PARAGON CIRCLE, PLEASANTON
Largest model in desirable Laguna Oaks. This expanded Laguna model on a premium .46 acre lot has panoramic views of Pleasanton Ridge and Mt. Diablo. Five large bedrooms, bonus/media room plus formal office. Approximately 4,592 square feet. Open kitchen with granite slab countertops. Large family room with extra billiard/gaming table area. Expansive rear yard with in ground pool and spa, built in BBQ entertainment area, extensive covered slate patios and fire pit area. Exceptional curb appeal. Oversized driveway, great when entertaining. A short walk to the community pool, park, and tennis courts.
OFFERED AT \$1,899,000

WALNUT HILLS



PENDING SALE
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 \$1,029,000

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.

BRAND NEW CUSTOM HOME



JUST CLOSED
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

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



SOLD
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 (last week)	Current Actives	**	Pendings (last week)	New Pendings	**
Single Family Homes Under \$1,000,000	89	97	↑	6	5	↓
Single Family Homes Over \$1,000,000	78	82	↑	3	3	same
Single Family Homes Over \$2,000,000	27	27	same	2	1	↓
Total # Of Single Family Homes In Pleasanton	167	179	↑	9	8	↓

*This is a weekly watch for Pleasanton Residents to monitor active inventory and pending sales overall or by price range.
** Arrows represent an increase or decrease in the units in a given category.*



BLAISE LOFLAND Open Sun 1-4



PLEASANTON \$1,595,000
Excellent location on a premium lot. 5d/3.5ba home. Recently remodeled custom kitchen. Large master with views. Retreat with see-through FP. Expansive rear yard has fire pit/ views/ entertainment area. 1258 Hearst Dr.

PETER MCDOWELL By Appt



DANVILLE \$1,449,000
Beautiful 4bd/3ba home set back from the street with a private driveway. No rear neighbors. Open entry, spacious floor plan. Two fireplaces. Great landscaping, fruit trees, gazebo, pool and spa.

UWE MAERCZ By Appointment



LIVERMORE \$1,399,000
Gorgeous former model home with upgrades galore (fully furnished)! 4030+/-sf, 0.26+/-ac lot, 5bd/4.5ba, 3 wine coolers, 4 fireplaces, water softener, designer touches, fabulous pool with waterfall.

SALLY MARTIN Open Sat & Sun 1-4



PLEASANTON \$969,000
Birdland charmer. 4bd/2.5ba, 2,253+/-sf tri-level home. Remodeled gourmet kitchen with slab granite and high end appliances. Updated baths. Open floorplan. 2314 Willet Way

DOUGLAS BUENZ By Appt



PLEASANTON \$879,900
4bd/3ba, 2101/-sf home on a large oversized lot with upgrades galore! Viking stainless gas 6 burner stove, double ovens, European stainless dishwasher, old world plank laminate flooring. Spa/BBQ.

MOXLEY TEAM By Appointment



PLEASANTON \$859,000
3bd/2ba 2,156+/-sf of living space. Expanded family room, custom woodwork throughout. Corner location, breakfast nook in kitchen, and hardwood flooring.

TIM MCGUIRE Open Sat/Sun 1-4



PLEASANTON \$849,000
4bd/2ba, 1800+/-sf on a 1/4+/-acre lot with pool/spa and side yard access. Remodeled kitchen and baths, hardwood floors, new windows, doors, furnace and skylights. 4837 Mohr Ave.

MARY JANE DEERING By Appt



PLEASANTON \$409,000
2 bed, 2 bath upper condo in Canyon Meadows on one level. Views of hills, community facilities. Maple laminate floors, newer carpet.

It's a Matter of Perspective



Do stairs go up? Or down?

It depends where you are on the staircase.

At Alain Pinel Realtors, our hallmark is perspective. So while headlines trumpet a national "lending crisis" and "plunging real estate prices," the fact is that most of the Bay Area's mature neighborhoods remain strong.

Here:

- In the last 10 years, Bay Area homes have appreciated more than 175%*
- On average, homes have doubled in value every 6.6 years*
- Mortgage rates continue to remain near 25-year lows**

If you're considering selling or buying a home, call us. Get the facts. And make your decision based on Bay Area market reality.

* Source: DataQuick 1997-2007

** Source: Federal Home Loan Mortgage Corporation 30-year Fixed Conventional Rates

Historical performance and data provided is not necessarily an indication of future performance.