



Linking to the Beyond

Local psychic Irma Slage to host séance at the Pleasanton Hotel



Irma Slage, a local psychic, is able to talk to and sometimes see the dead. She said they can be captured in photos, like this one, in the form of orbs. Slage has held séances at the Pleasanton Hotel (right) and the next one is scheduled for March 12.

by Emily Atwood

Irma Slage considers herself to be a human telephone—connecting the living to departed spirits.

It all began one day when she was cleaning the bathroom. Then in her 20s and newly married to Ted Slage, she saw her friend Rose standing in the room, speaking to her.

“I could see her completely as I could see my own hand,” she said. “It was very clear, but I didn’t try to touch her.”

Irma later found that Rose had died that day. In that moment, Irma realized that the voices she had heard in her head, such as telling her where to look for a lost item, were something more and something everyone heard.

“It completely changed my life,” she said. “I was never the same again.”

Some 30 years later, Irma and Ted Slage live in Livermore and have grown accustomed to daily,

extraordinary occurrences. The couple tries to take it easy, especially if it means they can spend time with their grandchildren, but the demand for her talent makes it difficult. She is frequently contacted by people from all over the world, wanting to learn more.

Ted Slage’s belief has grown over time as he has witnessed Irma’s interactions with spirits. Although his wife’s gift hasn’t rubbed off, he has been a part of it.

“My brother was 20 years older than I am and died about three years ago. He was a heavy smoker,” he said. “I was lying in bed with Irma and I smelled the smoke of cigarettes, and we don’t smoke. I asked Irma what it was, and found out it was my brother [in the room].”

Irma has the ability to speak with any person or pet as if she were calling them on the phone.

“I can call anyone at any time; if I want to talk with my mom or someone who just died and needed

my help,” she said.

They can also approach her, which she doesn’t mind—as long as she’s not sleeping.

One time, she woke up early in the morning when she sensed a crowd of people needing help. The overwhelming number of voices was too much and she asked for a representative.

“I felt a man come towards me,” she said. “He was wearing a three-piece suit that didn’t have one wrinkle and there was no hair on his face. He said to me, ‘We need help. All of us can’t find where we have to go. Can you help us?’”

The date was Sept. 11, 2001, when terrorists flew airplanes into the World Trade Center towers and the Pentagon, which she hadn’t heard about at the time. She then called on a man she calls her spirit guide who led them into a wall that she saw open up. She watched 75 to 100 people go out of the room and into what she called “the light,” similar to what people say they see

when they die. The businessman later appeared to her, this time wearing jeans and a T-shirt, and thanked her for her help.

In her book “Phases of Life After Death,” Irma writes what happens after death and how it relates to life on Earth. She also speaks to Elvis Presley, Marilyn Monroe and Roy Orbison, learning more about their lives and their tragic deaths.

“We still have people call us, saying they felt depressed so they go back to her book and it makes them feel really good,” Ted Slage said. “It’s always nice to hear.”

Irma will share her gift at a séance in the Pleasanton Hotel at 7 p.m. next Wednesday. Yet instead of darkness and candles, there will be wine and cheese with the lights on. She will get names from people important to the hotel and the area that have passed on.

“There’s a mob guy who started [the hotel] way back when,” she said of the spirits in the hotel. “There are people who are still in

the little area next to the bar.”

She added that people shouldn’t be afraid of ghosts. When they come to her they often just need help.

“People just stay because they feel comfortable and want to be with their loved ones at parties, births even deaths,” she said. “It’s not necessarily unfinished business, it’s unfinished love.”

No one in her family has had this gift so she’s not sure why she is one of the few to be granted a direct connection to the dead. Whether it’s connecting people with their loved ones or Pleasanton residents beyond the grave, she believes she was granted this gift to learn and grow.

“We grow with our experiences and with this gift, I grow much quicker,” she said. “I can feel for other people and I have their experiences too.”

To learn more about Irma, visit www.irmaslage.com. Tickets are \$25 for the March 12 event at the Pleasanton Hotel, 855 Main St. Call 846-8106. ■

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Now Showing

Penelope

★ ★ ★

Rated: PG for thematic elements, some innuendo and language.
 1 hour, 29 minutes

Christina Ricci shines in the year's first unconventional feel-good film.

"Penelope" wiggles its way past a quirky premise with the help of a terrific supporting cast and underlying messages about self-esteem, independence and inner beauty. The charming tale is a welcome shift from the dark subject matter that crowded cinemas—and the Oscars—in 2007.

The daughter of wealthy socialite parents (Catherine O'Hara and Robert E. Grant), Penelope Wilhern (Ricci) suffers from a witch's curse that has haunted the Wilhern family for generations. She was born with a pig snout and ears, strange features that send any prospective suitor screaming off in horror. Her parents keep Penelope out of public view—convincing the world she died as a child—and surreptitiously seek out a blue-blooded husband in order to break the curse.

Lemon (Peter Dinklage of "The Station Agent"), an ambitious tabloid reporter, is convinced Penelope is alive and becomes desperate to get a photograph of the unique girl. Enter Max (James McAvoy of "Atonement"), a down-on-his-luck gambler in need of an easy payday.



Lemon quickly convinces Max (thanks to a promise of cash up front) to act the part of interested suitor and snap a photo of Penelope. But when Penelope reveals herself to Max following several heartfelt conversations through a two-way mirror, his startled reaction convinces her to hide her face and run away.

Ricci is superb in a very difficult role that has her wearing a pig-snout prosthetic for more than half the film and speaking through a scarf in much of the rest. In one memorable scene, a scarf-covered Penelope tries draft beer for the first time. Through

her eyes and body language alone, Ricci hilariously demonstrates being drunk while meeting her first real friend (Reese Witherspoon).

McAvoy is incredibly charismatic—he has the same natural talent and appeal of Tom Cruise, sans the Scientology. And Dinklage embraces his role and plays it perfectly, proving that size has no bearing on giving a believable and magnetic performance.

"Penelope" takes some getting used to. Viewers must be patient as the curse concept and Penelope's strange features strain believability. Once they're past the initial knee-jerk reaction, however, it becomes easy to appreciate the heartfelt, romantic and uplifting core that shines through.

Do we judge with our eyes or our hearts? Perhaps the best part about "Penelope" is that it encourages us to look beyond the surface and find the charm and humor within.

—Tyler Hanley

Ready to Rent

Rocket Science

1 hour, 41 minutes
 HBO Home Video
 Director: Jeffery Blitz

Funny and unsettling, director Jeffery Blitz's "Rocket Science" is a strange follow up to his 2002 documentary "Spellbound" that ushered in a spew of dork-cum-cool brain gymnastic movies that made us root for the nerd inside (and outside) of us all. Where as "Spellbound" followed the trials of several kids preparing for the national spelling bee, "Rocket Science" follows the agonies of one particular teenager who joins the debate team but cannot master its one fundamental component—pronounced articulation—because of a speech impediment. The movie doesn't hit the level of feel-good its previews let on, but I feel like it's a good thing; we've had too much of that with the syrupy "Juno" and the jocular "Superbad." "Rocket Science" is the parts of adolescence we wish to forget.

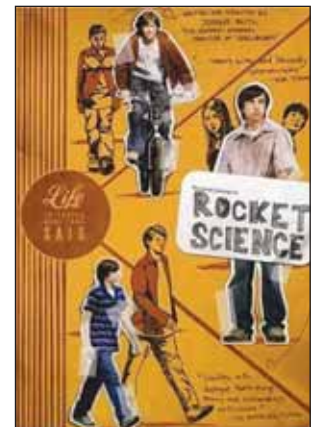
The nerd in the movies is attaining a mythic status as of late. Maybe it's the billions of dollars in education that are spent every year in student loans that have fostered the inner mental gymnast (take a look at BART in the afternoon—it's Sudoku aplenty) in our day. Napoleon Dynamite, Justin Long, the return of Hanson and the reverberating effects of "The Lord of the Rings" movies have made the "'00s" the decade of the nerd.

The movie takes place in a New Jersey suburb where class-consciousness still enforces the pecking order and where the sum of the culture is not equal to its parts. It's a place where young Hal Hefner (a very good Reece Thompson) struggles not so much for acceptance, but for recognition into the weird

dynamics of his high school and is doubly rebuked due to his stammer. His saving grace arrives one day in the form of the school princess Ginny (Anna Kindrick), whose only desire is to win the state championship and who asks Hal, much to his suspicions, to join the debate team where she can sculpt him into perfection. This sends Hal into spiraling infatuation that makes him, unfortunately, turn to both his greasy neurotic older brother and Ginny's couture obsessed neighbor for advice.

"Rocket Science" does not succeed in whole, but for what is there it is very funny and moving. Blitz seems too loose of a scriptwriter so that the characters, except for Hal, feel more like caricatures to churn the jokes along than the people the story seems to call for. It's as if Blitz saw "Napoleon Dynamite" and maybe the movies of Todd Solondz and took his cues from there. There are inspired moments, my favorite being Ginny's neighbor and his questioning, and demonstrating to Hal the mechanics of a bra, but like the Jersey of the movie it is too fractured to be entirely enjoyable, but quirky and honest enough to stay with you long after the credits roll.

—Joe Ramirez



Melodrama wagon rolls through Sunol

Sunol Repertory Theater puts on Old West show to benefit school



Candy Cane, the heroine played by Patti Balch, is joined by castmates in "Wagon Wheels A-Rollin'." Also pictured are Drew Linde (Lt. Porridge), Patti Balch (Candy Cane, the heroine), Conover Smith (Chuck Wagon, the hero), John Ruzicka (Alibi Crabtree), Lori Nielsen (Clementine Splinters), Suzzane Diers (Jauanita Fandango), Becca Brown (Anita Edit), Emily Madden (Minerva) and Sandi Bohner (Cookie/co-producer).

Families are invited to boo, hiss, cheer and raise money for Sunol Glen School art programs.

Sunol Repertory Theater is at it again, putting together a night of entertainment for the 27th year. To date, they have helped raise \$80,000 for the school.

This year, they will put on an Old West lively melodrama called "Wagon Wheels A-Rollin'." The production is made complete with an especially wicked villain, a heroine and a matter of a stolen piece of jewelry in this family-friendly show.

"Families are welcome to come," Co-Producer Sandi Bohner said. "They can even boo, hiss and yell

back at the villain."

All of the performers and crew volunteer their time to put on the show. Starting as early as September, the gang has memorized and rehearsed in preparation for tomorrow's opening night.

The show opens in 8 p.m. Saturday at the school's auditorium, 11601 Main St. in Sunol. It runs Fridays and Saturdays in March, except for Easter weekend, March 21 and 22.

Tickets are \$12.50. Various groups will raise funds by selling refreshments during intermission. Call 862-9006 for more information.

—Emily Atwood



Courtesy Cie Probst

'Modern Millie' hits the Amador stage

Amador Valley and Foothill high schools present "Thoroughly Modern Millie" at 7:30 p.m. March 7, 8, 13, 14 and 15 at the Amador Theater, 1155 Santa Rita Road. The show goes back in time to the Roaring '20s, complete with flappers and tap dancing. Tickets are \$12 for adults and \$10 for youth and seniors. Visit www.civicartstickets.org or the theater's box office for tickets.



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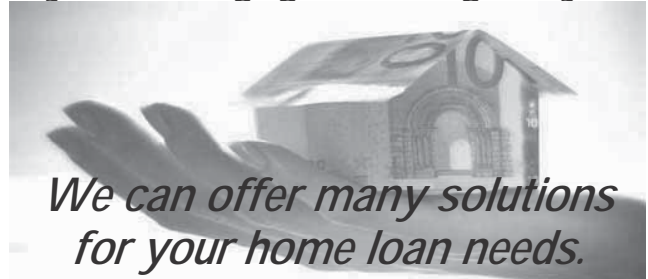
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Pleasanton Real Estate News



by
Gerarda
Stocking

THE INVALUABLE C.M.A.

A CMA is a competitive marketing analysis. Those who are putting their homes on the market, assuming they are working with an excellent real estate professional, will spend time carefully studying such an analysis—looking at recent sales prices for homes like theirs, at the condition of the homes that sold, at the motivations of the sellers involved, at the amenities and special features in the homes. It is by poring over such a report that sellers, with their agent's assistance, arrive at an asking price that reflects current market conditions accurately and, as studies have shown, brings in the fastest sale with the best profit.

Okay, what about buyers? With increasing regularity, real estate professionals are helping buyers find and make a viable offer on the home that fits their needs and desires. Then they will look at a CMA before deciding what to offer the seller. This is one of the reasons that the seller who has asked a reasonable price for his or her home is likely to get it. The buyer has looked at the clear evidence that the home has been well-priced.

It is also one of the reasons that the seller who has decided to test the waters with a price too high to be justified by a careful study of recent sales is very often doomed to wait longer than otherwise for an offer—because buyers don't take his price seriously—and generally when an offer is finally placed, it will be as low as the seller's asking price was high. An accurate CMA is invaluable on all sides of a transaction. For assistance call Gerarda Stocking at 846-4000 or visit her website at www.gerardastocking.com.

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Sports

Of Note

Evaluations for Colt, Palomino players

Evaluations for Colt/Palomino baseball players will be held at noon this Sunday at Amador Valley High School, 1155 Santa Rita Road. Meet on the boys junior varsity field.

If registered, show up to the field with gear. If not registered and you would like to play, you can register online at www.pleasantonpony.com.

Youth umpire training for PONY baseball

PONY baseball is looking for youth umpires to referee games. The pay is good, training is free and the equipment is provided.

An umpire clinic will be held at 2:30 p.m. this Sunday at the Amador Valley High School boys junior varsity field, 1155 Santa Rita Road.

For information, contact Steve Dukleth with any questions at spdukleth@oavs.com

Soccer camp registration available

Registration for the Keep Em Playing Camp is now open. The development cycle begins in April with a two-month Keep Em Playing Camp.

The camp exposes players to a number of Ballistic United Soccer

Club coaches through creative small-sided games and training sessions. The final session of the camp allow players to practice their skills in a World Cup-style competition.

The camp is offered for one day a week for 1 1/2 hours of training. At this point players may continue in the program by registering for the training component.

Cost is \$150 for a total of nine camp days and camp is 1 1/2 hours on Tuesday for the month of April and in May. Weekday sessions for camp will run from 4:30 to 6 p.m.

For more information, visit the "Player Camps" page at www.busc.org.

—Karen Reedy

Track club invites participation

Athenian Athletics Track Club invites youths to join in track and field practice sessions. Kids ages 7-18 can better prepare for the upcoming season and for UC Berkeley and All-Comer meets.

Practices will be held on a voluntary and drop-in basis Monday through Friday. Adults of all ages and ability are also encouraged to come for a workout.

For club membership, practice times and locations, visit www.athenianathletics.com or call Coach Rik Richardson at 518-9356.

High School Sports Schedule

March 7

Varsity Baseball: 3:30 p.m. Amador Valley vs Pinole Valley, Home

Varsity Baseball: 3:30 p.m. Foothill vs Newark Memorial, Home

Varsity Boys Lacrosse: 7 p.m. Foothill vs Bellarmine, Home

Varsity Girls Lacrosse: 7 p.m. Amador Valley vs Miramonte, Home

Varsity Boys Tennis: 3:45 p.m. Amador Valley vs Irvington, Away

March 8

Varsity Softball: 10 a.m. Amador Valley vs American, Home

Varsity Boys Lacrosse: 12 p.m. Amador Valley vs St. Ignatius, Away

March 11

Varsity Baseball: 3:30 p.m. Amador Valley vs Pittsburg, Home

Varsity Softball: 4 p.m. Amador Valley vs Skyline, Home

Varsity Girls Lacrosse: 7 p.m. Amador Valley vs Carondelet, Home

Varsity Girls Lacrosse: 7 p.m. Foothill vs Acalanes High, Away

Varsity Boys Tennis: 3:45 p.m. Foothill vs San Ramon Valley, Away

Varsity Boys Tennis: 3:45 p.m. Amador Valley vs Granada, Away

Varsity Boys Volleyball: 6 p.m. Foothill vs Monte Vista, Away

March 12

Varsity Baseball: 3:30 p.m. Foothill vs Arroyo, Away

Varsity Softball: 3:30 p.m. Foothill vs Freedom High School, Home

Varsity Boys Lacrosse: 7:30 p.m. Amador Valley vs Berkeley, Home

Varsity Boys Tennis: 3:30 p.m. Foothill vs Livermore, Home

Varsity Swimming: 3:45 p.m. Amador Valley vs Miramonte, Away

March 13

Varsity Boys Tennis: 3:45 p.m. Amador Valley vs Monte Vista, Home

Varsity Boys Volleyball: 6 p.m. Amador Valley vs San Ramon Valley, Away

March 14

Varsity Baseball: 3:30 p.m. Amador Valley vs James Logan, Home

Varsity Baseball: 3:30 p.m. Foothill vs American High, Home

Varsity Boys Lacrosse: 7 p.m. Foothill vs Las Lomas, Away

Varsity Girls Lacrosse: 6 p.m. Amador Valley vs Berkeley, Away

Varsity Swimming: 3:45 p.m. Foothill vs California, Away

Varsity Swimming: 3:45 p.m. Amador Valley vs San Ramon Valley, Away

March 15

Varsity Boys Lacrosse: 2 p.m. Amador Valley vs Marin Catholic, Away

Varsity Boys Lacrosse: 2 p.m. Amador Valley vs Marin Catholic, Away

March 18

Varsity Softball: 3:30 p.m. Foothill vs Archbishop Mitty, Home

Varsity Boys Lacrosse: 7 p.m. Amador Valley vs San Ramon, Away

Varsity Boys Lacrosse: 7 p.m. Foothill vs California, Away



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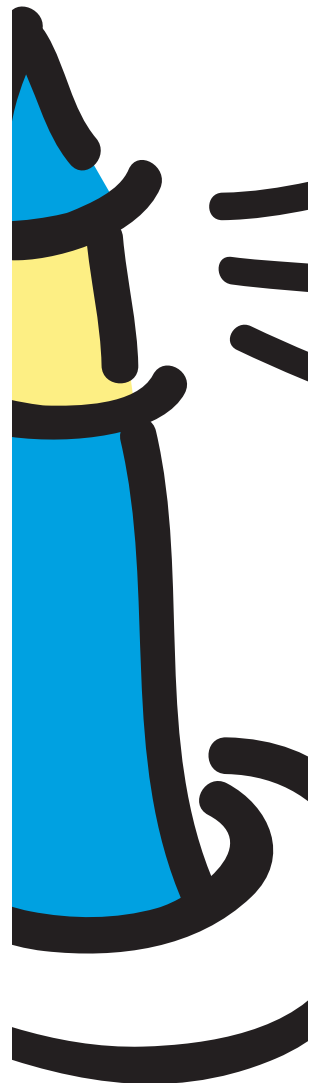
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Real Estate

Getting the best value in today's market

Coldwell Banker CEO has tips for homebuyers

by Larry Klapow

The current real estate market presents great opportunities for anyone shopping for a home in the Bay Area.

Interest rates are as low as they have been in many years. The large number of single-family homes and condominiums for sale in many markets offers a wealth of choices for the buyer to peruse. Sale prices have leveled off or even dipped in many communities, and sellers are much more willing to negotiate.

However, even in this buyer's market, consumers need to be savvy in order to get the best deal possible. Should you buy a foreclosed property and how do you do it? Why are prices down in one neighborhood but up in another? Should you wait to see if we are at the bottom of the market? The myriad of questions and issues facing consumers can make buying even now a daunting process.

Here are some tips to help make the process go a lot smoother and ensure that you get the best value for your money.

First and most important, don't try to time the market. Trying to time the housing market isn't any easier than trying to time the stock market. Experts such as real estate economists have been notoriously bad at predicting the future market, so what chance does anyone have? The problem is that no one knows what the future holds. You never know when you have hit the bottom of a real estate cycle until prices already have rebounded. By then, of course, it's too late.

One thing is certain right now: The housing market has softened and buyers have a window of opportunity to jump in while mortgage rates are low and prices have eased. If you intend to stay in your home for at least the next few years, you should be just fine. Historically, down cycles in California real estate are relatively brief and shallow. Over the long run, prices in the Golden State have more than held their own with other investments, according to figures from the California Association of Realtors.

Also, consider buying a "Real Estate Owned" property from a lender, but be aware of drawbacks. The number of REO (usually foreclosed) properties has steadily increased with the softer market. REOs can be a great opportunity for buyers to get a property at a discount. These properties are owned by lenders who prefer to be in the banking business and not the real estate business. Therefore, they are often willing to sell a property at a lower price to get it off their books.

But buying REOs isn't as easy as you might think. The REO departments at major banks understand price and market value, and, while they are willing to negotiate, they will not just give away their properties. In fact, we are actually starting to see some of these properties attracting multiple offers, so prepare yourself for competition over the best bargains. You can assume that unrealistic buyers will be rejected.

You should also make sure to understand the condition of the property. Some are in good shape, but others may need a great deal

of work and repair. This is not the time to waive a property inspection. REOs can be a good deal, but not if you have to spend tens of thousands of dollars making repairs.

Further, be sure to get a pre-qualified loan commitment. Homebuyers need to determine how much home they can afford even before they start looking for a home. A buyer who is already pre-qualified by a lender is also taken more seriously by sellers and is in a much better position to negotiate with a seller and move quickly when he or she finds the right home.

Getting pre-qualified is particularly important if you are trying to buy a foreclosed property. Most REO sellers will not even review your offer without a lender's prequalification letter, or, if you are paying cash, some type of proof of funds. They're not about to allow you to tie up their property without first verifying that you're a qualified buyer with the means to close. It can also be a good idea to consider the lender that owns the property for your loan.

Negotiate on the incentives. More and more sellers are offering a variety of incentives to buyers in order to move their properties—anything from homeowner's dues to cash back for remodeling or even cars and vacations. If you negotiate an incentive make sure that it makes sense for you. Having a seller set aside funds to remodel the master bath or install cabinets in the kitchen might be worth more to you than a trip to Hawaii.

Shop around, but not forever. It's true that buyers generally have more time right now to look for properties and consider the best value for them. But even in this market, there are submarkets that are still very much in demand. Well-priced homes in good condition in sought-after neighborhoods are still attracting strong interest from buyers. In some cases, buyers have been surprised to learn that the home they thought was all theirs is the subject of multiple offers. So when you find the right home, it's important to move quickly and be reasonable in your negotiations. This market can still be a win-win for both buyers and sellers.

Use an experienced real estate professional. In this current market with so many questions and issues, it's more important than ever to have a seasoned real estate professional help you. Housing markets vary from city to city and even neighborhood to neighborhood. Your Realtor should have experience in the geographical markets you're interested in moving to. This is particularly important considering all the issues associated with buying a REO property. Working with an experienced Realtor will help you get the best value for your money and avoid costly pitfalls no matter what type of home you want.

A 17-year Bay Area real estate veteran, Larry Klapow is the president of Coldwell Banker Residential Brokerage's San Francisco Bay Area Region A, incorporating 16 offices in Pleasanton and other cities.

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350 WOOD ST, UNIT 202
DOWNTOWN LIVING

\$409,000

2 BR 2.5 BA granite slab in kit/bths,hrdwd flrs in kit/bths.4 yrs new,2-cr garage,comm pl/play-ground 925.847.2200



PLEASANT HILL
65 BELINDA DR
GORGEOUS HOME

\$379,000

3 BR 1 BA Flr pln feels lgr than 1105 sqft,Lrg Priv 6570 sqft.Cmr Lot,Nice updts,EZ freeway access 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/hook.Fm rm w/frplc,spcious mst suite/bth,awesome hill views 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 apli,french drs 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

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

1161 CENTRAL AVE
BEAUTIFULLY UPGRADED HOME

\$660,000

4 BR 3 BA granite kit cntrs w/islnd/Brazilian cherry wd flrs,upgrdd neutr crtpt, 1bd/1 full ba down 925.847.2200

5856 WOODROSE WAY
8 YEAR OLD HOME

\$599,950

4 BR 2.5 BA kit w/cherry cabs,corian cntrs, SS

apli, pntry/eatng area, hrdwd flrng, gas frplc, spacious yrd 925.847.2200

PLEASANTON

1633 LAGUNA CREEK LANE
AN ABSOLUTE MASTERPIECE

\$1,888,000

5 BR 5.5 BA Stunning 5,329 sf, w/2 Masters/Library,Distressed cherry HW flr,European kithen w/ Sub Zero 925.847.2200

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 1-5
SPACIOUS & BRIGHT

3183 HALF DOME DR
\$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

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

SUN 1 - 4
BEYOND BEAUTY!

SORRELWOOD DRIVE
\$1,121,000

4 BR 2.5 BA 2518 sqft,10,100 sqft lotHrdwd,tile flrngDownstairs Mstr Bdrm Suite w/access to bckryd 925.847.2200

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Pleasanton 925.847.2200 5980 Stoneridge Drive, Ste. 122

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22140 CASTILLE LN UNIT 80 **\$474,950**
Newly remodeled, updated kitchen, SS appliances, granite counters, newly installed carpets, paint, lighting. No rear neighbors, hillside view from all bdrms & kitchen. Balcony off living area. Nice patio. Lots of storage. Largest model in complex w/ 2 car garage with interior access
STACI ARMARIO **925.251.2526**

NEW PRICE!



22759 RANCHO PALOMARES PLACE **\$799,999**
Gorgeous heavily upgraded 5 cyns home. Crown throughout, travertine, walnut floors, plantation shutters, granite, Italian marble shower & tub surround w/ custom spa door in master, nickel faucets, custom vanities, slate entry, & more!
JANE MYRENGET **510.886.0400**

OPEN SAT & SUN 1-4PM



3008 BRIGGS CT **\$1,549,000**
Just Listed! Beautifully Pristine Laguna Oaks, Coronado Model. 5 Bedrooms, 3 Baths. Approx. +/- 3,539 Sq.Ft. of Living Space. Approx. +/- 17,498 Sq. Ft. of Flat Lot. Premium Cul De Sac Location. Fully Landscaped Front Yard & Rear Yard. Incredible Views of Mt. Diablo.
SANG KANG **925.251.2555**

JUST LISTED! OPEN SUN 1-4



5803 TURNBERRY DR **\$1,499,900**
Gorgeous Santa Barbara model in Pinnacle, located on the golf course! Some key elements not included in the home, please call the listing agent for details. 5 Bedrooms, 5.5 Bath, 5300+/- SQ FT, 14,000+/- SQFT LOT, 3 Fireplaces.
MICHAEL DELEHANTY **925.251.2516**

OPEN SAT & SUN 1-4PM



1836 HEIDELBERG DR **\$749,000**
Close to the heart of town for a short walk to stores and restaurants. You'll be proud to host a gathering in this gracious home. Large living rm features a tastefully designed kit. that doubles as a dining room.
SHARON WILLIAMS **925. 583.2181**

HORSES POSSIBLE JUST LISTED



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



307 BRIANNE CT **\$1,198,000**
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



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



1579 FRANKFURT WAY **\$769,000**
Sited 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**

www.TonniChandler.com



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**

JUST LISTED OPEN SAT 1-4PM



5411 BLACK AVE UNIT 3 **\$522,850**
Spacious 1680 sq ft beautifully updated townhome close to downtown! Vaulted ceilings, fireplace, laminate flooring, updated kitchen, new paint. Master bdrm has separate sitting area, vaulted ceilings and walk in closet. Private garden perfect for outdoor dining and entertaining.
TONNI CHANDLER **925.251.2556**

WORKING HORSE BOARDING FACILITY



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**

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



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925.426.3800 \$890,000

DANVILLE



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

925.426.3800 \$1,059,000

PLEASANTON



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

925.426.3800 \$988,888

DUBLIN



SUMMERGLEN EMERALD PARK HOME! 5BD/3BA, spacious and bright, professional decor & landscaping, open Formal Living and Dining areas.

925.426.3800 \$824,900

LIVERMORE



BEAUTIFUL SINGLE STORY HOME 3BD/2BA, with no step downs and side access. Extremely well maintained. 4th bedrm option used as walk-in closet.

925.426.3800 \$619,900

LIVERMORE



SPARKLING & READY FOR NEW OWNERS 3BD/2BA, with hardwood floors, dual paned windows, updated kitchen, granite, stainless, and gas range.

925.426.3800 \$559,500

PLEASANTON



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

925.426.3800 \$555,000

SAN RAMON



REMODELED & UPDATED 2 STORY 3 BD/1½BA, everything's been done; laminate wd flrs, dual pane windows, newer furnace, AC & water heater.

925.426.3800 \$425,000

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Offered at \$719,000

Walk to downtown Pleasanton!
Gorgeous remodeled 4 bed, 2 1/2 bath home. Hardwood floors on first floor, granite counters, new SS appliances, freshly painted with designer colors. Wonderful front porch and easy to maintain backyard.

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577-5787



Thinking of buying or selling your home? Find out why Keller Williams Pleasanton sells more homes than any other office in town! Call a Keller Williams agent today!

OPEN SUN 1-4



953 FINOVINO CT., PLEASANTON
Offered at \$1,295,000

Custom Vintage Heights home w/3800 sq ft on cul-de-sac. 4 bdrm/3 bath with lrg granite kitchen and family room, hdwd flrs, french doors, vaulted ceilings. Private backyard.

OPEN SUN 1-4



5539 SAN JUAN WY., PLEASANTON
Offered at \$819,000

4 bedroom plus office, 2 1/2 bath. Beautiful 2124 sq ft w/ maple hrdwd floors, updated kitchen and baths. Newer windows, doors, and roof. Lg private yard w/pool and deck. Walk to schools.



Melissa Pederson

397-4326

OPEN SAT/SUN 1-4



3547 CAPELLA CT., PLEASANTON

Presented at \$652,000

Light, bright and beautiful 3 bedroom, 2.5 bath home in Avila features granite counters, maple cabinets and a wonderful rear yard with patio and grass area for entertaining and play.
Property ID # 7001



2185-3 ARROYO CT., PLEASANTON

Presented at \$349,900

Nicely upgraded 2 bedroom, 1 bath condo on Pleasanton's desirable West side. New cherry cabinets, granite counters, stainless appliances,

Mohawk laminate floors, new windows and more! Property ID #6001

24 HR Property Info Hotline: 888-877-SOLD(7653)



Beth LaGrant

924-0444



238 PRATO WAY, LIVERMORE

Offered at \$1,095,000

Enjoy 4 bedrooms plus built-in office and 3 full baths! Formal dining and living room with gas fireplace. Totally private backyard with 2 huge side yards, spa, garden and lots more to see! Don't miss this one!!



1768 VETTA DRIVE, LIVERMORE

Offered at \$935,000

Great Prima Single-Story Home! Lovely 4 bedroom, 3 baths, 3-car garage with side-yard access. Lots of interesting upgrades. Best locations in So. Livermore!



Gene & Cindy Williams

918-2045

COMING SOON



2827 MANN AVE., UNION CITY
Offered at \$569,000

What a great opportunity to own a wonderful home in a nice neighborhood. Features include 4 bedrooms and 2 bathrooms, 1550 square feet of living space and a 7500 square foot lot with side yard access on both sides. Kitchen includes oak cabinets, tile counters and new flooring. The home also boasts new carpet and a new garage door to be installed.



DeAnna Armario

260-2220

OPEN SUN 1-4



233 DEL VALLE COURT, PLEASANTON
PRICED AT \$759,950

First Time Open! Just a short stroll to downtown Pleasanton. This stunning home boasts 4 bdms, 3 baths & over 1900 sq ft. Beautiful marble entry, cherry wood floors, gourmet kitchen & a spacious master suite.



Dave & Sue Flashberger

463-0436

NEW PRICE



3459 PARK PLACE PLEASANTON

Offered at \$829,900

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



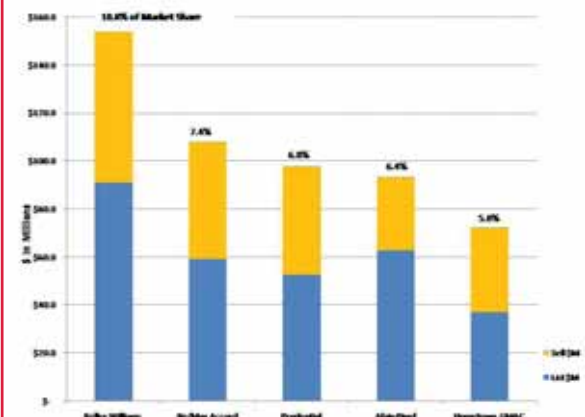
Shannon Witters
Williams Witters Real Estate Team

Williams Witters Team

918-2045

Total 2007 Pleasanton Sales Volume Keller Williams #1

Information provided by Broker Metrics



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Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 4	Total sales reported: 7	Total sales reported: 9	Total sales reported: 14
Lowest sale reported: \$395,000	Lowest sale reported: \$226,500	Lowest sale reported: \$385,000	Lowest sale reported: \$550,000
Highest sale reported: \$1,550,000	Highest sale reported: \$794,000	Highest sale reported: \$815,000	Highest sale reported: \$1,050,500
Average sales reported: \$896,250	Average sales reported: \$451,086	Average sales reported: \$503,389	Average sales reported: \$751,321

Home Sales

This week's data represents homes sold during January 2008

Pleasanton
1125 Baur Court
Ponderosa Homes to T. Tom for \$975,000
2845 Carissa Court
M. & D. Rosenkranz to A. & E. Dorofeev for \$665,000
7218 Moss Tree Way
N. Nafei to D. & M. Ketzler for \$1,550,000
3302 Santa Rita Road
R. Serrano to R. & A. Lorenzo for \$395,000

Dublin
7989 Bellina Street
Braddock & Logan to S. Arita for \$466,000
4130 Clarinbridge Circle
M. David to W. Vandyk for \$385,000
4196 Clarinbridge Circle
GMAC Mortgage to E. Johnston for \$425,000
5501 Demarcus Boulevard #325
Western Pacific Housing to C. Thomas for \$226,500
5501 Demarcus Boulevard #155
Western Pacific Housing to G. Toy for \$361,100
6149 Moore Place
CWLT Inc. to O. Trampe for \$500,000
4891 Thorndike Lane
Lennar Homes to A. & A. Ocampo for \$794,000

Livermore
4097 Bristlecone Way
Ixis Real Estate to L. Bastian for \$405,000
1590 Chestnut Street
M. & M. Goralka to Livermore Valley Investors for \$385,000
588 Dovecote Lane #4
Shea Homes to D. & B. Cobb for \$621,500
3375 Edinburgh Drive
P. & M. Kennedy to M. & J. Weingart for \$815,000
973 El Caminito
Mello Trust to C. & D. Osborn for \$385,000
1044 Marigold Road
EMC Mortgage to E. Soderstrom for \$428,000
281 Murdell Lane
Cartus Financial to D. Ayres for \$418,000
6372 Owl Way
Wells Fargo Bank to B. & J. Shiels for \$595,000
1556 Wagoner Drive
US Bank to L. Castaneda for \$478,000

San Ramon
9867 Brunswick Way
T. Babbes to E. Burford for \$658,500
6397 Byron Lane
Centex Homes to C. McCoy for \$660,000

10 Canyon Hills Court
P. & C. Ehsan to K. & M. Yi for \$730,000
3340 Chartwell Street
Richmond American Homes to B. Gu for \$622,000
148 Enchanted Way
OwnIt Mortgage to R. Eyring for \$550,000
2130 Goldenrod Lane
Pledged Property to C. Hendricks for \$595,000
1959 Lambeth Way
Brookfield Saville to A. Kumar for \$779,000
5582 London Way
Centex Homes to P. Luthra for \$1,050,500
5585 London Way
Centex Homes to K. Patel for \$1,000,500
5590 London Way
Centex Homes to S. Qu for \$860,000
3660 Montrose Way
Lennar Homes to S. Chakrapany for \$793,500
2650 Paige Way
Centex Homes to C. Chang for \$874,500
416 Pinenut Court
G. & L. Ladd to D. Yip for \$705,000
5329 Sherwood Way
Centex Homes to M. Ting for \$640,000

Mortgage Rates at 3 Year Low

The Federal Reserve lowered short-term interest rates by a full 1.75% over the past few months. Now is the perfect time to take advantage of these fantastic rates!

Call me if you need:

- An Assessment of Your Current Mortgage
- Options for Your Adjustable Rate Mortgage
- Purchase & Refinance Loans
- Vacation & Investment Home Mortgages
- Financing for Out Of State Properties
- Low or No Closing Cost Options Available



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PLEASANTON WEEKLY OPEN HOMES THIS WEEKEND

For an online version with mapping or to list your open home go to: www.PleasantonWeekly.com/real_estate

DUBLIN

3 Bedrooms

11474 Silvergate Dr. \$649,950
Sun 1:30-4 J. Rockcliff Realtors 251-2547

4 Bedrooms

10762 Inspiration Cir. \$1,028,000
Sun 1-4 Alain Pinel 583-1121

11488 Betlen Dr. \$825,000
Sun 1-4 J. Rockcliff Realtors 855-4121

5 Bedrooms

2998 West Sugar Hill Terrace \$1,299,000
Sun 1-4 J. Rockcliff Realtors 735-7653

5803 Turnberry \$1,499,900
Sun 1-4 J. Rockcliff Realtors 251-2516

5554 Springvale Dr. \$799,500
Sat 1-4 J. Rockcliff Realtors 735-7653

LIVERMORE

3 Bedrooms

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

2320 Palomino Rd. \$449,000
Sun 1-4 J. Rockcliff Realtors 855-4110

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

562 Caliente Wy. \$559,500
Sun 2-4 Hometown GMAC 200-2457

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

2447 Marbury \$699,900
Sun 1-4 Hometown GMAC 200-2457

1768 Vetta Dr. \$935,000
Sun 1-4 Keller Williams 918-2045

4 Bedrooms

2648 Saint Helena Ct. \$1,150,000
Sun 1-4 J. Rockcliff Realtors 525-0116

983 Cayuga \$499,000
Sun 1-4 Keller Williams 202-6898

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

1836 Heidelberg Dr. \$749,000
Sat 2-5 J. Rockcliff Realtors 580-4513

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

5 Bedrooms

2256 Sevillano Ct. \$1,499,000
Sun 1-4 Alain Pinel 321-6104

5753 Bobby Dr. \$768,800
Sat/Sun 1-4 Hometown GMAC 352-7307

PLEASANTON

2 Bedrooms

1847 Harms Dr. \$649,900
Sun 1-4 Alain Pinel 251-1111

3 Bedrooms

6322 Alisal St. \$1,099,467
Sun 1-4 ReMax / Accord 997-8001

5411 Black Ave. Unit 3 \$522,850
Sat/Sun 1-4 J. Rockcliff Realtors 251-2556

3547 Capella Ct. \$652,000
Sat/Sun 1-4 Keller Williams 924-0444

3547 Capella Ct. \$652,000
Sat/Sun 1-4 Keller Williams 924-0444

3183 Half Dome Dr. \$675,000
Sun 1-5 Coldwell Banker 847-2200

4159 Jensen St. \$724,500
Sun 1-4 Empire 963-8294

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

4496 Desertwood Pl. \$824,950
Sat/Sun 1-4 Alain Pinel 251-1111

4639 First St. \$989,000
Sat/Sun 1-4 Investment Real Estate Co. 846-0506

4 Bedrooms

480 Cabonia Ct. \$1,125,000
Sun 1-4 Keller Williams -
Dave & Fran Cunningham 426-7957

2226 Kamp Ct. \$1,170,000
Sun 1-4 Alain Pinel 398-6706



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

307 Brianne Ct. \$1,249,000
Sun 1-4 J. Rockcliff 699-9508

605 Windmill Ln. \$1,265,000
Sun 1-4 Prudential - Ruby Hill 639-7847

953 Finovino Ct. \$1,295,000
Sun 1-4 Keller Williams 397-4326

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

1809 Paseo Del Cajon \$750,000
Sat/Sun 1-4
Keller Williams - Lydonna Walker 997-8267

233 Del Valle Ct. \$759,950
Sun 1-4 Keller Williams 463-0436

5539 San Juan Wy. \$819,000
Sun 1-4 Keller Williams 397-4326

2630 Minton Ct. \$825,000
Sun 1-4 Coldwell Banker 200-4130

3459 Park Pl. \$829,000
Sat/Sun 1-4 Keller Williams 918-2045

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

1062 Vinter Wy. \$859,000
Sat/Sun 1-4 Keller Williams 397-4300

3739 Angus Wy. \$879,900
Sun 1-4 Alain Pinel 251-1111

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

2314 Willet Wy. \$969,000
Sat/Sun 1-4 Alain Pinel 998-4311

5 Bedrooms

3008 Briggs Ct. \$1,549,000
Sat/Sun 1-4 J. Rockcliff Realtors 200-3939

205 Heritage Ln. \$1,595,000
Sat/Sun 1-4
Henderson Properties-Judy Winter 699-7900

5670 Sunset Creek Ct. \$1,849,000
Sun 1-4 Alain Pinel 251-1111

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

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

SAN RAMON

3 Bedrooms

2601 Fountainhead Dr. \$425,000
Sun 1-4 Hometown GMAC 417-8601

350 Winterwind Cir. \$649,000
Sun 1-4 J. Rockcliff Realtors 736-8411

904 Springview Cir. \$649,950
Sun 1-4 J. Rockcliff Realtors 736-8411

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

4 Bedrooms

505 Shadelands Pl. \$1,049,000
Sun 1-4 J. Rockcliff Realtors 855-4046

215 Silk Hill Ct. \$1,049,500
Sun 1-4 J. Rockcliff Realtors 855-4121

41 Mavis Pl. \$685,000
Sun 1-4 J. Rockcliff Realtors 855-4046

130 Laredo Ct. \$729,000
Sun 1-4 J. Rockcliff Realtors 855-4110

6167 Lakeview Cir. \$750,000
Sun 1-4 J. Rockcliff Realtors 200-2917

1712 Blakesley Dr. \$769,000
Sun 1-4 J. Rockcliff Realtors 735-7653

2533 Harlow Ln. \$899,000
Sun 1-4 J. Rockcliff Realtors 735-7653

516 Andreas Wy. \$899,000
Sun 12-3 J. Rockcliff Realtors 735-7653

5 Bedrooms

5210 Portillo Valley \$1,079,900
Sun 1-4 J. Rockcliff Realtors 855-4046

809 Pradera Wy. \$1,125,000
Sun 1-4 J. Rockcliff Realtors 997-0806

312 Pearlgrass Ln. \$813,900
Sun 1-4 J. Rockcliff Realtors 736-8411

ALAMO

3 Bedrooms

2400 Alamo Glen Dr. \$1,299,000
Sun 1:30-4:30 J. Rockcliff Realtors 360-8300

4 Bedrooms

3079 Stonegate Dr. \$1,798,000
Sun 12-3 J. Rockcliff Realtors 510-612-8008

3084 Lunada Ln. \$1,979,000
Sat/Sun 1-4 J. Rockcliff Realtors 785-1365

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

BLACKHAWK

3 Bedrooms

305 Live Oak Dr. \$1,295,000
Sun 1:30-4:30 Alain Pinel 577-4004

106 Kingswood Cir. \$770,000
Sun 1:30-4:30 Alain Pinel 577-4004

4 Bedrooms

304 Red Maple Dr. \$1,499,900
Sun 1-4 J. Rockcliff Realtors 855-4128

3575 Deer Crest Dr. \$1,595,000
Sun 1:30-4:30 Alain Pinel 577-4004

7 Red Birch Ct. \$1,795,000
Sun 1-4 J. Rockcliff Realtors 577-4165

5247 Blackhawk Dr. \$2,295,000
Sun 1-4 J. 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
Sat/Sun 1-4 J. Rockcliff Realtors 672-2499

6 Bedrooms

5483 Blackhawk Dr. \$3,095,000
Sun 1:30-4 J. Rockcliff Realtors 838-2239

DANVILLE

3 Bedrooms

18 Rio Del Ct. \$1,074,950
Sun 1-4 Pacific Union 997-3966

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

349 Laurel Dr. \$824,950
Sun 1-4 Pacific Union 997-3966

4 Bedrooms

364 Barrett Cir. \$1,049,000
Sun 1-4 J. Rockcliff Realtors 324-1885

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

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

841 Richard Ln. \$1,139,888
Sun 1-4 J. Rockcliff Realtors 216-9117

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

818 El Pintado \$1,249,000
Sun 1-4 J. Rockcliff Realtors 596-1972

200 Alicante Pl. \$1,298,000
Sun 1-4 Keller Williams 855-6410

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
Sun 1-4 J. Rockcliff Realtors 855-4049

650 Glasgow Cir. \$948,450
Sun 1-4 J. Rockcliff Realtors 683-5165

690 Glasgow Cir. \$949,999
Sun 1-4 J. Rockcliff Realtors 855-4060

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

5 Bedrooms

308 Sunset Dr. \$1,199,000
Sun 1-4 Keller Williams 260-8883

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

100 David Ln. \$1,949,000
Sun 1:30-4:30 Alain Pinel 640-8708

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

25 Blackstone Hollow Ct. \$929,000
Sun 1-4 J. Rockcliff Realtors 963-0093

WALNUT CREEK

3 Bedrooms

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

5 Bedrooms

31 De Laurenti Ct. \$1,099,000
Sun 1-4 J. Rockcliff Realtors 838-5700

CONCORD

3 Bedrooms

5374 Fernbank Dr. \$869,000
Sun 1:30-4:30 J. Rockcliff realtors 360-8300

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. \$509,000
Sun 1-4 Re/Max Accord 577-2600

4 Bedrooms

45767 Bridgeport Dr. \$1,199,000
Sun 1-4 Re/Max Accord 577-2600

HAYWARD

3 Bedrooms

22140 Castille Ln. Unit 80 \$474,950
Sun 11-2 J. Rockcliff 251-2526

LAFAYETTE

6 Bedrooms

3276 Sweet Dr. \$1,245,000
Sun 1-4 J. Rockcliff Realtors 977-8965

MARTINEZ

3 Bedrooms

821 Carquinez Wy. \$549,000
Sun 1-4 J. Rockcliff Realtors 202-5508

4 Bedrooms

143 Fig Tree Ln. \$609,500
Sun 1-4 J. Rockcliff Realtors 323-1406

139 Fig Tree Ln. \$629,500
Sun 1-4 J. Rockcliff Realtors 216-9117

NEWARK

4 Bedrooms

6378 Normandy Dr. \$549,950
Sat/Sun 1-4 J. Rockcliff Realtors 251-2503

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The Fabulous Properties Team

Cunningham • Garrison • Johnson-Abarta • Schall

OPEN HOUSE 1-4 PM



SOLD



Just Listed

480 Cabonia Court

Gorgeous "Premia" Ruby Hill home. Single story in Premia on a private lot at end of cul-de-sac.

Offered at \$1,125,000

Coming Soon

Ironwood Estates Resale - Desirable Madison Model - Designer paints, cherry cabinetry, bonus room.

1743 Spumante Place

This beautiful 3793 sq. ft. home has 4 bedrooms and 3.5 baths. It is located on the golf course at Ruby Hill!

Offered at \$1,850,000

A team of FIVE qualified experts to give you more than ONE agent can provide!



Fran and Dave Cunningham	426-7957	Donna Garrison	397-4165
Debby Johnson-Abarta	989-6844	Susan Schall	397-4244

www.RubyHill.net • www.FabulousProperties.net



Andy Poryes
925.963.8871
andyp@apr.com



OPEN SAT & SUN 1-4



www.4496Desertwood.com

4496 DESERTWOOD PLACE, PLEASANTON

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**

OPEN SUN 1-4



www.964Piemonte.com

OPEN SUN 1-4



www.1327Montrose.com

1327 MONTROSE PLACE, PLEASANTON

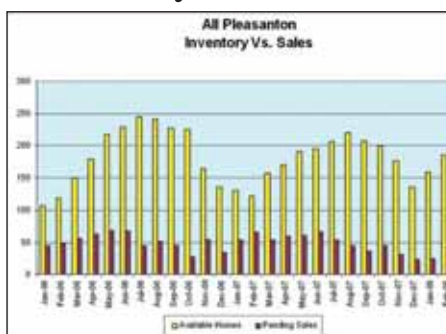
Located in the hills at the end of a quiet court within the vineyards this 2 yr old upgraded (Wolf/SubZero) home offers a recently completed pool & spa. Fully landscaped 1/3 acre flat lot offers great views & no rear neighbors. Main house has 5 bedrooms, 4 1/2 Baths and 4172 SqFt. The separate 812 SqFt 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**

apr.com | PLEASANTON | 900 Main Street 925.251.1111 | AndyPoryes.com

The latest from The 680 Blog

Pleasanton Market Shows Increase in Activity

The Pleasanton CA real estate market showed some definite signs of life in February. Activity was up, especially in the lower price ranges. And inventory rose as well, which is not unexpected given that we are in early Spring. Overall, while there are still troubling signs in the economy, and the national and statewide real estate markets, the Pleasanton market (along with San Ramon, Danville, LaMorinda, the Peninsula, and other highly desirable markets) seems to be improving. Value is still the rule of the day, however, as cautious buyers are very deliberate in their pace, and generally conservative in what they are willing to pay. But activity is activity, and we'll take it. Adding to the cautious optimism are reports of an increase in traffic and sales at the local new home developments, a welcome sign from a market segment that has been struggling at best. And reports from the Brentwood & Antioch markets, two of the hardest hit markets in Eastern Contra Costa County, show that there is an increase in inquiries and activity as well, which is certainly welcome news. All in all we are seeing improvement in the market, although we still have a ways to go, and likely more hurdles to overcome.



Pending sales activity in all of Pleasanton increased from 24 during January to 43 in February, or almost double. It is the highest number of pending sales since October 2007. Inventory also edged up, with 185 detached homes on the market at the end of February, as compared to 159 on the market at the end of January.

The under \$1 million market segment showed the largest increase in activity, with pending sales jumping from 14 in January to 30 in February, the largest number of pending sales in this bracket since August 2007. >>Go to www.680homes.com to read the rest of this article



Doug Buenz

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925.463.2000
680Homes.com



Expert real estate services

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



5670 Sunset Creek Court, Pleasanton
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



Elegant single story 3 BR plus office, 3 1/2 BTH home plus a 2 BR, 1 BTH detached guest house on a prime .43 acre lot with spa & BBQ, backing to open space.
\$1,899,900

apr.com | PLEASANTON | 900 Main Street 925.251.1111



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LOFLAND**



925.846.6500
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blaise@blaiselofland.com

apr.com

KOTTINGER RANCH



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 SAT 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

**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.

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!

PHEASANT RIDGE MODEL



SOLD

PHEASANT RIDGE MODEL

BLAISE REPRESENTED BUYER

"THE P-TOWN PERSPECTIVE" — PLEASANTON REAL ESTATE BLOG

Real Estate is one of the quickest and best ways to increase your net worth, because you can leverage your capital. Take advantage of it!

Look for the Pleasanton Real Estate Market to turn around in 2008, despite all the recent negative publicity about mortgages and home sales. All the ingredients are here for the current buyers market to transition to the seller's market, we have all seen for years, when it comes to Pleasanton home sales.

Here is why:

- Interest rates are low, home values are approximately 10% off their highs a couple of years ago.
- The 2007 inventory of new homes, that competed with the resale market are nearly 100% sold out.

Take advantage of the opportunity that exists now before it is gone to actually negotiate the price with the seller to fair market value and buy at or near the bottom of cycle, not the top.

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	97	98	↑	5	6	↑
Single Family Homes Over \$1,000,000	82	84	↑	3	3	same
Single Family Homes Over \$2,000,000	27	31	↑	1	0	↓
Total # Of Single Family Homes In Pleasanton	179	182	↑	8	9	↑

*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.*

PLEASANTON 900 Main Street



\$100,000. Yesterday and Today



Take \$100,000. If you wanted to maximize your return, where would you put it? With a cumulative 10-year appreciation of 175 percent, a Bay Area home can represent a return of far more than the same investment in a bull stock market.

1997 Investment	2007 Appreciated Value
\$100,000 in a normal* stock market	\$235,000
\$100,000 in a bull* stock market	\$351,000
\$100,000 down on a \$500,000 home**	\$975,000

* Based on 10% average appreciation in a normal market, and 15% average appreciation in a bull market

** Source: DataQuick 1997-2007

Some Bay Area communities performed even better than this. The fact is, all real estate markets are local, and the Bay Area is a highly desirable, thriving real estate market where home ownership has historically represented a positive investment.

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

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