

April 11, 2008

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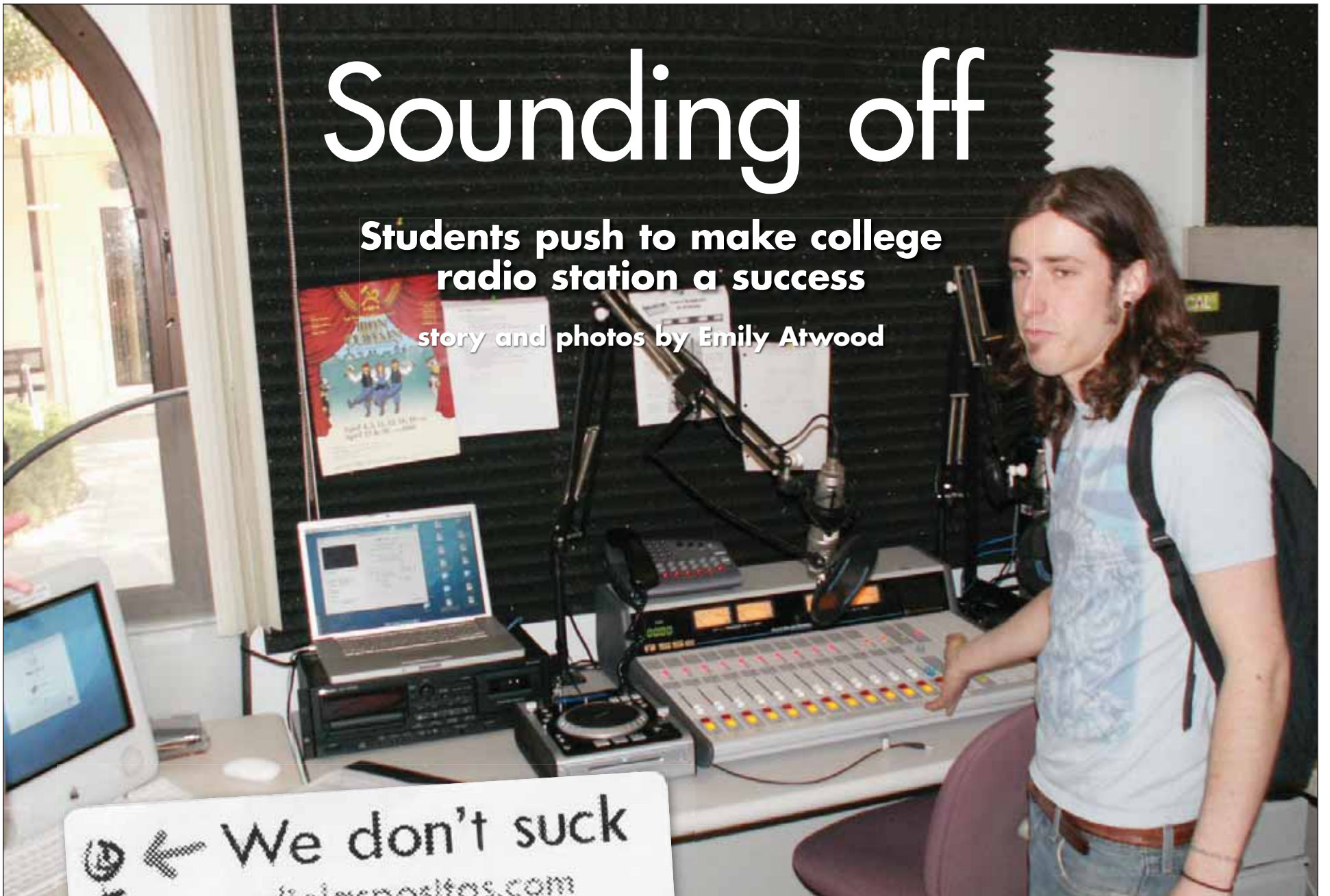
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Sounding off

Students push to make college radio station a success

story and photos by Emily Atwood



Station manager Garrett Roads stands in front of the boards at the Radio Las Positas station.



Teacher and radio station advisor Nolan O'Brien speaks to the radio class at Las Positas College in Livermore.

To describe Livermore's Las Positas College in a sound would be quite difficult. The radio station is in the heart of the campus and delivers beats from bluegrass to rap and everything in between.

The station is broadcast from what has been dubbed The Cave, which is really just a modified faculty office that is more aptly described as the size of a walk-in closet. Students organize weekly shows and have dreams of landing a spot on the FM frequency. For now, their sounds are available online at RadioLasPositas.com.

Garrett Roads serves as the station's manager. He logs in about 15 hours a week doing everything from contacting record labels for music or setting up meetings to discuss the future of the station.

"I work for Radio Las Positas because I believe that it could help bring more music, art and culture into the Tri-Valley," he said. "The music scene is weak compared to how it has been in the past and there's no reason why it should stay that way."

The station is growing as is its listener base, Roads said. They are glad for that as their promotions have mostly been mass communications through MySpace and Facebook, as well as stickers he made that ever-so tellingly say "We don't suck."

A new web site, designed by George Dean, has boosted the morale of the crew as well as the number of new listeners.

Students enjoy the freedom they have, even though the studio is in close proximity to the dean. They currently have several shows playing throughout the week and are doing their best to keep up with the popularity of the class.

In all, it's a learning experience as they deal with tight funds and event tighter spaces.

"It's all student-driven," Roads said, adding that grant money isn't always guaranteed. "We're trying to push local Bay Area indie music. We've had bands come play [in studio] and set up two guitars, but it gets crowded."

The class advisor, Nolan O'Brien, pushed two years for the grant and they are unsure of how long it will take to hear back about the FM application.

While the crew continues producing playlists and garnering more listeners, they are planning a campus concert next week. With so many independent music artists in the Bay Area sending them music, they decided to provide a stage rather than a soundbooth for many groups.

"We've had 12 bands interested in playing," Roads said. "Most are rappers. We try to mix it up."

The concert is a three-day event April 15 to 17, with each day featuring two to three local bands as well as contests and promotions for the station.

To listen to a live stream of the station, visit their Web site at RadioLasPositas.com. A schedule is posted on there, along with links to each DJ's playlists. ■

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Now Showing

Leatherheads

★★

Rated: PG-13 for brief strong language.
1 hour 54 minutes.

George Clooney's third directorial effort has neither the snap of a screwball comedy nor the excitement of a gridiron film.

He and leading lady Renee Zellweger have the right look for a movie set in 1925, as they did for such period pieces as "Oh Brother, Where Art Thou?" and "Chicago," respectively. But they don't have a script that would bring out their inner Clark Gable and Carole Lombard—except during exchanges of rapid-fire repartee.

Dodge Connelly (Clooney), a pro football player for the Duluth Bulldogs, breezes into a speakeasy with a young floozy. Chicago Daily Tribune ace reporter Lexie Littleton (Zellweger) comments that she thought you had to be 21 to get in. Dodge replies, "She is." Lexie retorts, "I meant her IQ."

Sparks fly with the dialogue written by rookie screenwriters Duncan Brantley and Rick Reilly, and an undercurrent of sexual innuendo adds some spice. The rest of the romantic comedy resembles the games played clean under the fledgling pro football league and its expanding slate of rules: boring.

Two story threads converge in the simple plot. Lexie's assignment is to expose the Great War heroics of Carter "The Bullet" Rutherford (John Krasinski of television's "The Office") as "a crock." Now drawing big crowds playing football for Princeton, the handsome "Hero of the Argonne" had allegedly single-handedly engineered a German surrender.



Fans pack the stadium to cheer for the dashing golden boy.

In an attempt to save the season for his beloved-but-bankrupt Bulldogs and bring more attention to pro-level football, Dodge convinces the college pigskin star to join his ragtag Minnesota team. Why shouldn't Rutherford get paid for his talent instead of paying tuition to Princeton? Attracted by lucrative gate-receipt guarantees, the young man's agent (Jonathan Pryce) seals the deal. Posing as a sports writer, Lexie travels by train with the team to get her story.

The actors play their parts broadly with a wink-wink to the classic Hollywood comedies of the 1930s. It's one thing to refer to the sassy Lexie as a "cocktail that comes on like sugar but then kicks you in the head" or to Dodge as "the slickest operator in Duluth." But the slapstick comedy and

mugging that ensue don't do the characters justice. If anything, you'll yearn for the madcap antics that arise from the comic climates of "His Girl Friday" or "Twentieth Century"—both of which demonstrate that actors playing roles seriously can elicit more laughter than those self-aware of the funny business surrounding them.

"Leatherheads" is a curious choice for a Clooney project. After writing and directing a political fire-brand such as "Good Night, and Good Luck" and starring in the incendiary "Syriana," he doesn't seem likely to endorse bogus war heroes as being good for America. Despite a Hail Mary plot twist as the clock winds down and a feel-good ending, Clooney doesn't win this one.

—Susan Tavernetti

Ready to Rent

There Will Be Blood

Paramount Home Video
2 hours, 38 minutes
Director: P.T. Anderson

The blood and cheese flows in director P.T. Anderson's frustrating and fascinating tome "There Will Be Blood," one of the most critically lauded movies of 2007 that unfortunately wobbles top heavy with its own self-importance, threatening to smooch the audience. It's a movie that would have been chewed to pieces by the critics about 30 years ago, when debacles like "Heaven's Gate" and other "director" pictures—ones that relied solely on the director's vision—were being made and no one was saying "no" to the increasingly self-indulgent and alienating stories that were being pumped out by the likes of Francis Coppola, Michael Cimino, Robert Altman (whose spectre, I suspect, haunts Anderson) and even Werner Herzog. "There Will Be Blood" is not all bad, but it's not all great either, and its fractured story and crazed lead make the experience play out like the emperor's new clothes—you want to believe what's there is great but you know, deep down, it's just no good.

This is a shame because Anderson is such an original and especially one to be proud of in American movies today. He announced himself loudly about 10 years ago with the great "Boogie Nights," which chronicled the rise and fall and rise again (no pun intended) of the fictional '70s porn star Dirk Diggler (Mark Wahlberg). His follow up "Magnolia" was a debacle, albeit a well made one; but it's 2002's "Punch Drunk Love" where Anderson found his voice. Here, in what he coined (and I'm paraphrasing) as an art-house Adam Sandler comedy, he created a movie that was bizarre, engaging and wholly original, and walked away with Best Director and The Golden Palm at the Cannes Film Festival along with my vote of mad genius.

And now there's "There Will Be Blood," which was

entirely too long to wait for another one of Anderson's movies and, to add insult, it's this one. In a chilling prologue, we find that it's the double fortune of discovering silver and the (by proxy) adoption of a baby boy that ignites the fortune of Daniel Plainview (Daniel Day Lewis) in the turn of the century California. A few years later we find Daniel as a speculator of sorts, whose latest investment brings him to the starving town of Little Boston, which, he discovers, has "oceans of oil" under its feet. Plainview, however, has two chronic problems: the first is the prodigy preacher Eli Sunday (Paul Dano), whose demand of tribute churns Daniel's stomach and, second is Daniel's deep, unquenchable paranoia and hatred for people.

Where "There Will Be Blood" really falters is in the construct of Plainview's character, and psychotic regalia of Lewis' interpretation. Plainview is all metaphor, changing motivations to suit the transparent story, and Lewis, a very good actor, looks lost at his lack of direction. So he takes the easy way out and plays Plainview, especially towards the end of the movie, as a stock psycho, channeling both Lionel Barrymore and Jack Nicholson. The good, standout scenes like Plainview trying to feed a baby whiskey in milk, a baptism born in hatred and humiliation, and a spooky interrogation deep within the forest, are really far and few and, within two and a half hours, this becomes grating. What "There Will Be Blood" ultimately feels like is a work in progress, one that will never be finished, because not much was there to begin with, and we're left more dazed than confused by its end.

—Joe Ramirez





Boyz II Men



Eddie Money

Boyz II Men, Eddie Money, Terri Clark headline summer concerts

Alameda County Fair runs June 20 through July 6

The Alameda County Fairgrounds has announced its first round of headliners for the summer concert lineup and they include R&B group Boyz II Men, which performed last year, and country artist Terri Clark.

Boyz II Men, which rose to fame in the 1990s, will perform June 22. The three-time Grammy Award-winning male vocal group has had five No. 1 hits, including "End of the Road," "I'll Make Love to You," and "One Sweet Day" and

Clark, who is a Country Music Association and Academy of Country Music "top female vocalist" nominee and member of the Grand Ole Opry, will perform June 21.

Starting with her 1995 debut single "Better Things to Do," Clark has had several top hits on the country music charts.

Other prominent performers include comedian Paul Rodriguez, who will be performing June 29 and War, which made such hits as

"Low Rider," "Why Can't We Be Friends," and "The Cisco Kid." The group, which blends rock, jazz, Latin and R&B, will take the stage July 3.

Rocker Eddie Money, famous for hits such as "Take Me Home Tonight" and "Two Tickets to Paradise," will perform July 2. Also performing is rock group Los Lobos, famous for the hit "La Bamba," and Eagles tribute band Life in the Fast Lane.

—Janet Pelletier

Feeding the soul and the stomach

Local music academy performs, takes collections for county food bank

Music teachers at the Anderson-Siprashvili Music Academy are satisfying ears and stomachs at the April 20 performance.

Admission to the show is a non-perishable food item that will be donated to the Alameda County Food Bank. Organizers said the more food items the better and

expect to raise over 200 pounds of food.

Performing that evening will be local pianists Mark Anderson and Tamriko Siprashvili, soprano Sarah Franklin, jazz vocal recording artist Melanie O'Reilly, guitarist Paul Keyes, oboist Mike Aducci and more.

The show begins at 2 p.m. at Valley Community Church, 4455 Del Valle Parkway. To learn more about the academy or the performance, call 462-5400 or visit www.asmusicacademy.com.

—Emily Atwood

Boxcar Children roll into town

A cast of 18 adults and youth come together to present the story of Henry (Auburn Wilson, right), Jessie (Juliana Ohlmeyer, second from left), Violet (Lexi Pudvan, second from right) and Benny Alden (Hunter Milano, left), orphans who run away to live in an abandoned railroad boxcar. The depression-era tale is from Gertrude Chandler Warner's classic children's series and will be played out on the Amador Theater stage, 1155 Santa Rita Road, in April. Performances are at 8 p.m. April 18, 19, 25 and 26, and at 2 p.m. April 20, 26 and 27.

Tickets are \$14, \$18 and \$20 for adults and \$8, \$12 and \$16 for children. Purchase them at www.civcartickets.org up to three hours prior to the performance, by calling 931-3444 or at the box office two hours prior to the performance.



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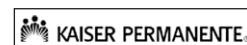


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Sports

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No. 1 Amador girl's lacrosse stuns Granada High team 13-2

Amador Valley High School girl's varsity lacrosse team spoiled Granada High School's undefeated record and took sole possession of first place in the East Bay Athletic League when they shut down the Lady Matadors 13-2 last Friday.

The defense excelled, holding Granada scoreless for the first 31 minutes, and forcing 20 turnovers as a team. Amador (9-2, 3-0 EBAL) is currently ranked No. 1 in Northern California and No. 3 in the state in LaxPower.

Led by seniors Brittany Schoen, Allie Zachariades and keeper Ana Martinez, Amador was stellar on defense. Schoen, who will play Division I lacrosse next year for the University of Massachusetts, had four caused turnovers and won three draw controls. Zachariades stopped the Granada attack numerous times, recording three caused turnovers, one interception, and four ground balls. Martinez, in addition to notching nine saves, showed her prowess as a field player, logging two interceptions and snagging two ground balls.



Amanda Nespor's unassisted drive to the goal 10 minutes into the game got Amador on the scoreboard, and sparked a five-goal run that gave the Lady Dons the lead for good.

Granada got their second and final score of the game with 1:23

remaining, but Erin McGillivray hit the back of the cage one more time with six seconds left on the clock. Amador claimed the 13-2 victory, posting their ninth win of the season.

—Marilyn Clark

Blizzard girl's lacrosse stays undefeated

The Pleasanton Lacrosse Club's Blizzard stay undefeated so far by adding two more victories last Sunday against the Diablo Scorpions and the Lamorinda Flash. Meghan Seranno and Annelise Dutcher were the top scorers with goals also being made by Samantha LaBella, Brianna Armario and Rachel Barta. Alyssa Marceno did a great job of stopping the Scorpions' shots on goal. Haley Brodnick and Maddie Aston led the team in assists with outstanding offensive performance by Nicole Moran. Final scores: Blizzards 6, Scorpions 3, Blizzards 5, Flash 3.

In other Pleasanton Lacrosse Club news, the girl's Twister team triumphed again with two more victories at Blackhawk Field in Danville last Sunday. Great goals were made by Madison Steele, Andrea Arden, and Brianna Nicholas. Outstanding defense and ball cradling was given by Olivia Deutschman and Lynnea Flaherty. Kirsten Jensen showed her speed and excellent passes. The final score of the first game was 12-1 against Mariah.

Displaying superior teamwork

again in the second game, the Twister beat Skyline with a score of 13-5. Super shots were made by Mackenzie Schoen, McKalee Mooney and Cierra Kocik. Excellent ground balls were executed by Hannah Stapp and Madison Steele.

Tornados lacrosse continue win streak

The Pleasanton 7A Tornados continue their winning streak after wins against the Wolfpack.

Middy Michael Barbier won first face-off and ripped an unassisted goal. He would also contribute an assist to Zach Wilhite on his third goal of the season. Steven Patrick and Jerome Rigor would connect once again with drilling in Patrick's first goal of the game, he was also assisted by Roeder to add a second goal of the game. Rigor added two more goals which were assisted by Jake Ackman and TJ Friedl. Roder also passed a great assist to Daniel Bennett, who not only scored this game but gave an out-of-nowhere assist to Jose S. Bryan Cooper allowed only three goals but had nine saves. Great defensive plays were made by George Curtis, John Henry Ganser and Ryan Almeida showed great teamwork. Middies Connor Francesca, Joe Kluj and Elijah Caluya all worked hard to keep the ball on the offensive side of the field.


—Natalie Rigor

Rage girl's soccer advances to Sweet 16

The Pleasanton Rage Division 1 U15 is advancing to Sweet 16 in the next round of the State Cup tournament after its most recent wins last Saturday and Sunday.

The Rage nipped the Mission Wildcats 1-0 with the game-winning goal headed in by Lauren Floro with a perfect cross by Annalise Amos. In game two, the Rage defeated the SCC Breakers 4-0. Goals were scored by Floro, Pippa Whitehand and two by Darby Broeker (assist by Jen Horton, and Floro). In the third game, the Rage tied Diablo Valley Black Pearl 1-1 with the goal scored by Whitehead. A last-minute game-saving stop was made by Ally White to preserve the tie.

Top offensive players were Floro, WhiteHand and Broeker top defensive players were Ally White Natasha Springer, Jenna Sparks and Jillian Nunes.



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Pleasanton, 4151 W. Las Positas Blvd., April 12th, 8-2
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Real Estate

Week's mortgage applications down slightly

30-year fixed rates drop to 5.98%

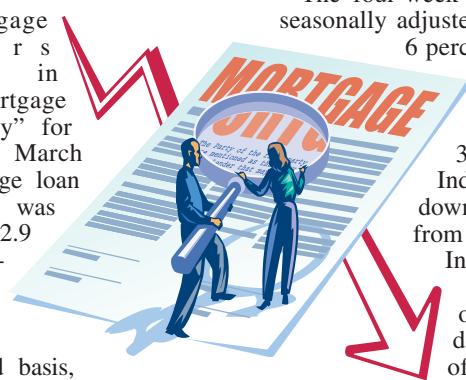
by Jeb Bing

The Mortgage Bankers Association, in its "Weekly Mortgage Applications Survey" for the week ending March 14, showed mortgage loan application volume, was 652.0, a decrease of 2.9 percent on a seasonally adjusted basis from 671.7 one week earlier.

On an unadjusted basis, the Index decreased 2.8 percent compared with the previous week and was down 3.7 percent compared with the same week one year earlier.

The Refinance Index decreased 4.6 percent to 2335 from 2448.2 the previous week and the seasonally adjusted Purchase Index decreased 1.0 percent to 365 from 368.8 one week earlier.

The Conventional Purchase Index decreased 3.1 percent while the Government Purchase Index (largely FHA) increased 7.7 percent and the Government Refinance Index increased 11.4 percent. On an unadjusted basis, the Purchase Index decreased 1 percent to 406.8 from 410.8 the previous week. The seasonally adjusted Conventional Index decreased 5.3 percent to 850.1 from 898 the previous week, and the seasonally adjusted Government Index increased 9.2 percent to 321.7 from 294.5 the previous week.



The four-week moving average for the seasonally adjusted Market Index is down 6 percent to 668.4 from 711.1.

The four week moving average is up 0.5 percent to 363.8 from 361.9 for the Purchase Index, while this average is down 10.9 percent to 2452.8 from 2752.5 for the Refinance Index.

The refinance share of mortgage activity decreased to 49.7 percent of total applications from 50.6 percent the previous week.

The adjustable-rate mortgage (ARM) share of activity decreased to 7.9 from 15.5 percent of total applications from the previous week.

The average contract interest rate for 30-year fixed-rate mortgages decreased to 5.98 percent from 6.37 percent, with points decreasing to 0.89 from 1.05 (including the origination fee) for 80 percent loan-to-value (LTV) ratio loans.

The average contract interest rate for 15-year fixed-rate mortgages decreased to 5.24 percent from 5.72 percent, with points decreasing to 0.97 from 1.06 (including the origination fee) for 80 percent LTV loans.

The average contract interest rate for one-year ARMs increased to 6.95 percent from 6.72 percent, with points increasing to 1.64 from 1.27 (including the origination fee) for 80 percent LTV loans. ■

Home Sales

This week's data represents homes sold during February 2008

Pleasanton

3662 Fairlands Drive Tenney Trust to H. Xie for \$618,000
4630 Helpert Court Wheeland Trust to K. Henry for \$575,000
4753 Holland Drive W. Han to F. & P. Galos for \$615,000

Dublin

7624 Canterbury Lane Green Leaf Properties to S. Yee for \$540,000
8081 Crossridge Road D. & T. Davis to K. Nahm for \$695,000
8110 Peppertree Road B. Katherine to R. & E. Witczak for \$585,000
4240 Westport Way South Point to K. Dhar for \$590,000

Livermore

6976 Bear Creek Drive B. & C. Castillo to G. & A. McHale for \$608,000
1244 Brookdale Lane Hayward Trust to D. & K. Phippen for \$630,000
527 Caliente Avenue E. Fraser to B. Pery for \$500,000

863 Camelia Drive M. & K. Kallio to J. Weatherhead for \$490,000

401 Colusa Way C. & C. Pear to R. & B. Palmer for \$525,000
4012 Compton Court M. & R. Roache to J. Norvell for \$418,000

1041 Dublin Avenue J. & C. Lindberg to H. Lin for \$540,000
6768 Edgewater Lane E-Trade Bank to J. & R. Huguet for \$515,000

1547 La Cresta Court J. Bowes to M. Pataki for \$546,000

6126 Sweet Briar Common Wachovia Mortgage to P. & A. Gault for \$550,000

San Ramon

9795 Belladonna Drive J. & A. Wisenor to J. Li for \$635,000

2260 Camino Ramon Vineyard Christian Fellowship to Northern California Conference for \$1,025,000

218 Canyon Creek Court Warshaw Trust to M. Yunus for \$645,000

3339 Chartwell Street Richmond American Homes to J. Sinfuego for \$535,000

1836 Hollyview Drive S. & C. Evans to J. & K. Capizzi for \$908,000

1012 Hoskins Lane Lennar Homes to J. Sisodiya for \$872,500

1150 Hoskins Lane Meyers Trust to D. & S. Harries for \$928,000

5576 London Way Centex Homes to J. Yao for \$857,000

2651 Paige Way Centex Homes to D. Cai for \$935,000

3257 Sleeping Meadow Way Lennar Homes to P. & J. Nair for \$853,000

3596 Sleeping Meadow Way Centex Homes to M. & N. Batongbacal for \$943,000

813 Spring Brook Drive M. & K. Wolf to K. & R. Ling for \$744,000

918 Springview Circle S. & M. Park to M. Andrade for \$667,000

9655 Velvet Leaf Circle Moser Trust to D. & K. Corburn for \$1,160,000

4150 West Canyon Crest Road K. & T. Cole to J. & S. Tocco for \$950,000

Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 3	Total sales reported: 4	Total sales reported: 10	Total sales reported: 15
Lowest sale reported: \$575,000	Lowest sale reported: \$540,000	Lowest sale reported: \$418,000	Lowest sale reported: \$535,000
Highest sale reported: \$618,000	Highest sale reported: \$695,000	Highest sale reported: \$630,000	Highest sale reported: \$1,160,000
Average sales reported: \$602,667	Average sales reported: \$602,500	Average sales reported: \$532,200	Average sales reported: \$843,833

2076 Valley Oak Ct. Pleasanton

This spectacular home sits on nearly an acre of beautifully landscaped grounds. 4700+sq. ft., 4BR, 3.5ba, den, game room, office. Enhanced with rich Mahogany woods, leaded glass doors, marble entry & breathtaking views from the deck off the game room. Come to Pleasanton's conveniently located gated community ~ Golden Eagle Estates.

\$2,350,000

OPEN SAT & SUN 1-4:30



Jan Pegler
Prudential
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4382 First Street, Pleasanton CA



It's all about location! Stunning Victorian located in downtown Pleasanton. Beautifully updated 10 ft ceilings with crown molding, granite and much more! Spectacular fully landscaped yard of almost 7,000 SQFT. Offered for only **\$699,850**

5411 Black Ave#3, Pleasanton CA



NEW PRICE! This home is priced well under market at only **\$499,850!** Beautifully updated Condo of approx 1690 sq ft. 3 bed 2.5 bath plus sitting area off master suite, vaulted ceilings, fireplace, newer laminate flooring, and garage. Walk to downtown! Hurry this one will go fast!

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Realtor
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MOBILE: 925.788.7788
5075 Hopyard Road • Suite 110 • Pleasanton, CA 94588
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PLEASANTON

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.
SANG KANG 925.251.2555

OPEN SAT & SUN 1-4



SAN RAMON

2601 BASSWOOD DR \$919,000
3Beds, 2.5Baths, 2,379sqft, 2yr old Shapell Home, Elevated lot w/Open backyard, Highly upgraded, Hardwood Floors, Berber carpets, Granite countertops in Kitchen, S/S Appliances, Central vacuum, Community pool, great locations.
SANG KANG 925.251.2555

OPEN SUN 1-4



SAN RAMON

223 MAJORCA DR \$709,000
Gorgeous Echo Ridge Home. 2 Master Suites 2.5 Bath, Walk-in Closet, Soaking Tub & Dual Sinks, Spacious kitchen with breakfast nook, Open Floor Plan with Vaulted Ceilings, and much More!
DENISE IVALDI 510.325.7997

OPEN SUN 1-4



CASTRO VALLEY

3439 PINE STREET \$529,000
New Listing! Castro Valley Charmer with Basement. Castro Valley School District! 3 Beds, 2 Baths, large detached garage. Almost 1600 sq ft, huge family room with fireplace, formal dining!
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SUNOL

2417 KILKARE RD \$649,000
Charming redwood log cabin located in sunol overlooking sinbad creek, upgrade throughout. www.toddmartinez.com
TODD MARTINEZ 925.784.7000

OPEN SUN 12:30-3:30



LIVERMORE

1579 FRANKFURT WAY \$719,000
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

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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.
TONNI CHANDLER 925.251.2556

OPEN SUN 1:30-4:00



DUBLIN

11474 SILVERGATE DR \$625,000
Briar Hill beauty! 3 Beds, 2 Baths, Bamboo flooring throughout, Stainless Steel appliances, Granite counter tops, Custom faux painting, Travertine floors, & more!
TODD MARTINEZ 925.784.7000

OPEN SUN 12:30-3:30



LIVERMORE

1242 MURDELL LN \$564,950
Warm and beautiful home with many upgrades laminate floors, updated kitchen and Baths new paint inside and out, new roof and large side yard access, and sparkling pool Walking distance to Schools and neighborhood parks.
REBECCA LYNN EVANS 925.784.2870

OPEN SUN 1-4



PLEASANTON

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 bedroom has separate sitting area, vaulted ceilings and walk in closet. Private garden.
TONNI CHANDLER 925.251.2556

Horses Possible



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

Working Horse Boarding Facility



CASTRO VALLEY

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.
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1717 Courtney Ave. Pleasanton
4 BR, 3 BA, loft area, and 3,338 sq. ft. 3/4 acre park like backyard on a fabulous corner lot in highly sought after neighborhood plus stunning pool, spa and garage! Completely Remodeled in 2006
Offered at: \$1,829,000

OPEN SAT/SUN 1-4 PM



JUST LISTED!!
1288 Concord Street
Pleasanton PRICE TBD
Raised single story, updated throughout, 4 bedrooms, 3 baths. New kitchen. Pool, large deck, private yard.

OPEN SAT/SUN 1-4 PM



8045 Oak Creek Drive Pleasanton
Private 3,763 sq ft decorator semi-custom home set in the Foothills of Pleasanton – Stunning setting with pool/spa, putting green, views!
Offered at \$1,874,750

OPEN SUN 1-4 PM



JUST LISTED!!
1441 Irongate Ct. Pleasanton
Gorgeous fully upgraded Ironwood Estates home – 5 bed plus bonus & den. Cherry built-ins, granite slab, stone floors, shutters, custom closets.
Offered at \$1,746,850

Also Featuring

983 Cayuga Dr. Livermore
Adorable Remodeled home to include side yard RV parking, 4 BR, 2.5 BA, 1,572 sq. ft. of living space. **THIS IS NOT A SHORT SALE! \$479,000**

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DUBLIN

2851 Southwind Lane
Magnificent Two-Story \$1,150,000
4 BR 4.5 BA loft,office/2 car gar,formal liv/din rms,volume ceilings,crown mldng,lrg kit w/maple cabs
925.847.2200

Open Sun 1 - 4 5001 Royal Pines Way
Dublin Ranch Golf Club price upon request
5 BR 4 BA bd w/full bth dwn,kit w/chrry cabs,granite cntr tps/SS appli,mstr w/jetted tub/lrg sep shwr
925.847.2200

8633 Briarwood Lane
Close to Everything! \$599,888
4 BR 2 BA Gorgeous home; remodeled bths,huge bonus rm.w/tons of storage spc.huge bkryd. Great area!
925.847.2200

DUBLIN

567 Brigadoon Way
Nestled in the Hills \$514,900
3 BR 2.5 BA ap. 1387sf,in California Highlands,towards back of dvlpmnt,SS appli in kit,W/D, fridge inc
925.847.2200

LIVERMORE

519 Caliente Avenue
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

Open Sun 1 - 4 1634 3Rd Street
QUAINT SOUTHSIDE RETIREIT \$599,500
2 BR 1 BA Walk to downtown/shppg,Lrg Liv Rm,Custom Kit w/SS Jenn Air appli/Dual pane wndws,Hrdwd flrs
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LIVERMORE

217 Cobblestone Common
Beautifully Upgraded! \$575,000
3 BR 2.5 BA kit w/Caesar stone countrs,SS apli/brkfst bar,tile flrs,kit,ba/lndry rm,mstr w/wlk-in clst
925.847.2200

5856 Woodrose Way
8 Year Old Home \$564,950
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

6365 Altamar Circle
In Model Condition \$550,000
3 BR 2 BA granite counters, cherry wood floors, 6500 sq. ft. lot, turn key ready, move in condition
925.847.2200

LIVERMORE

1687 Quail Street
Gorgeous Home! price upon request
5 BR 3 BA circular drive, 3 cr gar/2 car detached gar,5bd,3ba,2 bonus rms,kit w/corian cntr,SS appli
925.847.2200

PLEASANTON

3183 Half Dome Drive
Spacious & Bright \$655,000
3 BR 2.5 BA 1619 sf,vaulted ceilings,Corian cntrs in kit,newer paint/crpt & light fixtures,nxt to park
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- BLACKFOOT DR, Fremont \$1,159,900 3 Bed 2.5 Bath. Custom home on large flat lot.
- WINDMILL CT, San Ramon \$1,082,900 4 Bed 2.5 Bath. Former model home in Henry Ranch. Cul-de-sac location w/Mt Diablo views.
- HAZELWOOD DRIVE, Walnut Creek \$719,900 4 Bed 3 Bath. 2,600+/- SQ FT, large lot, two stories, mature trees.
- DUBLIN BLVD Unit 203, Dublin \$419,900 3 Bed 2 Bath. Fully enclosed building with underground parking and secure elevators.
- LOCUST ST, Livermore \$354,900 3 Bed 1 Bath. Newer roof and windows. Great location. Needs some TLC.
- TRINITY CIR, Livermore \$356,500 3 Bed 1.5 Bath. Fully fenced yard with large level lot, and open space behind.
- MOJAVE AVE, Livermore \$478,900 3 Bed 2 Bath. Almost completely remodeled, updated kitchen.
- MOKELUMNE DR, Antioch \$429,900 4 Bed 3 Bath. Big house with 4 big bedrooms and 3 full baths. Possible Pool Location.
- CARBONDALE WAY, Antioch \$575,000 4 Bed 2.5 Bath. Large open floor plan, no rear neighbors.
- BRUSK CT, Castro Valley \$454,900 2 Bed 1 Bath. Great "starter" or investment property. Fully fenced yard with large level lot.
- INDIANA DR, Concord \$379,900 3 Bed 2 Bath. Clean. Master suite with tile, possible hardwood floors.
- SAN RAMON VALLEY BLVD, Danville \$459,900 3 Bed 2 Bath. Lots of upgrades, hardwood floors, granite kitchen counters, & more.

The above information was supplied by reliable sources. J. Rockett Realtors believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyer should investigate these issues to their own satisfaction.



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4496 DESERTWOOD PLACE, PLEASANTON

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www.4496Desertwood.com



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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



PRICE REDUCTION

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. **\$2,099,950**

www.1327Montrose.com

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Lou & Margene Gerton Rivara present ...

7828 Meadowbrook Ct., Pleasanton

Open Sat/Sun 1-4



Downstairs Spectacular Master Bedroom Suite. 2900 +/- sq. ft., 4 BR, 2 1/2ba, Bonus Rm., plus walk in Attic Storage. Back and side yards complete with Custom Pool, Pergola Covered Patio, Outdoor Kitchen plus Gas Fireplace. As you enter through the front door you will need time to look at the breathtaking details that surface in every room before they carry you out to the outdoor spaces that will connect with you on a deep gratifying level. The design of this home works for the family or the couple who appreciate details and quality such as the handsome Built-in office or the Cooks Kitchen connecting to the large, comfortable family room flowing onto the backyard beyond. If a West side location is important to you then search no further as this easy commute and shopping location nestled close to the Pleasanton hills will make your taking a look worthwhile. **\$1,250,000**

Private setting for this 4BR, 2 1/2 Bath, stellar Pleasanton Valley remodeled home. Complete with Solar Heated Pool, arbor covered patio, and plenty of lawn to relax/garden or just play. Upgrades include Gourmet Granite slab kitchen, upgraded kitchen cabinets and appliances, special recessed lighting, "Moda" Designer Carpet, Faux Painting, Skylight, Dual Paned Windows, Anderson Patio Door, sprinkler systems front & back, Reverse Osmosis Water System, Retextured Ceilings, Gas Fireplace, Remodeled Designer Baths, and Beautiful Granite even in the inside light filled laundry room. Location is convenient to shopping, schools, Aquatic Center, Historic Downtown with fine dining and easy freeway access. **\$929,000**

5372 Ridgevale Rd., Pleasanton



For further details and a private viewing please contact Lou and Margene at:



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PITTSBURG



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ANTIOCH



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7699 Topaz Circle, Dublin

Open Sun 1-4

Designed for entertaining—4 bd/3 ba home in a great location that backs to open hills and the regional park. Many wonderful features including top of the line stainless steel appliances, plantation shutters, hardwood floors, plus a fully landscaped yard with automatic sprinklers, pool and spa. You won't want to miss this one. Priced to sell at \$750,000. Open Sunday 4/13 from 1-4 p.m.



JoAnne Durso
925.730.4006
Joanne@jdurso.com



NEW PRICE -- LOCATION, LOCATION, LOCATION
475 Abbie Street, Pleasanton

Enjoy fabulous views/privacy from this quaint 3 bd/1 ba home located in one of Pleasanton's most historical neighborhoods. Walking distance to downtown, Farmer's Market and concerts in the park. Fabulous opportunity and potential for first time home buyer or investor. Generous 5,000 square foot lot with plenty of room for addition. Home features hardwood floors, fresh interior wall/ceiling texture and paint, new furnace, newer roof and new roll-up garage door. \$590,000.



JoAnne Durso
925.730.4006
Joanne@jdurso.com



8330 Moller Ranch Dr., Pleasanton

Open Sunday 1-4

Westside Semi-Custom Home at serene Moller Ranch community with 5 beds, 3 baths, 3560SF of living space, great open floor plan with soaring ceiling, panoramic view of the valley, nicely updated kitchen with granite slab, maple hardwood floors, surround sound and more all for a revised price of \$1,575,888. Last but not least, get a jump start and assume a \$1M loan at 4.625% for \$3854/month. See more photos at www.8330MollerRanchDrive.com or call us for more info or a private showing.



Steve Mohseni
(925) 580-8011



3548 West Las Positas Blvd., Pleasanton

Open Sunday 2-5

PRE-FORECLOSURE - Single Family Rancher w/4 beds, 2 baths, approx. 1,900SF on an oversized lot, great floor plan, Pleasanton Meadows community pool and clubhouse, close to freeways, shopping and Fairlands elementary school. Listed at \$738,888. See more photos at www.3548WLasPositasBlvd.com or call us for more info or a private showing and SUBMIT YOUR BEST OFFER TODAY.



Steve Mohseni
(925) 580-8011



5606 San Jose Drive, Pleasanton

Open Sunday 2-5

Charming 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 million+ dollar homes, walking distance from Park & downtown – www.5606SanJoseDrive.com Offered at \$778,000



Steve Mohseni
(925) 580-8011



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2536 Willowren Way – Pleasanton
Super sharp 4bd/2.5ba 2200+/-sqft "Portico" model in Birdland with numerous upgrades and a private back yard. Offered at \$909,000

COMING SOON



Pleasanton
Outstanding home in "Country Fair II," 5bd/2.5ba, 2700+/-sqft on a large lot in a cul-de-sac. Too many upgrades to mention. Call for private showing.



1847 Harms Drive – Pleasanton
2+bd/2ba, 1400+/- sq ft - extensively renovated Danbury Park Townhome. Offered at \$634,900

OPEN SUN 1-4



5051 Woodthrus Road – Pleasanton
Beautifully remodeled 4bd/2ba, 1800+/-sf "Lake-side" model in Birdland next to Woothrus park and the Pleasanton sports complex. Offered at \$839,000

COMING SOON



5052 Crestline Way – Pleasanton
Extensively renovated 3bd/2ba 1700+/-sf "Country" model in Pleasanton Valley close to all 3 grade level schools Call for Private Showing.



2872 Gray Fox Court – Pleasanton
Amazing 4bd/3ba custom home on 2+ acres that backs to a peaceful canyon with sweeping views of the Valley. Offered at \$1,999,900

Tim McGuire Team

PLEASANTON | 900 Main Street 925.251.1111



OPEN HOMES THIS WEEKEND

PLEASANTON

2 Bedrooms

3474 Smoketree Cmn.	\$379,900
Sun 1-4 Keller Williams - Julie Lauer	963-2842
198A Peters Ave.	\$419,900
Sun 1-4 Alain Pinel	251-1111
2341 Oakland Ave.	\$617,900
Sun 1-4 ReMax / Accord	997-8001

3 Bedrooms

5411 Black Ave., Unit #3	\$499,850
Sun 1-4 J. Rockcliff Realtors	788-7788
2157 Rheem Dr.	\$600,000
Sun 1-4 D.R. Homes	640-3832
6264 Guyson Ct.	\$620,000
Sun 12-3 Keller Williams	463-0436
4264 Dorman Rd.	\$638,000
Sun 1-4 Keller Williams	918-3922
246 Trenton Cir.	\$649,000
Sat/Sun 1-4 Keller Williams	596-1918
4064 Silver St.	\$669,000
Sun 1-4 ReMax/Accord Jeff Clyma	918-3395
1037 Hometown Wy.	\$729,950
Sun 1-4 Alain Pinel	447-2723
2516 Raven Rd.	\$839,000
Sun 1-4 Alain Pinel - Moxley Team	621-4064
838 Bonde Ct.	\$879,000
Sun 1-4 Alain Pinel	251-1111
2601 Basswood Dr.	\$919,000
Sat/Sun 1-4 J. Rockcliff Realtors	200-3939
1328 Oak Vista Wy.	\$949,999
Sun 1-4 Hometown GMAC	525-2569

4 Bedrooms

2226 Kamp Ct.	\$1,090,000
Sat 2-4 Alain Pinel	251-1111
844 Division St.	\$1,195,000
Sat/Sun 1-4 Investment RE	963-0569
307 Brienne Ct.	\$1,198,000
Sun 1-5 J. Rockcliff Realtors	251-2502
7828 Meadowbrook Ct.	\$1,250,000
Sun 1-4 Re/Max	200-6916
1369 Birones Ct.	\$1,580,000
Sun 1-4 Hometown GMAC	963-8800
9456 Blessing Dr.	\$1,899,900
Sun 1-4 Alain Pinel	251-1111

964 Piemonte Dr.	\$2,099,950
Sun 1-4 Andy Poryes	963-8871
2076 Valley Oak Ct.	\$2,350,000
Sat/Sun 1-4:30 Prudential CA	519-1455
3107 East Ruby Hill Dr.	\$2,599,000
Sun 1-4 Keller Williams	847-8880
6227 Gibson Ct.	\$620,000
Sun 1-4 Keller Williams	463-0436
4630 Herrin Wy.	\$717,750
Sun 12-3 Keller Williams	463-0436
233 Del Valle Ct.	\$759,950
Sun 1-4 Keller Williams	463-0436
5051 Woodthrush Rd.	\$839,000
Sun 1-4 Alain Pinel	251-1111
2536 Willowren Wy.	\$909,000
Sat/Sun 1-4 Alain Pinel	251-1111

5 Bedrooms

3008 Briggs Ct.	\$1,549,000
Sun 1-4 J. Rockcliff Realtors	200-2525
6063 Laurel Creek Dr.	\$1,685,000
Sun 1-4 Hometown GMAC	872-1416
7914 Paragon Cir.	\$1,849,000
Sun 1-4 Alain Pinel Realtors	846-6500
1098 Laguna Creek Ln.	\$2,350,000
Sat/Sun 1-4:30 Sotheby's	484-2045
4711 Hazelwood St.	\$765,000
Sun 1-4 Prudential CA	819-7653

LIVERMORE

2 Bedrooms

2871 1st St., #905	\$450,000
Sun 1-4 Keller Williams	397-4320
1634 3rd St.	\$599,500
Sun 1-4 Coldwell Banker	847-2200

3 Bedrooms

731 Mojave Ave.	\$478,900
Sun 1-4 J. Rockcliff Realtors	583-2169
1242 Murdell Ln.	\$564,950
Sun 1-4 J. Rockcliff Realtors	583-2186
1707 4th St.	\$719,950
Sat 12-3 Alain Pinel - Scott Mendes	768-6116

4 Bedrooms

1909 College Ave.	\$1,170,000
Sun 1-4 Alain Pinel	583-1121

231 Flagstone Cmn.	\$535,000
Sun 1-4 Alain Pinel	251-1111
437 Anna Maria St.	\$558,000
Sun 1-4 Keller Williams	924-0444
1579 Frankfurt Wy.	\$719,000
Sun 12:30-3:30J. Rockcliff Realtors	251-2523
4293 Bellawr Dr.	\$799,000
Sun 1-4 Alain Pinel	251-1111

HAYWARD

3 Bedrooms

22140 Castille Ln. Unit #80	\$474,950
Sun 1-4 J. Rockcliff Realtors	251-2502

DUBLIN

2 Bedrooms

7144 Dublin Meadows St.	\$424,000
Sun 1-4 Alain Pinel	251-1111

3 Bedrooms

11474 Silvergate Dr.	\$629,950
Sun 1:30-4 J. Rockcliff Realtors	784-7000

4 Bedrooms

10762 Inspiration Cir.	\$999,988
Sun 1-4 Alain Pinel	583-1121

5 Bedrooms

11670 Betlen Dr.	\$727,000
Sat/Sun 1-4 Alain Pinel Realtors	846-6500
4711 Hazelwood St.	\$765,000
Sun 1-4 Prudential CA	819-7653

SAN RAMON

2 Bedrooms

223 Majorca Dr.	\$709,000
Sun 1-4 J. Rockcliff Realtors	325-7997

3 Bedrooms

3439 Pine St.	\$529,000
Sun 1-4 J. Rockcliff Realtors	510-299-6279
6004 Lakeview Cir.	\$899,500
Sun 1-4 Alain Pinel	968-1452

4 Bedrooms

2546 Derby Dr.	\$1,199,500
Sun 1-4 Alain Pinel	968-1452

2421 Talavera Dr.	\$749,500
Sat/Sun 1-4 Keller Williams	260-2508

ALAMO

4 Bedrooms

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

6 Bedrooms

18 Ardenale Ct.	\$1,699,000
Sun 1-4 Prudential	858-4384

BLACKHAWK

4 Bedrooms

3659 Deer Trail Dr.	\$1,349,000
Sun 1-4 Keller Williams	260-8883

DANVILLE

3 Bedrooms

421 Garden Creek Pl.	\$490,000
Sun 1-4 Keller Williams	260-8883
1948 St. George Rd.	\$742,950
Sun 1-4 Keller Williams	260-8883

4 Bedrooms

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

2651 Finley Rd.	\$3,700,000
Sun 1-4 Keller Williams	260-8883

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

1409 Harlan Dr.	\$969,900
Sun 1-4 Prudential California Realty	918-0500

5 Bedrooms

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

149 Sunhaven Rd.	\$1,580,000
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

Featured Properties



Livermore – Beautifully updated three bedroom two bath home with hardwood flooring, newer carpeting, tile, updated kitchen and bath. Just adorable! In-law unit with full kitchen, living room, fireplace, bedroom, and full bath! It even has a separate entrance! Two for the price of one!

122 Estates Street \$459,950



San Ramon – Entertainer's delight! Spectacular backyard with solar heated pool and custom built BBQ. Four bedroom two bathroom home with new paint, new windows, sliders, new doors, slab granite counters, new roof, beautiful inlaid hardwood flooring, and Italian tile.

9820 Davona Drive \$698,000



Pleasanton – GREAT NEW PRICE! Prestigious Vintage Hills Home with three bedrooms, a bonus room and two bathrooms! Kitchen has solid granite counters and newer appliances. Wood floors in the kitchen and dining room. Within walking distance to award winning Vintage Hills Elementary School, neighborhood parks and more!

3508 Touriga Drive \$749,950



Livermore – Lovely single level design in Vinsanto of South Livermore. Four bedroom, three bathroom home with spacious living dining room which creates an open airy feeling! Kitchen is a delight with granite tile, built in fridge, sideboard cabinets and pantry. Master bedroom with retreat and more!

2792 Vernazza Drive \$949,000



Pleasanton – European Elegance in this Normandy Style Custom Ruby Hill Home. Four bedrooms including two master suites (one on the main level) and three and one half bathrooms. Gourmet kitchen with stone floors, Slab granite Counters, Cherry Cabinets and stainless "Viking" appliances.

3951 Vierra Street \$1,649,950



Pleasanton – Beautiful home, very neutral color in décor with master suite on the main floor plus guest room and office. Large open kitchen with granite slab counters and upgraded appliance package, so much room for storage! Incredible lot with gorgeous pool and spa. This is a home you must see!

3619 E Ruby Hill Drive \$1,799,000



Pleasanton – Big lovely Italian style home! Cherry wood floors and cabinetry. Slab granite, marbles and crown molding. Six bedroom home with two downstairs suites, and upstairs are four more! There is also a bonus room, and six and one half bathrooms! Enjoy the Ruby Hill life!

3301 E Ruby Hill Drive \$2,229,000



Pleasanton – Formal French Elegance in Ruby Hill! A stunning "New" custom home with quality features throughout. The sweeping spiral staircase, polished marble entry and rotunda/dome ceiling lead to a fantastic kitchen, nook and family room. This is a five bedroom five and one half bathroom home that you must see to believe!

1958 Armando Court \$2,600,000



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

925.417.2250





**BLAISE
LOFLAND**



925.846.6500
www.blaiselofland.com
blaise@blaiselofland.com

apr.com

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**

BRIAR HILLS

OPEN SAT & SUN 1-4



11670 BETLEN DRIVE, DUBLIN

Beautiful highly upgraded home in Dublin's western hills. This Briar Hills home has five bedrooms, three baths and approximately 2220 square feet. The gourmet kitchen has been completely remodeled with new custom maple cabinets, new stainless steel appliances, and new granite slab countertops. Extensive hardwood and new tile flooring. New interior paint. Newer dual pane windows. Newer roof and gutters. Completely remodeled master bathroom. Two other bathrooms have also been updated. Views of surrounding hills. Beautifully landscaped private rear yard (7,663 square foot lot). Super location! Walking distance to Briar Hills Swimming Club, new west Dublin BART station (under construction), Mape Park, and Martin Canyon Creek Trail. Close to Dublin Iceland Skating Rink and Earl Anthony's Dublin Bowl. **OFFERED AT \$727,000**

**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.*

"The P-TOWN Perspective"

-Pleasanton Real Estate Blog

"Greenspan Optimistic on Housing"- Formal Federal Reserve chief says home inventory should begin to diminish. "It will not be until early 2009 that we will get close to having eliminated most of this home inventory. But it is very likely that home prices will stabilize well before that." This may be good news for Pleasanton homeowners and home owners across the country. Greenspan indicated the drop in U.S. home prices will probably drop "well before" early next year as the number of houses on the market diminishes, aiding an economic rebound.

For a full text of this article visit: http://www.contracostatimes.com/business/ci_8854908?nckick_check=1

KOTTINGER RANCH

JUST CLOSED



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. 5 bedrooms (office 5th), 3 1/2 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

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.



PLEASANTON 900 Main Street

The latest from The 680 Blog

The Latest on the Mortgage Market

The mortgage market continues to adjust to the turmoil in the credit markets. The trouble lies in the secondary mortgage market, where institutional investors purchase mortgage loans typically bundled into Mortgage Backed Securities. The yield that these investors demand is a function of perceived risk (how safe is the investment) and the typical concerns of long term bond investors, namely the threat of inflation over the long run. When the sub-prime crisis hit in July of last year, it dramatically changed the perceived risk of mortgage instruments in the secondary market. In other words, investors in the secondary market perceived a higher level of risk for mortgage loans in general, and either demanded more yield to compensate for this additional risk, or elected not to invest in mortgage instruments all together. This put immediate upward pressure on rates, especially jumbo mortgage loans (loans over \$417,000).

Today, the climate is still difficult. The government has enacted legislation to raise the Fannie Mae conforming loan limits to \$729,000 in our area. The hope was that this would help stabilize

the mortgage rate environment and make homes more affordable in high price areas. Fannie Mae & Freddie Mac are considered to be backed by government, therefore they are perceived to be less risky than jumbo loans. Most mortgage experts thought that loans up to \$729,000 would be at the lower conforming loan rates, which would be a boost to the real estate market. But unfortunately, the secondary market saw things a little differently. There are fewer buyers for the new conforming loans, and there is uncertainty on how to assess the risk, so as a result the yields are higher.

Right now, loans over \$417,000 up to \$729,000 have around a 1/2% higher rate. Jumbo loans (over \$729,000) have an additional premium of around 1/2% to 3/4% over those loans. So for fixed rate loans, current rates look like this: (note: this assumes a 0 point loan. This is for illustration purposes. No apr's have been computed. Rates courtesy of Private Mortgage Advisors. Rates subject to change). >> **Go to www.680homes.com to read the rest of this article.**



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680Homes.com



Expert real estate services

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

CUSTOM HOME!



Custom 5 BR, 4 BTH single story on .41 acre lot with views!
\$1,849,000

POOL & SPORT COURT



5 BR, 3 BTH home on cul-de-sac lot with pool, spa, & sports court.
\$1,485,000

JUST LISTED



Fabulous Sycamore Heights with 5 BR + office, 5 1/2 Bths, 1/2 Acre lot w/pool, BBQ, & Views!
\$2,125,000

OPEN SUN 1-4



9456 Blessing Dr.
Elegant 4 BR, 3.5 BTH home plus 2 BR, 1 BTH detached guest house. .43 Acre private lot!
\$1,899,900

JUST LISTED!



Gorgeous single story custom on prime 2.25 acre hilltop lot with views! 4 car garage, wine cellar, and more!
\$1,999,900

OPEN SUN 1-4



198A Peters Ave.
Walk to Downtown! Sharp 2 bedroom, 2 bath condo in the heart of downtown Pleasanton!
\$419,900



apr.com | PLEASANTON | 900 Main Street 925.251.1111

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

JOYCE JONES OPEN SATURDAY 2-4



PLEASANTON \$1,090,000
4bd/3.5ba plus nook off upstairs landing/storage. Built in 1991, 3099+/-sf living space. Eat-in-kitchen, granite counters/tile flooring. Large master bedroom/updated master bath. Court location. 2226 Kamp Court

KIM OTT OPEN SUNDAY 1-4



DUBLIN \$999,988
This home sits high in the Dublin hills with easy access to 580 and 680 free-ways. Shopping is nearby. Home offers 3317+/-sf of living space and a 6,720+/-sf lot. 10762 Inspiration Cir

EMILY BARRACLOUGH BY APPOINTMENT



PLEASANTON \$985,000
Expanded Holiday 4bd/2ba, 2504+/-sf model in desirable Birdland. Spacious kitchen opens to FR to create a Great Room. Beautiful backyard, pool, grass area and patio.

LINDA TRAURIG BY APPOINTMENT



PLEASANTON \$939,000
Stunning 5bd/2.5ba home in wonderful Del Prado neighborhood. Very open kitchen/family room with addition to dining area. Large master/vaulted ceilings. Beautiful backyard.

TIM MCGUIRE BY APPOINTMENT



PLEASANTON \$909,000
4bd/2.5ba, 2200+/-sf with 8000+/-sf lot with updated kitchen and baths plus many upgrades including new carpet, paint tile entry, front door and newer windows, roof, AC/furnace and side yard access.

TOM GENTRY OPEN SUNDAY 1-4



PLEASANTON \$879,000
Total remodel, copper pipes, upgraded electrical, hardwood floors, granite slab, Plantation shutters, European cabinets, frameless shower with dual shower heads, recessed lighting, finished garage. Must see! 838 Bonde Ct

SUSIE STEELE BY APPOINTMENT



PLEASANTON \$869,000
Go beyond the charming white picket fence and come home to this adorable expanded 4 bedroom, 2 bathroom 2063+/-sf home nestled in the heart of Pleasanton close to everything! It is a must see!

TIM MCGUIRE OPEN SUNDAY 1-4



PLEASANTON \$839,000
Remodeled Lakeside Model next to Woodthrush Park. 4bd/2ba 1812+/-sf. Granite/maple eat in kitchen. Newer Laminate Oak flooring and neutral tone Berber carpeting. Beautifully landscaped front and rear yards. 5051 Woodthrush Road

JO ANN LUISI BY APPOINTMENT



LIVERMORE \$799,000
Gorgeous Amberidge home. At the top of the hill and backs to open space. Light, bright, and very private. 4 bedrooms (one downstairs), 3 bathrooms (one downstairs), pool.

KIM OTT OPEN SUNDAY 1-4



LIVERMORE \$799,000
Beautiful Pulte home. Soaring ceilings in FR. Granite in kitchen. Decorator tile in entry/kitchen. Hardwood floors in DR/FR. Custom carpet throughout. Side yard access for boat/RV. 4293 Bellmawr Dr

LANCE & KELLY KING BY APPOINTMENT



LIVERMORE \$745,000
Beautiful single story home with gorgeous pool and spa. Ultra private yard. 4bd/2ba, 2100+/-sf. Gleaming hardwood floors. Newly painted throughout.

BRAD SLABAUGH OPEN SUNDAY 1-4



PLEASANTON \$729,950
No rear neighbors! Detached single family home built in 1998. Contemporary features include "Great Room" concept, generous light, volume ceilings. 3bd/2.5ba, 2029+/-sf. Close to downtown. 1037 Hometown Way

LANCE & KELLY KING BY APPOINTMENT



LIVERMORE \$659,950
Shows like a model home! 4 bd, 3 full baths, 1bd/1ba downstairs, 2271+/-sf, gourmet kitchen with center island, maple cabinets, GE profile appliances, cathedral ceilings, RV access.

STEVE ELDRIDGE OPEN SUNDAY 1-4



LIVERMORE \$535,000
Wonderful 4bd/3ba, 2035+/-sf home in desirable Livermore on a cul de sac! Spacious LR, formal DR, separate FR, granite counters in kitchen/master bath. Attached garage. 231 Flagstone Common

JUDY TURNER OPEN SUNDAY 1-4



DUBLIN \$424,000
End Unit, wired for surround sound, recessed lighting, updated master bath, flooring, ready to move in. 7144 Dublin Meadows St

LINDA TRAURIG BY APPOINTMENT



PLEASANTON \$319,000
Cute as a button 2bd/1ba Townhouse nestled in the Foothills. Pleated shades throughout. Great location in a quiet court. Close to pool/playground.