

# Wine country weddings

Pleasanton's a growing hotspot to tie the knot



Story and photos  
by Emily Atwood

Saying "I do" amongst the Livermore Valley Wine Country vines is becoming increasingly popular. Even though the Casa Real event center at Ruby Hill Winery was only recently completed, already they are booked through the end of the year with happy couples to be wed.

The new event center is located at the corner of Isabel and Vineyard avenues and shares a property with the Ruby Hill Winery. Owned by Read Phillips of Beets Catering Company, it is the sister site to the Palm Event Center at Mitchell Katz Winery just down the street.

Monica Pacheco is one of many brides who was drawn to Casa Real and booked it based upon artist's sketches and a scale model. While putting down a deposit without seeing the final product may be a scary ordeal for some, she said it has been the easiest and most fun part of planning her November wedding. Having been raised in Pleasanton, she's glad to have a winery escape wedding nearby.

"Casa Real has the best of everything," she said. "It is home. Yet, you kinda forget that you are at home because it has that wine valley feel to it."

George Phillips, husband to the Beets owner, designed the 20,000-square-foot building to have a Mediterranean feel including elements that were hand crafted from around the world. Michelle Pangrazio, who handles marketing for the event center, said the architectural influences are from across the world. Handcarved limestone from Romania can be seen everywhere from the 12-foot fireplace in the Amber Room to the fountains throughout the property. The hand carving continues with the large main doors, which were crafted and then shipped from Brazil and Nicaragua.

The large facility is a draw for many engaged couples, as the Grand Salon ballroom can accommodate 550 people for a reception. Guests



The Casa Real event center, located at the corner of Vineyard and Isabel avenues, held its grand opening April 22. Guests were able to tour the grounds and sample food from Beets Catering Company.

can mingle in a dramatic lobby before attending ceremonies in the large, yet intimate Amber Room or outside in the Sun Garden.

High demand for the Palm Event Center led the company to create Casa Real. Pangrazio said part of the increase in clients may be due to

ordinance regulations set in place for Napa wineries. Napa County voted in 1990 to limit winery weddings because it allegedly violates land-use, since commercial use is zoned for harvesting and selling crops.

Pacheco has also seen the demand in her own circle of



The Amber Room is the more intimate of the two event spaces and features a limestone fireplace that was hand carved in Romania.



Food by Beets Catering Company is set up in the Grand Salon ballroom, which can accommodate up to 550 people for a wedding reception. Just outside this room is the Sun Garden.

friends. A friend is getting married in September and will have the ceremony in Hayward, but will make the trek to Casa Real to celebrate with her guests.

"They have created a niche," she said. "There's a lot of pressure for brides these days and Casa Real

sells itself. They are known for quality food and quality service."

So while most Friday through Sunday nights will be filled with weddings, the property also books corporate events. To learn more about the facility, visit [www.casarealevents.com](http://www.casarealevents.com). ■



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### Now Showing

#### Baby Mama

★ ★ ★

**Rated: PG-13 for crude and sexual humor, language and a drug reference.**  
1 hour, 36 minutes.

Seems like "Saturday Night Live" is still the go-to show when mining for charismatic comedians. SNL alumni Tina Fey, Steve Martin and current mainstay Amy Poehler all shine in this infectious chuckler about a career-driven woman with baby fever and the free-spirited gal she hires as her surrogate.

After working tirelessly to become vice president for Round Earth Market (an obvious spoof on Whole Foods), 37-year-old Kate Holbrook (Fey) suddenly finds herself aching for a baby. But the deck is stacked against her: A fertility doctor says that her chances of conceiving are one in a million, any prospective boyfriends rush for the exit when she reveals too much about her mothering aspirations, and the adoption waitlist appears endless.

With plenty of money in her pocket, Kate turns to a high-end surrogacy business run by uber-fertile Chaffee Bicknell (Sigourney Weaver). Soon Kate is introduced to the vibrant and immature Angie Ostrowski (Poehler), who agrees to carry her baby.

When Angie breaks up with her idiotic boyfriend Carl (Dax Shepard) and needs a place to stay, Kate

welcomes her with open arms. The odd-couple pairing of Kate and Angie leads to a cavalcade of laughs thanks to a baby-proofed apartment, Kate's incessant oversight and the timely comments of a wry doorman (Romany Malco of "The 40-Year-Old Virgin").

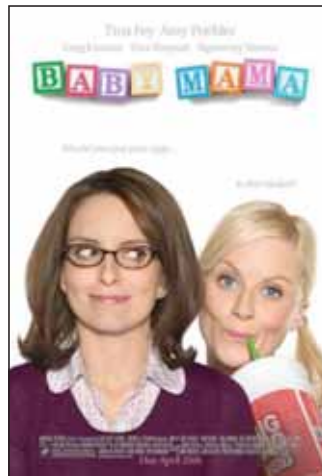
Fey has proven herself to be a top-flight comedic talent and she is perfectly cast as the straight-laced Kate. Martin embraces the role of Kate's overly earthy boss, a pony-tailed egomaniac who awards Kate's hard work with "five minutes of uninterrupted eye contact."

Malco is an actor to watch—the "Weeds" star enriches any picture he appears in. He is not only a witty performer with excellent comic timing, but he also has a sympathetic quality that makes the viewer wish he had more screen time. Poehler virtually steals the show with her riotous portrayal of Angie, blending a white-trash exterior with a heart-felt core. Although Fey excels as the film's lead, "Baby Mama" would have been a brat without Poehler. But the picture—which is more

endearing than outright hilarious—drags a tad in the middle and the Hollywood ending rings a bit false.

Writer/director (and former SNL scribe) Michael McCullers has created a charming and relevant comedy with a terrific cast and clever script. If only all cinematic families started out this well.

—Tyler Hanley



### Ready to Rent

#### The Orphanage

New Line DVD  
1 hour, 45 minutes  
Director: Juan Antonia Bayona

Director Juan Antonia Bayona's "The Orphanage" (El Orfanato) is an eerie little movie that provides all the right ingredients for the scares its audience needs. It has a spooky house, a creepy presence, a tragic back story and enough creaking and rumblings to make you suspect that that movement out of the corner of your eye is not as docile as it may appear. What makes the technique of the movie so effective is how it takes its narrative seriously. Not dismissing or over indulging in its story's elements, the audience is free to become involved in its happenings without the director constantly trying to milk us for shocks. Director Juan Antonia Bayona knows we've seen what seems like a thousand ghost stories, so we know the drill in terms of what may happen and what is expected of us, but to really become involved is something that separates an exercise from an event.

Bayona is a peer of the Spanish director Guillermo Del Toro, who's "Pan's Labyrinth" was such an international event and whose name adorns the titles of "The Orphanage" as "presented by" (and who is also set to direct "The Hobbit"—a perfect choice). These two are just a part of the new wave of Spanish directors that have been growing in stature since about the mid-nineties but whose real weight has been felt internationally in about the last five years. They bring to movies what the Italians did back in the sixties—a sense of adventure, romance, shock and wonder and all on a smaller budgets resulting in an "intimate" feel. Their influences may be the burnt-out Hollywood movies of the last 30 years, but they have retained their own moxy, their own phantasmagoria that still lives within the cocoon of their cultural identity.

What rests in the house of "The Orphanage" is a story that refuses to keep quiet. What sets the tale in motion is the return of Laura (the lovely Belén Rueda)

to her dilapidated childhood home—an orphanage—that she has just purchased and plans to overhaul as haven for special needs children. Laura, however, begins to suspect something unseemly when her son Simón (Róger Princep) begins to interact with a playmate who is curiously absent, and who enlists Simon in a game that leads

to the abandoned cavern by the sea. When opening day for the orphanage finally arrives, the game turns into one that involves an unnerving game of hide-and-seek, one that Laura used to play with the other children when she was young.

"The Orphanage" is so determined to set up its premise that it takes a while to get started, but that's part of its uncanny effectiveness. Free from feeling the constraints of having to provide predetermined shocks and CGI spooks in tandem, the audience begins to get a feeling of certain dread because we can't predict what's next on the list. We can guess, there are only so many designs that belong to the ghost story lore, and that is half-the-fun. There are some great moments that made me jump (which I won't tell you about), and there are some that linger in your mind, like shutters in the afternoon sun that won't stay open and the sight of a misshapen presence at the end of the hall, which are the images that prey on our imaginations. Unfortunately, "The Orphanage" is never entirely satisfying because it possibly lacks the originality of its wrung-out gothic roots, but, for what is there, it is enough to scare us.

—Joe Ramirez



## Parenting role reversal

Author stops by Pleasanton to offer insights from her new book

by Emily Atwood

The idea of teens raising parents first came to Sarah Burningham at the age of 16. Late for her curfew and bracing herself during the parental lecture, an open parenting book caught Sarah Burningham's eye. It was then that she was inspired to write her recent book "How to Raise Your Parents: A Teen Girl's Survival Guide."

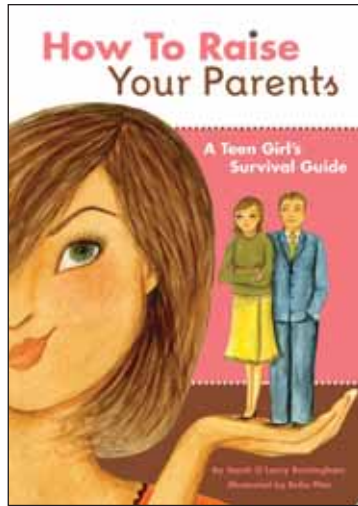
"I realized that my parents were just as clueless as I was," she said. "If they need some help dealing with me, I most definitely deserved some help dealing with them."

In researching for the book, she interviewed more than 2,000 teens about the biggest issues they face with parents. While it's geared towards teens, the book may also be helpful for parents as well.

The book addresses everything from curfews and driving to tattoos and dating. She is quick to point out that the first chapter is on negotiation, which serves as the base for the rest of the book.

Pleasanton teens and parents can be preoccupied, but Burningham said that shouldn't get in the way of communication.

"We all get busy and spend so much time multi-tasking that sometimes we forget to really talk to each



other," she said. "So, when in doubt, parents should talk to their teenagers. If they're worried about something, tell the teenager why and give him or her a chance to explain things. While it might not always be a perfect conversation, an actual dialogue is key to helping your teenagers become happy, well-adjusted adults."

Burningham will come to Towne Center Books, 555 Main St., at 6:30 p.m. May 6 for a mother-daughter pizza party. Reservations are suggested and can be made by calling 846-8826.

## Poetic Pleasanton

Poet Laureate Martha Meltzer shares poetry inspired by the city around her

Spring Fever

Like an Elizabethan plague spreading from classroom to classroom it arrives the same time each year. Heralded by a distant tune on Puck's pipes slowly days begin to lengthen and winter's window sweetly opens.

All know its signs and symptoms the heavy sighs and far afield gaze a vague feeling of unfocused discontent.

Alas no one is immune not teacher nor student, custodian or clerk all are laid low by Spring Fever. Sorcerers and witches called upon may cast and cackle Soothsayers can portend. Fists can be raised to a feckless deity but this malady goes unchecked.

Keeping with Nature's rhythm it must run its true course. The only cure is the arrival of June.

*Like many writers I have a day job. Unlike many writers, I have a day job that I love—I am the school librarian at Alisal Elementary. I spend my working hours surrounded by books and children, being part of the process of discovery and learning. But this time of year I find myself, out of the corner of my eye, glancing at the clock and the calendar. I'm not alone. We all seem to have come down with a case of Spring Fever.*



Poet Laureate Martha Meltzer

### Negative stories about real estate often miss the mark

On April 12, there was an article in the Wall Street Journal entitled, "Hot Homes Get Cold."

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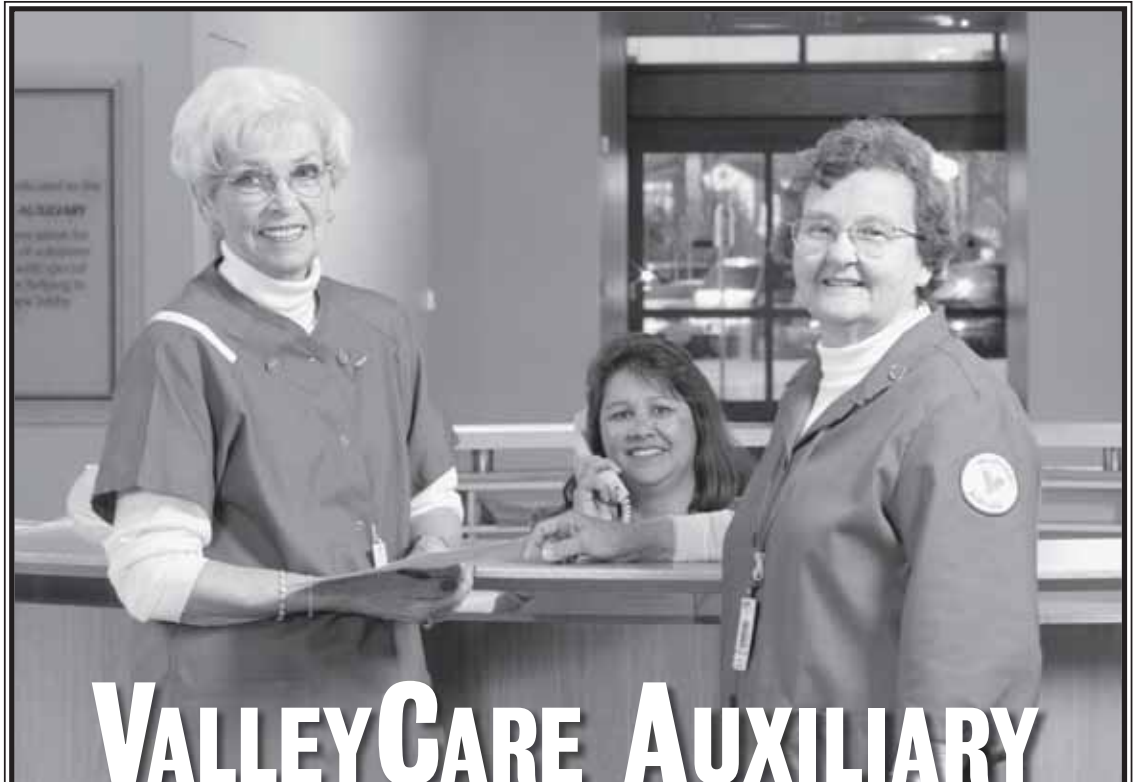
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## WEEKLY MEETING NOTICES

### City Council

Tuesday, May 6, 2008 @ 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

- Public Hearing: PAP 119 (PCUP 200), John Pfund, Tri Valley Martial Arts – Consider an appeal of the Planning Commission's denial of a conditional use permit to allow a martial arts academy which would (1) include up to 20 students ages 5 to 12 years, and an additional 10 students 16 years and older and 1 employee, Monday through Friday between the hours of 11:30 a.m. and 9:00 p.m.; and (2) provide (a) child transportation to the academy from elementary and middle schools, (b) an afternoon program for children between the hours of 11:30 a.m. and 6:15 p.m., (c) an area for homework activities, (d) after-school martial arts-related games and activities, (e) seasonal camps, and (f) care and supervision from 9:00 a.m. to 6:15 p.m. on school holidays, two weeks during the school winter break, and ten weeks during the school summer break, in an existing building located at 1262 Quarry Lane, Suite A, in the Valley Business Park. Zoning for the property is PUD-I (Planned Unit Development - Industrial) District
- Public Hearing: PAP-120, Xin Chen, Appellant (PADR 1762/PUD-99-09-02M, Aman and Tee Bawa – Consider an appeal of the Planning Commission's approval of an application for administrative design review to construct an approximately 700 square foot, detached second unit with an approximately 250 square foot covered porch at the property located at 2632 Ingrid Court, and for a major modification to an approved PUD development plan, Case PUD 99 02, to allow additional grading and retaining walls along the rear and side yard slope banks of the property and to relocate two developer-installed trees along the rear yard slope bank of the property.
- Public Hearing: Approve the Transition Plan for compliance with the Americans with Disabilities Act

### Civic Arts Commission

Monday, May 5, 2008 @ 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

- Review FY 2008/09 City Grant Application Packet, Evaluation Process and City Grant Program

### Human Services Commission

Wednesday, May 7, 2008 @ 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

- Review FY 2008/09 City Grant Application Packet, Evaluation Process and City Grant Program
- Review of Commission Meeting Schedule

### Parks & Recreation Commission

Thursday, May 8, 2008 @ 7:00 p.m.

Council Chamber Community Room, 200 Old Bernal Ave

- Review of Proposed Fee changes for Callippe Preserve Golf Course
- Review Quarterly reports for Community Services, Parks Maintenance Division and Parks Projects

### Library Commission

Thursday, May 8, 2008 @ 7:00 p.m.

Pleasanton Library Community Room, 400 Old Bernal Ave

- Please visit our website at [www.ci.pleasanton.ca.us](http://www.ci.pleasanton.ca.us) to view the agenda for this meeting

### GENERAL INFORMATION

The City of Pleasanton has completed its Draft Environmental Impact Report (DEIR) for the Stoneridge Drive Specific Plan Amendment/Staples Ranch project, located on the southwest corner of the I-580 and El Charro Road Intersection.

The proposed 124-acre Staples Ranch development would include an approximately 37-acre auto mall to accommodate the relocation of the Pleasanton Auto Mall, a 45-acre senior continuing care community with a health center, an 11-acre commercial/retail development, a 17-acre community park, and a 5-acre neighborhood park that includes a storm water detention basin. Access to the auto mall and future commercial development would be from a new road off El Charro Road, with no through connection to Stoneridge Drive except for emergency vehicles.

The DEIR is available at the Pleasanton Planning Division, 200 Old Bernal Avenue, the Pleasanton Library, 400 Old Bernal Avenue and online at [www.staplesranch.org](http://www.staplesranch.org).

Written comments on the DEIR will be accepted by the Department of Planning and Community Development through Wednesday, June 4, 2008, a 45 day review period.

If you have any questions regarding this notice, please contact Robin Giffin, Associate Planner, at (925) 931-5612 or [rgiffin@ci.pleasanton.ca.us](mailto:rgiffin@ci.pleasanton.ca.us)

**ALL MEETINGS ARE OPEN TO THE PUBLIC  
AND PUBLIC COMMENT IS WELCOME**

The above represents a sampling of upcoming meeting items.  
For complete information, please visit  
[www.ci.pleasanton.ca.us/community/calendar](http://www.ci.pleasanton.ca.us/community/calendar)

# Community Pulse

## Police Bulletin

### Police: Armed man robs Wal-Mart

Pleasanton police are searching for a man who robbed a Wal-Mart store at gunpoint Sunday afternoon, according to the police department.

Officers responded at about 5 p.m. to the Wal-Mart at 4501 Rosewood Drive on reports of an armed robbery, police said.

A man apparently entered the store's garden center, showed a cashier a handgun and said, "This is a holdup."

The man reached into the opened register and grabbed an undisclosed amount of cash before

walking to another register in the garden center and threatening another cashier with the gun, police said.

The suspect robbed the second register of an undisclosed amount of cash and left the store on foot, police said.

The suspect is described as a black man in his 40s standing between 5 feet 10 inches and 6 feet with a medium build, police said. He was last seen wearing a black baseball hat, a black T-shirt, blue jeans and white shoes.

Anyone with information regarding the incident is asked to contact police at 931-5100.

—Bay City News Service

## Police Report

The Pleasanton Police Department made the following information available. Under the law, those charged with offenses are considered innocent until convicted.

### April 19

- Drug/alcohol violations:
  - 10:01 p.m. at the intersection of Santa Rita Road and Stoneridge Drive; under the influence of a controlled substance
  - 10:27 p.m. in the 4400 block of Black Avenue; public drunkenness
- Assault:
  - 5:32 p.m. in the 1 block of Stoneridge Mall Road
- Found property:
  - 2:45 p.m. at the intersection of West Angela and Main streets

### April 20

- Grand theft:
  - 3:54 p.m. in the 3700 block of Boulder Street
- Public drunkenness:
  - 2:40 a.m. in the 1800 block of Santa Rita Road
  - 11:31 p.m. in the 5500 block of West Las Positas Boulevard
- Assault:
  - 2:21 p.m. in the 2300 block of Santa Rita Road

### April 21

- Found property:
  - 10:11 a.m. in the 600 block of Palomino Drive
- Fighting in public:
  - 7:36 p.m. in the 5800 block of Parkside Drive
- Theft:
  - 10:57 a.m. in the 1400 block of Santa Rita Road; petty theft
  - 11:11 a.m. in the 5200 block of Northway Road; identity theft
  - 12:10 p.m. in the 5800 block of Owens Drive; stolen vehicle

### April 22

- Vandalism:
  - 8:43 a.m. in the 4600 block of Willow Road; worth less than \$400
  - 8:58 a.m. in the 1900 block of Santa Rita Road; worth more than \$400
  - 11:42 a.m. in the 7300 block of Johnson Drive; worth less than \$400
  - 11:45 a.m. in the 4300 block of Valley Avenue; worth more than \$400

- Assault:
  - 7:58 p.m. in the 4500 block of Chabot Drive
- Found property:
  - 8:35 a.m. in the intersection of Vineyard Avenue and Smoketree Commons Drive
  - 3:03 p.m. in the 100 block of Main Street
- Truant:
  - 10:14 a.m. in the 7300 block of Johnson Drive

### April 22

- Forgery:
  - 2:49 p.m. in the 3000 block of Badger Drive
- Burglary:
  - 6:11 p.m. in the 100 block of Mission Drive
- Public drunkenness:
  - 1:41 p.m. in the 1 block of Stoneridge Mall Road
- Truant:
  - 10:14 a.m. in the 7300 block of Johnson Drive
- Lost property:
  - 9:13 a.m. in the 5900 block of Stoneridge Mall Road

### April 23

- Theft:
  - 7:38 a.m. in the 5600 block of Owens Drive; stolen vehicle
  - 11:20 a.m. in the 1300 block of Stoneridge Mall Road; identity theft
  - 3:44 p.m. in the 3000 block of Hopyard Road; grand theft
  - 4:34 p.m. in the 9400 block of Blessing Drive; grand theft
- Vandalism:
  - 1:34 a.m. in the 4200 block of Denker Drive; worth less than \$400
  - 7:43 a.m. in the 4900 block of Valley Avenue; worth less than \$400
  - 8:26 a.m. in the 4000 block of Fairlands Drive; worth less than \$400
  - 8:26 a.m. in the 4000 block of Fairlands Drive; worth less than \$400
  - 9:28 a.m. in the 3900 block of Fairlands Drive; worth less than \$400
  - 10:45 a.m. in the 1600 block of Orchard Way; worth less than \$400
  - 11:22 a.m. in the 4300 block of Valley Avenue; worth less than

- Assault:
  - 10:53 a.m. in the 5700 block of Stoneridge Mall Road
- Drug/alcohol violations:
  - 6:02 p.m. at the intersection of Hopyard Road and West Las Positas Boulevard; under the influence of a controlled substance, DUI
- Recovered vehicle:
  - 10:05 a.m. in the 5600 block of Owens Drive

### April 24

- Theft:
  - 8:06 a.m. in the 700 block of Rose Avenue; grand theft
  - 9:51 a.m. in the 800 block of Rose Avenue; petty theft
  - 11:05 a.m. in the 900 block of Rose Avenue; petty theft
  - 4:59 p.m. in the 1300 block of Stoneridge Mall Road; grand theft
  - 5:17 p.m. in the 1300 block of Stoneridge Mall Road; grand theft
  - 6:35 p.m. in the 5700 block of Stoneridge Drive; identity theft
  - 7:46 p.m. in the 4500 block of Rosewood Drive; petty theft
  - 10:22 p.m. in the 4300 block of Railroad Avenue
- Vandalism:
  - 7:30 a.m. in the 2000 block of Santa Rita Road; worth less than \$400
- Vehicular burglary:
  - 7:54 a.m. in the 900 block of Rose Avenue
- Drug/alcohol violations:
  - 2:15 a.m. at the intersection of Main Street and Rose Avenue; public drunkenness
  - 3:25 p.m. at the intersection of Laurel Creek Way and Foothill Road; driving with marijuana
  - 4:10 a.m. in the 5500 block of Pleasant Hill Road; driving with marijuana
  - 11:59 p.m. at the intersection of First and Spring streets; under the influence of a controlled substance
- Lock picking:
  - 11:59 p.m. at the intersection of First and Spring streets
- Indecent exposure:
  - 4:59 p.m. in the 1700 block of Santa Rita Road

# Sports

## Parent photographers

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

## Amador readies for Special Olympics tournament

East Bay Regional track and volleyball tournaments to be held Saturday

Athletes will take the Amador fields and courts Saturday as the high school hosts the Special Olympics East Bay Regional track and volleyball tournaments for the fifth year.

Half a decade ago, the Amador Valley Athletic Boosters were looking for a way for Amador athletes to give back in the community. In addition to the upcoming track and field and volleyball competitions, Amador also hosts a two-day basketball tournament, which was held in March. The events require a large number of volunteers and many offer their help from leadership, civics and other high school athletic teams. Foothill High School, the National Charity League, CYO

basketball and The Church of Jesus Christ of Latter-day Saints also volunteer. So many volunteers sign up that jobs fill quickly, but Amador tries hard not to turn anyone away, according to Ken Mano, Special Olympics coordinator for the Amador Boosters club.

Opening ceremonies will be held at 8:30 a.m. next Saturday on the football field. Track is the premier event for Special Olympics and the public is encouraged to come and cheer the athletes on. Admission is free.

There are currently 14,000 developmentally disabled athletes who compete in the Northern California division of the Special Olympics program. Teams and

individual sports include softball, swimming, golf, skiing, bocce, bowling, soccer and tennis, among others. Due to support from individuals, corporations, foundations and volunteers, athletes don't have to pay to participate.

Pleasanton will be well represented by the Tri-Valley Youth team, which won their division in the March basketball tournament and will participate in the upcoming Northern California Basketball tournament and the RADD team, coached by Tom Morelli, a 30-year veteran coaching Special Olympics.

For more information, visit [www.sonc.org](http://www.sonc.org).

—Janet Pelletier



## Safe at first

Pleasanton Girls Softball League micro rec player Anika Nicolas tries to tag out Ashley Lopez at first base during their game last Saturday. Anika plays for Leslie Wolf State Farm, and Ashley plays for the friends of PGSL.

## Sports Briefs

### Rage U-15 Girls triumph

After two overtimes, the Pleasanton Rage U-15 Girls Division 1 U15 defeated the Mustang Earthquakes 1-0 in penalty kicks to advance to the semifinals in the State Cup.

Eight out of 10 girls from each team had to kick in the tie breaker. Ally White made a great save to win the game.

—DB Hong

### AV tennis finishes season with 8-1 win

Amador Valley's tennis team closed out the East Bay Athletic League season with an 8-1 win over Foothill High School April 22 at the Amador courts.

Aswin Kolady, half of Amador's tough senior 1-2 punch, defeated Rahual Doraiswami, 7-5, 6-0 at the first singles position. Luke Wagner, the other half, followed with a 6-3, 6-2 win over Ajey Kaushal. Amador Valley coach Bill Nandor said that while he will miss all four of his graduating seniors, coaching Wagner and Kolady has been a special treat.

The balance of the singles matches showed Arjun Kolady with a 6-2, 4-6, 6-4 win over Siddarth Krishnan and Greg Vuoto winning out over Umer Khan 6-4, 6-4. William Tom won a tough three-setter 6-2, 2-6, 6-3 over Connor Wrenn and Carl Kish closed out the Amador singles sweep with a 6-4, 6-2 win over Manraj Mangat.

In doubles, Amador's A. J. Gorton and Ryan Paull won over Foothill's Karan Sharma and Amandeep Chatta, 6-3, 6-3. Becker McGuire and Igor Pinchuk secured Amador's final win of the day, 6-1, 5-7, 6-2, over the Foothill team of

Derek Lee and John Bang. Vikram Ramakrishnan and Shane D'Cruz of Foothill avoided a shutout for their team with a hard fought three set victory over Amador's T. R. Malko and Henry Boswell, 4-6, 7-5, 10-8.

Foothill ended the league season with a 4-8 record, while Amador Valley is at 9-3 in EBAL and 16-4 overall and hopes to continue their season in North Coast Section tournament play.

—Bill Nandor

### Seahawks show significant improvement

More than 90 Seahawk swimmers attended the first long-course meet of the 2008 season at the San Ramon Livermore Valley Aquatic.

Coaches have seen significant improvement in personal best time across the board. More than one-third of the swimmers improved their time by 10 percent or higher. Among them, some had reduced their time by 15 percent or more. They are: Wolfgang Lachance (7) reduced his 100 Free by 23 seconds, Wolfgang also cut his 50 fly by 24 seconds and dropped his 100 breast by almost 24 seconds. Kayla Lindsay (9) improved her 100 fly time by 25 seconds. Regis Lachance (10) improved his 200 IM by 42 seconds. Analeser Chinn (9) reduced her 100 free by 16 seconds. He Zhang (10) reduced his 100 free by 23 seconds. Stephanie Aronson (11) dropped her 200 IM by 37 seconds. Heather Chandler (11) improved her 200 free by 32 seconds.

Seventeen swimmers had achieved 100 percent personal best time. They are: Wolfgang Lachance (7), Eva Chung (10), Kayla Lindsay (9), Analeser Chinn (10), Margaret Kauffeld (10), Jonathan Ong (10), Bridget Booe (12), Heather

Chandler (11), Caitlin Macgregor (11), Morgan Mcgrath (11), Maggie Woods (12), Kevin McLaughlin (12), Anthony Shen (11), Nick Silverthorn (12), Caleb Wang (12), and Bridget Moran (14).

—Yi Zhang

### Vortex loss tightens race

Last Saturday morning's tough 7-0 road loss to Skyline at Witter field means the Pleasanton Vortex Pups B1 will need to take care of business in its final two games if they hope to secure a postseason spot in the Boy Pups B1 Division (5th/6th grade) playoffs.

Goaltender Connor McFarlane made 13 saves and helped the Vortex successfully kill a pair of six-on-five disadvantages. For the 2008 season, he continues to be the statistical leader in save percentages among all active Pup goalies in the Northern California Junior Lacrosse Association.

The defensive unit (Sam Gorman, Noah Geib, and Jason Sereda) and mid-fielders (Jackson Fialho, Brian Kinnee, Joe Chacon, Brian Culy, Andrew Totaro, Wesley Bower, Kevan Knaggs, David Zatorski) played well and continued to go hard for the entire game. The Vortex offense (Ian Mills, Erik Gallagher, Andrew Natsch, Colton Steiner, Aaron Hollingsworth) fired a barrage shoots and worked hard until the final game whistle.

—Jeffrey Mills

### Lady Hustle falls in Fresno after reaching Gold Bracket

The Lady Hustle Fastpitch 14U softball team, of Pleasanton, competed at the Fresno Force Classic Tournament last weekend, winning two out of three games over

over Seattle's Lady Sharks and San Diego Gold, and a loss to Valencia's Synergy.

Within the field of 48 teams from all over the United States Lady Hustle earned a berth into the Gold Bracket consisting of the top seeds after Saturday pool play. Lady Hustle received strong pitching from Sami Schiller, Montana Berg and Katie Mannion with solid defensive play from Nicole Borchard, Bianca Devoto and Nu Nu Evans. Leading hitters were Bianca Devoto, Sami Schiller, &

Alyssa Lanza.

Lady Hustle ran into a tough team in the Corona Angels from Southern California. The Corona Angels were ranked third in the nation last year. Hustle put up a tough fight but fell by a score of 5-2 against a powerful lineup. Sami Schiller had a long two-run homer to account for Lady Hustle's runs. Lady Hustle did load the basis in the final inning to bring the go ahead run to the plate before a final ground out to end the game.

—Teresa Borchard

## High School Baseball Players

JOIN PLEASANTON LITTLE LEAGUE'S  
SENIOR LEAGUE OR BIG LEAGUE BASEBALL  
IMMEDIATELY FOLLOWING  
YOUR HIGH SCHOOL SEASON

**\*\*REGISTER BY SUNDAY MAY 11\*\***

Pleasanton National, American and Foothill Leagues are now accepting registrations for the following spring baseball programs:

**SENIOR LEAGUE: Ages 14 through 16 as of April 30**

**BIG LEAGUE: Ages 17 through 18 as of April 30**

Both levels offer competitive play in a fun environment for high school players and others of high school age. Regular season begins at end of the high school season and plays through mid-June, followed by District 57 (Tri-Valley) tournaments and All Star tournaments. Winners can advance to sectional, state and regional tournaments that lead to the Senior and Big League World Series.

Go to [www.pnll.info](http://www.pnll.info), [www.pflonline.org](http://www.pflonline.org) or [www.pleasantonamerican.org](http://www.pleasantonamerican.org) for information on registration. Each site has a Pleasanton street listing to verify which League to sign up in.

# Absolutely Gorgeous!

Open Sunday 1-4 • 5565 Corte Sonora, Pleasanton



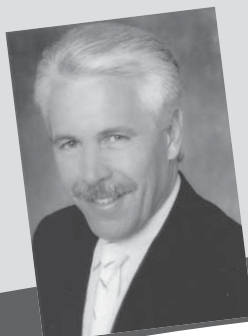
From the moment the first set your eyes on this beauty you'll fall in love and want to move in! Featuring 4 lovely bedrooms and 3 full bathrooms with 1 bedroom and 1 bath downstairs! All updated and sparkling.

Spacious family room with fireplace and wet bar. Gourmet kitchen with hardwood floors. Formal dining room

and living room with vaulted ceiling. Park like rear yard with side access. All of this nestled on what must be the best court location in town! This is the home you have been waiting for! Call to see it today! Offered at \$909,000



**RE/MAX ACCORD**



**Jeff Clyma**

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# Real Estate

## Home sale of the week



**1363 Briones Ct. Pleasanton – \$1,530,000**

This lovely 4 bedroom, 4.5 bath home boasts 4,200 square feet on a 10,800 square foot lot. Located in Ironwood Estates, this home features a bonus room and an end of court location. Sold by the Moxley Team of Alain Pinel Realtors.

## Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 9	Total sales reported: 16	Total sales reported: 23	Total sales reported: 82
Lowest sale reported: \$575,000	Lowest sale reported: \$295,000	Lowest sale reported: \$405,000	Lowest sale reported: \$331,000
Highest sale reported: \$1,850,000	Highest sale reported: \$885,000	Highest sale reported: \$1,231,500	Highest sale reported: \$2,000,000
Average sales reported: \$987,000	Average sales reported: \$492,406	Average sales reported: \$657,674	Average sales reported: \$505,043

LIST YOUR OPEN HOME HERE!

## OPEN HOME GUIDE FORM

LIST YOUR OPEN HOME HERE

City _____		
# of Bedrooms _____	Street Address _____	Price of property \$ _____
Day, Date & Time Open _____	Agent Name Real Estate Agency _____	Phone Number _____

**DEADLINE IS WEDNESDAY 10 A.M.**

**FAX TO: (925) 600-1433**

**OR E-MAIL TO :**

**OpenHomes@PleasantonWeekly.com**

Name: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

**PLEASANTON WEEKLY**

## Home Sales

This week's data represents homes sold during March 2008

### Pleasanton

**668 Abbie Street** G. & S. Groshans to K. & L. Wagerman for \$1,400,000  
**7230 Clubhouse Drive** Black Mountain Development to A. & F. Khan for \$625,000  
**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  
**1436 Irongate Court** Ponderosa Homes to G. & C. Blumenstock for \$1,405,000  
**2665 Lotus Street** J. & R. Fish to M. Zhang for \$735,000  
**3780 Mohr Avenue** S. & R. Piryllis to H. Lei for \$1,060,000  
**5725 Ohana Drive** O'Hana Homes to J. Harding for \$1,850,000

### Dublin

**7997 Bellina Street** Braddock & Logan to A. Silverman for \$415,000  
**7999 Bellina Street** Braddock & Logan to A. & J. Avila for \$445,000  
**5501 De Marcus Boulevard #159** Western Pacific Housing to B. Chiang for \$295,000  
**5501 De Marcus Boulevard #210** Western Pacific Housing to R. & G. Sarmiento for \$365,500  
**5501 De Marcus Boulevard #221** Western Pacific Housing to B. Davey for \$426,000  
**5501 De Marcus Boulevard #429** Western Pacific Housing to R. Gutierrez for \$450,000

**5501 De Marcus Boulevard #479** Western Pacific Housing to M. & C. Tong for \$411,000  
**5501 De Marcus Boulevard #626** Western Pacific Housing to A. Vichare for \$370,000  
**5501 Demarcus Boulevard #433** Western Pacific Housing to R. McGlashan for \$470,500  
**5501 Demarcus Boulevard #471** Western Pacific Housing to R. Ong for \$410,000  
**5501 Demarcus Boulevard #611** Western Pacific Housing to J. & M. Dobrinski for \$370,000  
**8110 Peppertree Road** B. Katherine to R. & E. Witzzak for \$585,000  
**3831 Silvera Ranch Drive** Saratoga Partners to E. & A. Patterson for \$885,000  
**4875 Thorndike Lane** Lennar Homes to S. Sogani for \$704,500  
**4887 Thorndike Lane** Lennar Homes to M. Muzaffar for \$756,000  
**3695 Whitworth Drive** Wells Fargo Bank to D. Burnham for \$520,000

### Livermore

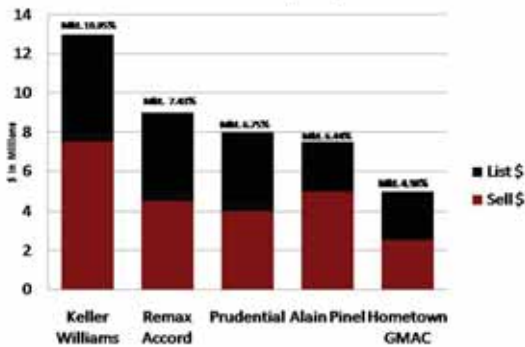
**1364 Arroyo Road** Arroyo Crossing to L. & J. Reid for \$859,000  
**1244 Brookdale Lane** Heyward Trust to D. & K. Phippen for \$630,000  
**527 Caliente Avenue** E. Fraser to B. Perry for \$500,000  
**863 Camelia Drive** M. & K. Kallio to J. Weatherhead for \$490,000  
**401 Colusa Way** C. & C. Pear to R. & B. Palmer for \$525,000  
**1257 Deep Creek Road** Arroyo Crossing to W. & L.

Andrews for \$834,000  
**1269 Deep Creek Road** Arroyo Crossing to Wright Trust for \$985,500  
**1921 Depot Drive #113** Signature at Station Square to Livermore Redevelopment for \$510,500  
**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  
**153 Gillette Place #106** Signature at Station Square to Livermore Redevelopment for \$510,500  
**153 Gillette Place #110** Signature at Station Square to Livermore Redevelopment for \$509,500  
**1547 La Cresta Court** J. Bowes to M. Pataki for \$546,000  
**276 MacKenzie Court** Livermore Grove to T. McAlister for \$894,000  
**4278 Milton Way** K. & L. Gunn to M. Lewine for \$750,000  
**161 North L Street #103** Signature at Station Square to Livermore Redevelopment for \$514,000  
**161 North L Street #113** Signature at Station Square to Livermore Redevelopment for \$483,000  
**2078 Ponderosa Drive** J. Crowhurst to D. & D. Corral for \$405,000  
**1001 Shannon Court #F** Shannon Investors to G. & W. Biczkow for \$705,000  
**5586 Stockton Loop** South Livermore Development to B. Kumar for \$1,050,000

(continued on page 38)

**Total 2007  
Pleasanton Sales Volume  
#1 Keller Williams  
Tri-Valley Realty**

Information provided by Broker Metrics



*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!*



PRICE REDUCED

**437 ANNA MARIA ST., LIVERMORE  
Presented at 539,000**

Spacious 4 bedroom home in S. Livermore features remodeled open kitchen and living area! Newer 50 year roof, wonderful 400 sq foot sunroom, dual pane windows, remodeled baths and more!



**Beth LaGrant**

**924-0444**



**2827 MANN AVE.,  
UNION CITY  
Offered at  
\$539,000**

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.

**BUYERS NEED A HOME IN COUNTRY FAIR/PONDEROSA NEIGHBORHOOD IN PLEASANTON.**



If you are thinking of selling your home and you live in one of these neighborhoods please call me as I have buyers looking for a home that is 2200 – 2500 square feet located within walking distance to a park.

**DeAnna Armario**

**260-2220**



1<sup>ST</sup> TIME OPEN SUN 1-4

**4471 BACON COURT,  
PLEASANTON  
Priced in the mid \$600's**

Stunning 3 bedroom, 2 bath, one level home. Remodeled granite kitchen with stainless steel appliances, beautiful hardwood floors, dual pane windows & remodeled bathrooms. Too many upgrades to list.



SPARKLING POOL

**4630 HERRIN WAY,  
PLEASANTON  
Priced in the high \$600's**

Meticulously maintained with many upgrades! This 4 bdrm, 2 remodeled bath home boasts an updated kitchen with tile floors, counters, white cabinetry and recessed

lighting. Expanded family room has room for the whole family & more. Dual pane windows, hardwood floors and a large garden with a sparkling pool and patio. Go to [www.SoldinaFlash.com](http://www.SoldinaFlash.com) to see more photos or set a private showing.



**Dave & Sue Flashberger**

**463-0436**



OPEN SUN 1-4

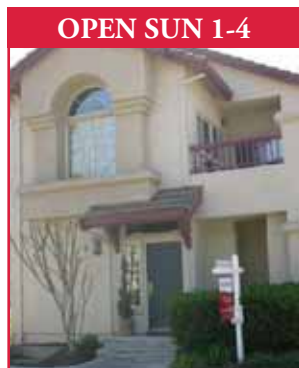
**814 GRAY FOX CIR., PLEASANTON  
Offered at \$1,465,000**

Wow ¾ + acre flat lot! Fabulous interior includes open floor plan, skylights, vaulted ceilings and hardwood floors. Granite slab kitchen with maple cabinetry. Large downstairs bedroom includes full bath w/granite. Master suite enhanced with luxurious new bath. One of a kind private backyard great for entertaining boasts lush gardens, newly resurfaced pool and sports court. One of Pleasanton's best locations.



**Melissa Pederson**

**397-4326**



OPEN SUN 1-4

**5750 BELLEZA DR.,  
PLEASANTON  
Offered at \$537,500**

Gorgeous end-unit townhome-loaded with upgrades including wood laminate floor in the kitchen, convection stove, gas fireplace, built-in wood cabinets in the living rm., spacious closets incl. California Closet organizers. Master bath with marble floors & oversized tub. Laundry in-unit & washer/dryer stays! One-car attached garage with super long driveway. This townhome is a must see! Call Shannon today at 925-577-4663.

For more details, please visit [Homes@ShannonWitters.com](mailto:Homes@ShannonWitters.com).



**Williams Witters Team**

**918-2045**



JUST REDUCED

**953 FINOVINO CT.,  
PLEASANTON  
Offered at \$1,250,000**

Custom Vintage Heights home w/3600 sq ft on cul-de-sac. 4 bdrm/3 bath with lrg granite kitchen and family room. Hardwood floors, French doors, vaulted ceilings. Private tranquil backyard. Great find!



OPEN SAT 1-4

**7954 WINGED FOOT  
CT., PLEASANTON  
Offered at \$1,125,000**

Fabulous Golden Eagle 3000+ sq ft home includes 3 bed + office, 3 bth located on quiet cul-de-sac. Upgrades include Travertine flooring, French doors, granite kitchen. New roof and private yard.



**Melissa Pederson**

**397-4326**



OPEN SUN 1-4

**62 TERRA WAY, LIVERMORE  
Offered at \$885,000**

Stunning single-story Prima home is a former model with tons of upgrades. This home has 3 large bedrooms plus office (4th bedroom option), and 3 full baths. The gourmet eat-in kitchen features slab granite counter tops, maple cabinetry, stainless steel appliances, breakfast bar, built-in desk, and sliding glass door leading out to the patio. The resort-style backyard has lush, mature landscaping that includes a beautiful black granite water feature, large patio with raised dining pavilion, lawn, flower garden, and a custom gate. The front yard has lawn, a gorgeous rose garden, and raised flower bed. Do Not Miss Out! Call Cindy today for a showing appointment at 925-918-2045.



**Gene & Cindy Williams**

**918-2045**

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Two Pleasanton locations to serve you. New Livermore location coming soon!

5994 W. Las Positas, Suite 101

459 Main Street

2300 First Street, Suite 216, Livermore



**PLEASANTON**



**ONE OF A KIND MEDITERRANEAN**  
Single story in the hills of East Pleasanton 1.91 acres with 360° panoramic views. 3BD/3½BA +office +bonus, pool & spa.

925.426.3800 \$3,380,000

**LIVERMORE**



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

925.426.3800 \$2,999,000

**NEWARK**



**SHOWS LIKE A PULTE MODEL HOME**  
4BD+office/3BA, with one bed & bath downstairs. 2,339 sq.ft. living space, sought after area. Backs to open space.

925.426.3800 \$850,000

**PLEASANTON**



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

925.426.3800 \$689,000

**DUBLIN**



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

925.426.3800 \$659,000

**SAN RAMON**



**ENJOY THE CANYON LAKES VIEW** in this immaculate 2BD/2BA Luxury Condo with 2-car attached garage. Must see to appreciate views, Italian Tile, and more.

925.426.3800 \$639,950

**LIVERMORE**



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

925.426.3800 \$599,000

**TRACY**



**NEWLY CONSTRUCTED IN 2004** 3BD/2BA, new slab foundation, new sewer system, new copper plumbing, new water heater, new central heat/air, siding & trim.

925.426.3800 \$374,950

*Hometown GMAC Real Estate is an Independently Owned and Operated Firm*



**Are You Thinking of Buying or Selling Real Estate?**  
Contact Max De Vries, Your Preferred REALTOR® 925.525.0116

*Just Listed! Gorgeous South Livermore Estate \$1,674,900*



**2136 MCLEAN PLACE, Livermore**  
BUILT BY BOSCH IN 2004, THIS CUSTOM CRAFTSMAN STYLE HOME FEATURES, 5 BED 4.5 BATH, 5,000+/- SQFT, 17,100+/- SQFT LOT. UPGRADED THROUGHOUT!

**Open House**  
Sat & Sun 1-4P.M.

**Max de Vries, REALTOR®**



The above information was supplied by reliable sources. J. Rockcliff 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.

Visit [www.maxdevries.com](http://www.maxdevries.com) for **FREE** Pleasanton Market Updates

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REAL ESTATE COMPANY.

[www.nicehome4u.biz](http://www.nicehome4u.biz)



**PLEASANTON**

**3008 BRIGGS CT \$1,495,000**  
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**



**PLEASANTON**

**4404 SUTTER GATE AVE \$879,888**  
Beautiful house with lots of updates, large backyard and great location....kitchen floors are engineered hardwood.  
**DAVID AZIMI 925.251.2580**

[www.TonniChandler.com](http://www.TonniChandler.com)



**PLEASANTON**

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

[www.TonniChandler.com](http://www.TonniChandler.com)



**PLEASANTON**

**5411 BLACK AVE UNIT 3 \$499,850**  
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 perfect for outdoor dining and entertaining.  
**TONNI CHANDLER 925.251.2556**

[www.MaxdeVries.com](http://www.MaxdeVries.com)



**PLEASANTON**

**5648 BELLEZA DR \$475,000**  
Corner unit with decorator touches, excellent condition. Attached 1 car garage. Upstairs unit with patio. Community pool, Spa, Club House. 2 Bed 2 Bath.  
**MAX DE VRIES 925.525.0116**

**JUST LISTED Open Sat & Sun 1-4**



**LIVERMORE**

**2136 MCLEAN PLACE CALL FOR PRICE**  
Stunning South Livermore home built by Bosch in 2004. This custom home features a Craftsman style, 5 Bed 4.5 Bath, 5,000+/- SQFT, 17,100+/- SQFT Lot. Upgraded throughout!  
**MAX DE VRIES 925.525.0116**

[www.TomChance.com](http://www.TomChance.com)



**LIVERMORE**

**751 VINCI WAY \$919,950**  
Quality built home on picturesque lane! Sprawling single story in So. Livermore. Tastefully decorated w contemporary colors! Open & spacious floor plan with gracious foyer and separate breakfast nook. Close to all conveniences inc. Hwy. 84 access. Private courtyard entry. Double gated SYA.  
**TOM E. CHANCE 925.487.6360**

[www.DianeSass.com](http://www.DianeSass.com)



**LIVERMORE**

**2790 SAN MINETE DR \$893,000**  
Wow! Lovely upgraded home w/rustic wood floors downstairs. Kit. has granite tile/backsplash, top of the line SS appliances & cozy eating area. Family room & computer nook has built-ins. Upgraded neutral carpeting and 2&3 tone decorator paint. Custom Plantation shutters throughout! Awesome yard & patio!  
**DIANE SASS 925.462.2068**

[www.TomChance.com](http://www.TomChance.com)



**LIVERMORE**

**4244 MILTON WAY \$759,950**  
Original owners selling this spacious 4 bedroom single story home. Prime location. Formal entry, dining, living & family rooms. Bright Open floor plan. Master-suite in own wing. Neutral decor throughout. Lovely granite slab kitchen & master counter tops. Tandem 3 car garage. Large private lot.  
**TOM E. CHANCE 925.487.6360**

**Just Listed**



**LIVERMORE**

**926 LOYOLA WAY \$649,900**  
Nicely landscaped. Patio, large wood deck and hot tub in back yard. Side yard RV access. Beautiful home needs only updates to the carpet and paint. Across the street from neighborhood park. Don't miss this one.  
**MICHAEL DELEHANTY 925.251.2516**

[www.nicehome4u.biz](http://www.nicehome4u.biz)



**SAN RAMON**

**2601 BASSWOOD DR \$919,000**  
Beautiful Updated Shapell Home located Premium Location, Spanish Colonial Model, Hardwood Floors, Berber Carpet, Upgraded Wood Cabinets, Hunter Douglas Blinds, Customs Paint, Granite Counter tops in Kitchen, S/S Appliances, incl Refrigerator, close to great schools, shopping mall and parks.  
**SANG KANG 925.251.2555**

**Horse Facility**



**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**

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 Street  
Livermore, CA 94550  
925.667.2100

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



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**BLACKHAWK**  
 Open SUN 1 - 4 5077 BLACKHAWK DR  
**CHARMING AND GRAND \$2,350,000**  
 6 BR 5.5 BA 17,900 sq.ft. lot, offers 5800+ sq.ft.  
 Fully updated kitchen w/granite, stainless appli-  
 ances 925.847.2200



**DUBLIN**  
 Open SUN 1 - 4 5001 ROYAL PINES WAY  
**DUBLIN RANCH GOLF CLUB \$999,000**  
 5 BR 4 BA bd w/full bth dwn, kit w/chrry cabs,  
 granite cntr tps/SS apli, mstr w/jetted tub/lrg sep  
 shwr 925.847.2200



**DUBLIN**  
 Open SUN 1 - 4 7257 NEWCASTLE LANE  
**INCREDIBLE VALUE \$649,950**  
 3 BR 2 BA Gorgeous Remodel: Expo/Hmwrks/Calif  
 clsets. Amazing lot/pl/fntains, bcks to Iron Horse Trail  
 925.847.2200



**DUBLIN**  
 6023 HILLBROOK PLACE  
**NEW EXECUTIVE HOME \$638,888**  
 4 BR 2.5 BA great loc, near bart/shppng/freeway  
 access, w/SS appli, dual zone temp. control for AC/  
 heat 925.847.2200

## FREMONT

5494 MOONLIGHT CMN  
**BEAUTIFUL GROUP HOME! \$820,000**  
 3 BR 2.5 BA grnite cntrs, SS appli. Hrdwd flrs, crwn  
 molding, vaulted ceilings, frplc, bckyrd w/ptio/trellis  
 925.847.2200

Open SAT/SUN 1 - 4 4323 CASIO COURT  
**FANTASTIC HOME \$629,888**  
 3 BR 2 BA 2 car garage, 1 story, great court loca-  
 tion, new roof, carpet and paint. Move in condition  
 925.847.2200

## LIVERMORE

Open SUN 1-4 657 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

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

217 COBBLESTONE CMN  
**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 CIR  
**IN MODEL CONDITION \$525,000**  
 3 BR 2 BA granite counters, cherry wood floors,  
 6500 sq. ft. lot, turn key ready, move in condition  
 925.847.2200

1687 QUAIL ST  
**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

1633 LAGUNA CREEK LANE  
**AN ABSOLUTE MASTERPIECE \$1,799,000**  
 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

5163 MUIRWOOD DR  
**BEAUTIFUL WESTSIDE HOME \$1,094,000**  
 4 BR 4 BA 3 car garage, pristine condition with  
 upgrades galore! Close to everything 925.847.2200

3231 VINEYARD AVE. #122  
**SENIOR PARK \$80,000**  
 2 BR 2 BA spacious kit, new paint/vinyl floors. open

liv/din & fm rm, roof, 1987/braced/carport/storage  
 925.847.2200

## SUNOL

11663 FOOTHILL RD  
**SPECTACULAR VIEWS! \$1,525,000**  
 4 BR 2.5 BA 1920 Dutch Colonial Farm House, 1.6  
 acres, access to Pleas Ridge. 4bd, 2.5ba, barn, stbls, pl/  
 spa 925.847.2200

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 in joining our real estate office please  
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 \$27.00 per week and includes  
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- Rates are still low now
- Larger selection now
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NOW \$689,000

1510 POPPYBANK CT.

PLEASANTON

4BD - 3BA (1BD-1BA DOWNSTAIRS)

1,900 SQ.FT.

CONGRATULATIONS TO THE  
WINNER OF THE FRIDAY,  
APRIL 25TH, BROKER TOUR  
DRAWING

AT 1510 POPPYBANK,  
CINDY GEE OF PRUDENTIAL.

THANK YOU

TO ALL AGENTS THAT CAME  
BY AND ENTERED.



1328 OAKVISTA DR,  
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### It's finally your turn.

Do you know that the Government has made it easier for you to own a home?

Do you know that you can get a down payment gift from home sellers?

Do you know that you can receive a gift or credit for all your closing costs?

Do you know that you can buy a home with no money out of pocket?

Isn't it time you took advantage of this market?

Isn't it time you took advantage of the new loan programs?

Isn't it time you stopped paying rent?

Isn't it time you got the best tax write off available?

**If you are paying \$2,000 or more in rent  
you can and should own your home.**

**Isn't it time?**

## Don't be shy call!

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**350-C Main Street,  
Pleasanton 94566**

## GREAT PLEASANTON HOMES

Offered at \$829,000



Open Sunday  
from 1-4pm

**3460 Park Place**

- 4 Bedrooms
- 2.5 Baths
- 2196+/- sq. ft.
- Open floor plan
- Luxurious master suite
- www.3460Park.com

Offered at \$1,425,000



Mt. Diablo Views!

**2853 Victoria Ridge Court**

- 5 Bedrooms
- 4 Baths
- 4,003 +/- sq. ft.
- www.2853VictoriaRidge.com

Offered at \$849,000



Open Sunday  
from 1-4pm

**885 Concord Street**

- Raised Single Story
- 4 Bedrooms
- 2 Baths
- 2198+/- sq. ft.
- 9709+/- sq. ft. lot with beautiful swimming pool
- www.885concord.com

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& ASSOCIATES

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Matters*



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KELLER WILLIAMS  
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**5801 Arthur Drive, Pleasanton** **\$859,000**



**OPEN HOUSE**  
Saturday & Sunday, 1-4



This 4 bedroom, 3 bathroom, approx. 2317 sq.ft. home is ready and waiting for you. Enjoy every step of this home from its pleasant curb appeal, to a dramatic entry with cathedral ceilings, to an open and bright floor plan right through to a lovely, spacious backyard. 1 bedroom and bathroom conveniently located downstairs. Offering a wonderful home in an outstanding location just a step away from the Sports Park. Close to schools, shopping, dining, downtown and easy-commuting options, you will love this location in the heart of charming Pleasanton.

[www.5801ArthurDrive.com](http://www.5801ArthurDrive.com)



*Ingrid & Natalie*



**INGRID WETMORE | 925.847.2230 & NATALIE KRUGER | 925.847.7355**

*The Fabulous Properties Team*  
Cunningham • Garrison • Johnson-Abarta • Schall

**NEW LISTING!**

**OPEN SUN 1-4 PM**



**2578 Grappa Ct. Pleasanton**  
Tudor Style Ruby Hill home w/ 5 BR + Den, 3.5 BA, 3,618 sq. ft. and sparkling pool!  
*Offered at \$1,675,000*



**1717 Courtney Ave. Pleasanton**  
**PRICE REDUCTION on this Gorgeous Home!**  
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 \$1,798,500*

**OPEN SUN 1-4 PM**

**OPEN SUN 1-4 PM**



**1288 Concord St. Pleasanton**  
Raised single level in Vintage Hills! 4 BR, 3.5 BA, new kitchen, 2 master suites, huge great room connected to family room, updated throughout. Pool, large deck, private yard.  
*Offered at \$1,100,000*



**8045 Oak Creek Dr. Pleasanton**  
Stunning Westside home! 4 BR, 3.5 BA, 3,763 sq. ft. semi-custom, w/pool, putting green, theatre, loft and tech center. Amazing views!  
*Offered at \$1,874,750*

**Visit our website to see these great properties and sign-up for our NEW LISTING ALERT!**

**Also Featuring**  
**1441 Irongate Ct. Pleasanton – Open Sun 1-4**  
NEW PRICE! Gorgeous, BIG, fully upgraded Ironwood Estates home! 5 BR, 4.5 BA plus Bonus & den. Cherry built-ins, granite slab, stone floors, shutters, custom closets. Less than 1 yr. old.  
*\$1,700,000*

**Also Featuring**  
**480 Cabonia Ct. Ruby Hill**  
Gorgeous "Premia" Ruby Hill home. Single story in Premia on a private lot at end of cul-de-sac.  
*\$1,125,000*

**532 Rosso Ct. Pleasanton**  
Gorgeous "Premia" Ruby Hill home! 4 BR, 3 BA, (4th BR/Optional Office), and 2,806 sq. ft. Beautiful, private rear yard w/ built-in BBQ, plantation shutters throughout. *\$1,179,000*

Fran & Dave  
Cunningham  
925-426-7957

Donna  
Garrison  
925-397-4165

Debby  
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925-989-9844

Susan  
Schall  
925-397-4244

[www.RubyHill.net](http://www.RubyHill.net) • [www.FabulousProperties.net](http://www.FabulousProperties.net)



*2076 Valley Oak Ct. Pleasanton*

**OPEN SAT & SUN 1-4:30**



This spectacular home sits on nearly an acre of beautifully landscaped grounds. 4700+sq.ft., 4 BR, 3.5 BA, den, game room, office. Enhanced with rich Mahogany woods, leaded glass doors, marble entry & breathtaking views. Come to Pleasanton's convenient gated community, Golden Eagle Estates.  
**\$2,350,000**



*Jan Pegler*  
925.519.1455  
Jan.Pegler@prurealty.com



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1031 EXCHANGES • LAND AND DEVELOPMENT



**Open Sun 1-4**

**844 Division Street, Pleasanton**

Historic 1895 Downtown Victorian, beautifully remodeled, w/ 2000 sq. ft. of living space, on a large over 1/4 acre lot. 3br, 2ba + office/basement. New designer kitchen, granite, stainless, and travertine flooring. Hardwood floors, and new paint inside and out. Totally remodeled baths. Perfect for entertaining!

**\$1,189,000**

**10 acre Pleasanton Horse Property!**

Original Bonde Ranch 10-acre Estate in the middle of town! Incredible Panoramic Views, gated private location. Includes barn, tack room and paddocks. Possible to convert existing 4br, 2.5 ba home to guest house and build brand new main house. Expand, upgrade, or build your dream home!

**\$2,485,000**

**Downtown Pleasanton Buildable Lot**

Just 2 blocks off Main St! 9200 square foot lot with approved plans for 3100 square feet. Craftsman-style home, including lap pool. Walk to everything! Call for more info – not on MLS.

**Approx. \$1,189,000**

**MIKE CAREY, Broker**

925.963.0569 Cell  
925.846.0506 Office

3623 CAMERON AVE.  
PLEASANTON



5/3 3,291 SF. 1 ACRE LOT  
\$1,897,000

7193 ROSECLIFF CT.  
PLEASANTON



6/6 5,096 SF. 14,519 SF LOT/POOL  
\$1,890,000

2965 DANIELLE LN.  
LIVERMORE



4/4 4,451 SF. 17,381 SF. LOT  
OFFICE DOWNSTAIRS-IN WINE COUNTRY \$1,479,000

1404 BRIONES CT.  
PLEASANTON



4/3.5 3,182 SF. 10,363 SF. LOT  
SINGLE STORY IN A COURT LOCATION \$1,379,000

4576 DEL VALLE PKWY.  
PLEASANTON



4/2.5 3,357 SF. 9,541 SF LOT  
WALK TO DOWNTOWN & SCHOOLS  
\$1,250,000

1807 TANGLEWOOD WY.  
PLEASANTON



5/3 2,538 SF. 8,890 SF. LOT  
HERITAGE MODEL COMPLETELY  
UPDATED \$1,099,000

8008 CANYON CREEK  
PLEASANTON



6/2.5 + OFFICE 2,325 SF.  
NO REAR NEIGHBORS  
\$869,000

2516 RAVEN RD.  
PLEASANTON



3/2 2,156 SF. EXPANDED  
FAMILY ROOM. 7,159 SF. LOT  
\$799,000



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**OPEN SAT 12-3**



**2536 Willowren Way – Pleasanton**  
Super sharp 4bd/2.5ba 2200+/-sqft "Portico" model in Birdland with numerous upgrades and a private back yard.  
New Price \$859,000

**NEW LISTING**



**2675 Calle Morelia – 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.  
Offered at \$1,139,000

**PENDING**



**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 "Lakeside" model in Birdland next to Woothrus park and the Pleasanton sports complex.  
New Price \$799,000



**5202 Crestline Way – Pleasanton**  
Extensively renovated 3bd/2ba 1700+/-sf "Country" model in Pleasanton Valley close to all 3 grade level schools. New listing.  
Offered at \$775,000

**PENDING**



**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

**COMING SOON**



**Original Country Fair – Pleasanton**  
Expanded Alameda model single story 3bd/3ba plus office, 2500+/-sf with renovated granite baths and solar heated pool, call for a private showing.

**COMING SOON**



**The Gates – Pleasanton**  
Plan 82 model, single story, 4bd/2ba, 1800+/-sf with new granite bath, carpet, paint, base molding plus a beautiful pool and spa, call for a private showing.

**COMING SOON**



**Birdland – Pleasanton**  
Heritage model 5bd/3ba, 2500+/-sf with custom baths, hardwood flrs, new paint, Koi pond and heated pool, call for a private showing.



PLEASANTON | 900 Main Street 925.251.1111



## Home sales

(continued from page 30)

**5749 Stockton Loop** South Livermore Development to R. & J. Harrer for \$1,231,500

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

**1360 Vancouver Way** Bank of New York to S. & D. Bosch for \$589,000

### San Ramon

**516 Andreas Court** M. Perry to F. & C. Krippendorf for \$825,000

**3101 Ashbrook Lane** Deutsche Bank to V. & V. Mahajan for \$825,000

**7378 Balmoral Way** Lennar Homes to K. & J. Chandrasekar for \$1,009,500

**1182 Bellingham Square** S. & K. Lozano to J. Qiao for \$790,000

**490 Bollinger Canyon Lane #271** A. Delosreyes to P. & C. Tsai for \$350,000

**473 Bridle Court** Davidon Homes to A. Etemad for \$1,645,000

**7079 Briza Loop** D. Rose to H. Liang for \$590,000

**3359 Chartwell Street** Richmond American Homes to B. Woo for \$540,000

**206 Copper Ridge Road** Legacy Copper Ridge to A. Afkar for \$470,000

**244 Copper Ridge Road** Legacy Copper Ridge to M.

Wills for \$449,000

**2558 Derby Drive** C. & J. Tristant to M. Borrero for \$1,340,000

**2727 East Ridge Drive** Pacifica 235 East Ridge to J. & W. Martin for \$331,000

**314 East Ridge Drive** Pacifica 235 East Ridge to R. Moynihan for \$346,500

**103 Eastridge Drive** Pacifica 235 East Ridge to R. Moynihan for \$346,500

**320 Eastridge Drive** Pacifica 235 East Ridge to R. Moynihan for \$346,500

**322 Eastridge Drive** Pacifica 235 East Ridge to R. Moynihan for \$346,500

**324 Eastridge Drive** Pacifica 235 East Ridge to R. Moynihan for \$346,500

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**336 Eastridge Drive** Pacifica 235 East Ridge to D. & L. Mochizuki for \$336,000

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Pacifica 235 East Ridge to R. Moynihan for \$346,500

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**394 Eastridge Drive** Pacifica 235 East Ridge to D. & L. Mochizuki for \$336,000

**396 Eastridge Drive** Pacifica 235 East Ridge to D. & L. Mochizuki for \$336,000

**680 Greylyn Drive** E. Chuk to E. Hom for \$635,000

**1088 Hawkshead Circle** WL Homes to M. & S. Yu for \$1,995,000

**1000 Hoskins Lane** Lennar Homes to M. & M. Bilstad-Meyers for \$901,000

**4578 Lilac Ridge Road** Shapell Homes to S. & K. Baik for \$2,000,000

**3032 Montevideo Drive** Haldezos Trust to S. Spagnolo for \$639,000

**6275 Murdock Way** Lennar Homes to B. & C. Ahuja for \$886,500

**809 Pradera Way** M. Allen to K. & J. Waters for \$1,070,000

**160 Reflections Drive #12** San Ramon Reflections to A. Watkin for \$336,000

**2223 Rosemount Lane** Pacifica 235 East Ridge to D. & L. Mochizuki for \$336,000

**7790 Stoneleaf Road** Shapell Industries to M. Ruegg for \$555,000

**3103 Sweetviolet Drive** Shapell Industries to P. Nash for \$818,000

**3125 Todd Way** National Residential to D. Jurewicz for \$710,000

**9594 Velvet Leaf Circle** Laux Trust to D. Stofer for \$1,785,000

# 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](http://www.PleasantonWeekly.com/real_estate)

## DUBLIN

### 3 Bedrooms

**7463 Oxford Cir.** \$500,000  
Sat 1-4  
Keller Williams - Lydonna Walker 997-8267

**7257 Newcastle Ln.** \$649,950  
Sun 1-4  
Coldwell Banker 200-4130

### 5 Bedrooms

**4939 Sequoia Ave.** \$795,000  
Sun 1-4  
Hometown GMAC 417-8603

## LIVERMORE

### 3 Bedrooms

**1242 Murdell Ln.** \$564,950  
Sun 1-4  
J. Rockcliff Realtors 784-2870

**6169 Sunbrook Wy.** \$564,950  
Sat 1-4  
J. Rockcliff Realtors 487-6360

**2447 Marbury Dr.** \$618,800  
Sun 1-4  
Hometown GMAC 200-2457

**657 South M St.** \$830,000  
Sun 1-4  
Coldwell Banker 847-2300

**62 Terra Wy.** \$885,000  
Sun 1-4  
Keller Williams 918-2045

### 4 Bedrooms

**2604 Kellogg Pl.** \$1,050,000  
Sun 2-4  
Alain Pinel Realtors 398-6706

**2359 Wood Hollow Dr.** \$1,200,000  
Sun 1-4  
Keller Williams-Kathleen Waelde 216-5108

**3090 Hansend Rd.** \$1,599,000  
Sat 12-3  
Alain Pinel - Scott Mendes 768-6116

**254 Nadine St.** \$499,950  
Sun 1-4  
J. Rockcliff Realtors 784-2870

**6608 Tiffany Cmn.** \$529,000  
Sun 1-4  
Hometown GMAC 963-8322

**5832 Lobelia Wy.** \$629,950  
Sat 1-4  
Alain Pinel Realtors 455-5464

**2043 Lomitas Ct.** \$779,000  
Sun 1-4  
Alain Pinel 251-1111

### 5 Bedrooms

**2136 McLean Pl.** \$1,674,900  
Sat/Sun 1-4  
J. Rockcliff Realtors 525-0116

**1153 Riesling Cir.** \$889,950  
Sun 1:30-4:30  
Alain Pinel Realtors 455-5464

## PLEASANTON

### 2 Bedrooms

**8160 Ensenada Dr.** \$325,000  
Sun 2-5  
Alain Pinel Realtors 998-4311

**198A Peters Ave.** \$399,900  
Sun 1-4  
Alain Pinel 251-1111

**5750 Belleza Dr.** \$537,500  
Sun 1-4  
Keller Williams 577-4663

### 3 Bedrooms

**7954 Winged Foot Ct.** \$1,125,000  
Sat 1-4  
Keller Williams 397-4326

**1509 Calle Santa Ana** \$530,000  
Sun 1:30-4:30  
Hometown GMAC-Danielle Peel 426-3852

**3973 Kern Ct.** \$609,950  
Sun 1-4  
Keller Williams 463-0436

**3658 Reflections Dr.** \$670,000  
Sun 1-4  
Alain Pinel Realtors 200-3165

**6380 Dana Ct.** \$679,950  
Sun 1-4  
Keller Williams 463-0436

**5004 Hillcrest Wy.** \$839,000  
Sun 1-4  
Alain Pinel 251-1111

### 4 Bedrooms

**1288 Concord St.** \$1,100,000  
Sun 1-4  
Keller Williams - Donna Garrison 397-4165

**844 Division St.** \$1,189,000  
Sun 1-4  
Investment RE 963-0569

**590 Abbie St.** \$1,295,990  
Sun 1-4  
Prudential CA 463-6160

**1404 Briones Ct.** \$1,379,000  
Sun 1-4  
Alain Pinel - Moxley Team 621-4064

**814 Gray Fox Cir.** \$1,465,000  
Sun 1-4  
Keller Williams 397-4326

**2977 Amoroso Ct.** \$1,649,000  
Sat 1-4  
Alain Pinel Realtors 846-6500

**1717 Courtney Ave.** \$1,798,500  
Sun 1-4  
Keller Williams - Dave & Fran Cunningham 426-7957

**8045 Oak Creek Dr.** \$1,874,750  
Sun 1-4  
Keller Williams 397-4244

**964 Piemonte Dr.** \$2,099,950  
Sun 1-4  
Alain Pinel-Andy Poryes 963-8871

**2076 Valley Oak Ct.** \$2,350,000  
Sat/Sun 1-4:30  
Prudential CA 519-1455

**4630 Herrin Ct.** \$717,750  
Sun 1-4  
Keller Williams 463-0436

**3548 West Las Positas Blvd.** \$738,888  
Sun 1-4  
Re/Max Accord 580-8011

**5051 Woodthrus Rd.** \$799,000  
Sun 1-4  
Alain Pinel 251-1111

**3460 Park Pl.** \$829,000  
Sun 1-4  
Keller Williams 484-5200

**885 Concord St.** \$849,000  
Sun 1-4  
Keller Williams 484-5200

**2536 Willowren Wy.** \$859,000  
Sat 12-3  
Alain Pinel 251-1111

**4404 Sutter Gate Ave.** \$879,888  
Sun 1-4  
J. Rockcliff Realtors 251-2580

### 5 Bedrooms

**3008 Briggs Ct.** \$1,495,000  
Sun 1-4  
J. Rockcliff Realtors 200-2525

**8330 Moller Ranch Dr.** \$1,499,888  
Sun 1-4  
Re/Max Accord 580-8011

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

**964 Mingoia St.** \$1,649,000  
Sun 1-4  
Hometown GMAC 963-8800

**1441 Irongate Ct.** \$1,700,000  
Sun 1-4  
Keller Williams 596-1918

**7914 Paragon Cir.** \$1,849,000  
Sun 1-4  
Alain Pinel Realtors 846-6500

**9456 Blessing Dr.** \$1,849,000  
Sun 2-5  
Alain Pinel 251-1111

**2655 Calle Reynoso** \$899,999  
Sun 1-4  
Alain Pinel 251-1111

### 6 Bedrooms

**7193 Rosecliff Ct.** \$1,890,000  
Sun 1:30-4:30  
Alain Pinel - Moxley Team 621-4064

## SAN RAMON

### 4 Bedrooms

**9696 Thunderbird Dr.** \$1,325,000  
Sat/Sun 1-4  
Empire 217-3108

**2421 Talavera Dr.** \$709,000  
Sat/Sun 1-4  
Keller Williams 260-2508

**643 Canyon Crest Rd. East** \$989,000  
Sun 1-4  
Coldwell Banker 831-3343

## DANVILLE

### 2 Bedrooms

**412 Old Orchard Ct.** \$464,500  
Sun 1:30-4:30  
J. Rockcliff Realtors 519-9099

### 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.** \$1,050,000  
Sat/Sun 1-4  
Keller Williams 260-2508

**112 Club Terrace** \$1,100,000  
Sun 1-4  
Prudential CA-Lois Cox 734-5273

**20 Leeds Ct.** \$879,000  
Sun 1-4  
Windermere 200-1454

### 5 Bedrooms

**104 Parkhaven Dr.** \$1,189,000  
Sun 1-4  
Keller Williams 260-8883



# BLAISE LOFLAND



925.846.6500  
www.blaiselofland.com  
blaise@blaiselofland.com

apr.com

## VINTAGE HEIGHTS



OPEN SAT 1-4  
JUST REDUCED

### 2977 AMOROSO COURT, PLEASANTON

Wow! Beautiful custom home on premium approximately 1 acre lot. Superior location at the end of Amoroso Court. Enjoy unobstructed views of Pleasanton Ridge and superior privacy. This beautiful elevated lot is professionally landscaped and includes an in-ground custom pool and spa with raised Bonbeam waterfall, solar heating, viewing deck and walking paths. Features four bedrooms, private office, and three and a half baths. Approximately 3,633 square feet. New carpet and refinished hardwood flooring. Remodeled master suite.

OFFERED AT \$1,595,000

## REMODELED DOWNTOWN



COMING SOON

### 580 "UPPER" E. ANGELA, PLEASANTON

Extensively remodeled home in desirable in Downtown Pleasanton area. Walk to Main Street. Private rear yard with views! Three bedrooms, two baths. Remodeled kitchen with granite slab countertops, and stainless steel appliances. Remodeled bathrooms. Newer dual pane windows. New 6-panel doors throughout with satin nickel hardware. Hardwood flooring throughout. Check it out!

CALL FOR PRICE

## 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 \$1,849,000

## BRIAR HILLS



### 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

## THE PRESERVE



### 9455 BLESSING DRIVE, PLEASANTON

Immaculate home in the Preserve!!!! Premium lot (approximately .42 acres) backs to open space. Views of Pleasanton Ridge. Beautiful five bedrooms, three and a half bath home. Approximately 3,718 square feet. Gourmet kitchen with granite slab countertops and backsplash, large island with sink, built in buffet, maple cabinetry with cherry finish, and stainless steel built-in Sub-Zero Refrigerator. Spacious master suite with Jacuzzi tub and large closet. Maple flooring, plantation shutters, and crown molding. Four car garage and large storage area (can be finished bonus room). Beautifully landscaped. Lots of upgrades and excellent location!

OFFERED AT \$1,695,000

## KOTTINGER RANCH



SOLD

### 1258 HEARST DRIVE, PLEASANTON

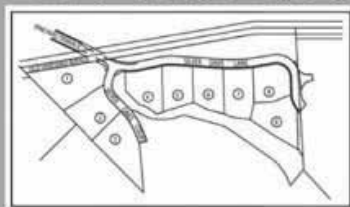
Excellent location! Beautiful home on a premium lot (.44 acre) with panoramic views of the Tri-Valley, Mount Diablo, and Pleasanton Ridge. Recently remodeled custom kitchen includes granite, custom cabinetry, stainless steel appliances, island and expanded eating area. Five bedrooms (office 5th), three 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



## Silver Oaks Estates

### PLEASANTON CUSTOM LOTS



WINE COUNTRY LOCATION  
PREMIUM LEVEL LOTS  
EXPANSIVE VIEWS  
BUILD YOUR DREAM HOME!  
STARTING AT \$650,000

VISIT - [WWW.SILVEROAKSESTATES.COM](http://WWW.SILVEROAKSESTATES.COM)

OR CALL BLAISE LOFLAND 925.846.6500



### 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	118	115	↓	15	13	↓
Single Family Homes Over \$1,000,000	109	108	↓	1	6	↑
Single Family Homes Over \$2,000,000	37	38	↑	0	0	same
Total # Of Single Family Homes In Pleasanton	227	223	↓	16	19	↑

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.



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



**MOXLEY TEAM OPEN SUN 1:30-4:30**



**PLEASANTON \$1,890,000**  
Stunning 6bd/6ba with 5,096+/-sf/3 car garage within a court and featuring a salt-water pool/spa. Elegance surrounds you inside and out. Upstairs bonus/media room/1bd/1ba down. 7193 Rosecliff Ct

**BLAISE LOFLAND BY APPOINTMENT**



**PLEASANTON \$1,849,000**  
Largest model in Laguna Oaks! 5bd/3.5ba, 4592+/-sf home is on a .46+/-acre lot with panoramic views. Over \$3000k in improvements to grounds. Bonus/media room.

**BLAISE LOFLAND BY APPOINTMENT**



**PLEASANTON \$1,595,000**  
Beautiful custom home on premium 1+/-ac lot. Professionally landscaped includes an inground custom pool/spa/raised Bonbeam waterfall/solar. heating/viewing deck and walking paths.

**MOXLEY TEAM OPEN SUN 1:30-4:30**



**PLEASANTON \$1,379,000**  
4bd /3.5ba 3,182+/-sf. on a corner lot. Located in the Ironwood Estates. This single level home offers top of the line upgrades. 1404 Briones Ct

**LINDA TRAUIG OPEN SUNDAY 1-4**



**Pleasanton \$899,999**  
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. 2655 Calle Reynoso

**TIM MCGUIRE BY APPOINTMENT**



**PLEASANTON \$859,000**  
Super sharp home! Newer furnace, AC, water heater, newer steel roof, newer dual pane windows, new front door, tile entry, carpet, and paint. Great neighborhood. Close to all three Grade level schools.

**LANCE & KELLY KING OPEN SUN 1:30-4:30**



**LIVERMORE \$889,950**  
Custom Victorian style home built in 1997. 5bd/2.5ba, 2900 +/-sf, Southside beauty! Close to downtown shops and restaurants from this lovely home. 1153 Riesling Cir

**ESTHER BECKER OPEN SUNDAY 1-4**



**PLEASANTON \$839,000**  
Desirable location, large lot, paradise backyard with built in fireplace, kitchen and BBQ. 3 bedroom, 2 bath home. Remodeled bath. 5004 Hillcrest Way

**MOXLEY TEAM BY APPOINTMENT**



**PLEASANTON \$799,000**  
3bd/2ba 2,156+/-sf of living space. Expanded family room, custom wood-working throughout. Corner location, breakfast nook in kitchen and hardwood flooring.

**TIM MCGUIRE BY APPOINTMENT**



**PLEASANTON \$799,000**  
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.

**NINA THIEBAUT BY APPOINTMENT**



**PLEASANTON \$787,000**  
Charming Vintage Hills home. 4bd/2bath, 1800+/-sf, Beautifully landscaped large corner lot. Open floor plan with vaulted ceilings. Great neighborhood!

**ROSEMARY DUTRA OPEN SUNDAY 1-4**



**LIVERMORE \$779,000**  
Nicely upgraded and remodeled home! 4bd/2.5ba 2291+/-sf on 11,871+/-sf lot with pool/hot tub and cabana. Large marble entry/rod iron stair rails/tile kitchen and so much more! 2043 Lomitas Ct

**BRAD SLABAUGH BY APPOINTMENT**



**PLEASANTON \$729,950**  
4th bedroom is possible. 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.

**DEBORAH CATTANEO OPEN SUN 1-4**



**PLEASANTON \$670,000**  
Contemporary home with flexible living space and an abundance of natural light. Angled walls, high ceilings, great room feel with kitchen adjacent to family room. Downtown location. 3658 Reflections Dr

**SALLY MARTIN BY APPOINTMENT**



**DUBLIN \$599,000**  
Fabulous 3 bd/2 ba 1,452+/-sf home. Backs to Shannon Park. Expansive kitchen. Upgrades- baths, front door, ceilings, windows, 6-paneled doors, crown molding, ceiling fans.

**SALLY MARTIN BY APPOINTMENT**



**PLEASANTON \$325,000**  
Fabulously remodeled. 2bd/1ba, with Granite kitchen, stainless appliances, breakfast bar and new cabinets. Bamboo hardwood flooring. Bath upgraded.

