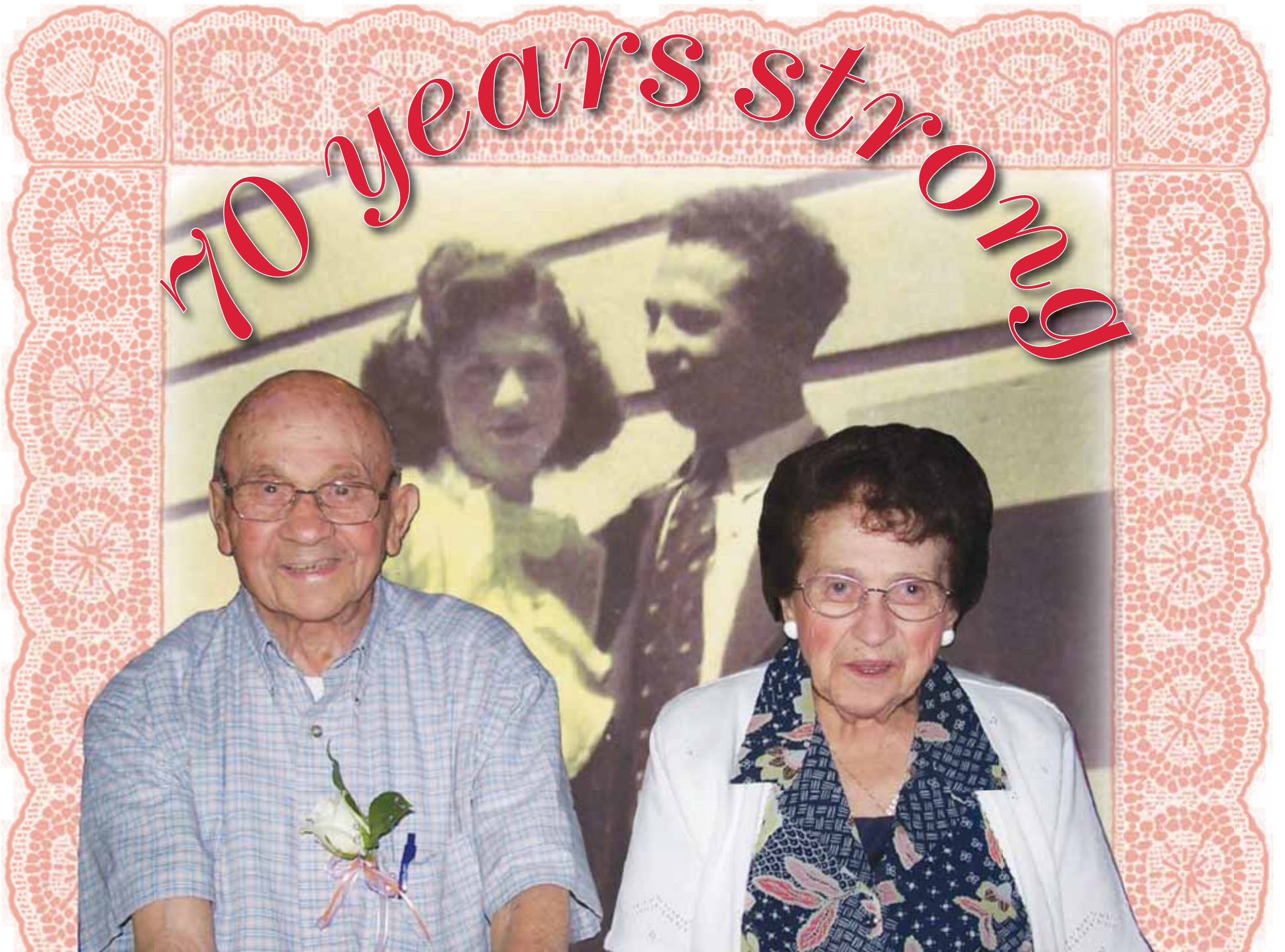


70 years strong



Pleasanton couple says accepting the other is key to strong marriage

The last time Anthony and Marie Montano made newspaper headlines was in 1989. As the family sat down to eat dinner in their Goldcrest Circle home, the catalytic converter in the garaged car combusted, producing a great noise and a mushroom cloud of smoke.

The fireworks have yet to subside between the couple, as they prepare to reach a great milestone: 70 years of marriage.

"We were married June 26, 1938 at 2 p.m. at Sacred Heart Cathedral in Oakland," 98-year old Anthony said, as Marie, 91, complimented him on his strong memory.

It was when Marie was a senior at Oakland Tech High School in 1937 that Anthony's sister pointed her out.

"I was very happy she accepted me," he said, adding that acceptance was the key to their marriage.

"We've grown a lot on each other," Marie added. "There's a lot of trust."

Through their years together, Anthony worked as a truck driver up until 1964. He later volunteered 10,000 at Oakland's Children's Hospital from 1970 to 1996.

Marie credits hard work to the time-tested marriage.

"It's a wonderful thing, but it's like a new job," she said. "It's not perfect and you have to work hard and

make the best of it."

The couple moved the family to Pleasanton in 1985 and Marie said it was the best move they ever made.

"We should have done it a long time ago," she said. "We wouldn't be sorry."

The couple has four children, Anthony, who lives in New Jersey; Felice, who lives in Los Angeles; Tom and Arlene, who both live in Pleasanton. They also have nine grandchildren and five great-grandchildren, with one on the way.

Family is a major part of the Montanos' lives. Even though the couple lives alone, there is a steady stream of family members and friends coming in and out of their home.

"It's like 14th and Broadway," Marie said with a laugh.

And that's the way she likes it. A homemaker, she raised her kids and many of her grandchildren. In their home, she proudly shows off photos of the family, including prized senior portraits from their grandchildren's graduation.

Raising children is no easy task, they said, but they are immensely happy to look at their growing family with great pride. ■

The 70th Anniversary Toast

There are few who are so lucky
(70 years together)
To have the things you do
(All of us)
No one knows what the outcome
Of spending years together will be
(My hat goes off to my grandmother)
The couple who has brought all of us joy
(And one who has given some of us heartburn every now
and then)
May you laugh and have a ball
And may happiness surround the two of you
That is what I wish for you

Love Always,
Mel


Mel is the eldest grandson of Anthony and Marie Montano. He read this at the family's anniversary celebration May 31.

SUMMER FUN

Groups
Power Lab
 DISCOVERING JESUS' MIRACULOUS POWER

Vacation Bible School
June 23 -27, 2008
Grades K-6th * 9:30 AM
to 12:00 PM *

Registration Fee \$5.00
925 846-8650
Faith Chapel, Pleasanton




Turn your next event into a bouncing sliding, ecstatic extravaganza! Jump into your own private arenas filled with gigantically fun inflatables while our staff helps out with everything. For your next party, Pump It Up.

\$20 OFF

PARTIES BOOKED BEFORE 9/13
 925-600-9663

Opening in September

Pump It Up Pleasanton
 530 Boulder Ct, Suite 100
 Pleasanton, CA 94566
 www.pumpitupparty.com



So much fun
 it may just ruin
 every other party.

1793
Bonhams
 & BUTTERFIELDS
 AUCTIONEERS & APPRAISERS

Natural History
Sunday June 22
at 11am
San Francisco
& Los Angeles



An auction of fine minerals, fossils, gemstones, meteorites, jewelry, lapidary works of art, amber and petrified wood; featuring a breathtaking selection of quality opal specimens from around the world.

Preview
 June 20-22, San Francisco

Inquiries
 Thomas Lindgren
 Claudia Florian G.J.G.
 +1 323 436 5437
 naturalhistory.us@bonhams.com

Pictured:
 Native silver, Freiberg District, Erzgebirge, Saxony, Germany
 Estimate: \$25,000 - 35,000

Illustrated Catalog: \$35
 www.bonhams.com/us
 +1 800 223 2854

Bonhams & Butterfields
 220 San Bruno Avenue
 San Francisco, California 94103
 www.bonhams.com/us
 © 2008, Bonhams & Butterfields Auctioneers Corp.
 All rights reserved. Bond No. 57bsbes3248

Now Showing

The Incredible Hulk

★★★

Rated: PG-13 for sequences of intense action violence, some frightening sci-fi images, and brief suggestive content
1 hour, 54 minutes

Fans furious with Ang Lee's artsy 2003 flick about Marvel's green behemoth can finally breathe a sigh of relief. Marvel's second attempt to bring Hulk to the big screen fares far better than the first. Stellar casting in the way of Edward Norton ("The Illusionist") and Tim Roth ("Pulp Fiction"), plenty of action, and scenes punctuated by both humor and heart help "The Incredible Hulk" leap well above its predecessor.

When "Incredible" begins, Bruce Banner (Norton) is working at a bottling plant in South America. Banner's 500-pound alter ego has forced him into hiding: The U.S. Army—specifically General Thunderbolt Ross (William Hurt—wants to capture and dissect Banner to weaponize his gamma-radiated blood. The chase is on when Ross discovers Banner's whereabouts and sends a team of soldiers led by Emil Blonsky (Roth) to apprehend him.

Banner's narrow escape leads him back to New York where he hopes to see his old flame Betty Ross (Liv Tyler) and connect with a quirky researcher (Tim Blake Nelson) who may hold the formula for controlling the Hulk. Meanwhile, Blonsky begins "super soldier" treatments (a reference to Marvel's iconic hero Captain America) that increase his agility, speed and strength. Unfortunately for Blonsky, the procedure has side effects that eventually transform him into a beastly Abomination not unlike the Hulk himself.

Director Louis Leterrier ("The Transporter") and the executives at Marvel Studios have made the Hulk that movie fans clamored for back in 2003. Norton is exceptionally cast and it's difficult to imagine an actor better suited for the role of Bruce Banner. Norton is unassuming but hides a dark edge, a common theme for many of his performances (think "Primal Fear" and "Fight Club") and ideal for Banner. This is also a welcome return to the spotlight for magnetic

British actor Roth, who has been hiding out in the indie film world since shining in the Quentin Tarantino films "Reservoir Dogs" and "Pulp Fiction" in the 1990s.

Screenwriter Zak Penn (with some uncredited help from Norton) infuses his script with clever humor. In one scene, Banner is confronted by a group of thugs in South America who lambaste him in Portuguese. Still struggling with the language, Banner tells the men: "You're making me...hungry. You wouldn't like me when I'm hungry."

The film's most powerful scene takes place in a rain-soaked cave as Betty and the Hulk hide from the Army. It is a touching, thoughtful dynamic reminiscent of "King Kong" or "Frankenstein." The audience and Betty fully realize the Hulk's plight and the heroic innocence buried beneath his gargantuan emerald frame.

The Hulk's comic-book roots often painted him as a misunderstood monster, and the filmmakers utilize excellent computer-generated imagery and sound effects to highlight that idea. But the effects-heavy climax is a little disorienting, and cheesy dialogue occasionally interrupts the otherwise compelling storyline. Marvel Comics fans—and superhero fans in general—will be riveted by an ending that promises an unparalleled cinematic collaboration sometime in the next few years.

With two top-notch action films in 2008 ("Iron Man" and now "The Incredible Hulk"), Marvel Studios is setting the bar so high that even Superman would have a hard time soaring over it.

—Tyler Hanley



Ready to Rent

Control

The Weinstein Company
2 hours, 2 minutes
Director: Anton Corbijn

Ian Curtis, as portrayed in Anton Corbijn's excellent "Control," was a sad observer in his own story. Tall and thin, haunted by epilepsy and chronic introversion, he focused his energies on poetry and especially contemporary post-war art movements while growing up, only to work as work as a civil servant in his hometown of Macclesfield, supporting a wife and child. When his break came as lead singer of the band Joy Division, he did not, as most music biopics go, let loose and become a self-indulgent child. Rather, he became even more depressed at the liberation that a small amount of fame offered. It's in this setting that director Corbijn finds an unromantically unhappy young man (a kindred spirit of the decade apart Kurt Cobain) whose integral sadness permeated his lyrics and was broadcast in Curtis' baritone voice that is so full of anger, it could never be romanticized.

Corbijn is a novice at feature-length moviemaking (you would never know it to look at "Control"), but, he is a veteran to the music scene, whose photographs and music videos have exposed all of us at least once to his gritty impressions. His most famous iconic work captured a sweaty and exhausted looking U2 on the cover of their "Joshua Tree" album, a lonely metallic star that adorns REM's "Automatic for the People" and recently The Killers "Shadowplay" video. Also, Corbijn started his career out snapping some pretty emblematic photos of Joy Division in their heyday, capturing the band and especially Ian Curtis in what would be their visual marker for middle-class new wave and goth teens for generations to come: black and white images with a Hopperesque sense of alienation.

Walking slowly up the street while framed by endless apartment buildings, Curtis (Sam Riley,

looking somewhat possessed by his character) is a lanky 17-year-old boy in whose hands he clutches the "new" Bowie album, "Aladdin Sane," whom he listens to while he preens himself to go out. Over the soundtrack we occasionally hear snippets of Curtis' poetry, and through the mood we can tell that he is not, unlike his idol, head-

ed towards glam stardom. He marries very young to Debbie (a perfectly subdued and frustrated Samantha Morton) and soon enough they have a baby, a house and Curtis is working for the unemployment office. Two events, a Sex Pistols show and meeting musicians Bernard Sumner and Peter Hook lead to the formation of Joy Division, open the world up to Curtis, which he was not ready to embrace.

Corbijn resists the temptation to venerate Curtis and wisely so (that is the job of generations of his rabid fans). Corbijn stands back and lets his very good actors work the story through, while cinematographer Martin Ruhe emulates the textures of his director's work as to both lend a sense of nostalgia while capturing Curtis' own sense of alienation. It's not a plus to know Joy Division's music (however, fans will not be disappointed); you probably already know their most popular song "Love Will Tear Us Apart." After you watch "Control," however, look up the lyrics and read them carefully: they are, I believe, a sad revealing of Curtis' own very turmoil, the darkest of "rosebuds" uttered.

—Joe Ramirez





Hill's pet food will pay for the first 25 approved adoptions at Saturday's event.

Giving animals a second chance

Hill's, a pet food company, has the goal to save the lives of one million cats and dogs by the end of the year. Tri-Valley residents can join the Second Chance for Love tour's efforts by heading to the East Bay SPCA, located at 4651 Gleason Drive in Dublin, for a pet adoption event.

From noon to 3 p.m. Saturday, the first 25 approved adoptions will be free, with Hill's picking up the tab. They will also provide owners with a pet starter kit. Celebrity pet photographer Jim Dratfield will also be there to capture the special moment of people saving the lives of cats and dogs on film.

New and current pet adopters can also be a part of the tour by submitting their pet adoption stories and photos for the Second Chance Contest at www.hillspet.com/secondchance.

—Emily Atwood



Celebrity pet photographer Jim Dratfield, who took the photo of this cat, will be at the Second Chance for Love event Saturday at the East Bay SPCA.

Courtesy Jim Dratfield



Courtesy Eric Wood

'Rumors' has it

Pleasanton Playhouse presents comic playwright Neil Simon's "Rumors," with shows at 8 p.m. Fridays and Saturdays and at 2 p.m. Sundays through June 29. The story follows four couples celebrating the 10th anniversary of the deputy New York City mayor and his wife. After giving himself a flesh wound to the head, his wife goes missing and the party never quite begins. Tickets are \$20 for adults, \$18 for seniors and juniors. Group discounts are available. To learn more, call 462-2121 or visit www.pleasantonplayhouse.com.



Callippe Preserve Presents

THE

Player Development Program PDP

Come out and enjoy Golf and become a member of the Callippe Preserve Player Development Program! A club for all ages, offering a variety of amenities to improve your game. This is a monthly membership program that includes the following;

- * Unlimited Range Balls
- * PDP Member Events
- * Discount on Pro Shop Merchandise
- * Free Weekly Clinics



PDP Packages

- **3 months** \$180.00
10% off Merchandise
- **6 months** \$280.00
15% off Merchandise
- **12 months** \$420.00
20% off Merchandise

For more information or to sign up please contact:

Mike Ash 925-426-6666 x17 General Manager

or

Doug Giannini 925-426-6666 x20 Head Golf Pro

8500 Clubhouse Drive
Pleasanton Ca, 94566

Phone: 925-426-6666
Fax: 925-426-6618



Dr. Robert F. Gray, MD, FACS,
Dual board-certified plastic surgeon.



Robert F. Gray, MD, FACS

Pleasanton's #1 Med Spa!

Vote Today!

**Our Satisfied Customers
have made us...**

#1

- Botox
- Restylane/Radiesse
- Laser Hair & Vein Removal
- Facial Rejuvenation

Receive medically supervised therapies including **BOTOX®**, **Restylane®**, **Radiesse™**, **IPL™ Photofacial** and **Thermage®**. Meet with **Dr. Gray** to discuss cosmetic surgery. Trust your face and body only to a true specialist.

20% off

All Laser Hair Removal Packages

New clients only. Mention this ad. PLW Exp. 7-31-08

\$75 off

BOTOX®, Restylane®, Juvederm, Perlane, or Radiesse

New clients only. Mention this ad. PLW Exp. 7-31-08



MD Spa is happy to continue all laser packages for those affected by the sale of Essence Medspa

Lunchtime, Evening & Weekend Appointments
Financing & Gift Certificates Available

531 Main Street, Downtown Pleasanton

925.846.2772

www.MDLaserSpa.com

Car insurance with
PERSONAL SERVICE.
No extra charge.

At State Farm[®] you get a competitive rate and an agent dedicated to helping you get the coverage that's right for you and the discounts you deserve. Nobody takes care of you like State Farm. Contact me. I'll prove it.



Jim Hocking, Agent
Insurance Lic. #: 0451825
2340 Santa Rita Road
Pleasanton, CA 94566-4100
Bus: 925-462-2866
Serving the Tri-Valley
for 35 Years

LIKE A GOOD NEIGHBOR, STATE FARM IS THERE.[®]
Providing Insurance and Financial Services

State Farm Mutual Automobile Insurance Company • State Farm Indemnity Company
P040201 05/05 Bloomington, IL • statefarm.com[®]

Sports

Correction

Mikey Lambrecht from Foothill High School was a honorable mention honoree in the 2008 All-EBAL for lacrosse.

21st annual Tri-For-Fun series kicks off this weekend

Non-competitive race season begins Saturday at Shadow Cliffs

by Elyssa Thome

This year's Tri-For-Fun Triathlon Series will begin this Saturday at Shadow Cliffs Regional Park. One-thousand registered athletes ranging from first-timers to seasoned triathletes will participate in On Your Mark Events' 21st annual series.

At least 40 percent of participants in the series will be beginners, according to Mark Aiton, co-principal of On Your Mark Events, although veteran triathletes also use the series for practice and training. The non-competitive environment of the Tri-For-Fun allows a variety of athletes to participate while enjoying themselves at the same time.

"Providing a fantastic experience for everyone, it's truly our main goal with the Tri-For-Fun," Aiton said. "There are now literally thousands of people who cut their triathlon teeth with the Tri-For-Fun, and they keep coming back, as well as taking part in our other longer-distance triathlons."

The first three non-competitive races feature a shorter course than usual triathlons. All three begin with a 400-yard swim in Shadow Cliffs lake, followed by 11 miles of biking on flat streets. They finish with a 3.1-mile run on the rolling fire trail in the park.

Aiton owned athletic store Fleet Feet in Pleasanton when customers encouraged him and his wife Kandee to create the local triathlon in 1988. The series has grown since then and is now East Bay's longest running triathlon.

"I still can't believe it's been more than two decades," Aiton said. "If you were to give me a few minutes, I'm sure I could name the original 28 participants who did the first Tri-For-Fun."

According to On Your Mark Events, the race continues to be popular because of the safe and welcoming atmosphere. Due to this, the race attracts a different demographic than most triathlons.

The race features a higher ratio of women to men, with generally 64 percent female participants in all four triathlons, according to Aiton. Additionally, the Tri-For-Fun attracts a wide range of ages, with the youngest and oldest participants recorded at 6 years old and 78 years old respectively.

According to Jonathan Lance, communications director for On Your Mark Events, the race attracts this variety of people because of the precautions taken to make it a safe event. Monitors and lifeguards watch over each stage of the event



This Saturday, athletes of all ages will swim, bike and run at Shadow Cliffs Regional Park in the 21st Annual Tri-For-Fun.

On Your Mark Events

to ensure participant safety.

"Mark and Kandee [Aiton] have gone a long way to make sure it is a very safe event," Lance said. "It's a really well thought out, safe program. I think that is another reason people keep coming back."

The races do not feature awards, as they are non-competitive, but a large timing clock allows participants to gauge her or his personal achievement. Also, all participants receive a commemorative T-shirt, refreshments, snacks and entry into the raffle with registration.

The three Tri-For-Fun races lead up to the Tri-For-Real, which does offer prizes to the winners, as well as a serious challenge. The Tri-For-Real also takes place at Shadow Cliffs Park, but the athletes face a 700-yard swim, 20-mile bike and 4-mile run. This race is professionally timed.

For 2008, the On Your Mark Tri-For-Fun Series dates are June 21, July 19 and Aug. 16. The Tri-For-Real will take place Sept. 21. All races start at 7 a.m. and check-in and registration begin at 5 a.m. Shadow Cliffs Regional Park (where check-in, registration and the race are held) is located at 2500 Stanley Blvd.

The entry fee for the three Tri-For-Funs is \$55 in advance and \$65 the day of the race. The Tri-For-Real costs \$65 in advance and \$75 day of, which also includes trophies and medals.

To register or to receive more information about On Your Mark Events' Tri-For-Fun Triathlon Series, call 209-795-7832 or visit their website at www.onyourmarkevents.com. ■

Danville
fine arts faire

June 21 & 22, 2008 • 10am – 6pm • Hartz Avenue

Hosted by the Danville Area Chamber of Commerce
and the Town of Danville

200 Fine Art & Contemporary Craft Displays
Culinary Arts Corner Presented by Diablo Magazine
Kids Activity Area • Gourmet Food • Entertainment
Italian Street Painting • Fine Wines & Microbrews

For more information: 925.837.4400 or www.mlproductions.com

Real Estate

Mortgage applications decrease nationally

30-year fixed rate climbs to 6.57% with ARMs at 7.22%

by Jeb Bing

The Mortgage Bankers Association has reported that mortgage loan application volume for the week ending June 13 was 508.4, a decrease of 8.7 percent on a seasonally adjusted basis from 557.1 one week earlier.

In its Weekly Mortgage Applications Survey for, the MBA said that the Index, on an unadjusted basis, decreased 9.6 percent compared with the previous week and was down 21.3 percent compared with the same week one year earlier.

The Refinance Index decreased 15 percent to 1378.6 from 1622.1 the previous week and the seasonally adjusted Purchase Index decreased 4.3 percent to 360.2 from 376.2 one week earlier. The Conventional Purchase Index decreased 7.2 percent while the Government Purchase Index (largely FHA) increased 4 percent.

The four week moving average for the seasonally adjusted Market Index is down 5 percent to 540.3 from 568.6. The four week moving average is up 0.5 percent to 355.7

from 353.8 for the Purchase Index, while this average is down 11.3 percent to 1627.6 from 1835.6 for the Refinance Index.

The refinance share of mortgage activity decreased to 37.4 percent of total applications from 39.8 percent the previous week. The adjustable-rate mortgage (ARM) share of activity decreased to 9.7 percent from 10.3 percent of total applications from the previous week.

The average contract interest rate for 30-year fixed-rate mortgages increased to 6.57 percent from 6.24 percent, with points decreasing to 1.1 from 1.12 (including the origination fee) for 80 percent loan-to-value (LTV) ratio loans.

The average contract interest rate for 15-year fixed-rate mortgages increased to 6.14 percent from 5.78 percent, with points decreasing to 1.1 from 1.12 (including the origination fee) for 80 percent LTV loans.

The average contract interest rate for one-year ARMs increased to 7.22 percent from 6.87 percent, with points increasing to 1.56 from 1.42 (including the origination fee) for 80 percent LTV loans. ■

Historic Downtown Pleasanton



Relax on the front porch and listen to the music from the Concerts in the Park.



Entertainer's Delight

4348 2nd Street

Unique, one-of-a-kind, 4 bedroom, 2 bath home on a large, over 12,000 square foot lot with a custom pool.

OFFERED AT \$1,350,000

Also Available



RITA TONY AMY
LEAVENS



REAL ESTATE TEAM
(925) 487-1427 • WWW.TONYLEAVENS.COM



356 Rincon Avenue ~ Livermore

Expanded and Upgraded 3BD/2BA
New Kitchen with granite.
OFFERED AT \$520,000

HOMETOWN GMAC
Real Estate

Delivering Excellence To Your Door.



A.J. Kher
soldbyaj@gmail.com
925.519.1182



Prudential
California Realty



1422 WHISPERING OAK
PLEASANTON

Executive Living at its best with views of Pleasanton Ridge. This home built in 2002 has 4 beautifully appointed bedrooms with 3.5 baths.

OFFERED AT \$988,888



Esther Becker
(925) 251.1234
ebecker@apr.com

ALAIN PINEL
REALTORS



5004 HILLCREST WAY,
PLEASANTON

3 bedroom, 2 bath, 1,877 sq. ft. Desirable location, large lot, paradise backyard with built in kitchen, BBQ, refreshment refrigerator, wood burning fireplace. Remodeled master bath with radiant heated floors, steam shower and so much more...

OFFERED AT \$824,950



2076 Valley Oak Ct., Pleasanton

This spectacular home boasts a marble entry, has breathtaking views and sits on nearly an acre of beautifully landscaped grounds with a sparkling pool. 4700+ sq.ft. 4 BR, 3.5 BA, den, game room & office. Home is enhanced with rich mahogany woods & leaded glass doors. Conveniently located in the gated community of Golden Eagle Estates.

\$2,350,000



8053 Golden Eagle Way, Pleasanton

A masterpiece in design and detail, this custom estate provides over 7000 sq.ft. of luxurious living space with plush movie theatre, two-tiered pool with waterfalls and surrounded by stunning valley views.

\$4,100,000



Prudential



Jan Pegler

925.519.1455

Jan.Pegler@prurealty.com



Featured Properties

OPEN SUN 1-4



Beautiful Birdland Court Location
4839 Merganser Court
\$1,025,000

Enjoy sitting on your Spacious Front Porch watching the kids play in one of Pleasanton's most desirable neighborhoods, or invite your friends over for a swim party in your Solar Heated Pool. This tastefully remodeled home also has Side Yard Access for your boat or RV and a Private backyard. The Formal Living Room and Dining Room feature Hardwood floors and have perfect flow for entertaining. The kitchen and Family room overlook the Fabulous Backyard. If it is Closet Space in the Master Bedroom you are looking for start packing this home has plenty of that too. Please call for an appointment to see this Lovely Home.

Sheila Cross
 925.519.8309



OPEN SUN 1-4



Welcome to Wine Country
\$550,000

This Stunning Shea Home was build in 2007 and is nestled among the rolling-hill vineyards. This unique opportunity affords you the ability to purchase a nearly brand new home with many upgrades including custom drapes, upgraded cabinetss, spyder insulation, bedrooms wired for lighting and more. This home offers specially installed Pet Grass for your four-legged family member. The home has something for everyone!

Rhonda Fee
 925.200.0827



Town and Country



The Right Agent Makes All the Difference In The World®

925.485.5700

350 Main St., Suite C

www.TownandCountryRW.com

Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 23	Total sales reported: 8	Total sales reported: 16	Total sales reported: 33
Lowest sale reported: \$350,000	Lowest sale reported: \$335,000	Lowest sale reported: \$199,000	Lowest sale reported: \$336,000
Highest sale reported: \$1,875,000	Highest sale reported: \$760,000	Highest sale reported: \$1,148,000	Highest sale reported: \$1,352,000
Average sales reported: \$909,326	Average sales reported: \$493,375	Average sales reported: \$539,063	Average sales reported: \$808,576

Home Sales

This week's data represents homes sold during May 2008

Pleasanton

3705 Ashwood Drive Fremont Investment & Loan to J. & R. Dejesus for \$650,000

219 Birch Creek Drive #6 Burch Terrace-Pleasanton to C. Palmer for \$595,000

9468 Blessing Drive D. & M. Urguidi to Voyné Trust for \$1,725,000

838 Bonde Court J. Rinetti to D. Clark for \$850,000

3267 Burgundy Drive G. & V. Ruegsegger to D. & A. Leggett for \$855,000

7730 Canyon Meadow Circle #B A. Wiesman to S. & T. Fox for \$410,000

2601 Chocolate Street K. Oh to Q. Chen for \$786,000

4427 Downing Court K. & E. O'Brien to Pelen Limited for \$515,000

11933 Dublin Canyon Road Thrasher Trust to D. & J. Yoon for \$1,300,000

3619 East Ruby Hill Drive R. & C. Germano to E. & C. Arndt for \$1,750,000

5290 Forest Hill Drive M. & E. McClellan to W. & M. Olesinska for \$761,000

1847 Harms Drive P. Dusesoi to J. Damoulos for \$610,000

7355 Jaybrook Court R. & D. Adams to P. & V. McDonough for \$700,000

459 Mares Court Street Colzani Trust to K. & C. Powers for \$1,875,000.00

1809 Paseo Del Cajon Macedo Trust to S. & D. Park for \$682,500

6728 Payne Road J. & T. Mino to S. & M. Tsutsumi for \$680,000

8262 Regency Drive C. Fitzgerald to H. & C. Ritter for \$1,480,000

434 Sangro Court E. & C. Arndt to A. Salehi for \$1,130,000

1074 Santa Rita Road T. & M. Kennedy to G. & M. Hazelwood for \$515,000

3472 Smoketree Commons M. Nelson to M. Solopow for \$350,000

3474 Smoketree Commons H. Ertl to B. Wales for \$385,000

1233 Via Di Salerno M. & C. Yoshikami to A. Guo for \$1,760,000

3909 Vineyard Avenue Birch Terrace Pleasanton to J. Wang for \$550,000

Dublin

5426 Aspen Street Duncan Trust to W. Dai for \$760,000

4202 Clarinbridge Circle US Bank to A. Kosak for \$365,000

5501 De Marcus Boulevard #217 Western Pacific Housing to J. Oh for \$417,000

5501 De Marcus Boulevard #306 Western Pacific Housing to R. & E. Ortiz for \$480,000

4366 Fitzwilliam Street Citigroup Global Markets to B. & M. Peterson for \$450,000

11835 Kilcullin Court Argent Mortgage to C. Auchey for \$335,000

6186 Moore Place A. Mixson to J. Palin for \$535,000

3585 Rocking Horse Court Pfeiffer Ranch Investors to D. Chan for \$605,000

Livermore

1275 Deep Creek Road Arroyo Crossing to D. & M. Geissbuhler for \$794,000

1457 Fallen Leaf Drive V. Bequette to W. Magee for \$539,000

582 Firenza Street B. & L. Chew to E. Long for \$785,000

672 Hazel Street Greenpoint Mortgage to L. Eldridge for \$402,000

5547 Idlewild Avenue Ace Securities to D. & M. Williams for \$407,000

453 Leona Drive D. Geissbuhler to J. & B. Aude for \$630,000

619 Lorren Way T. Rapp to C. Chen for \$499,000

5876 Lynda Court B. & R. Graves to W. Wadleigh for \$627,000

661 Mulqueeney Street S. Marino to R. & E. McClure for \$370,000

1745 Paseo Laguna Seco Ippolito Trust to J. Pastor for \$230,000

1540 Portola Avenue HSBC Mortgage to B. Perry for \$199,000

4355 Raymond Road Gandolfo Trust to K. Deutscher for \$1,148,000

1942 Rhododendron Drive US Bank to V. & S. Igochkin for \$435,000

4017 Sonia Street Livermore Grove to F. Garcia for \$750,000

1470 Spring Valley Common M. & C. Christian to A. & T. Connors for \$310,000

1132 Winged Foot Court F. Garcia to J. Ou for \$500,000

San Ramon

9701 Alcosta Boulevard D. Kim to M. Perry for \$780,000

5 Balsam Lane R. & D. Laporte to X. Zhu for \$652,500

10 Braeburn Court I. Elliott to J. & A. Courant for \$585,000

8012 Briar Oaks Drive D. Gay to J. & C. Sweeney for \$800,000

472 Bride Court Davidon Homes to Rivera Trust for \$1,352,000

9920 Broadmoor Drive D. Salas to R. Solarz for \$595,000

355 Brower Court S. & I. Noland to F. Monge for \$775,000

3356 Chartwell Street Richmond American Homes to L. Tran for \$655,000

421 Constantine Court Richmond American Homes to K. & J. Lee for \$600,000

199 Copper Ridge Road Legacy Copper Ridge to D. Herboldshimer for \$399,000

232 Eastridge Drive Pacifica 235 East Ridge to A. Gutierrez for \$336,000

633 Greylyn Drive R. Hansen to A. Tse for \$669,000

6028 Hedgecrest Circle R. Nagesetty to M. & I. Gullapalli for \$1,179,000

3930 Jamie Place R. Pamma to V. & P. Bhatia for \$950,000

740 Lakemont Place #9 Volenc Trust to G. Borooah for \$685,000

4293 Lilac Ridge Road C. & L. Yu to M. & L. Anderson for \$1,315,000

921 Lysander Court Centex Homes to M. & S. Arthur for \$1,005,000

131 Mavis Place Young Trust to E. Thurman for \$706,000

2368 Millstream Lane Deutsche Bank to L. Zhao for \$482,000

6298 Murdock Way Lennar Homes to A. Akhouri for \$918,500

223 Opal Court A. & J. Sato to U. Kizhakekara for \$675,000

2626 Paige Way Centex Homes to B. Bledsoe for \$970,000

332 Shavano Way J. & S. Sicut to V. Sun for \$658,000

703 Sleeping Meadow Court Centex Homes to W. Huang for \$935,000

3573 Sleeping Meadow Way Centex Homes to Z. Sun for \$896,000

3579 Sleeping Meadow Way Centex Homes to P. Lee for \$875,000

9501 Velvet Leaf Circle Derickson Trust to K. & D. Elsherif for \$1,200,000

765 Watson Canyon Court #236 Bay Holdings to R. & S. Vanbuskirk for \$360,000

452 Watsonia Court Shapell Industries to C. Kreider for \$960,000

458 Watsonia Court Shapell Industries to D. & C. Santos for \$950,000

5751 Wells Lane Brookfield Hawthorne to J. Ye for \$1,019,000

5752 Wells Lane Brookfield Hawthorne to J. Yuan for \$1,066,000

4079 West Lakeshore Drive A. & J. Churchward to B. Cattolica for \$680,000

INVESTMENT REAL ESTATE COMPANY

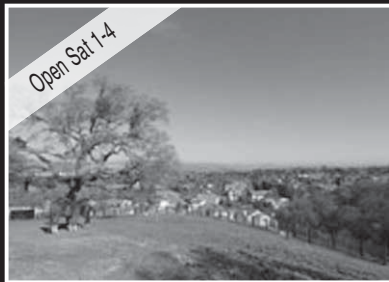
RESIDENTIAL SALES • INCOME PROPERTIES
 1031 EXCHANGES • LAND AND DEVELOPMENT



4333 2nd Street, Pleasanton

Charming Vintage home with legal 1br/1ba 2nd unit + Main House with 3br, 2ba + office, totaling 2200 sq. ft. of living space. Inviting front porch and covered rear deck, perfect for entertaining. Ideal Downtown location! Walk to Main Street's fine dining, shopping, Farmers' Market and Concerts in the Park!

\$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 foot Craftsman-style home, including lap pool. Walk to everything! Call for more info - not on MLS.

Approx. \$1,189,000

• 4250 First Street, Pleasanton - Rare Downtown 5-Plex! Unique property with (4) 1br units, + (1) detached 2br house. Current below-markets rents bring in over \$4000/month. Development possibilities! Giant 14,000 sq. ft. lot - zoned RM-2500 (1 unit per 2,500 sq. ft.) \$1,269,000

MIKE CAREY, Broker

925.963.0569 Cell
 925.846.0506 Office

Featured Open House

Call Max (925) 525.0116 for details



5858 HAZELWOOD CMN
Livermore \$598,450

BEAUTIFUL HOME IN WITH LOTS OF UPGRADES, GRANITE COUNTERS, MAPLE CABINETS, BUILT IN BQ ISLAND, HOT TUB, TILE FLOORING



759 Wimbledon Lane
Livermore \$629,950

BEAUTIFUL ONE STORY IN VERY DESIRABLE NEIGHBORHOOD. 2003 SQUARE FOOT. HARDWOOD FLOOR THROUGHOUT. WOOD BURNING FIREPLACE (SEE PIC) 2X. HUGE YARD 9433 SQUARE FOOT LOT INCREDIBLE MOUNTAIN VIEWS AND MORE!



SOLD BY MAX
Pleasanton \$350,000

LOOK AT THIS. LARGEST UNIT IN DEVELOPMENT WITH NEW CARPET, NEW PAINT, GRANITE TILE COUNTER TOPS.



SOLD BY MAX
Livermore \$450,000

THIS DESIRABLE ONE STORY IS LOCATED WITHIN MINUTES FROM ELEMENTARY AND MIDDLE SCHOOLS.



Short Sale

SOLD BY MAX
Lafayette \$830,000

COMPLETELY UPDATED AND REMODELED WITH NEW WINDOWS, NEW HARDWOOD FLOORING, STAINLESS APPLIANCES AND GRANITE COUNTERS.



Short Sale

SOLD BY MAX
Hayward \$399,900

THIS 3 BEDROOM 2 BATHROOM HOME IS PRICED TO SELL. HUGE LOT WITH GREAT OPPORTUNITY. WORKSHOP IN THE BACK.



Short Sale

SOLD BY MAX
Livermore \$730,000

BEAUTIFUL HOME IN THE DESIRABLE PORTOLA GLEN COMMUNITY IS LOCATED ON A HUGE LOT AT THE END OF A CUL-DE-SAC.



SOLD BY MAX
Livermore \$1,025,000

THIS BEAUTIFUL ONE STORY IN SOUTH LIVERMORE COMES WITH ALL THE UPGRADES. A LARGE GREAT ROOM AND MUCH MORE!

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.

J. Rockcliff

REALTORS

5075 Hopyard Rd. Ste 110
Pleasanton, CA

Max de Vries
REALTOR®
925.525.0116



www.maxdevries.com

Are You Considering a Short Sale? Contact Max, Your Preferred REALTOR®

Pleasanton Weekly's
BEST OF PLEASANTON
2007

HOMETOWN GMAC
Real Estate
WWW.HOMETOWNGMAC.COM

FOR REAL ESTATE LOANS CALL
KIM TISDALE
925.417.8609
GMAC MORTGAGE

PLEASANTON



RUBY HILL ITALIAN VILLA Spectacular Estate 5BD/4 1/2 BA, office, 6,500 sq. ft. on a gorgeous half acre lot. Sparkling pool, spa, fire pit and outdoor kitchen.

925.426.3800 \$3,048,000

PLEASANTON



PRICE REDUCED

LARGE 1.15 ACRE LOT Main House has 5BD/4 1/2 BA, approx. 4,382 sq.ft. Guest House has 2BD/1BA w/kitchen, laundry and living rm w/gas fireplace.

925.426.3800 \$1,998,800

PLEASANTON



NEW

ONE-OF-A-KIND. Unique 4BD/2BA home in Historic Downtown Pleasanton on a large, over 12,000 square foot lot w/custom pool. Enjoy concerts in the Park!

925.426.3800 \$1,350,000

CASTRO VALLEY



NEW

GORGEOUS HARDWOOD FLOORS Charming 4BD/2BA, 1,560 sq.ft. of living space, on 5,194 sq.ft. lot. Low maintenance landscape in front. Freshly painted in & out.

925.426.3800 \$699,950

PLEASANTON



PRICE REDUCED

DESIRABLE COURT LOCATION 4BD/2BA, 1,831 sq.ft. of living space, 2-car garage on 6,200 sq.ft. lot. Walking distance to all grade levels & parks.

925.426.3800 \$628,800

PLEASANTON



PRICE REDUCED

2 LARGE MASTER SUITES Gorgeous 2BD/2 1/2 BA, courtyard home that shows like a model. Remodeled baths, upgraded kitchen w/ granite & tile floors. Low HOA.

925.426.3800 \$629,000

PLEASANTON



NEW

VAL VISTA One story 3BD/2BA, with 1,434 sq. ft. of living space on a 6,952 sq.ft. lot. Wall removed to create Greatroom. Near schools, shopping & fwy.

925.426.3800 \$588,000

LIVERMORE



PRICE REDUCED

HOME SWEET HOME 3BD/2BA, 1,046 sq. ft. on a 6,348 sq. ft. lot. Updated kitchen with granite countertops, Cherry wood cabinets and tile floors.

925.426.3800 \$399,950

Hometown GMAC Real Estate is an Independently Owned and Operated Firm

Virtual tours available at www.DeloresGragg.com

Just Listed – Open Sat & Sun 1-4



4978 Forest Hill Dr., Pleasanton

Huge Lot (.25) acre on the Westside. Nestled in a great neighborhood, this lovely 3 bedroom home is ready to move into. Over 1700 sqft, recently remodeled with granite counters, raised ceilings, retextured walls, crown moulding throughout, custom built-ins, updated baths. *Offered at \$775,000*



1656 Germano Way, Pleasanton

Gorgeous Ruby Hill Custom Estate. VIEWS! VIEWS! VIEWS! Built in 2003, Approx 6500 sqft, this home features 5 bedrooms, 4 full and 2 half baths, large kitchen/family room, custom home theatre, perfect backyard with pool/spa, outdoor kitchen and fire pit. A must see! *Offered at \$3,048,000*



4112 Eagle Lake Ct., San Ramon

Luxury Condos in Canyon Lakes. Adorable 2 bedroom 2 bath single story on ground level. Excellent Location with lake views. *Offered at 639,950*

My Recent SOLDs!

7665 Fair Oaks Dr., Pleasanton

4 bd/ 2 ba, approx. 1560 sqft – \$740,000

5419 Montalvo Ct., Pleasanton

3 bd/ 2 ba, approx. 1650 sqft – \$549,000

7229 Creekside Dr., Pleasanton

3 bd/ 2 ba, approx. 1650 sqft – \$539,000

4946 Muirwood Dr., Pleasanton

3 bd/ 2 ba, approx. 1600 sqft – \$715,000

4382 Fitzwilliams Dr., Dublin

3 bd/ 2.5 ba, approx. 1900 sqft – \$475,000

If you would like more information regarding these homes please call Delores today!

Delores Gragg

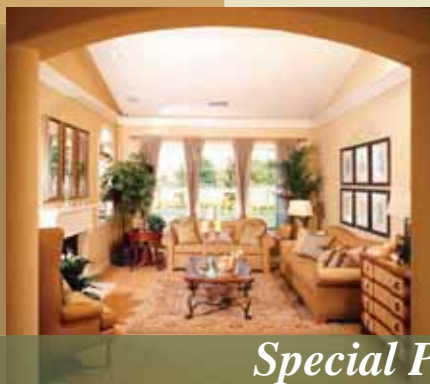
Realtor



Office: 925.462.2222 Cell: 925.989.6500
www.deloresgragg.com



MODELS FOR SALE!



Special Pricing Starting from the Low \$2,000,000s



MODELS & SALES OFFICE OPEN DAILY: 10 AM to 5 PM
CALL TODAY (925) 600-8288

www.greenbriarhomes.com



Greenbriar Homes Communities, Inc. reserves the right to change prices, terms, and specifications without prior notice. Please ask sales manager for details. 6.14.08



PLEASANTON WEEKLY OPEN HOMES THIS WEEKEND

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

DUBLIN

2 Bedrooms

7003 Stagecoach Rd. #A **\$355,000**
Sat 1-4 Investment RE 963-0569

4 Bedrooms

11658 Estrella Ct. **\$679,000**
Sun 1:30-4 J. Rockcliff Realtors 251-2547

11215 Rolling Hills Dr. **\$849,950**
Sun 1-4 J. Rockcliff Realtors 251-2550

6 Bedrooms

5433 Crestridge Terrace **\$1,099,000**
Sat/Sun 1-4 Re/Max 600-7653

LIVERMORE

3 Bedrooms

2852 Lemon Cmn. **\$550,000**
Sun 1-4 Realty World Town & Country 200-0827

347 Covellite Ln. **\$604,500**
Sun 1-4 Alain Pinel 251-1111

4 Bedrooms

5858 Hazelwood Cmn. **\$598,450**
Sat/Sun 1-4 J. Rockcliff Realtors 525-0116

838 Lucerne St. **\$799,950**
Sun 1:30-4:30 Alain Pinel 251-1111

2781 San Minete Dr. **\$845,000**
Sun 1-4 J. Rockcliff Realtors 462-2068

PLEASANTON

2 Bedrooms

2389 Foothill Rd. #2 **\$305,000**
Sat 1-4 Prudential California Realty 548-8775

3937 Vine St. **\$469,500**
Sat 1-4 Re/Max Accord 730-1628

1514 Calle Santiago **\$469,999**
Sun 1:30-4:30 J. Rockcliff Realtors 519-9099

2119 Alexander Wy. **\$525,000**
Sun 1-4 Re/Max Accord 730-1628

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

5128 Rappolla Ct. **\$629,000**
Sun 1-4 Hometown GMAC 337-2989

4382 First St. **\$679,850**
Sun 1-4 J. Rockcliff Realtors 251-2556

3 Bedrooms

5411 Black Ave. Unit 3 **\$489,850**
Sat 1-4 J. Rockcliff Realtors 251-2556

3658 Reflections Dr. **\$649,000**
Sun 2-4 Alain Pinel Realtors 200-3165

3193 Montpelier Ct. **\$688,000**
Sun 1-4 Re/Max Accord 922-1575

7422 Alder Ct. **\$698,800**
Sun 1-4 ReMax / Accord 997-8001

7343 Elmwood Cir. **\$715,000**
Sun 1-4 Re/Max Accord 209-7644

4306 Columbine Dr. **\$759,000**
Sun 1-4 ReMax/Accord Jeff Clyma 918-3395

4 Bedrooms

4839 Merganser Ct. **\$1,025,000**
Sun 1-4 Realty World Town and Country 519-8309

480 Cabonia Ct. **\$1,099,000**
Sun 1-4 Keller Williams - Dave & Fran Cunningham 426-7957

4333 2nd St. **\$1,189,000**
Sat/Sun 1-4 Investment RE 963-0569

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

3533 Valenza Wy. **\$1,545,000**
Sun 1-4 Keller Williams - Dave & Fran Cunningham 426-7957

3435 Gravina Pl. **\$1,649,000**
Sun 1-4 Keller Williams - Dave & Fran Cunningham 426-7957

1717 Courtney Ave. **\$1,699,000**
Sun 1-4 Keller Williams - Dave & Fran Cunningham 426-7957

9465 Blessing Dr. **\$1,699,000**
Sun 1-4 Alain Pinel 463-2000

8045 Oak Creek Dr. **\$1,799,000**
Sun 1-4 Keller Williams-Susan Schall 397-4244

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

900 Roselma Pl. **\$2,485,000**
Sat 1-4 Investment RE 963-0569

2801 Gray Fox Ct. **\$3,380,000**
Sat 2-9 Hometown GMAC 548-8641

6853 Rayland Ct. **\$668,500**
Sun 1-4 Alain Pinel 872-4500

4630 Herrin Wy. **\$699,950**
Sun 1-4 Keller Williams 463-0436

677 Merlot Ct. **\$787,000**
Sun 2-5 Alain Pinel 251-1111

5048 Woodthrus Rd. **\$869,000**
Sat/Sun 1-4 Alain Pinel 462-7653

787 Sylvaner Dr. **\$874,900**
Sun 1-4 Allied Brokers 846-3755

5565 Corte Sonora **\$875,000**
Sat 1-4 ReMax/Accord Jeff Clyma 918-3395

2724 Laramie Gate Cir. **\$899,950**
Sun 1-4 Alain Pinel-Andy Poryes 963-8871

5 Bedrooms

20 1/2 Castlewood Dr. **\$1,525,000**
Sat/Sun 2-5 J. Rockcliff Realtors 484-2045

1951 Nicosia Ct. **\$1,590,000**
Sun 1-4 Keller Williams - Dave & Fran Cunningham 426-7957

2578 Grappa Pl. **\$1,675,000**
Sun 1-4 Keller Williams - Dave & Fran Cunningham 426-7957

3459 Torlano Pl. **\$2,575,000**
Sat/Sun 1-4 Keller Williams - Dave & Fran Cunningham 426-7957

6 Bedrooms

1327 Montrose Pl. **\$2,049,950**
Sun 1-4 Prudential Realty 510-305-3913

SAN RAMON

1 Bedrooms

805 Watson Canyon Ct., #264 **\$329,900**
Sun 1-4 Harper-Mees Team/Keller Williams 984-1890

805 Watson Canyon Ct., #265 **\$329,900**
Sun 1-4 Harper-Mees Team/Keller Williams 984-1890

4 Bedrooms

2421 Talavera Dr. **\$695,000**
Sat/Sun 1-6 Keller Williams 260-2508

ALAMO

5 Bedrooms

3071 Sandstone Rd. **\$2,250,000**
Sun 1-4 Coldwell Banker 785-9373

DANVILLE

3 Bedrooms

122 Summerside Cir. **\$525,000**
Sun 1-4 Harper-Mees Team/Keller Williams 984-1890

4 Bedrooms

213 Aptos Pl. **\$1,049,000**
Sun 1-4 Harper-Mees Team/Keller Williams 699-3328

Featured Properties



Livermore – Beautiful 4 bedroom 2 bath home with approximately 1760 square feet of living space. Turn key condition with lots of upgrades. The property has gorgeous curb appeal and a backyard that is private and ideal for entertaining or relaxing on the patio. This home is a must see!

864 Lucille Street **\$589,950**



Livermore – Great NEW Price! Beautiful 4 BR 2.5 BA home in a great neighborhood! Bright, light and open floor plan, an open kitchen, formal living and dining rooms, ceiling fans in all the bedrooms and indoor laundry! Professionally landscaped yards with a hot tub. Walk to neighborhood schools and park!

645 Loyola Way **\$615,000**



Pleasanton – Walk to award winning Vintage Hills Elementary School, neighborhood parks, open space, hiking trails and Historic Downtown Pleasanton from this prestigious Vintage Hills home with 3 bedrooms, plus a bonus room! Kitchen with solid Granite counters, newer appliances and hardwood floors.

3508 Touriga Drive **\$749,950**



Livermore – Lovely single level design in Vinsanto of South Livermore with soaring ceilings. The retreat and/or playroom can be more bedrooms (5). Spacious living dining room and an open airy feeling. Kitchen is a delight with granite tile, built in refrigerator, sideboard cabinets and pantry. Master bedroom with retreat and more!

2792 Vernazza Drive **\$949,000**



Pleasanton – Beautiful single story Ruby Hill home located on a large 18,200 plus square foot lot with a private park like backyard. Located at the end of a court, this 4 bedroom 2.5 bath features almost 2300 square feet with dramatic high ceilings and large windows with skylights that offer expansive views of the hills.

583 Montori Court **\$1,149,999**



Pleasanton – Beautiful French Country Chateau located on a court in Ruby Hill. This beauty has plenty of room for entertaining and family living. The first floor master suite with retreat is a real plus. Spacious loft/media room located on the 2nd floor and a downstairs office/den. Lowest priced custom home!

2560 Grappa Place **\$1,599,000**



Pleasanton – Gorgeous 4 bedroom 4.5 bath home with approximately 5300 square feet of living space and an approximately 1/2 acre lot. Great floor plan, an awesome kitchen, and a formal office and bonus room located over the 4 car garage. Additional features include hardwood floors, 2 zone heat and air conditioning and a huge yard.

4244 Brindisi Place **\$2,049,000**



Pleasanton – A Ruby Hill Custom-Built Mediterranean Home with a Fabulous Pool, Spa and Waterfall, Breathtaking Views, and a Great Floor Plan. 2 Master Bedrooms (1 Upstairs and 1 Downstairs), a Grand Foyer with Spiral Staircase, Large Kitchen, Nook, Family Room, Full Wet Bar, a 4 car garage and More!

3863 Antonini Way **\$2,499,000**



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

925.417.2250



J. Rockcliff



REALTORS

THE EAST BAY'S PREMIER
REAL ESTATE COMPANY.

www.MartySborov.com



PLEASANTON
72 CASTLEWOOD DR **\$2,250,000**
Excellent location in Castlewood with golf and vista views, plus private manicured grounds with entertainment areas. Sparkling clean, new roof, new gutters, new paint, good floor plan, and ready for lucky new owner.
MARTY SBOROV 925.484.2045

www.MartySborov.com



PLEASANTON
20 1/2 CASTLEWOOD DR **\$1,525,000**
This Spanish Villa has the grandeur, architecture, and landscaping typical of the Phoebe Hearst days at Castlewood. An excellent floor plan provides a wing for sleeping, and a wing for entertaining. A walk-behind bar can be accessed from three rooms to facilitate staffing for large parties.
MARTY SBOROV 925.484.2045

Golf Course View



SAN RAMON
1299 USTILAGO DR **\$995,000**
Breathtaking golf course view w/Alvordlake Model in Bridges, highly upgraded, high ceiling w/living room & dining room combo. Granite countertops in kitchen, cozy family room w/fireplace, master bedroom downstairs w/access to backyard, must see!!
DIANE SHIN 925.251.2538

Single Story Rialto Model



SAN RAMON
1150 S. CHANTERELLA DR **\$799,000**
Lovely single story Rialto Model in Bridges, dramatic turret entry, formal dining, living room w/cozy fireplace, new paint, new Berber carpet, maple cabinetry, 3rd bd used as office w/glass doors & blt-in cabinets, professionally landscaped front/back yard w/patio fountain, great views of Mt. Diablo/hills.
DIANE SHIN 925.251.2538

www.MaxdeVries.com



LIVERMORE
2136 MCLEAN PL **\$1,674,900**
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



LIVERMORE
2550 S VASCO RD **\$1,995,000**
One of a kind property on nearly five acres with existing school building and a single family home. In ground pool; 4 stall barn; Zone 7 water/well; 3 classrooms and office; close proximity to all conveniences!
TOM E. CHANCE 925.487.6360

NEW PRICE



PLEASANTON
4404 SUTTER GATE AVE **\$699,888**
Beautiful house with lots of updates, large backyard, and great location kitchen floors is engineered hardwood.
DAVID AZIMI 925.251.2580

www.SusetteClarkWalker.com



DUBLIN
11658 ESTRELLA CT **\$679,000**
Beautifully updated 4 bedrooms, 2 bath Silvergate home! Home features an updated kit with maple cabinets & granite counters, spacious breakfast nook, expanded family room and a huge backyard with a covered deck and stamped concrete patio.
SUSETTE CLARK-WALKER 925.251.2547

www.123-Realty.com



PLEASANTON
5772 BELLEZA DR **\$485,000**
Fantastic Pleasanton town home. Ready to move right in! End unit in desirable Verona development. Picture perfect with brand new carpeting, fresh paint, new tile in baths. Comfortable, open layout with high ceilings and lots of windows. Decorator touches throughout. Great location!
JOHN MITCHELL 925.556.4400

www.SavvySalesTeam.com



DUBLIN
11215 ROLLING HILLS DR **\$849,950**
Super Sharp! 4 bedroom, 3 full bath, Tri-level. Views from upstairs bedrooms & backyard. Newly painted interior, new carpet throughout. Hardwood floors in entry and kitchen, Formal family room w/fireplace and built-in wet bar and Formal Living room and dining room with vaulted ceilings.
STEVEN R. LLOYD 925.251.2550

www.RubyHillLiving.com



PLEASANTON
2156 CANOSA CT **\$2,990,000**
Experience vineyard living in this gorgeous Mediterranean home on a premium cul-de-sac located on the "top of Ruby Hill" with expansive city views. Grand marble foyer with wrought iron stairway. Enjoy the privacy of large back-yard with patio nestled among rolling hills, ideal for entertaining.
ANJU BHATIA 925.577.2658

www.Craigslistofhomes.com




LIVERMORE
5494 ARROWHEAD CT **\$599,950**
Fantastic "Chardonnay" floor plan with in-ground pool, extra wide driveway leading to huge SYA. Beautiful dark cherry laminate flooring, upgraded carpets. Soaring ceilings with lots of natural light. Oversized master bedroom suite. 2" wooden blinds. Close to schools, shopping and 580 Fwy.
CRAIG EINSOHN 925.518.6094

SOLD by Max de Vries



PLEASANTON
3785 THISTLE WY **\$350,000**
Look at this price! Largest unit in the development with new carpet, new paint, granite tile counter-tops, 3 Bedrooms, large patio. Close to freeway and shopping.
MAX DE VRIES 925.525.0116

SOLD by Michael Delehanty



DUBLIN
3245 DUBLIN BLVD, UNIT 203 **\$419,000**
Great "starter" or investment property. Fully enclosed building with underground parking and secure elevators. Community pools, fountains and easy access to freeways. Indoor laundry, balcony - very clean and bright.
MICHAEL DELEHANTY 925.251.2516

SOLD By Will Bateson



LIVERMORE
982 VENTURA AVE **\$372,000**
Updated kitchen, large 2 car garage, nice backyard with hot tub, huge 300 sq. ft. bonus room (with permits) included in square footage, great starter home, no HOA, near shopping, 580.
WILL BATESON 925.455.0845

SOLD by Michael Delehanty



DUBLIN
5803 TURNBERRY DR **\$1,230,000**
Grand property at "Pinnacle Ridge" a prestigious gated community. Large lot located on the golf course. Two sweeping staircases at the entry, dedicated office space, four car "swing" style garage. Interior missing several keys items - mainly in kitchen area. Price reduced accordingly.
MICHAEL DELEHANTY 925.251.2516

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
---	--	--	--	--	--	---

www.rockcliff.com



J. Rockcliff



REALTORS

Discover how to get more for your home.
Discover J. Rockcliff Realtors.

The East Bay's premier real estate company
Welcomes Anju Bhatia
to the J. Rockcliff Pleasanton Office.

Anju brings a truly international background to real estate. Born in India, she grew up in Hong Kong, went to university in England and moved to the States in the 80's. She has traveled extensively. She worked in the Hong Kong Diplomatic Service, prior to entering full-time motherhood for a number of years! She has lived in Pleasanton for 9 years with her husband and 3 children. Anju worked for two major real estate firms before joining J. Rockcliff Realtors. Executive Vice President, Robin Dickson says, "I am very pleased to have an agent of Anju's caliber join our team of professionals. Clients will love her warm, friendly "can do" attitude and attention to detail".

Anju can be reached at 925-251-2568 and you can visit her website at www.anju4homes.com.



www.rockcliff.com

Pleasanton Office: 5075 Hopyard Rd., Suite 110 Pleasanton, CA 94588 925.251.2500



J. Rockcliff



REALTORS

Discover how to get more for your home.
Discover J. Rockcliff Realtors.

The East Bay's premier real estate company
Welcomes Marty Sborov
to the J. Rockcliff Pleasanton Office.

Marty Sborov has developed a superior reputation for selling Pleasanton properties. She has been able to accomplish this by customizing innovative, tailored market plans for each individual property she lists. This proprietary approach assures the seller a marketing plan that works and produces successful and timely results.

Marty has a strong appreciation for the uncompromised value of strategically branding her listings with the J. Rockcliff Realtors name and utilizing J. Rockcliff's marketing conduits.

Marty lives in Castlewood Country Club; she is a golfer and a member of the Women's Golfing Association. She is past president of the Castlewood Property Owner's Association. Married with 13 year old twin daughters, Marty is full time agent happily working 50+ real estate hours each week. Marty can be reached at 925-484-2045 or go to her website at www.MartySborov.com.



www.rockcliff.com

Pleasanton Office: 5075 Hopyard Rd., Suite 110 Pleasanton, CA 94588 925.251.2500



RE/MAX ACCORD

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

Nobody in the world sells more real estate



Open Sun 1-4

4426 Yuma Court, Pleasanton—\$418,950

Bright, cheery and recently updated throughout. New kitchen cabinets, granite counter tops, new appliances, new laminate floors, new plush carpet, fresh interior paint, newer A/C plus inside laundry. Quiet location. Bring your buyers - seller is very motivated. 3 bd/1.5 ba.

JoAnne Durso
(925) 730-4006



Coming Soon!
"Heritage Valley"
Beauty
Pleasanton
4 Bed/2.5 Bath Well-maintained Home with Great Curb Appeal and Backyard to Entertain. Side Yard and Possible RV Access. Near all level schools and shopping. See More Photos at www.BayAreaHomeFinder.com and Call Steve For A Private Showing



Steve Mohseni
(925) 580-8011

www.BayAreaHomeFinder.com



Canyon Lake Condo, 85 Tahoe Ct. # 201 San Ramon—\$449,888
3 Bed/2 Bath Immaculate Upper End-Unit Condo with View, Open Floor Plan, Volume Ceiling, Elegant Living Room w/Fireplace, 2-Car Tandem Garage With Access To Inside, Located in Prestigious Canyon Lakes Gated Community - Great For An Investor or First Time Homebuyer ... This One Has It All - See More Photos at www.BayAreaHomeFinder.com and Call Steve For A Private Showing.

Steve Mohseni
(925) 580-8011

www.BayAreaHomeFinder.com



Be a Buyer in a Buyer's Market...
Pending Sales are Increasing ...
Don't Miss THIS Buyer's Market...
Call Today!!!



Be a Buyer in a Buyer's Market...
Pending Sales are Increasing ...
Don't Miss THIS Buyer's Market...
Call Today!!!

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

The Fabulous Properties Team

Cunningham • Garrison • Johnson-Abarta • Schall



For More Details, Color Photos, & Virtual Tours please visit
www.RubyHill.net and www.FabulousProperties.net

<p>OPEN SAT & SUN 1-4 PM 3459 Torlano Ct. Ruby Hill 5 BR/4.5 BA 5,700 sq. ft. of LUXURY! Offered at \$2,575,000</p>	<p>OPEN SUN 1-4 PM 1951 Nicosia Ct. Ruby Hill 5 BR/3 BA 3,850 sq. ft. Large Yard! Offered at \$1,590,000</p>	<p>OPEN SUN 1-4 PM 8045 Oak Creek Dr. 4 BR/3 BA Views of Open Space + Pool! Offered at \$1,799,000</p>
--	---	---

<p>OPEN SUN 1-4 PM 480 Cabonia Ct. Ruby Hill Immaculate Single Story in Premia Offered at \$1,099,000</p>	<p>OPEN SUN 1-4 PM 3533 Valenza Wy. Ruby Hill Beautiful 4 BR/3 BA Villa in Wine Country Offered at \$1,545,000</p>	<p>NEW PRICE! 1717 Courtney Ave. 4 BR/3 BA Country setting, 1/4 acre lot Offered at \$1,699,000</p>
--	---	--

Available Fabulous Properties

3006 Bersano Ct. Ruby Hill- \$1,995,000 **NEW PRICE** English Country Style Home is Stunning
 1411 Irongate Ct. - \$1,670,000 **NEW PRICE** Gorgeous home in Ironwood Estates
 2578 Grappa Pl. Ruby Hill - \$1,675,000 Custom Home w/Pool- **OPEN SUN 1-4 PM**
 3435 Gravina Pl. Ruby Hill - \$1,649,000 Stunning Mediterranean Villa- **OPEN SUN 1-4 PM**
 532 Rosso Ct. Ruby Hill - \$1,179,000 Immaculate & Classic home in Premia
 983 Cayuga Ct. Livermore - \$479,000 Ask us how to buy this home for only \$1
 1011 Wynn Circle, Livermore - \$699,000 **BEST PRICE IN THE NEIGHBORHOOD!**

COMING SOON!

Custom Ruby Hill home! 4,835 sq. ft., 4 bedrooms, 3 full baths, 2 half baths, office, bonus and gorgeous views on the golf course and a cul-de-sac location.
 Offered at \$1,995,000!



Fran & Dave
 Cunningham
 925-426-7957

Donna
 Garrison
 925-397-4165

Debby
 Johnson-Abarta
 925-989-9844

Susan
 Schall
 925-397-4244

Tri-Valley Real Estate Directory

Mike Fracisco
 REALTOR®
 Fracisco Realty & Investments
 Residential, Commercial &
 Property Management
direct: 925-998-8131
www.MikeFracisco.com

Rebecca Bruner
 Sales Manager/REALTOR®
 RE/MAX Accord
office: 925-730-1628
cell: 925-577-8802
 e-mail: Rebecca@remaxaccord.com
www.RebeccaBruner.com

George McKean
 BROKER
www.GeorgeMcKean.com
925.426.3859
 HOMETOWN GMAC Real Estate

Tony Leavens
 REALTOR®
 Hometown GMAC Real Estate
direct: 925-426-3886
cell: 925-487-1427
 e-mail: mrtonyleavens@msn.com
www.tonyleavens.com

Darlene Crane
 Vice President
 Residential Pacific Mortgage
direct: 925-461-2809
cell: 925-699-4377
 e-mail: dcrane@rpm-mortgage.com
www.rpm-mortgage.com/dcrane

Sandee Utterback
 CRS®, SRES®
 Broker Associate/Fine Homes Specialist
 Prudential California Realty
cell, fax, VM: 888-823-8315
 e-mail: Sandee@SandeeU.com
www.SandeeU.com

Tom Fox, Broker
 HOMETOWN GMAC Real Estate
 APPRECIATE REFERRALS!
925-426-3826
tomfox@hometowngmac.com
www.tomfox.com
 WHETHER BUYING OR SELLING,
 CALL THE PROFESSIONALS WHO
 "HELP PEOPLE... ONE HOME AT A TIME."

byerly 846-1234
 properties Realtor Broker
Jackie Byerly
 This space is only
\$27.00 per week and includes color!
 Contact Nancy Taresh
 at (925) 600-0840 x10

COLDWELL BANKER presents

californiamoves.com



DUBLIN
7699 TOPAZ CIRCLE
ENTERTAINER'S DELIGHT! \$739,900
 4 BR 3 BA kit w/grnite cntns,SS apli,hrdwd flrs,pool/spa,backs to open space,www.Romar-Properties.net 925.847.2200



DUBLIN
4750 NEWHAVEN STREET
LIGHT & BRIGHT \$739,800
 5 BR 3 BA app. 2211 sqft,upgraded kitchen w/ granite countrs/SS appli,downstairs bed/office/full bath 925.847.2200



PLEASANTON
3241 CURTIS CIRCLE
GREAT PLEASANTON LOC \$899,999
 4 BR 2.5 BA gorgeous private backyard w/fruit trees,red wood deck, hrdwd flrs,new int paint & carpet! 925.847.2200



SAN RAMON
145 COPPER RIDGE RD.
CONDOS/TOWNHOUSES AVAIL/ PRICES START AT \$365,000
PLEASE CALL
 1 bed condos & 2 bed townhouses,vaulted ceilings avail,w/garages,gated comm,renovated & upgraded 925.847.2200

BLACKHAWK
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 appliances 925.847.2200

6191 SHADOW HILL DRIVE
FANTASTIC LOCATION \$729,000
 3 BR 2.5 BA w/loft/poss.4th bd,2013 sqft,lrg rear yard,granite countersmaple cabs/flrs,2tone paint 925.847.2200

LIVERMORE
113 PONTE COURT
DESIRABLE PRIMA COMM \$1,050,000
 4 BR 3 BA amenities galore,grnrite cnts,maple cab/flrs,cust media ctr,1 bed down,lrg loft.3 car garage 925.847.2200

PLEASANTON
5801 ARTHUR DRIVE
PARKSIDE HOME \$859,000
 4 BR 3 BA 3 car garage,near sports park,schools,shopping,BART, easy access to freeway.A great value! 925.847.2200

DUBLIN
4906 GRAYHAWK CT
PRIVACY, VIEWS & GOLF \$1,099,000
 4 BR 4.5 BA prem loc in St. Andrews,med style w/ turret,custom paint,Italian paves+ MORE. NO neighbors! 925.847.2200

7257 NEWCASTLE LANE
INCREDIBLE VALUE \$649,950
 3 BR 2 BA Gorgeous Remodel: Expo/Hmwrks/Calif clsets.Amazing pool/fntains,bcks to Iron Horse Trail 925.847.2200

1061 CANTON AVE
LIKE BRAND NEW \$609,000
 3 BR 2 BA many custom features. Hrdwd flrng,slab granite,french pocket drs,new cabs,too much to list 925.847.2200

3231 VINEYARD AVE. #122, UNIT 122
SENIOR PARK \$72,000
 2 BR 2 BA spacious kit,new paint/vinyl floors. open liv/din & fm rm,roof,1987/braced/carport/storage 925.847.2200

2851 SOUTHWIND LN
MAGNIFICENT TWO-STORY \$999,000
 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

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

319 YOSEMITE
PARADISE IN YOUR BACKYARD \$609,000
 4 BR 2 BA home includes a huge gourmet kitchen,bcktyrd w/pool/infinity spa,lawn area/sideyrd access 925.847.2200

SUNOL
11663 FOOTHILL RD
SPECTACULAR VIEWS! \$1,475,000
 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



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122

©2008 Coldwell Banker Real Estate LLC.
 Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Owned and Operated by NRT LLC.

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



The 925 Home Team Presents



Custom Craftsman Home in Ruby Hill
Highly upgraded custom craftsman home in Ruby Hill with warm open floor plan. This home has approximately 5455 Square feet of living space with a 1/2 acre lot. Home features a 1st floor office with built in shelves, a huge bonus room and a 1st floor guest suite. The home has a total of 5 bedrooms, 5 and 1/2 baths. Beautiful hardwood floors throughout home. Amazing kitchen with commercial grade appliances that opens to family room with fireplace to create a great room. Private back yard with in ground spa and stunning views of Mount Diablo. Professionally landscaped front and back yards. **Offered at \$2,350,000**



Peter McDowell & Emily Barraclough

Concierge Real Estate™
www.925hometeam.com
(925) 621-4097

PLEASANTON | 900 Main Street 925.251.1111



20^{1/2} Spanish Villa in Castlewood Country Club
Castlewood Drive

New Listing!
OPEN SAT&SUN
2-5P.M.

Gated Estate/Porte
Cochere/Circular Drive
4 Bedrooms 4 Baths
Updated Gourmet
Kitchen/Butler's Bar
Billiard & Bonus Room,
Resort-type Grounds
4000 sq. ft. 1/2 acre +,
Enchanting Views

\$1,525,000



Marty Sborov

925.484.2045
Marty@MartySborov.com
www.MartySborov.com

J. Rockett

REALTORS

5075 Hopyard Rd. Ste. 110
Pleasanton, CA 94588



Andy Poryes' Diamonds



3142 ARBOR DRIVE, PLEASANTON

Travel up to the quiet Vintage Hills II neighborhood to discover this wonderful getaway. This home built in 1988 offers volume ceilings, 4 large bedrooms, 2 1/2 baths, 3 car garage with lots of built in storage, newer roof, appliances and flooring, almost 2600 SqFt of living space on a 11,237 SqFt private lot that backs to open space and has no homes across the street. Enter your backyard oasis through the storybook sunroom to discover your designer landscaped escape complete with an in ground spa, fruit trees, large lawn area, roses and MORE. Walk down the street past only one home to the private pool/cabana club... **\$1,059,950**



BY APPOINTMENT ONLY

WWW.964PIEMONTE.COM

964 PIEMONTE DRIVE, 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 includes pool/spa, outdoor kitchen & a large lawn. 4 large bdrms/4 full baths, office & a master retreat complete this quality home.

\$2,099,950



PRICE REDUCTION

WWW.3142ARBOR.COM



OPEN SUNDAY 1-4

WWW.LARAMIEGATE.COM

2724 LARAMIE GATE CIRCLE

There is amazing design and quality in this home on a quiet street in the "The Gates." The kitchen, dining and family areas create an environment where all of your guests will want to be. Everyone who has ever wanted to cook like Mario or Bobby or Cat will love the 6 burner commercial gas range. The dual zoned wine cooler becomes the center piece of the granite serving bar. This is a very bright home with added windows and a new upstairs skylight. The large master bedroom offers an expanded bath with a deep soaking tub and dual vanities. Upstairs there are two other bedrooms...downstairs there is a fourth bedroom and a full bath. There is a newer roof, new dual pane windows, new front/rear landscaping, new solid doors, new crown moldings and baseboards...and more. **\$899,950**

apr.com | 900 Main Street, Suite 101 ♦ Pleasanton 925.251.1111



The latest from The 680 Blog

Appraisal Issues in the Current Market

There has been tremendous fallout from the sub prime & mortgage market meltdown. Lenders have tightened up underwriting criteria, and are demanding higher credit scores. Downpayment requirements have increased, and most of the high risk "stated income" loans have gone by the wayside. There is, however, no truth to the rumor that the major lenders now demand your first born child as collateral as well. Needless to say, the stricter lending environment has had a direct impact on the local real estate market. And once a buyer and a seller agree on price and enter into a contract, the challenges are not over.

Appraisals have become an issue for many transactions now as well. Lenders have been stung by overly optimistic appraisals, and even outright appraisal fraud. During the wild and frenzied market of the early 2000's, when money was cheap and plentiful, appraisals struggled to keep up with the surging

prices. Appraisers have to use data on closed sales, which means in a rapidly increasing market, by the time the comparable sales close escrow and become viable for an appraiser, often they were behind the market. Appraisers were forced to compensate for the rapid price moves by using adjustments for market conditions. They were forced to use adjustments to compensate for differences between the subject property and the comparable sales, and many times these adjustments added 10% or more to the property value in order to bring the appraisal in at the sales price, which was often bid up over asking price. And in cases where there was outright loan fraud on the part of the borrower, the appraisal had to be inflated well above market value (again using shaky comparable sales and excessive adjustments) in order to give the fraudulent buyer money back at the close of escrow. >>>Go to www.680Homes.com to read the rest of this article.



Doug Buenz

Office
925.251.1111
Direct
925.463.2000

680Homes.com

Expert real estate services



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



JUST LISTED!
Upgraded single story 4 BR,
2 BTH home. Approx 2250
sq ft in quiet location.
\$799,900
5769 San Carlos Way



Pristine Sycamore
Heights with 5 BR +
office, 5 1/2 BTHS,
1/2 acre lot with pool,
BBQ, and views!
\$2,125,000



Elegant 4 BR, 3.5 BTH
home plus 2 BR, 1 BTH
detached guest house.
.43 Acre private lot!
\$1,699,000
9465 Blessing Dr.
Pleasanton



Gorgeous 4 BR, 3.5
BTH home with granite
kitchen, hardwood floors,
and spectacular wooded
1.72 acre lot.
\$1,699,900

Recent Pending & Sold Homes

- 5670 Sunset Creek Ct \$1,699,900
- 5757 Hanifen Way \$1,999,900
- 3739 Angus Way \$870,000
- 2872 Gray Fox Ct \$1,999,900
- 198A Peters Ave \$399,900
- 5725 Ohana Place \$1,850,000
- 2877 Sombrero Circle \$735,000

*I can sell your home too!
Call me today!*



apr.com | PLEASANTON | 900 Main Street 925.251.1111

3623 CAMERON AVE., PLS.
LOCATED IN MOHR ESTATES



5BD / 3BA 3,291 SF. ON A 1 ACRE LOT.
SINGLE STORY W/ DUAL SIDE YARD.
\$1,837,000

7193 ROSECLIFF CT., PLS.
LOCATED IN PHEASANT RIDGE



6BD / 6BA 5,096 SF. 14,519 SF. LOT. HOME
OFFICE, MEDIA ROOM, SALT WATER POOL
\$1,890,000

2965 DANIELLE LN., LIVERMORE
LOCATED IN LEGACY



4BD / 4.5BA 4,451 SF. 17,381 SF. LOT
OFFICE & 2 BEDROOMS DOWNSTAIRS
\$1,479,000

1404 BRIONES LN., PLS.
LOCATED IN IRONWOOD ESTATES



4BD / 3.5BA 3,182 SF. 10,363 SF. LOT
SINGLE STORY IN IRONWOOD
\$1,379,000

4576 DEL VALLE PKWY., PLS.
LOCATED IN PLEASANTON VALLEY



4BD / 2.5BA 3,357 SF. 9,541 SF. LOT.
UPGRADED & REMODELED
\$1,250,000

4149 CRISTOBAL WY., PLS.
LOCATED IN JENSEN/AMADOR



3BD / 2BA, 1,459 SF. 6,600 SF. LOT.
PERFECT 10! UPDATED TOP TO BOTTOM
\$659,000

742 DEL MAR AVE.
LIVERMORE



3/2 1,404 SF. 6,000 SF. LOT
UPDATED TOP TO BOTTOM
\$519,000

4010 FRANCISCO ST., PLS.
LOCATED IN JENSEN/AMADOR



3/2 1,159 SF. 6,575 SF. LOT. NEWER
ROOF, CENTRAL AIR, WOOD FLOORS
\$608,000



**KRIS MOXLEY
TYLER MOXLEY**

925.621.4064
MOXLEYTEAM.COM

MOXLEY
REAL ESTATE TEAM

4 GENERATIONS OF REAL ESTATE
SERVICE AND EXPERIENCE

ALAIN PINEL
REALTORS





**BLAISE
LOFLAND**



925.846.6500
www.blaiselofland.com
blaise@blaiselofland.com

apr.com

LAGUNA OAKS



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 \$1,799,000

VINTAGE HEIGHTS



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 \$1,519,000

REMODELED DOWNTOWN



SALE PENDING

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!
OFFERED AT \$879,000

JENSEN



SALE PENDING

4126 WELLS STREET, PLEASANTON

Cute three bedroom, two bath in desirable Jensen neighborhood. Walk to Downtown Main Street. Extensive wood flooring. Newer dual pane windows throughout. Central heat and air conditioning. Nicely landscaped private rear yard. Newer fencing (95%). Updated kitchen. Oversized garage. Walking distance to elementary school.
OFFERED AT \$649,000

BRIAR HILLS



SALE PENDING

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 \$689,000

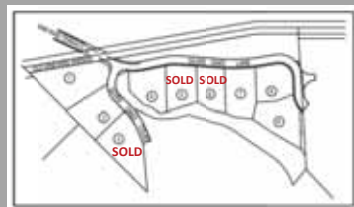
THE PRESERVE



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

Silver Oaks Estates
PLEASANTON CUSTOM LOTS



WINE COUNTRY LOCATION
PREMIUM LEVEL LOTS
EXPANSIVE VIEWS
BUILD YOUR DREAM HOME!

VISIT - 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	117	119	↑	13	7	↓
Single Family Homes Over \$1,000,000	113	117	↑	8	2	↓
Single Family Homes Over \$2,000,000	41	42	↑	1	0	↓
Total # Of Single Family Homes In Pleasanton	230	236	↑	21	9	↓

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



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



ANDY PORYES BY APPOINTMENT



PLEASANTON \$2,099,950
Custom Ruby Hill single story 4bd/4ba, 4578+-sf home on a flat .62+-ac premium lot with no rear neighbors. Featuring office, master retreat, outdoor kitchen, large lawn, pool/spa. Circular driveway.

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$1,799,000
Largest model in Laguna Oaks! 5bd/3.5ba, 4592+-sf home is on a 46+-acre with panoramic views. Over \$3000k in improvements to grounds. Bonus/media room. 2977 Amoroso Court

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$1,519,000
Beautiful custom 4bd/3ba home on premium 1+-ac lot. Professionally landscaped includes an in-ground custom pool/spa/raised Bonbeam waterfall/solar heating/viewing deck and walking paths.

ANNI HAGFELDT BY APPOINTMENT



PLEASANTON \$1,379,000
Beautiful Court! 5bd/3ba Amador model in original Country Fair. Remodeled kitchen, upgrade master bathroom, large lot in a court location. Close to tennis courts, shopping and downtown. A must see!

MOXLEY TEAM BY APPOINTMENT



PLEASANTON \$1,250,000
4bd/2.5ba, 3,357+-sf. with a 4 car garage. Highly upgraded with hardwood floors/crown molding/ granite counters/vaulted ceilings/ walk in closets. Everything has been remodeled to a 10!

MOXLEY TEAM BY APPOINTMENT



PLEASANTON \$1,099,000
Updated remodeled 5bd/3ba(6bd opt). Gorgeous kitchen/granite counters, tile floors. Vaulted ceiling/FR. Upstairs and garage laundry. 1bd/1ba down. Wood floors/arched entryways.

TIM MCGUIRE BY APPOINTMENT



PLEASANTON \$1,075,000
5bd/2.5ba, 2700+-sf a large lot in a cul-de-sac. Remodeled eat-in kitchen/granite counters and custom cabinets. Large backyard with sports court.

ANDY PORYES BY APPOINTMENT



PLEASANTON \$1,059,950
This Vintage Hills II home offers 2600+-sf on over a 1/4+- acre lot with no rear neighbors. 4bd/2.5ba and a storybook backyard. Private Cabana/Pool Club and park are very close.

LINDA TRAUIG BY APPOINTMENT



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.

ANDY PORYES OPEN SUNDAY 1-4



PLEASANTON \$899,950
Quality high end complete remodel on a quiet circle street in "The Gates". 4bd/ba, open chef's kitchen and private newly landscaped backyard...What a package! 2724 Laramie Gate Circle

TIM MCGUIRE OPEN SAT & SUN 1-4



PLEASANTON \$869,000
4bd/2.5ba, 2235+-sf home built in 1968. Many upgrades, large back yard with pool and spa. Close to Woodthrush park. 5048 Woodthrush Rd.

JEFF REPINE OPEN SUNDAY 1:30-4:30



LIVERMORE \$799,950
Gorgeous 4bd/3ba, 2711+-sf. New interior and exterior paint, new hardwood flooring downstairs, new carpet upstairs, new custom landscaping. 838 Lucerne St.

NINA THIEBAUT OPEN SUNDAY 2-5



PLEASANTON \$787,000
Charming Vintage Hills home. 4bd/2ba, 1800+-sf, beautifully landscaped large corner lot. Open floor plan with vaulted ceilings. Great neighborhood! 677 Merlot Ct.

GINA HUGGINS BY APPOINTMENT



LIVERMORE \$629,000
Looks like a model home. 3bd/2ba, 1746+-sf in a nice court location. Hardwood floors. Updated bathrooms. Master retreat with a gas fireplace. Large backyard with refinished pool for entertaining.

JENNIFER MALAKOFF OPEN SUN 1-4



LIVERMORE \$604,500
Views! Stunning Panoramic Sunsets! 3bd/2ba, in South-West Livermore! Upgraded and remodeled/new roof/custom windows/ doors, 1513+-sf. 347 Covellite Lane

SHERRI SOUZA BY APPOINTMENT



LIVERMORE \$474,000
3bd/2ba, updated kitchen, laminate flooring, covered patio, spa, koi pond, garden area, tool shed, side yard access, grapes, ready for new owner!

