

by Emily Atwood

BATTLE of the AVBOTZ

Amador Valley's robotics team prepares for college-level competition

While school is out for most, the Amador Valley High School Robotics Club, called the AVBotz, is hard at work in a garage on Foxbrough Place. The makeshift submarine building lab is where the robotic students prepare for their biggest competition of the year: the Association for Unmanned Vehicle Systems International's (AUVSI) autonomous underwater vehicle competition. The team is the only high school group participating, facing the likes of Cornell, University of Rhode Island and the reigning champions for the last two years, the University of Florida.

The Amador club was founded by students in 1999 and has competed in AUVSI since 2000. Now with about 20 members in three sub-teams—mechanical, electrical and software—this year's team must develop a self-governing underwater submarine that is able to complete an obstacle course.

Connie Sun, a recent Amador graduate and the club's president, said it's challenging having to compete with college teams, especially when it comes to time and budget.

"[Our college competitors] usually have a course that students can take to work on the [submarine] throughout the year," Sun said. "Most of us are juniors and seniors so we're very busy with AP classes. We meet on the weekends to work on some designs. Most of our work is actually done in the summer."

While they plan to meet for a few hours three to four times a week over the next couple weeks, when it gets closer to competition time, they plan to meet for six to eight hours every day.

When the team first competed at AUVSI in 2000, many of the judges didn't believe the work was entirely student produced, and that parents had helped.

"But during the static judging—like a presentation—they started to believe," Sun said.

By now they are used to the attention they receive at AUVSI.

"The judges and other teams say it's really unbelievable that we can do this," she added. "A lot of college students say they wish they had the same kind of opportunities in high school."

A year later, the AVBotz placed second to MIT. In that same year, Monte Vista High School in Danville competed and placed 10th. No other high school has challenged Amador since. While the AVBotz haven't earned high rankings in recent years, they have high hopes for this year.

"We're hoping for better placement than in the past two years," Sun said. "We're trying to get into the final round."

Most colleges also have many sponsors, while the club has one sponsor and also must seek out private donations. One donation from a parent of a past club member allowed them to buy an engine for this year's sub, which will enable it to be more efficient.

Each year, the subs change as newer technology develops.

"You wouldn't be able to recognize this year's sub from two years ago," Sun said, adding that it is now about half the size. "Technology develops really quickly these days and we try to keep up with more miniature parts to make it more efficient and less weight."

This year's model includes the Seabotix engine and they are using a new programming language that they hope will be more responsive when they maneuver it through the obstacle course.

The competition takes place from July 29 through Aug. 4 in San Diego. The bulk of the competition is done in the murky water obstacle course, where tasks include dropping markers into the "blackjack table," dock in the "slot machine" and finally descend and surface with a plastic pipe structure—all within 15 minutes.

In the past, Murphy's Law has been proved at inopportune times, as they often can't test the sub underwater prior to traveling to San Diego. Efficient time management would allow the group to test it underwater in Pleasanton waters and rectify any problems.

To learn more about the AVBotz, visit their website at www.avbotz.net. ■



Above: Members of the AVBotz tinker away at their submarine project at a team member's garage on a summer afternoon. Bottom left: With the parts in the casing, last year's sub is ready to be tested underwater. Bottom right: The team is clever in crafting parts to be used to complete obstacles in the course.



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Now Showing

WALL-E

★★★★

Rated: G for good for all audiences.
1 hour, 37 minutes.

Robotic romance springs eternal in Pixar's latest entry into the 21st century animation sweepstakes.

WALL-E (a.k.a. Waste Allocation Load Lifter Earth-Class) is the last robot left on the depressing dystopia that is Earth, steadily cleaning up superfluous trash while the population has lifted off on Axiom, a state-of-the-art home away from home. ("Space is the final fun-tier!")

WALL-E's days are spent crushing mountains of garbage into controllable cubes, collecting intriguing curiosities and watching and re-watching a battered VHS copy of "Hello Dolly!"

That tiresome routine is turned upside down with the arrival of EVE, a fetching, egg-shaped probe sent to Earth to determine its tenuous life-sustaining status.

Sparks fly, and how. WALL-E shows off his collection—an old-fashioned egg beater, an absorbing sheet of bubble wrap, crusty light bulbs and a Rubik's cube—to impress the impenetrable EVE, all beautifully sans dialogue.

High-tech hell breaks loose when EVE is beamed



back up to the Axiom and a lovesick WALL-E stows away on her transport. As seen from his luminous, telescopic eyes, the Mother Ship is the ultimate technologically advanced nightmare—a brave new world of obese inhabitants existing on nothing but virtual exercise and lunch-in-a-cup. The 255,642 days of inner-galactic cruising have made them soft.

It's best not to dig too deep into "WALL-E's" narrative as much goes unexplained and its dramatic mysteries—too many to count—are shrouded in stunning visuals and the titular hero's search for the perfect love match.

But "WALL-E" isn't lacking a social conscience; it passes politically correct judgment on waste, gluttony, instant gratification and global

warming. There's a glimmer of faith wedged among scenes closely inspired by "2001: A Space Odyssey," "Blade Runner," "Star Wars" and even Charlie Chaplin's iconic Little Tramp.

Sensory overload—yes, there can be too much of a good thing—and sci-fi thrills butt up against a charming affair: love-bots robotically cooing their affections to the tune of a deliciously adult score courtesy of musical demigod Thomas Newman.

Beautifully executed with a wink and a nudge, "WALL-E" is a film with heart.

—Jeanne Aufmuth

Ready to Rent

Persepolis

Sony DVD

1 hour, 35 minutes

Director(s): Marjane Satrapi and Vincent Paronnaud

It must be the character of place itself: the endless hallways, uncomfortable chairs and strange tensions that make the purgatory of an airport terminal perfect for reflection. That doubly goes for Marjane, a young Iranian woman who seems to find herself in sad reflection at the beginning of director Vincent Paronnaud and co-director and writer Marjane Satrapi's "Persepolis," whose character on the screen is a drawn representation, literally, of its creator. As Marjane begins to reminisce, the audience is treated to her free flowing style of her life growing up before, and after, the Ayatollah, and the resultant, febrile rise of militarism and devastating war with neighboring Iraq. Did I also say that all these harrowing events are presented in some of the most haunting animation that I've seen in a long time? Yes, "Persepolis" is an animated movie, but there is certainly nothing cartoonish about it.

There is something in the exaggerated expressions and moody backdrops of a comic that can never be captured in a live action style, and especially for something akin to "Persepolis" disquieting depictions of a fundamentalist-Orwellian existence. The reason, most of the time, that movies from comics don't work is because the emotion of the artist is never channeled through the actors. The embellished facial expressions, contorted poses, strange angles can be imitated, but never truly illuminated because there is just something missing, which is the artist's imposing hand. The presence of human actors would have ruined Marjane's black and white, gothic-like compositions; instead, the moviemakers wisely took the frames of her graphic novel, added movement and a fluid, 3D quality that gives the movie a strange narrative depth.

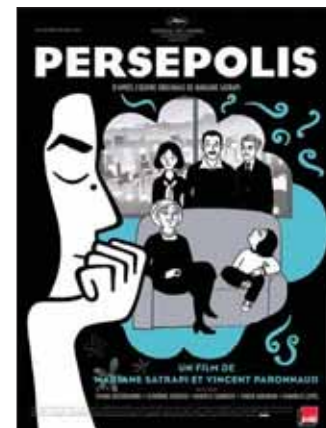
It may have been the ABBA, socialist politics of the day, and comforting dreams of the prophet

Mohammed, that make a 10-year-old Marjane something of a rebel in her family and neighborhood. ABBA teaches her elation, socialism teaches her community, and Mohammed teaches her wisdom, and all are beginnings of an artistic temperament that gets Marjane in trouble time and again.

With the 1979 Islamic revolution, creeping fundamentalism begins a stranglehold on Marjane and her family, and she begins to act out, buying illegal western heavy-metal tapes and wearing jeans underneath her abaya. As her disillusionment grows, so does her rebelliousness and eventual wandering first to Vienna, then back after the devastating Iran-Iraq war, and eventually to Paris, where we first meet her in sad cogitation.

If I had a criticism of "Persepolis," it would be its strange aloofness, especially for the material. The movie, like the graphic novel, plays like a memoir of an observer: close, but not close enough to hold the audience for its two hour running time, with only the visuals to sustain us through some of its more rambling, stagnant portions. What visuals they are, however, that treat us; presented in black and white with a type of silver tinge to them, the movie is traditionally hand-drawn, and employs a computer 3D process to add a greater depth of field to a charcoal-styled canvas that Satrapi fills with images and emotions straight from her jarring past.

—Joe Ramirez



Poetic Pleasanton

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

I'm the oldest of four. I have two brothers and a sister. Growing up I was always closest to my brothers Josh and Nate. But there was one summer, when my sister Sarah and I were adults, that we will always remember.

Summer Sisters

Summer is the idle growing time
As days lengthen
corn stands sweet and tall in the field
Strawberries ripe and plump on the vine
Without a second thought
placid cows feed on sweet timothy

We grew one summer too you and I
Languid months spent together
let summer's essence seep into our pores
Blossomed breezes blew past curtained windows
as we swapped recipes and confidences
On warm starlit nights under a solstice moon
plans were made and futures imagined
Together we ran here and there
wearing each others earrings sandals sweaters

Now the days grow shorter and the air is chill
Fields and gardens lie fallow and barren
Cows once turned to pasture are confined to barns
We too have gone far from that summer time
But now, as autumn descends
lingering on our tongues is the sweetness of summer fruit.



Martha Meltzer



Eric Wood

Taming the beast

The classic tale of Beauty and the Beast will unfold in the Bankhead Theater from July 18 to Aug. 10. Audiences can be enchanted as Belle tames the beast with new songs by Alan Menken and Tim Rice. Performances are at 8 p.m. Fridays and Saturdays and 2 p.m. Sundays and Aug. 2 and 9 at the Bankhead Theater, 2400 First St. in Livermore. Tickets are \$30 for adults, \$28 for seniors and \$20 for ages 18 and under. Group discounts are available. To learn more about the production, visit www.PleasantonPlayhouse.com.

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Sports

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Phantom 10B wins 1st place in Tahoe

The Pleasanton Phantom 10B Softball Team won another championship at the June 21-22 South Lake Tahoe Tournament. The team won their first game 15-0, the second game 16-2 and their third game 9-2.

Finishing first in Saturday's pool play, the team was seeded first place in their bracket going into Sunday's games. Phantom beat their first

opponent on Sunday 16-0, and in the semifinals, the team scored 19 runs, shutting out their opponent.

The team was undefeated in the tournament going into the championship game. Their opponent, Campbell Crush, had also won all five of their games. The Phantom team's strong pitching and excellent hitting triumphed over the Crush, beating them 12-0 and earning the team their third first-place championship of the summer season. The Pleasanton Girls Softball League will be hosting the 18th annual PGSL Summer Classic Tournament July 11-13 in Pleasanton. For more information, visit www.pleasanton-softball.org.

Del Prado Stingrays continue win streak

The Del Prado Stingrays continued with their winning ways and

topped the DBAC Swim Team, 532-438. Both teams recorded some outstanding performances in last Saturday's meet.

The top female swimmers for the Stingrays were Taylor Peterson (18), Stephanie Doi (13), Jaclyn Strom (14), Hannah Fowler-Kimsey (12) and Meghan Hogue (8). The boys were led by Matthew Sun (14), Eric Gates (15), Cole Payan (18), Max Jorgenson (6) and Eric Crispell (13). The top swimmers for DBAC were Hanna Lurie (6), Katie Tsui (10), Iris Chang (14), Jordan Peters (6) and Audrey Goodman (8) for the girls. Top boys were Daniel Huang (12), Andrew Silva (9), Timothy Huang (8), Preston Sim (6) and Zachary Corbishley (9).

Barracudas silence Sharks

The Briar Hill Barracudas eked out a narrow 503.5-473.5 victory over the Pleasanton Meadows Sharks last Saturday. The Sharks garnered most of their points in the younger age groups (9-10 and under), but couldn't quite get enough points in the upper brackets to win the swim meet.

Leading the way for the Sharks with three individual wins was Jack Geasa (9-10 breaststroke, Individual Medley and Free). Kaala Cheney nearly matched Geasa with a pair wins (13-14 back, free) and a second place finish by less than four tenths of a second to teammate Elsa Schwanager in the IM. Schwanager had earlier won the 13-14 butterfly. Also posting a pair of wins for Pleasanton Meadows were Aaron Zheng (U6 breast and butterfly), Cody Vaeth (U6 Free and back), Alyson Isaacs



Pleasanton American Rangers Win TOC Championship

The Pleasanton American Rangers captured the District 57 Major TOC Championship by beating the Dublin A's 10-0 June 24. The Rangers got things started in the bottom of the first as TJ Friedl singled and Ryan Anderson was hit by a pitch. Jakob Wipfli then hit a towering home run over the center field fence giving the Rangers a 3-0 lead. The Rangers added four more runs in the second as Alex Codik led off the inning with a walk and Friedl launched a home run to left scoring Codik. The last runs were scored in the fifth as Daniel Rodriguez led off with a single, followed by walks to Matthew Martell and Friedl to load the bases. Austin Piscotty then lined a double to right to score both Rodriguez and Martell and end the game at 10-0.

As strong as the offense for the Rangers was, the pitching and defense were just as good. TJ Friedl pitched all five scoreless innings for the Rangers giving up only two hits and three walks to shut down a strong A's offense. To reach the championship game the Rangers beat Livermore National 6-0, Danville Angels 11-1 and San Ramon American Indians 6-3. Leading the way offensively for the Rangers in the tournament were Friedl (9-14, 6-R's, 5-RBI's, 3-2B and 2-HR), Anderson (6-10, 7-R's, 6-RBI and 2-HR), JP Parisi (7-11, 4-R, 8-RBI and 2-HR), Rodriguez (6-11, 3-R, and 2-RBI) Piscotti (5-14, 6-R, 4-RBI and 1-2B), Wipfli (4-R's, 3-RBI and 1-HR), Papageorge (4-11, 1-R, 1-RBI and 1-2B), Codik (1-R), Martell (1-R, 1-H and 1-Sac) and Burke (1-H and 1-Sac).

(9-10 Breaststroke and IM) and Blake Tucker (7-8 breaststroke and backstroke). Nine Shark swimmers got a single individual first-place finish: Jessica Rhoads (U6) Breaststroke, Sidney Vaeth (7-8) Fly, Joey Geasa (7-8) Fly, Haley Isaacs (9-10) Free, Isabelle Epley (9-10) Back, Nicholas Tucker (9-10) Fly, Chelsea King (15-18) Free, Curtis Wong (15-18) Breaststroke and Colin Burke (11-12) Back.

Bianca Devoto. Next, Hustle faced RR Gold of Stockton and emerged victorious with a 1-0 win. Katie Mannion pitched a complete game one-hitter and Nikki Stark accounted for the scoring with a triple and run scored. Jess McKeehan and Nu Nu Evans led a great Hustle defense. This set up the championship game between Lady Hustle and Grapettes L.

The Grapettes got out to a 3-0 start before Nikki Stark hit a long home run to left, also scoring Cynthia Meyer who had singled ahead of her to make it 3-2. After the Grapettes added a run in the top of the sixth to make in 4-2, Lady Hustle added two runs in their half to tie the score at 4-4. The two-out rally included RBI singles from Mannion and Berg. After a scoreless top of the seventh, Lady Hustle loaded the bases with one out in the bottom of the inning. Nicole Borchard's grounder brought in Lexi Meyer with the game-winning run and the come-from-behind championship for Lady Hustle.

Lady Hustle wins Summer Slam

The Lady Hustle U14 girls softball team participated in the All American Summer Slam at Tracy Sports complex last weekend, beginning the tournament with a 4-2 victory over the Calaveras Sliders in pool play.

Montana Berg was starting pitcher and hit a home run, while Bianca Devoto added two hits and an RBI. Next, Lady Hustle beat the Scorpions with a 1-0 shutout. Katie Keller was the winning pitcher, going the distance and allowing just two hits while striking out seven. The Hustle fell 5-4 to the Grapettes C in a close game. Nicole Borchard led the Hustle with two hits including a triple.

On Sunday, Lady Hustle entered as a four seed and again faced the Grapettes C earning revenge with a 2-0 victory in another tight game. Both runs were scored in first inning on an RBI double by



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Real Estate

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825 Homes/Condos for Sale

Dublin, 3 BR/2 BA - \$549,950
Livermore, 3 BR/1 BA - \$308,950
Livermore, 3 BR/2 BA - \$385,000



Pleasanton, 3 BR/2 BA
4824 GOLDEN ROAD - Stunning home in prime location. Completely updated with designer touches throughout. A+ floorplan with well manicured front & backyards. 2 patios & mature landscaping make this home perfect for entertaining. Walking distance to downtown, TOP schools, fairgrounds and the Pleasanton Valley Swim Club.
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Pleasanton, 3 BR/2 BA - \$799,000
Pleasanton, 5+ BR/4+ BA - \$ 2.9M

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Arizona Land Bargain
36 Acres - \$29,900. Beautiful mountain property in Arizona's Wine Country. Price reduced in buyers market. Won't last! Good access & views. Eureka Springs Ranch offered by AZLR. ADWR report & financing available. 1-877-301-5263. (Cal-SCAN)

Colorado Mountain Ranch
New to Market! 35 acres - \$39,900. Priced for Quick Sale. Overlooking a majestic lake, beautifully treed, 360 degree mountain views, adjacent to national forest. EZ terms. 1-866-353-4807. (Cal-SCAN)

Colorado Ranch Foreclosures
100 Acres just \$59,900. Other ranches available. Year-round roads, access to utilities. Excellent Financing Available. 1-866-696-5263 x4287. www.CALovesCO.com (Cal-SCAN)

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3 owners/57 years, recession resistant location, 2-3 person operation, cash business, operate seasonally or year round, Russell Pederson 1-406-939-2501, www.Ranch4You.com "The Freez". (Cal-SCAN)

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Land Sale! 20AC - County Road and Utilities- \$49,900. 160AC tracts starting at \$650/ AC. 300-1000AC ranch lands for cattle, horses, and the best elk and deer area- Under \$900/AC. North of Billings, MT. Access to thousands of BLM. Owner financing or pay cash with discount. Call 1-877-229-7840 or visit www.WesternSkiesLand.com (Cal-SCAN)

New Mexico Ranch Dispersal!
New to market! 140 acres - \$89,900. River Access. Northern New Mexico. Cool 6,000' elevation with stunning views. Great tree cover including Ponderosa, rolling grassland and rock outcroppings. Abundant wildlife, great hunting. EZ terms. Call NML&R, Inc. 1-866-360-5263. (Cal-SCAN)

New Mexico Sacrifice!
140 acres was \$149,900, Now Only \$69,900. Amazing 6000 ft. elevation. Incredible mountain views. Mature tree cover. Power & year round roads. Excellent financing. Priced for quick sale. Call NML&R, Inc. 1-888-204-9760. (Cal-SCAN)

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PET OF THE WEEK



CATHERINE HANSEN RUSH

Let freedom ring!

This handsome, neutered male housecat named "Ryker" hopes to declare his independence from the East County Animal Shelter and land in a home of his very own. Ryker is a big boy with a big heart. He has coal black fur and pretty green eyes. Ryker is affectionate and very playful. He rolls on his back, and he loves to play with cat toys! Ryker will make some lucky person a wonderful companion. Visit Ryker (pet #77330) at the East County Animal Shelter, 4595 Gleason Drive in Dublin. Call 803-7040. The animal shelter is open daily from 11:30 a.m. to 5:30 p.m.

Real Estate

Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 23	Total sales reported: 19	Total sales reported: 21	Total sales reported: 37
Lowest sale reported: \$205,000	Lowest sale reported: \$285,000	Lowest sale reported: \$325,000	Lowest sale reported: \$500,000
Highest sale reported: \$2,480,000	Highest sale reported: \$663,000	Highest sale reported: \$1,049,000	Highest sale reported: \$1,570,000
Average sales reported: \$771,326	Average sales reported: \$483,974	Average sales reported: \$493,690	Average sales reported: \$870,338

Home Sales

This week's data represents homes sold during May 2008

Pleasanton

343 Amador Court Medeiros Trust to J. & L. Navarrette for \$470,000

4121 Amberwood Circle Lewis Trust to S. Richards for \$410,000

3643 Annis Circle M. & R. Ali to N. Saha for \$650,000

3570 Ballantyne Drive Chin Trust to P. & R. Patel for \$720,000

244 Birch Creek Terrace #16 Birch Terrace Pleasanton to Y. Shen for \$465,000

150 Birch Creek Terrace Birch Terrace Pleasanton to P. & G. Fraher for \$550,000

224 Birch Creek Terrace Birch Terrace Pleasanton to P. & M. Gupta for \$555,000

7210 Clubhouse Drive M. Delarroz to R. & T. Bailey for \$615,000

6831 Corte De Flores Y. & O. Kim to B. Chen for \$730,000

3590 Fieldview Court A. Parekh to Henley Trust for \$1,517,500

2436 Heatherlark Circle S. Cirimele to R. Christensen for \$495,000

2649 Ingrid Court C. Inman to C. & C. McIntyre for \$1,595,000

7808 La Quinta Court Bresseum Trust to Zaballos Trust for \$975,000

5232 Modena Court D. Casco to S. Kalidas for \$577,500

2977 Moreno Avenue G. Ratliff to A. & K. Bansal for \$680,000

4946 Muirwood Drive K. & K. Bogar to J. & D. Connolly for \$715,000

2276 Oakland Avenue G. Manning to M. & A. Deodhar for \$545,000

4837 Saginaw Circle T. Amaral to J. Chang for \$392,500

5606 San Jose Drive Loeb Trust to R. & L. Mauro for \$743,000

1843 Sannita Court Pacifica First National to G. Casilli for \$2,480,000

2287 Vineyard Avenue Berlogar Vineyards to Smith Trust for \$675,000

3909 Vineyard Avenue Birch Terrace Pleasanton to W. Ortiz for \$205,000

2726 Vista Diablo Court Evans Trust to C. & L. Huang for \$980,000

Dublin

3736 Branding Iron Court Silvera Investors to S. Su for \$598,500

7002 Corinth Court Ownit Mortgage to D. Cooper for \$450,000

7245 Cronin Circle K. & S. Lubeck to C. Guidici for \$410,000

5501 De Marcus Boulevard #201 Western Pacific Housing to J. Yim for \$419,000

5501 De Marcus Boulevard #406 Western Pacific Housing to A. & S. Patel for \$455,000

5501 De Marcus Boulevard #422 Western Pacific Housing to K. Haun for \$419,000

5501 De Marcus Boulevard #437 Western Pacific Housing to W. Lee for \$418,000

5501 De Marcus Boulevard #669 Western Pacific Housing to D. & K. Fiore for \$460,000

7316 Dover Lane D. & M. Pelkey to J. Duesterbeck for \$520,000

7648 Kilrush Avenue S. Rogers to M. Bennett for \$514,000

3277 Monaghan Street P. Dang to P. Nguyen for \$445,000

3322 Monaghan Street R. & C. Jimenez to L. Gurman for \$430,000

4480 Peacock Court C. Padilla to J. Yu for \$630,000

8909 San Ramon Road Braddock & Logan to D. & C. Kim for \$285,000

7817 St. Raymond Court R. Duffy to A. & J. Coelho for \$663,000

4337 Westport Way G. & A. Embleton to P. & L. Newton for \$585,000

3608 Whitworth Drive CWALT Inc. to S. Jester for \$450,000

3687 Whitworth Drive US Bank to Garcia Trust for \$535,000

11417 Winding Trail Lane P. Herbert to J. Sum for \$509,000

Livermore

125 Acorn Way M. & C. Hasting to A. Filipowicz for \$1,049,000

592 Amberwood Way J. Ilacqua to S. & C. Bender for \$775,000

590 Andrews Street Deutsche Bank to J. Flores for \$390,000

437 Anna Maria Street D. Park to J. & M. Burns for \$510,000

5398 Bianca Way US Bank to F. & J. Stewart for \$440,000

1212 Camelia Drive D. Tolar to J. Graver for \$452,000

889 Del Norte Drive Ace Securities to W. & C. Barnes for \$385,000

224 Elvira Street Countrywide Bank to S. Peterson for \$410,000

5354 Felicia Avenue J. & S. Daveler to P. & H. Everett for \$500,000

6934 Foxtail Drive Deutsche Bank to T. & D. Rankin for \$500,000

3646 Germaine Way Beneficial California to Schmitz Trust for \$325,000

2612 Kennedy Street Warren Trust to T. Busch for \$380,500

263 Nadine Street Paragon Relocation to S. & S. Dady for \$475,000

791 North L Street R. Lipari to M. Altomare for \$374,000

1187 Riviera Court GRP Loan to A. & J. Black for \$650,000

6104 St. Andrews Way G. Palumbo to G. & H. Obryan for \$450,000

104 Tamalpais Avenue Mlmi Trust to M. Mao for \$375,000

982 Ventura Avenue Grace Trust to J. & D. Sarfaty for \$372,000

1080 Via Madrid Baker Trust to V. & A. Sanchez for \$437,000

6531 Village Drive M. & T. Moncada to G. Lemus for \$658,000

3867 Yale Way S. Swanson to E. Feifert for \$460,000

San Ramon

6608 Aberdale Circle US Bank to S. Kodali for \$665,000

2876 Biddleford Drive Carrington Mortgage to C. Puell for \$530,000

428 Bridle Court Davidon Homes to M. & E. Karbo for \$1,435,000

2914 Calais Drive G. Lyons to G. & E. Roman for \$812,500

418 Camberly Court S. Shim to K. Chau for \$1,570,000

317 Cameron Circle G. & N. Wentz to J. & B. Bagnall for \$975,000

5003 Campion Drive Shapell Industries to J. & S. Burns for \$860,000

2900 Cedarwood Loop Shapell Industries to V. Lopez for \$600,000

25 Cobblestone Court D. & K. Smith to F. Bashiri for \$922,000

1840 Cutter Court D. Masters to C. Brodt for \$500,000

45 Elmwood Drive Wachovia Bank to L. Hao for \$597,000

6870 Emerson Lane Lennar Homes to R. & V. Poranki for \$862,500

6882 Emerson Lane Lennar Homes to A. Hom for \$866,500

6890 Emerson Lane Lennar Homes to I. Velukuru for \$964,500

6988 Emerson Lane Lennar Homes to R. & K. Levinsohn for \$1,116,000

6996 Emerson Lane Lennar Homes to J. & M. Wen for \$999,500

(continued on page 29)

Home sale of the week



844 Division Street, Pleasanton – \$1,127,000

This historic 1895 Downtown Victorian has 3 bedrooms, 2 baths and an office/basement. It has been beautifully remodeled, including a new designer kitchen with granite, stainless steel and travertine. Other upgrades include hardwood floors, new lighting, new paint inside and out, and totally remodeled baths. With 2000 sq. ft. of living space on a large 1/4+ acre lot, this home is perfect for entertaining! Sold by Mike Carey of Investment Real Estate.



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& Interactive Slide Tour
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11766 MURIETTA CT
PRICED TO SELL \$649,000
4 BR 2 BA upgraded/remodeled, new kit/bths, wd flng, re-plstrd pl. Mstr bd down, apx. 1,760 sq. ft. 925.847.2200



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



PLEASANTON
3241 CURTIS CIRCLE
GREAT PLEASANTON LOC \$879,000
4 BR 2.5 BA gorgeous private backyard w/ fruit trees, red wood deck, hardwd flrs, new int paint & carpet! 925.847.2200



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

BLACKHAWK

5077 BLACKHAWK DR
CHARMING AND GRAND \$2,200,000
6 BR 5.5 BA 17,900 sq.ft. lot, offers 5800+ sq.ft. Fully updated kitchen w/granite, stainless appliances 925.847.2200

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

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

6191 SHADOW HILL DRIVE
FANTASTIC LOCATION \$697,500
3 BR 2.5 BA +loft/poss. 4th bd, 2013 sqft, lrg rear yard, granite counters, maple cabs/flrs, 2tone paint 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

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

PLEASANTON

2407 VIA DE LOS MILAGROS
ORIGINAL COUNTRY FAIR \$1,268,000
4 BR 3 BA plnk mple hrdwd in entry/din/hk, kit w/ new cabs/swanstone cntrs. Mstr bth w/heatd tile flrs 925.847.2200

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

5425 MONTALVO CT
BEAUTIFULLY UPGRADED \$549,000
3 BR 2.5 BA 2 car gar, hrdwd flrs, formal din rm/ liv rm, granite entry, kit w/brkfst nk/built-in storage 925.847.2200

3231 VINEYARD AVE. #122, UNIT 122
SENIOR PARK \$68,500
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! \$1,395,000
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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6063 Laurel Creek Dr. in The Preserve, Pleasanton
Price: \$1,600,000 "Listed and SOLD in 30 days!"



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fun, and safe
4th of July!



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Featured

Call Max (925) 525.0116
for details



2136 MCLEAN PLACE, Livermore
Gorgeous South Livermore Estate
5 Bed 4 Bath, 5,055+/- SQFT
Offered At \$1,674,900



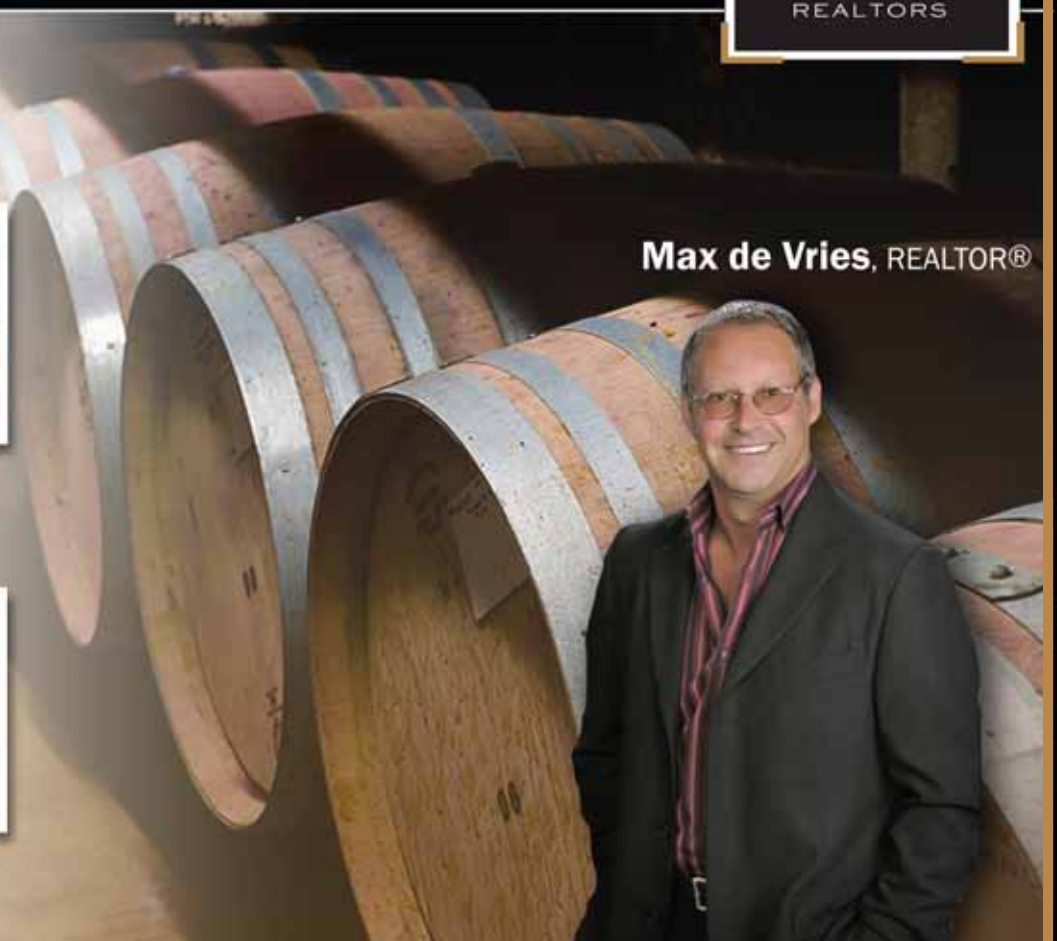
243 COVELLITE LN, Livermore
Sparkling pool
3 Bed 2 Bath, 1,270+/- SQFT
Offered At \$599,950



5858 HAZELWOOD CMN, Livermore
4 Bed 2 Bath, 2,150+/- SQFT
Offered At \$569,000



759 WIMBLEDON LN, Livermore
4 Bed 2 Bath, 2,000+/- SQFT
Offered At \$629,995

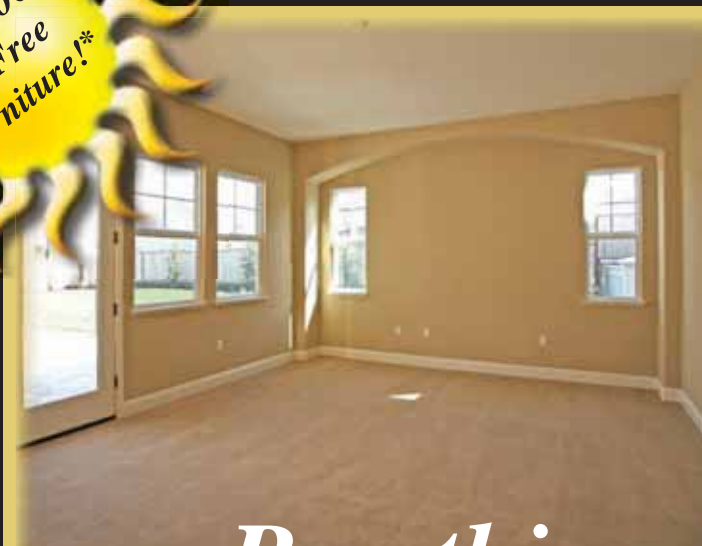


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ONE OF A KIND MEDITERRANEAN
Single story on 1.91 acres with
360° panoramic views. 3BD/3½BA
+office+bonus, pool & spa. **\$3,380,000**

925.548.8641 Karen Muccio

LIVERMORE



14 ACRE PRIVATE COUNTRY ESTATE
Panoramic Views of Livermore Valley.
3BD/3BA+ office in main house, + 2nd
home & 10 horse stall barn. **\$2,999,000**

925.337.2989 Kim Buerke

TRACY



STUNNING HIDDEN LAKES BEAUTY
5BD/3BA, master suite w/balcony
overlooking backyard, swimming pool &
spa. Gourmet Kitchen. **\$799,500**

925.200.2142 Carla Hunter

PLEASANTON



GREAT LOCATION 4BD/3BA, largest
floorplan w/ 1bd/1ba downstairs,
1,900 sq. ft. Newer paint, appliances,
granite slab, tile flooring. **\$689,000**

925.548.8641 Sonali Sethna

SAN RAMON



ENJOY THE CANYON LAKES VIEW in
this immaculate 2BD/2BA Luxury Condo
w/2-car attached garage. Must see to
appreciate views, Italian Tile. **\$639,950**

925.988.6500 Delores Gragg

PLEASANTON



2 LARGE MASTER SUITES Gorgeous
2BD/2½BA, courtyard home, shows like a
model. Remodeled baths, upgraded
kitchen w/ granite & tile floors. **\$619,950**

925.337.2989 Kim Buerke

LIVERMORE



**ENJOY SITTING ON YOUR FRONT
PORCH** in this lovely neighborhood.
3BD/2BA, 1,700 sq.ft., large family
kitchen w/granite counters. **\$545,900**

925.413.4278 Jo Hunter

TRACY



NEWLY CONSTRUCTED IN 2004
3BD/2BA, new slab foundation, sewer
system, copper plumbing, water heater,
central heat/air, siding & trim. **\$250,000**

925.200.2142 Carla Hunter

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Featured Listings



OPEN SUNDAY 1-4

500 Pine Hill Ln., Pleasanton
Big View! 4 Blocks to Main St.
 Must see this Ken Gooch designed home at the top of the highest point overlooking Pleasanton. Lots of big windows and light to soak in this unique view. 3 bedroom, 2 bath, 2200 sq. ft. on 1/3 of an acre—very private. Easy potential additions to the home. \$1,200,000 Call Fred.



FHA & VA APPROVED

4609 Ithaca Way, Pleasanton
 2 bedroom, 1.5 bath town house with 988 square feet. New kitchen with granite countertops and pergo flooring, windows have all been replaced with designer vinyl windows. New heater and central air system. Secluded rear brick patio with all new fencing close to freeway and shopping at Nob Hill. \$355,000

Rick Hempy 484-0506
 Rick@ValleyBrokers.net

Fred Hempy 437-5830
 Fred@ValleyBrokers.net

www.ValleyBrokers.net



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



New Price! OPEN SUN 1-4 PM

3459 Torlano Ct. Ruby Hill
 6 BR/5.5 BA 5,700 sq. ft of LUXURY!
 Offered at \$2,499,999



Elegant & Classic!

532 Rosso Ct. Ruby Hill
 Gorgeous 4 BR, 3 BA, 2,806 sq. ft. Private yard
 Offered at \$1,179,000

Featured Properties of the Week

- 3533 Valenza Wy. Ruby Hill- \$1,545,000 *Beautiful Tuscan Style in Wine Country*
- 1717 Courtney Ave. - \$1,699,000 *Immaculate 4 bedroom Near Mohr Elementary*
- 1411 Irongate Ct. - \$1,670,000 *Gorgeous home in Ironwood Estates*
- 2578 Grappa Pl. Ruby Hill - \$1,640,000 *Custom home w/Pool*
- 3435 Gravina Pl. Ruby Hill - \$1,649,000 *Stunning Mediterranean Villa*



Fran & Dave
 Cunningham
 925-426-7957

Donna
 Garrison
 925-397-4165

Debby
 Johnson-Abarta
 925-989-9844

Susan
 Schall
 925-397-4244



RE/MAX ACCORD

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Nobody in the world sells more real estate

6322 Alisal Street, Pleasanton—\$1,070,000
 Serene country property located just minutes to Cal-Ippe Preserve Golf Course. Award winning Pleasanton School District. Panoramic views of Pleasanton Ridge. Easy Freeway Access off Happy Valley Road. Horses Possible. Large 1/2 Acre Lot has separate fenced corral. 4 Car Garage Parking. Updated kitchen, baths, windows, roof and paint. Private rear yard with deck, heritage oak, mature landscaping...delightful outside entertainment area.



Pam Mays
 (925) 997-8001
 pamays@sbcglobal.net



4426 Yuma Ct, Pleasanton—\$409,000
 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. Offered at \$418,950. Call JoAnne Durso at 925.730.4006.



JoAnne Durso
 (925) 730-4006



392 Thrasher Ave. Livermore—\$650,000
 This beautiful Livermore home has 3 Bedrooms + 2.5 Baths with almost 1700 square feet of living space! In addition, you can relax in your 180sf Sun/Garden Room! Downstairs you have the Formal Living Room, Family Room, Kitchen, Dining Area, Sun/Garden Room, Half Bath & Laundry. The Living Room has Plantation Shutter, Decorator Shelves, Laminate Flooring, and a Fireplace with a mantle and tiled surround.



Pam Cole
 (925) 577-8802



5138 Peony Drive, Pleasanton—\$396,500
 2 bedrooms + 2 full baths with almost 1300 square feet. Built in 1963. Extra large rooms. New paint & carpeting! The Florida Screened room adds approximately 250sf extra space. Central Heat and Air Conditioning! Located in an excellent neighborhood with easy access to highway 580! Close to LLNL & Sandia Labs! Close to schools, dining & shopping! Please call Pam 925 337-2461 to schedule your private showing!



Pam Cole
 (925) 577-8802



2613 Wellingham Dr., Livermore
Offered for \$499,000
 3 Bedrooms 2 Full Baths, approx 1466 SF located in the Meadows. Great floor plan, open & light, kitchen opens to family room, inside laundry, lovely yard and two car attached garage. Newer roof and copper plumbing. Call or e-mail for a private showing.



Vickie Keller
 (925) 371-0771
 vokie@vickiekeller.com
 www.KellerHomeSales.com



1126 Big Basin Rd., Livermore
Offered for \$605,000
 4 Bedrooms 3 Full Baths, only 11 yrs old, approx 2141 SF located in Scenic Links. Fantastic floor plan, maple cabinets, kitchen opens to large family room, Newer 50 gal. water heater, many upgrades. Call or e-mail for a private showing.



Vickie Keller
 (925) 371-0771
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- Financing for Out Of State Properties
- Low or No Closing Cost Options Available



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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

\$599,900



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



OPEN HOMES THIS WEEKEND

DUBLIN

3 Bedrooms
7463 Oxford Cir. \$450,000
 Sat 1-4
 Keller Williams - Lydonna Walker 997-8267

4 Bedrooms
7157 Hansen Dr. \$687,000
 Sun 1:30-4 J. Rockcliff Realtors 251-2547

LIVERMORE

4 Bedrooms
125 Scherman Ct. \$449,950
 Sun 1-4 J. Rockcliff Realtors 583-2166

PLEASANTON

2 Bedrooms
5128 Rappolla Ct. \$619,900
 Sun 1-4 Hometown GMAC 337-2989

3 Bedrooms
500 Pine Hill Ln. \$1,200,000
 Sun 1-4 Valley Brokers 437-5830
2803 Curry St. \$749,900
 Sat/Sun 1-4 Keller Williams 924-0444

3436 Park Pl. \$789,950
 Sat 1-4 UCB / Brian Wright 417-7138
302 Kottinger Dr. \$899,549
 Sun 1-5 Couto Properties 216-3162

4 Bedrooms
20 1/2 Castlewood Dr. \$1,525,000
 Sat 2-5 J. Rockcliff Realtors 998-3778
9465 Blessing Dr. \$1,699,000
 Sun 1-4 Alain Pinel 251-1111

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

3835 Yosemite Ct. N. \$599,000
 Sun 1-4 Re/Max Accord 209-7644

6522 Inglewood Dr. \$644,950
 Sun 1-4 Re/Max Accord Kathy Westernoff 577-2600

5211 Caparelli Ct. \$775,000
 Sun 1-4 Hometown GMAC 337-2989

3645 Dunsmuir Cir. \$799,000
 Sun 1:30-4 Alain Pinel 998-9747

5 Bedrooms
1098 Laguna Creek Ln. \$2,195,000
 Sun 2-5 J. Rockcliff Realtors 998-3778

3459 Torlano Pl. \$2,499,999
 Sun 1-4 Keller Williams - Dave & Fran Cunningham 426-7957

4031 Schween Ct. \$867,000
 Sun 1-4 Homeworks 462-4812

SAN RAMON

2 Bedrooms
9024 Craydon Cir. \$318,000
 Sun 1-4 UCB / Brian Wright 417-7138

DANVILLE

3 Bedrooms
1948 St. George Rd. \$709,000
 Sun 1-4 Keller Williams 260-8883

4 Bedrooms
213 Aptos Pl. \$998,500
 Sun 1-4 Harper-Mees Team/Keller Williams 699-3328

Home sales

(continued from page 23)

2969 Enfield Street Lennar Homes to S. Puddupakkam for \$895,000

400 Fernando Court J. & P. Fitch to J. & I. Sandoval for \$945,000

635 Greylyn Drive N. & D. Grebe to M. Ehambaram for \$675,000

812 Jade Crest Drive R. & L. Sanvicente to V. & R. Mahajan for \$1,300,000

3102 Lakemont Drive #4 Pollak Trust to F. Ogiba for \$549,000

99 Monasterio Court Krug Trust to A. Naroditsky for \$670,000

212 Paige Court Centex Homes to J. Peng for \$977,000

112 Rodriguez Court P. & S. McDonald to C. & P. Ting for \$1,103,000

3900 Sagewood Place Shapell Industries to J. & S. Green for \$880,000

3225 Sleeping Meadow Way Lennar Homes to L. Lai for \$864,000

3556 Sleeping Meadow Way Centex Homes to D. Talur for \$886,000

3562 Sleeping Meadow Way Centex Homes to N. Ramesh for \$919,500

1645 Star Jasmine Drive P. Towfighi to R. & T. Lo for \$845,000

7607 Stellaria Lane G. & A. Osborn to S. & J. Shay for \$595,000

7750 Stoneleaf Road Shapell Industries to L. Brown for \$575,000

3311 Vera Cruz Drive P. & L. Schreiner to G. & M. Jones for \$770,000

449 Watsonia Court Shapell Industries to P. & C. Hong for \$930,000

5763 Wells Lane Brookfield Hawthorne to R. Sinha for \$1,120,000

5769 Wells Lane Brookfield Hawthorne to S. Liu for \$1,038,500

330 Winterwind Circle A. Bauer to T. Too for \$655,000

130 Woodcrest Drive J. & A. Jones to M. Jubaili for \$735,000



OPEN SUNDAY 1-4

2076 Valley Oak Court, 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

Jan Pegler
925.519.1455
 Jan.Pegler@prurealty.com



Prudential



A.J. Kher
 soldbyaj@gmail.com
 925.519.1182

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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

July Specials



REMODELED RANCH

Nicely upgraded 1,638+/- SqFt 4bd/2ba, tile (slate) and laminated wood floors, kitchen remodeled, and tile, 2-car garage, newer roof. Near highways, BART and shopping.

6974 Prince Dr
 DUBLIN

Short Sale

\$530,000



LUXURY CONDO

1,246+/- SqFt 3bd/2ba, Gorgeous single level floor plan on first level, granite counter kitchen, patio opens to courtyard, 2-car secured parking, near shopping, BART and I-580

3290 Maguire Way
 DUBLIN

Approved Short Sale

\$420,000

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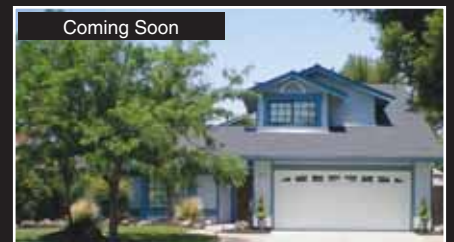
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Distinctive Properties



Open Sunday 2-4
3055 Staples Ranch Dr., Pleasanton
Upgrades Galore... 4 upstairs bedrooms, 2 1/2 baths, plus upstairs bonus room w/ fireplace. Kitchen features; granite slab counter, cherry cabinets, Brazilian Cherry Wood floors, plantation shutters, pool and much more. **Offered at \$810,000**



Coming Soon
7341 Joshua Circle, Pleasanton
Expanded Westside Beauty... 4 bedrooms, 3 baths, added family/bonus room with pellet burning stove, updated kitchen features; granite slab counter tops, stainless steel appliances, extra large lot with plenty of side yard access. **MUST SEE! Price TBD**



Call for Showing
2604 Kellogg Place, Livermore
Views... 4 bedrooms, 4 baths, plus downstairs den/office, kitchen w/lots of Beech cabinets, granite slab counters, built-in Sub-Zero 42" refrigerator, silk Roman shades, don't miss out. **Offered at \$995,000**



SOLD
2226 Kamp Court, Pleasanton
Mohr Park Living... 4 bedrooms, 3 1/2 baths. **Sold for \$1,050,000**



Joyce and Rick Jones
925.398.6706

Visit our Virtual Tours at www.JoyceAndRick.com

apr.com | PLEASANTON 900 Main Street

The latest from The 680 Blog

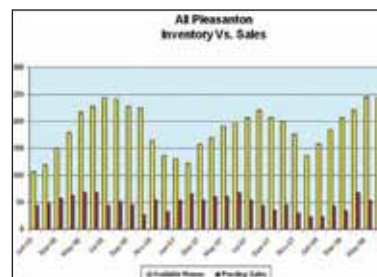
Pleasanton Market Update - Same Old Tune

Let's see. I am beginning to feel like Bill Murray in the movie "Groundhog Day". Alarm goes off, I get out of bed, and everything looks eerily similar. For the Pleasanton real estate market, the month of June looked a lot like the month of May. Sales were steady but not spectacular, the economic and national real estate news was troubling, and an air of uncertainty hung over the real estate market like... well like smoke from dozens of wild fires. Wait, that was smoke from dozens of wild fires.

It's not that all of the news is bad. There are some mixed signals in the market, or at least the real estate market. As long as you don't have your life savings invested in GM stock, things are doing pretty well, all things considered. We continue to see signs that

some of the depressed markets in outlying areas are turning the corner, with sales activity up substantially in the previously decimated markets of Brentwood, Tracy, Antioch, and Stockton for example. And the continued sluggish market is creating some excellent deals on homes that would have had multiple offers back when Howie Mandell actually had hair.

For all of Pleasanton in June, the inventory of available single family homes ended the month at 243, which is actually down slightly from 245 at the end of May. Pending sales for the month of June were 49, down slightly from 53 pending sales in May. This is basically a 5 month supply of homes on the market given the sales rate in June, which is not great, but not bad.



For the under \$1 million price range in Pleasanton, inventory was down from May, with 120 available single family homes at the end of June (as compared with 132 at the end of May). >>>Go to www.680Homes.com to read the rest of this article.



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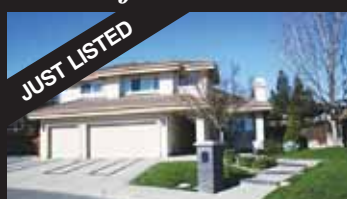
Expert real estate services

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

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 5 BR, 3 BTH
home on .41 acre cul-
de-sac lot with sports
court, pool, spa!
\$1,549,900

Gorgeous 4 BR, 3.5
BTH home with granite
kitchen, hardwood floors,
and spectacular wooded
1.72 acre lot.
\$1,549,900

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
4055 Stone Valley Oaks \$2,399,000

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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**

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**

VENTANA HILLS



COMING SOON

1161 HOPKINS WAY, PLEASANTON

Beautiful Carmel Model in desirable Ventana Hills. Four Bedrooms(4th Bonus Room), 3.5 Baths. approximately 3000 Square Feet. Premium location. Walk to neighborhood park and downtown! Downstairs Master Suite, extensive hardwood flooring, new carpet, plantation shutters, new exterior paint. Professionally landscaped. **OFFERED AT \$1,249,000**

VINTAGE HEIGHTS



SALE PENDING

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**

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**

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**

Silver Oaks Estates
PLEASANTON CUSTOM LOTS




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

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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	124	120	↓	7	9	↑
Single Family Homes Over \$1,000,000	120	123	↑	4	3	↑
Single Family Homes Over \$2,000,000	46	42	↓	1	1	same
Total # Of Single Family Homes In Pleasanton	244	243	↓	11	13	↑

*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.*



AVAILABLE

7193 ROSECLIFF CT., PLEASANTON
LOCATED IN PHEASANT RIDGE



6BD / 6BA 5,096 SF. 14,519 SF. LOT, HOME
OFFICE, MEDIA ROOM, SALT WATER POOL
\$1,845,000

3623 CAMERON AVE., PLEASANTON
LOCATED IN MOHR ESTATES



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

2965 DANIELLE LN., LIVERMORE
LOCATED IN LEGACY



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

1404 BRIONES CT., PLEASANTON
LOCATED IN IRONWOOD ESTATES



4BD / 3.5BA 3,182 SF. 10,363 SF. LOT.
SINGLE STORY IN A COURT LOCATION
\$1,349,500

4576 DEL VALLE PKWY.
LOCATED IN PLEASANTON VALLEY



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

4149 CRISTOBAL WY., PLEASANTON
LOCATED IN JENSEN/AMADOR



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

COMING SOON

4010 FRANCISCO ST., PLEASANTON
LOCATED IN JENSEN/AMADOR



3BD / 2BA 1,159 SF. 6,575 SF. LOT.
WOOD FLOORS, NEWER WINDOWS AND ROOF
\$607,000

1033 KOLLN ST., PLEASANTON
LOCATED IN JENSEN/AMADOR



4BD / 2BA 1,342 SF.
UPDATED AND NO REAR NEIGHBORS
MID \$600,000

LAND-HEART OF PLEASANTON
SUB DIVIDABLE LOT UNDER 2 ACRES



4,000 SF.+ HOME ON LAND
LOTS 45,000 SF. AND 28,000 SF.
Low \$2,000,000

BUYER NEEDS

BIRDLAND / PLEASANTON
VALLEY 4BD W/ NO POOL
\$800K-\$900K

COUPLE DESIRE
A SINGLE STORY CONDO
IN PLEASANTON UNDER
\$550,000

CENTRAL PLEASANTON
LOCATION, WALKING
DISTANCE TO SCHOOLS,
UNDER \$800K

"HISTORICAL" HOME
CLOSE TO DOWNTOWN ON
7,000 SF.+ LOT,
ANY CONDITION



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