



THE ART OF WINEMAKING

Learn everything from pruning to pouring at Las Positas College



The grapevines at the 3-acre Las Positas College Campus are tended to by students in the college's viticulture and winery technology program.

Story and photos by Emily Atwood

Have a dream to be a winemaker or certified aficionado? Las Positas College's viticulture and winery technology program is a good start. The classes are for everyone along the wine lover spectrum—from those who swirl, sniff and sip before imbibing to those who can't tell the difference between cabernet and chardonnay.

Wine is quickly becoming a big part of the college, as visitors to the new entrance at 3000 Campus Hill Drive in Livermore are now greeted by the school's 3-acre vineyard. In the distance, the campus appears to be surrounded by rows upon rows of vines, which are managed by Wente Vineyards and privately owned.

David Everett, director of the program, which is now in its fifth year, said students can expect to learn all aspects of the industry, including growing, making, marketing and appreciating wine.

Classes are designed with the seasons in mind and are offered during the summer, fall and spring. The introductory class covers the wine-making process and basic appreciation. Appreciation classes are popular and feature samplings of wines from all over the world. Then there are also courses that focus on California wines and food pairing.

"We have a really intensive sensory analysis, which gives a more objective approach to wine," Everett said. "We like to focus on fine wine,

growing it and making it."

The first batch of wine created from the program was recently bottled and is already receiving accolades. The vintage 2005 cabernet made from grapes donated by Concannon Estates was entered in the Alameda County Fair competition and won a silver medal. Even the label design took home first prize.

While wine professionals with a wide range of wine industry specialties are hard to come by, Everett fits the description. He grows pinot noir grapes on a small family vineyard and has worked in marketing large brands. His past experience has also included the positions of wine buyer and director at Harrah's in Lake Tahoe and the Rio in Las Vegas as well as a lecturer, educator and certified sommelier.

What does the wine expert think about the Livermore Valley wine country?

"It's an area with an absolute great history," he said. "Still, to this day, it has untapped potential to create some of the greatest wines in California. It has a Mediterranean climate and good soils. It's still searching for the 'golden goose'—something to identify the Livermore Valley. The program is here to help identify that."

One of the challenges he sees for the Livermore Valley wine country is being somewhat unknown.

"There is a misconception that any wine of worth comes from Napa," he said. "We have a cool, approachable industry not like any other."

The local industry has been sup-



The program is in its fifth year and students go on to receive an associate's degree towards a career in winemaking.

portive of the programs, donating thousands of dollars worth of equipment. Everett reports that the education has graduates going on to work for several wineries in the area.

Potential students should expect lots of hands-on work. They do everything from pruning vines, raking weeds, measure alcohol levels and acid titrations, and sampling. Certification typically takes about two years, or two and a half years if students are also taking general education courses.

Classes for the fall semester begin Aug. 20. Registration is \$20 per unit, with some of the courses having \$75 class fees. For more information on the viticulture and winery technology program, visit www.laspositas-college.edu. ■

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Living

Now Showing

Journey to the Center of the Earth

★★★★

Rated: PG for intense adventure action and some scary moments.
 1 hour, 32 minutes

Jules Verne's classic science-fiction novel gets an upgrade for the digital age with this effects-laden family film. Presented in 3D, "Journey" is the Willy Wonka of cinematic eye candy. Plot, dialogue and acting are buried beneath a visual barrage that may stimulate children but dizzy adults.

Bring Advil.
 Professor Trevor Anderson (Brendan Fraser) and his nephew, Sean (Josh Hutcherson), travel to Iceland to find clues to the disappearance of Sean's father, a scientist who believed the writings of Jules Verne were factual. While in Iceland, Trevor, Sean and their mountain guide (Anita Briem as Hannah) literally fall to the center of the earth—to a world flooded with strange creatures and environmental anomalies.

But being trapped miles beneath the earth's surface is no vacation. The temperature consistently rises and carnivorous beasts seem to be waiting at every turn. It will take teamwork,

ingenuity and notes from Verne's novel to free the wayward travelers from the bowels of the planet.

With a film directed by effects guru Eric Brevig, it's no surprise the visual element takes center stage. And the effects are pretty spectacular, especially presented in 3D. In one scene, Sean traverses a massive pit by leaping across a bridge of floating rocks. The 3D effect makes it seem as though you could cross the bridge yourself.

Unfortunately, after about 30 minutes there's a sensory overload. The non-stop 3D becomes disorienting and any sense of story gets lost. Fraser is serviceable as a leading man but has almost pigeonholed himself as the go-to guy for effects-driven films (his third go at the "Mummy" franchise opens in August). Hutcherson is building a nice career for himself and is a welcome addition to "Journey." He's

reminiscent of a young Michael J. Fox—he has the charisma and acting chops to develop into a marquee actor.

"Journey" feels like a theme-park ride—it would be right at home at Great America. Families seeking a distraction this weekend may want to take the "Journey." Just don't do it on a full stomach.

—Tyler Hanley



Ready to Rent

The Bank Job

Lionsgate DVD
 1 hour, 50 minutes
 Director: Roger Donaldson

Director Roger Donaldson's "The Bank Job" opens with a titillating romp in the Caribbean that harkens back to some of that outrageous '70s European movie fare which haunted late night cable runs during the '80s. Filmed in out of focus, close up, and sweaty detail, it's disorientating and distracting at first to wonder why the director chose such an artfully playful and frustrating style until we realize that the players—a ménage à trois—are secretly being photographed in their paradisiacal bungalow. This wicked set-up is the hub of "The Bank Job", a nifty little British thriller that revels in its own niftiness and uses its star, cockney super-everyman Jason Statham, to the best of his abilities in a turn for the actor that is not quite career changing, but more so a buttressing of his persona as the Bruce Willis of the Union Jack.

In fact, Statham has found a very nice niche of sorts within the last decade, with a resume of roles that are tailored to his limited but engaging range. He first came to my attention as a charming street hustler in Guy Ritchie's "Lock Stock and Two Smoking Barrels" but got even a bigger break in "Snatch" as a down-and-out boxing promoter whose easy manners and matter-of-fact approach to his acting style make Statham not just serviceable, but actually likeable. His roles seem all the same: a framed or hunted man with the necessary sense of humor and brawn to make it through a crisis and still even get the girl at the end. He can even play sleazy, as in 2006's guilty pleasure "Crank" as an assassin whose been poisoned with an elixir that must be counteracted with adrenaline—and much smashing and grunting ensues. In the right role, however, you have an action actor that is quite and anomaly—one without a trace of ego who may or may not prevail, and sometimes doesn't.

It is a call from Martine Love (lovely Saffron

Burrows) that pulls mechanic Terry Leather (Statham) back into a world of crime. A mysterious benefactor has employed Love to collect a crew to rob a Baker Street bank that houses the treasures of London's upper echelon with the spoils of the safety deposit boxes, except one, for the taking. As Terry, whose debts to the local crime bosses

are his main motivations, and his crew of lifelong mates carries out the plan something begins to feel askew. The robbery, a fascinating piece of engineering unto itself, feels too controlled, almost as if there were a presence hanging over it. And the aftermath, with its cast of politicians, crime lords and possibly royalty, is all too much for the crew to handle.

"The Bank Job" is also a movie quite without an ego. It's not to say that it is bland, boring or self-important, it is just a smart little thriller whose aims are not as high as to bring its audience just that. The execution of the heist takes up about half the movie and it's fascinating to watch the details reenacted, due to the sincerity of the style and the improbability of the events. This is where the casting of Statham comes into play; as the mechanic Terry, he is the perfect workingman who finds himself battered by his situation and a couple of bad choices along the way and Statham, all furrows and sincerity, brings a desperate believability to his role. The movie looses some steam towards the end, with maybe too many contrivances to keep the pace going, but, thanks to Statham, they are machinations to which we'll gladly tag along with him.

—Joe Ramirez



“The Good Person of Szechuan” lights the stage

All-female troupe *Woman's Will* to perform play Aug. 2 at Centennial Park

The all-female *Woman's Will* troupe will perform “The Good Person of Szechuan” Aug. 2 at Centennial Park, 5353 Sunol Blvd.

Hosted by the city of Pleasanton Civic Arts, the performance will take place at 6 p.m. Now in its 11th season, the troupe will perform the Bertolt Brecht play, in which three lazy gods take on all that is wrong with the world as they launch a comical, song-filled search for one good person. Music was composed by Rona Siddiqui.

In the play, Shen Te asks the question, “How can I stay good when everything is so expensive?” Director Erin Merritt explains, “Poverty is a common problem and all the characters in ‘The Good Person of Szechuan’ interact with it differently—some sinking further into it through despair, dishonesty, neglect, poor choices or inaction, and others managing to rise in station, even if only a little bit. Watch them carefully, Brecht seems to be saying, to see what combination of smarts and flexibility might allow a person to navigate, even thrive, in our difficult world.”

“Over the past 11 years, *Woman's Will* has earned the admiration and loyalty of the entire Bay Area theater community,” said Civic Arts Manager Andy Jorgensen. “The troupe never fails to entertain with intelligence and energy and a healthy dose of humor—perfect for a summer evening at Centennial Park.”

Admission to the performance is free. Audiences are welcome to bring blankets, low lawn chairs and picnic suppers to the dinnertime show. For more information, call 931-5361.

—Janet Pelletier



Elizabeth Allen

In “The Good Person of Szechuan,” a bad person (played by Maryssa Wanlass at right) gets “his” due from the good person (El Beh).

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Sports

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Women's soccer to attract crowds

144 teams, college coaches here for RAGE College Showcase

by Elyssa Thome

On July 26 and 27, 144 women's soccer teams will flock to Pleasanton to compete in the 5th Annual RAGE College Showcase. The showcase will give high school-aged soccer players a chance to play in front of more than 100 college coaches.

"The goal isn't to see who finishes first at the end of Sunday," said Marty Florian, showcase director. "It's to showcase the skills of the girls."

Five years ago, when the event started, the directors intended to have 72 teams and surpassed that goal with 80. This time, the tournament was meant to accommodate 136 teams, the same as last year, but enrollment was expanded to 144 so eight more teams could make it in. Even so, 50 teams were turned away, according to Florian.

According to Florian, the showcase has grown thanks to word of mouth and the showcase's website, www.rageshowcase.org. The best feedback came from a team that played in the Texas shootout in Houston last year. After a game, a college coach told the team he wanted to see them play again, so he asked if he would see them in Pleasanton.

"Coaches know you're coming to Pleasanton," Florian said. "The name's out there."

And as the showcase becomes

more popular, the promise of many excellent players in one location draws more coaches. It takes place two weeks before the college soccer season starts, so it fits into many coaches' schedules, according to Florian. Also, he said Pleasanton itself attracts many coaches, as a destination and more importantly as a great place for soccer.

"The fact that we have 11 fields in one location is incredible," Florian said. "We don't have teams and coaches driving from place to place."

While the popularity of the showcase is a testament to its own success, Florian attributed the initial success to the tournament's predecessor.

"The showcase, which is part of the Rage organization, really started 20 years ago with the Friendship [Tournament] Brian and Joyce Leonard created," Florian said. "It was a very well-run tournament and teams wanted to be a part of it."

The showcase will include teams from the Under-15 age range to Under-19. Games will take place at the Pleasanton Sports Park, Val Vista Community Park, and Harvest Park Middle School. A banner will be hung below the Pleasanton sign downtown next week to let people know what's going on. With the large numbers expected to be in town, hotels, restaurants and other businesses should expect to be busy. ■



Junior All-Stars take championship

Pleasanton National Little League's Junior All-Stars went undefeated to win the District 57 Tournament this season.

The tournament, hosted by Canyon Creek Little League in San Ramon, included 13 Tri-Valley teams from Pleasanton, Livermore, Dublin, San Ramon and Danville. Pleasanton National went undefeated in the double-elimination tournament, going 4-0 against Danville, Livermore

National and twice v. Dublin.

The team was led by great pitching performances from David Hank (2-0), who pitched a complete game no-hit shutout, and Brian Murphy (2-0). Relief pitching was also key from Ben Rydell, Carter Ridgway and Josh Cerri, who came in and shut the door in the championship game against Dublin.

The team batting average for the tournament was over .400, which included a huge home run from Mike DeVivo against Danville in the first game of the tournament. The entire team contributed defensively with

Brian Murphy, Carter Ridgway, Ben Rydell David Hank, Brandon Chun, Mike DeVivo, and Matt Gandy playing infield. Catchers Peter Wrenn and Keoni Sanchez, along with outfielders Josh Cerri, Dane Shaffar and Michael Bump also helped their pitchers by playing stellar defense. This year's Pleasanton National All-Star team was managed by Tim Murphy and Coach Dan Shaffar. Pleasanton National will represent the entire Tri-Valley at the sectionals, hosted by Redwood City Little League and District 52.

Sports Briefs

Barracudas top of the Hill

The Briarhill Barracudas of Dublin held their meet against Ruby Hill of Pleasanton last Saturday, beating the Ruby Hill Killer Whales with a final score of 507-407.

Several swimmers on both teams had outstanding performances, winning all four events they were entered into. For Ruby Hill, those swimmers were Nick Johnston (13), Tom Sornsen (9), Alec Psinakis (14) and Lindsay Baxter (15). For Briarhill they were, Callan Jackman (8), Andrew Voit (8), Sherman Vuong (12), Brent Reed (16) and Joey Grywczynski (7).

2nd Tri-For-Fun race is Saturday

On Your Mark Event's Tri-For-Fun Triathlon Series' second leg (of four) will be held at 7 a.m. Saturday at Shadow Cliffs Regional Park. There are still some spots open.



Cody McMurdie of the Briarhill Barracudas swims Butterfly in Saturday's meet against the Ruby Hill Killer Whales.

The remaining 2008 Tri-For-Fun Series dates are Aug. 16 for the Tri-For-Fun No. 3 and Sept. 21 for the Tri-For-Real. All races start at 7 a.m., at Shadow Cliffs Regional

Park, 2500 Stanley Blvd. Entry fee for the three Tri-For-Funs is \$55 each in advance and \$65 day of. Cost is \$65 advance, and \$75 day of for the Tri-For-Real, which

also includes trophies and medals. Check-in and registration begins at 5 a.m. To register or for more information, call 209-795-7832 or visit www.onyourmarkevents.com.

Stingrays beat Green Gators

The Green Gators were snapping at the tails of the Stingrays, but fell just short of catching them in their home pool. Del Prado managed to eke out a victory, with only a 70-point margin as the final score came in Stingrays 534.5, Gators 464.5.

Both teams turned in some great performances, with many swimmers lowering their best times. The Green Gators top performers were Stephanie Chiu (12), Nicolette Randle (10), Makenna Toney (5), Maya Cipriano (12) and Claire Suen (6), for the girls. For the boys, Brenden Warren (6), Reece Toney (8), Jorell Toney (11), Jason Van Dorn (14) and Jimmy Bowen (12) were tops.

The Stingrays top girls were Isabella Foster (6), Meghan Hogue (8), Colleen Mayes (16) and Jaclyn Strom (14). Top Stingray boys were Trevor Landas (17), Cole Payan (18), Max Jorgenson (6), Eric Crispell (13) and Eric Gates (15).

Real Estate

'Modest' near-term improvement seen in U.S. home sales

'Location has never mattered more,' Realtor group says

by Jeb Bing

Modest near-term movement is expected in existing-home sales, with a recovery in sales seen during the second half of the year, according to the latest forecast by the National Association of Realtors.

The Pending Home Sales Index, a forward-looking indicator based on contracts signed in May, fell 4.7 percent to 84.7 from an upwardly revised reading of 88.9 in April, and remains 14 percent below May 2007 when it stood at 98.5.

Lawrence Yun, NAR chief economist, said some pullback after a sharp increase in the previous month was expected.

"The overall decline in contract signings suggests we are not out of the woods by any means," he said. "The housing stimulus bill that is still being considered in the Senate is critical to assure a healthy recovery in the housing market, jobs and the economy."

The index in the West slipped 1.3 percent to 97.5 in May but is 2.0 percent higher than May 2007. In the Northeast, the index declined 2.9 percent to 77.0 in May and is 16.4 percent below a year ago. The index in the Midwest fell 6.0 percent to 78.6 and is 13.8 percent below May 2007. In the South, the index dropped 7.1 percent in May to 84.5 and is 22.1 percent below a year ago.

Yun said location has never mattered more than in the current market.

"Some markets have seen a doubling in home sales from a year ago, while others are seeing contract signings cut in half," Yun explained. "Price conditions vary tremendously, even within a locality, depending upon a neighborhood's exposure to subprime loans."

Double-digit pending sales gains in May from a year ago were noted in Colorado Springs, Sacramento and Spartanburg, S.C.

NAR President Richard F. Gaylord, a broker with RE/MAX Real Estate Specialists in Long Beach, Calif., said the current market offers immediate benefits and long-term value for many buyers.

"Home buyers are getting a great deal right now," he said. "Although inflationary expectations appear to be under control for the time being, sharper consumer price gains could lead to notably higher mortgage interest rates in 2009."

Based on current indicators, the 30-year fixed-rate mortgage is forecast to rise gradually to 6.5 percent by the end of this year, and then hold at that level for most of 2009. NAR's housing affordability index is improving this year and is likely to rise 15 percentage points to 127.0 for all of 2008.



Existing-home sales are expected to grow from an annual pace of 5.01 million in the second quarter to 5.75 million in the fourth quarter. For all of 2008, existing-home sales should total 5.31 million, and then increase 5 percent next year to 5.58 million.

The speed at which home prices has declined in a few select markets is unprecedented, but the large price declines in those areas have enticed bargain hunters back into the market," Yun said. "Interestingly, there have been reports of multiple bidding after the large price cuts, so it is possible that most of the price declines have already occurred in those markets."

The aggregate median existing-home price is projected to fall 6.2 percent this year to \$205,300, and then rise by 4.3 percent in 2009 to \$214,100.

New-home sales are likely to fall 32.3 percent to 525,000 in 2008 and decline another 3.4 percent next year to 507,000.

"In light of high inventory conditions, rising commodity prices and construction costs will curtail new home construction deep into 2009," Yun said.

Housing starts, including multifamily units, will probably fall 28.7 percent to 966,000 this year, and then drop another 9.0 percent in 2009 to 879,000.

The median new-home price is expected to decline 3.2 percent to \$239,300 this year, and then rise 5.3 percent in 2009 to \$251,900.

Growth in the U.S. gross domestic product (GDP) is seen at 1.6 percent in 2008 and 1.4 percent next year. The unemployment rate should average 5.4 percent this year and 5.8 percent in 2009.

Inflation, as measured by the Consumer Price Index, is forecast at 3.7 percent this year and 2.4 percent in 2009. Inflation-adjusted disposable personal income is projected to grow 1.5 percent in both 2008 and 2009, according to the NAR. ■

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Home sale of the week



**2516 Raven Rd.
Pleasanton - \$780,000**

This lovely 3 bedroom, 2 bathroom Birdland home has 2,156 square feet of living space, including an expanded family room off the dining area. Some of the upgrades include crown molding throughout, high end wood working, and updated kitchen and baths. Sold by Kris Moxley of Alain Pinel Realtors.

Mortgage applications up slightly in bankers' survey

30-year fixed mortgage rates drop to 6.2%

Home mortgage loan applications for the week ending July 11 increased 1.7 percent from a week earlier on a seasonally adjusted basis, but were down 17.4 percent compared with the same week one year earlier.

The Mortgage Bankers Association, which reported the information in its weekly mortgage applications survey, also reported that the refinance index increased 6.9 percent from the previous week.

The four week moving average for the seasonally adjusted market index is up 0.7 percent to 493.7 from 490.2, the MBA reported. The four week moving average for the purchase index edged up to 350.5 from 350.4, while this average is up 1.8 percent to 1333.9 from 1309.8 for the refinance index.

The refinance share of mortgage activity increased to 39.2 percent of total applications

from 37.3 percent the previous week. The adjustable-rate mortgage (ARM) share of activity decreased to 9.1 from 10.0 percent of total applications from the previous week.

The average contract interest rate for 30-year fixed-rate mortgages decreased to 6.22 percent from 6.43 percent, with points increasing to 1.21 from 1.06 (including the origination fee) for 80 percent loan-to-value (LTV) ratio loans.

The average contract interest rate for 15-year fixed-rate mortgages decreased to 5.74 percent from 5.94 percent, with points increasing to 1.13 from 1.10 (including the origination fee) for 80 percent LTV loans.

The average contract interest rate for one-year ARMs decreased to 7.16 percent from 7.24 percent, with points increasing to 0.36 from 0.26 (including the origination fee) for 80 percent LTV loans.

— Jeb Bing

Builders want energy tax credits extended

Market incentive helps drive more efficient home developments

The nation's home builders have the ability to profoundly affect sustainability and conserve natural resources and the environment, a builders' association told a congressional committee this week.

Speaking at the House Small Business Committee hearing on "The Role of Green Technologies in Spurring Economic Growth," Cincinnati builder Andrea Lucke urged Congress to extend the New Energy Efficient Home Credit, which was enacted in 2005 and expires at the end of the year.

Lucke, speaking for the National Association of Home Builders, said the tax credit "is a key market incentive that shifts builders towards significant energy savings in new home construction."

"The program allows a \$2,000 tax credit to a home builder who constructs a qualified new energy-efficient home, certified to achieve a 50 percent reduction in energy usage, thereby adding a highly efficient home that will likely remain part of the nation's housing stock for 60 years or more," she said.

Lucke is president of the Home Builders Association of Greater Cincinnati and vice

president of Robert Lucke Homes.

Lucke said NAHB members build about 80 percent of the new housing units in the U.S.

To encourage more builders to construct more energy-efficient housing, Lucke also urged members of Congress to increase the amount of the tax credit to pay for a bigger percentage of the higher building costs that are incurred when making a home 50 percent more energy-efficient.

Tax incentives work because they are market-driven, Lucke said, and they are a much more effective approach than mandates.

"With a tax credit, important production decisions are still reserved for builders, buyers and home owners. Consequently, a tax credit program costs little to operate and does not require expensive administrative oversight that is usually associated with a mandate," she said. "As Congress continues to look for ways to promote energy efficiency and sustainability, NAHB urges it to use incentives, rather than mandates, to encourage the growth of green technologies."

— Jeb Bing

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MOTIVATED TO SELL

This is an entertainer's paradise! Desirably located close to top-rated schools & shops, this luxury home has approx. 4,643 sq. ft. of living space on approx. 15,004 sq. ft. lot. This home features a light floor plan with dramatic architectural details such as archways, crown molding, columns, and 12 ft. ceilings; 5 bedrooms; huge multi-purpose bonus room, office/den, 3 bathrooms, and 3 car finished garage & extended driveway. Perfect for indoor/outdoor living & entertaining, it showcases 3 fireplaces; elegant formal dining room; epicurean eat-in kitchen with granite slab

countertops, tumbled marble backsplash, & upgraded stainless steel appliances & much more! New reduced price, please call for more details. **Offered at \$1,549,000**

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No expense was spared in building this beautiful home. Classic accents of stone and stucco, copper-roofed bay windows and wood columns define the exterior. An open, welcoming ambiance is exuded from the interior created by hickory plank hardwood floors, wide hallways and vaulted ceilings. This pristine residence is ready and waiting for the right owner to call it home. Call for more details. **Offered at \$2,499,000**

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Sales at a Glance

Source: California REsource

| Pleasanton | Dublin | Livermore | San Ramon |
|------------------------------------|------------------------------------|-----------------------------------|------------------------------------|
| Total sales reported: 17 | Total sales reported: 15 | Total sales reported: 20 | Total sales reported: 35 |
| Lowest sale reported: \$437,500 | Lowest sale reported: \$349,000 | Lowest sale reported: \$170,000 | Lowest sale reported: \$220,000 |
| Highest sale reported: \$1,720,000 | Highest sale reported: \$1,250,000 | Highest sale reported: \$982,000 | Highest sale reported: \$1,300,000 |
| Average sales reported: \$874,500 | Average sales reported: \$626,267 | Average sales reported: \$545,775 | Average sales reported: \$779,829 |

Home Sales

This week's data represents homes sold during June 2008

Pleasanton

- 475 Abbie Street** Griffith Trust to J. & K. Johal for \$517,000
- 2152 Alexander Way** D. Todd to J. Pacheco for \$453,000
- 5814 Arthur Drive** R. & S. Tanner to Goodman Trust for \$900,000
- 3577 Brent Court** S. & T. Yaqub to J. Hu for \$672,000
- 4343 Campinia Place** B. Sarubin to J. & H. Soni for \$1,531,000
- 921 Clinton Place** K. Schrader-Shawler to T. & C. Liu for \$655,000
- 3496 Cumberland Gap Court** C. Cornford to N. & J. Newey for \$552,000
- 4250 Diavila Avenue** D. Maslana to R. Kurapati for \$705,000
- 4332 Diavila Avenue** B. Kim to J. Gopalan for \$692,000
- 844 Division Street** L. & K. Colzani to S. Swoboda for \$1,127,000
- 2505 Larricket Court** P. Carlin to G. Freidson for \$765,000
- 6063 Laurel Creek Drive** K. & S. Shin to J. Shu for \$1,600,000
- 4236 Lucero Court** E. & W. Chow to V. & S. Pesochinsky for \$480,000
- 5647 San Carlos Way** E. & K. Getka to N. Bosse for \$437,500
- 4694 Sutter Gate Avenue** Clark Trust to R. Segalman for \$860,000
- 1023 Sycamore Creek Way** K. & D. Perry to M. & R. Despotos for \$1,720,000
- 1865 Via Di Salerno** Erbert Construction to B. Patel for \$1,200,000

Dublin

- 4802 Boxwood Way** J. & M. Verdugo to S. Parkar for \$610,000
- 7012 Brighton Drive** Bank of America to B. Colton for \$465,000
- 8221 Brittany Drive** M. Thysell to L. & J. Stansby for \$1,056,000
- 4214 Clarinbridge Circle** CountryWide Bank to D. Smith for \$349,000
- 4886 Colchester Court** Lennar Homes to A. & P. Seth for \$847,500
- 6943 Darian Court** Salcedo Trust to C. Gee for \$540,000
- 5501 De Marcus Boulevard #610** Western Pacific Housing to G. Somanath for \$445,500
- 5501 De Marcus Boulevard #642** Western Pacific Housing to M. McKenzie for \$442,000
- 2801 East Castle Pines Terrace** S. Nguyen to B. & K. Patel for \$1,250,000
- 6356 Gatwick Court** C. & C. Bell to J. & M. Mucsi for \$504,000
- 5102 Kino Court** US Bank to A. Dcosta for \$615,000
- 5504 North Dublin Ranch Drive** Adams Trust to R. Jaladi for \$755,000

San Ramon

- 9085 Alcosta Boulevard #376** F. Guerra to H. Anvari for \$220,000
- 7563 Balmoral Way** Brookfield Santorini to J. & Z. Rahimi for \$1,197,000
- 7591 Balmoral Way** Brookfield Santorini to P. & L. Bhatia for \$1,188,500
- 1725 Blakesley Drive** K. Ng to P. Nguyen for \$757,000
- 460 Bollinger Canyon Lane #187** Long Beach Mortgage to Foss Trust for \$330,000
- 452 Bridle Court** Davidon Homes to J. & A. Rhodes for \$1,300,000

- 7240 Brower Way** Shapell Industries to A. & M. Fathi for \$800,000
- 3113 Browntail Way** Shapell Industries to R. Ponnam for \$640,000
- 2916 Cedarwood Loop** Shapell Industries to R. & M. Yakkali for \$545,000
- 2925 Cedarwood Loop** Shapell Industries to J. Li for \$588,000
- 2945 Cheyenne Avenue** E. & A. Gonzalez to D. Kim for \$495,000
- 133 Claremont Crest Court** D. & S. Ching to R. Hansen for \$695,000
- 448 Constantine Court** J. Fiel to Responsible Asset Management for \$625,000
- 209 Copper Ridge Road** Legacy Copper Ridge to K. Wheeler for \$449,000
- 104 Cortona Drive** Cela Trust to A. Lam for \$680,000
- 6876 Emerson Lane** Lennar Homes to K. & B. Kumar for \$946,500
- 2601 Fountainhead Drive** D. Hoffmann to E. & S. Langner for \$417,000
- 202 Gaucho Court** W. Freeborn to N. Doe for \$698,500
- 109 Lucy Lane** Shapell Industries to M. Kamal for \$840,000
- 108 Madora Place** R. & J. Vonbargen to L. White for \$625,000
- 2017 Maidenhair Way** Deutsche Bank to B. Gulati for \$585,000
- 2557 McLaren Lane** J. & G. Prada to P. Nho for \$635,000
- 2651 Melbourne Way** GMAC Mortgage to V. Srivasa for \$825,500
- 203 Paige Court** Centex Homes to N. Munif for \$950,000
- 5253 Pembroke Way** M. & T. Kaufman to F. Liu for \$1,010,000
- 3558 Sandalford Way** F. Chang to Y. Moon for \$855,000
- 3581 Sandalford Way** J. & D. Thompson to B. Benson for \$860,000
- 141 Sedgefield Court** J. & T. Skelley to S. & A. Messer for \$775,000
- 3207 Sleeping Meadow Way** Lennar Homes to G. Deol for \$850,500
- 3213 Sleeping Meadow Way** Lennar Homes to E. & R. Alvarado for \$896,000
- 3555 Sleeping Meadow Way** Centex Homes to D. Jayabalan for \$936,000
- 407 Watsonia Court** Shapell Industries to P. Towfighi for \$850,000
- 455 Watsonia Court** Shapell Industries to S. Tang for \$920,000
- 519 Wells Court** Brookfield Hawthorne to P. & S. Raghani for \$1,287,000
- 5757 Wells Lane** Brookfield Hawthorne to X. Zhang for \$1,022,500

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PRICE REDUCED
RUBY HILL ITALIAN VILLA Spectacular Estate 5BD/4 1/2BA, office, 6,500 sq. ft. on a gorgeous half acre lot. Sparkling pool, spa, fire pit and outdoor kitchen. **\$2,875,000**

925.989.6500 Delores Gragg

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PRICE REDUCED
LARGE 1.15 ACRE LOT Main House has 5BD/4 1/2BA, approx. 4,382 sq.ft. Guest House has 2BD/1BA w/kitchen, laundry and living rm w/gas fireplace. **\$1,989,800**

925.899.4084 Ann Walker

PLEASANTON



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! **\$1,350,000**

925.487.1427 Tony Leavens

CASTRO VALLEY



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. **\$699,950**

925.339.1569 Connie Fross

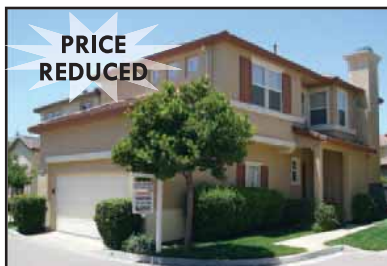
PLEASANTON



NEW
CATHEDRAL CEILINGS 4BD/2 1/2BA, 1,929 sq.ft. of living space, on 4,063 sq.ft. lot. Formal Living Rm & Dining Rm, Clubhouse w/pool & Spa, Court location. **\$775,000**

925.337.2989 Kim Buerke

PLEASANTON



PRICE REDUCED
2 LARGE MASTER SUITES Gorgeous 2BD/2 1/2BA, courtyard home that shows like a model. Remodeled baths, upgraded kitchen w/granite & tile floors. Low HOA. **\$619,950**

925.337.2989 Kim Buerke

PLEASANTON



PRICE REDUCED
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. **\$525,000**

925.998.9692 Danielle Peel

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. **\$389,950**

925.784.0667 Elia Valencia

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This beautiful single story home is located in the Oak Hill area of Pleasanton. Its great floor plan features a living room with vaulted ceiling, a large family room adjoining a beautiful remodeled kitchen with granite counters, new cabinets and elegant flooring. Three large bedrooms and two full updated bathrooms with a guest bath skylight. A large formal dining room, convenient inside laundry room and new carpeting round out the interior amenities of this 1,851 square foot home. The 6,691 square foot lot has a terrific view of the foothills! **\$759,000**



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|--------------------------------|------|
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| Keller Williams | 101 |
| Alain Pinel | 54 |
| Hometown | 56 |
| Prudential Realty, Johnson Ct. | 47 |
| Prudential Realty, Stoneridge | 40 |
| J. Rockcliff | 44 |
| Coldwell Banker | 34 |
| United Calif. Brokers | 15 |
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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
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and so much more...

OFFERED AT \$799,000

OPEN SUN 1-4



2825 Tudor Court, Pleasanton

This Laguna Oaks Executive Home
has 4300+ sq.ft. of living space with
gorgeous views, 5BR, bonus room
with closet and office. Quiet court
location with a resort-like yard on a
14,000+ sq.ft. lot. Best location in the
neighborhood. There is so much more
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OPEN HOMES THIS WEEKEND

DUBLIN

| | | |
|------------------------------|------------------------|----------|
| 3 Bedrooms | | |
| 7257 Newcastle Ln. | \$649,950 | |
| Sun 1-4 | Coldwell Banker | 200-4130 |
| 4 Bedrooms | | |
| 4906 Grayhawk Ct. | \$1,050,000 | |
| Sun 1-4 | Coldwell Banker | 200-4130 |
| 5512 Old Westbury Wy. | \$675,000 | |
| Sun 1-4 | Coldwell Banker | 548-7112 |
| 7157 Hansen Dr. | \$687,000 | |
| Sun 1:30-4 | J. Rockcliff Realtors | 251-2547 |
| 4945 Sequoia Ave. | \$775,000 | |
| Sun 1:30-4:30 | Keller Williams Realty | 200-0004 |

LIVERMORE

| | | |
|---------------------------|-----------------------------|----------|
| 3 Bedrooms | | |
| 3064 Arbor Ave. | \$315,000 | |
| Sat 2-5 | J. Rockcliff Realtors | 766-9773 |
| 3912 Dartmouth Wy. | \$359,900 | |
| Sun 1-4 | J. Rockcliff Realtors | 525-0116 |
| 465 Humboldt Wy. | \$465,000 | |
| Sun 1-4 | Prudential Ca | 734-5000 |
| 2852 Lemon Cmn. | \$550,000 | |
| Sun 1-4 | Realty World Town & Country | 200-0827 |
| 4143 Camrose Ave. | \$699,950 | |
| Sun 1:30-4:30 | J. Rockcliff Realtors | 580-4513 |

| | | |
|----------------------------|-----------------------|----------|
| 4 Bedrooms | | |
| 5858 Hazelwood Cmn. | \$569,000 | |
| Sun 1-4 | J. Rockcliff Realtors | 525-0116 |
| 1579 Frankfurt Wy. | \$719,000 | |
| Sun 12:30-3:30 | J. Rockcliff Realtors | 251-2523 |

| | | |
|-------------------------|-----------------------|----------|
| 5 Bedrooms | | |
| 1316 Carlton Pl. | \$1,000,000 | |
| Sun 2-5 | Keller Williams | 292-7653 |
| 2136 McLean Pl. | \$1,674,900 | |
| Sat/Sun 1-4 | J. Rockcliff Realtors | 525-0116 |

PLEASANTON

| | | |
|----------------------------|-----------------------|----------|
| 2 Bedrooms | | |
| 1514 Calle Santiago | \$449,000 | |
| Sun 1:30-4:30 | J. Rockcliff Realtors | 251-2505 |

| | | |
|--------------------------|--------------------|----------|
| 3 Bedrooms | | |
| 404 Pine Hill Ln. | \$1,099,950 | |
| Sun 1-4 | Alain Pinel | 251-1111 |
| 5768 Belleza Dr. | \$575,000 | |
| Sun 1-4 | Alain Pinel | 600-0006 |
| 246 Trenton Cir. | \$639,000 | |
| Sat 1-4 | Keller Williams | 596-1918 |
| 4558 Lakewood St. | \$769,000 | |
| Sun 1-4 | Keller Williams | 855-6410 |

| | | |
|---------------------------|------------------|----------|
| 3436 Park Pl. | \$789,950 | |
| Sun 1-4 | UCB | 580-4524 |
| 5004 Hillcrest Wy. | \$799,000 | |
| Sun 1-4 | Alain Pinel | 251-1234 |
| 302 Kottinger | \$899,549 | |
| Sun 1-5 | Couto Properties | 216-3162 |
| 6322 Alisal St. | \$999,850 | |
| Sun 1-4 | ReMax / Accord | 997-8001 |

| | | |
|------------------------------|------------------------------|----------|
| 4 Bedrooms | | |
| 4839 Merganser Ct. | \$1,045,000 | |
| Sun 1-4 | Realty World Town & Country | 683-6729 |
| 4576 Del Valle Pkwy. | \$1,250,000 | |
| Sun 1-4 | Alain Pinel - Moxley Team | 621-4064 |
| 1404 Briones Ln. | \$1,379,000 | |
| Sun 1-4 | Alain Pinel - Moxley Team | 621-4064 |
| 20 1/2 Castlewood Dr. | \$1,525,000 | |
| Sat/Sun 2-5 | J. Rockcliff Realtors | 484-2045 |
| 1334 Stone Canyon Ct. | \$1,689,500 | |
| Sun 1-4 | Prudential California Realty | 918-0500 |
| 964 Piemonte Dr. | \$1,999,950 | |
| Sun 1-4 | Alain Pinel | 251-1111 |
| 4410 Clovewood Ln. | \$649,950 | |
| Sun 1-4 | Alain Pinel | 339-3077 |

| | | |
|-------------------------|----------------------|----------|
| 7341 Joshua Cir. | \$725,000 | |
| Sat 2-4 | Alain Pinel Realtors | 398-6706 |

| | | |
|---------------------------|------------------|----------|
| 7678 Driftwood Wy. | \$749,000 | |
| Sun 1-4 | Alain Pinel | 463-2000 |

| | | |
|----------------------------------|------------------|----------|
| 7727 Fair Oaks Dr. | \$769,000 | |
| Sun 1-4 | | |
| Harper-Mees Team/Keller Williams | | 963-4246 |

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

| | | |
|------------------------|------------------|--------------|
| 2831 Iberis Ct. | \$815,000 | |
| Sun 1-4 | Keller Williams | 888-877-7653 |

| | | |
|--------------------------|------------------|----------|
| 1053 Riesling Dr. | \$820,000 | |
| Sun 1-4 | Allied Brokers | 846-3755 |

| | | |
|------------------------|------------------|----------|
| 4850 Ganner Ct. | \$829,000 | |
| Sat/Sun 1-4 | Alain Pinel | 462-7653 |

| | | |
|-------------------------|------------------|----------|
| 787 Sylvaner Dr. | \$839,950 | |
| Sun 1-4 | Allied Brokers | 846-3755 |

| | | |
|-------------------------------|------------------|----------|
| 2724 Laramie Gate Cir. | \$874,950 | |
| Sun 1-4 | Alain Pinel | 251-1111 |

| | | |
|-------------------------|--------------------|----------|
| 5 Bedrooms | | |
| 2202 Kamp Ct. | \$1,269,000 | |
| Sat 1-4 | Prudential Ca | 734-5000 |
| 2527 Corte Bella | \$1,349,000 | |
| Sun 1-4 | Alain Pinel | 519-3534 |

| | | |
|--------------------------|---------------------------|----------|
| 3623 Cameron Ave. | \$1,837,000 | |
| Sun 1-4 | Alain Pinel - Moxley Team | 621-4064 |

| | | |
|-------------------------|---------------------------|----------|
| 2215 Martin Ave. | \$2,215,000 | |
| Sun 1-4 | Alain Pinel - Moxley Team | 621-4064 |

| | | |
|-----------------------|-----------------------|----------|
| 3802 Pinot Ct. | \$699,950 | |
| Sun 1-4 | J. Rockcliff Realtors | 251-2561 |

| | | |
|-----------------------|--------------------|----------|
| 6 Bedrooms | | |
| 2825 Tudor Ct. | \$1,799,000 | |
| Sun 1-4 | Prudential CA | 963-1984 |

SAN RAMON

| | | |
|--------------------------|------------------|----------|
| 2 Bedrooms | | |
| 9024 Craydon Cir. | \$318,000 | |
| Sat 12-3 | UCB | 580-4524 |

| | | |
|----------------------------|------------------------------|--------------|
| 4 Bedrooms | | |
| 74 Canyon Green Wy. | \$1,198,000 | |
| Sun 1-4 | Prudential California Realty | 918-0500 |
| 1135 Cedarwood Loop | \$648,000 | |
| Sun 1pm - 4pm | Prudential | 925-918-0500 |
| 200 Gaucho Ct. | \$675,000 | |
| Sat/Sun 1-4 | Alain Pinel | 998-9747 |
| 113 Barberry Ln. | \$874,800 | |
| Sun 1-4 | Capri RE | 989-1748 |

| | | |
|-------------------------|---------------------------|----------|
| 5 Bedrooms | | |
| 506 Estancia Ct. | \$1,299,000 | |
| Sun 1-4 | Pinecrest Properties Inc. | 963-4657 |

ALAMO

| | | |
|--------------------|--------------------|----------|
| 4 Bedrooms | | |
| 70 Zand Ln. | \$1,325,000 | |
| Sun 1-4 | Re/Max Accord | 895-2804 |

| | | |
|-------------------------|-----------------------|----------|
| 5 Bedrooms | | |
| 83 Stephanie Ln. | \$1,675,000 | |
| Sun 1-4 | J. Rockcliff Realtors | 437-2785 |

DANVILLE

| | | |
|------------------------|-----------------------|----------|
| 3 Bedrooms | | |
| 859 Redwood Dr. | \$899,900 | |
| Sun 1:30-4:30 | J. Rockcliff Realtors | 200-2525 |

| | | |
|---------------------------|----------------------------------|----------|
| 4 Bedrooms | | |
| 176 Estates Dr. | \$1,199,000 | |
| Sat/Sun 1-4 | Alain Pinel | 998-9747 |
| 553 El Pintado Rd. | \$2,195,000 | |
| Sun 1-4 | Pacific Union | 209-9583 |
| 213 Aptos Pl. | \$998,500 | |
| Sun 1-4 | Harper-Mees Team/Keller Williams | 699-3328 |



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of open homes with mapping
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www.PleasantonWeekly.com/real_estate

J. Rockcliff



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www.MartySborov.com



PLEASANTON
72 CASTLEWOOD DRIVE \$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

Open Sat & Sun 2-5



PLEASANTON
20 1/2 CASTLEWOOD DRIVE \$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

www.PhyllisandCarolyn.com



PLEASANTON
AMBER LANE CALL FOR PRICE
 The best of Country Living, but walk to downtown! Great home for the large family, with 6 bedrooms, 3 baths, 3450 sq.ft. with pool, in the desirable neighborhood of Rosepointe/ Carriage Gardens. Priced aggressively to allow Buyer creativity in upgrading and improving this terrific home.
PHYLLIS WEINER 925.872.1416

Stoneridge Place




PLEASANTON
2709 WHEATMAN CT \$669,000
 Fresh paint Living/Family and Kitchen, Vaulted Ceiling, Master Suite w/walk-in Closet, Quiet court location, Darling Rear Yard, Very Clean, Near Great Mohr Elem. School. Community Pool and More...Must See!!
DIANE SHIN 925.251.2538

www.SheilaCunha.com



PLEASANTON
3802 PINOT COURT \$699,950
 Vintage Hills. Excellent price. Contractor's special. Located in a charming court with gate access to walking trails and Kottinger Park. Huge side access & more! 5 bed, 3 bath. 2230+/- SQFT living, just under 10,000 SQFT lot.
SHEILA CUNHA 925.251.2561

Working Horse Boarding Facility



CASTRO VALLEY
7324 CROW CANYON RD \$4,500,000
 Large Horse Property, Backing to trails, Horsing Facility, 84 Stalls, 2 arenas - 1 indoor - outdoor. Building pad large enough for 12,000+/- SQFT home. Multiple opportunities.
ROBIN DICKSON 925.251.2501

www.PhyllisandCarolyn.com



PLEASANTON
PRAIRIE DRIVE CALL FOR PRICE
 Rarely available Foothill Knolls in Westside Pleasanton! This is the one you've been waiting for! Four bedrooms, 3 baths, all beautifully updated and decorated by a designer with every amenity imaginable. Gorgeous large, private lot with saline pool and spa.
PHYLLIS WEINER 925.872.1416

www.SusetteClarkWalker.com



DUBLIN
7157 HANSEN DR \$687,000
 Features: Approximately 2200+/- Square Feet, 4 Bedrooms, 3 Full Baths, One Bedroom and Full Bath on First Level Granite Counters and S/S Appliances in Kitchen, Formal Living and Dining Room
SUSETTE CLARK-WALKER 925.251.2547

Updated & Upgraded!



DANVILLE
412 OLD ORCHARD CT \$449,950
 Newer kitchen with granite slab, designer selected paint. New entry tile and fireplace surround. Plantation shutters, custom built-in closets, and much more.
MICHAEL TESSARO 925.519.9099

www.KellyPatterson.com



DANVILLE
859 REDWOOD DR \$899,950
 Beautiful, light, bright interior with formal living & dining room, den with skylights, 3 bedrooms, 3 full baths, approx. 2240+/- sq. ft., and sparkling custom pool & spa.
KELLY PATTERSON 925.200.2525

www.RubyHillLiving.com



PLEASANTON
2156 CANOSA COURT \$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.MartySborov.com



PLEASANTON
1098 LAGUNA CREEK LN \$2,195,000
 This is a 15 out of 10--Spectacular Home/ Exquisite Grounds. 5 Bedrooms/ 5 Baths, Saline Pool, Putting Green, Rose Garden, Backs to Open Space and Castlewood. 2 Years Young with Haute Decor.
MARTY SBOROV 925.484.2045

SOLD BY STEVEN R. LLOYD



LIVERMORE
4802 KIMBERLEY CMN \$515,000
 Move-in condition! Newly painted interior, new carpet throughout, large master with mirrored wardrobe, dual vanity sinks, and vaulted ceilings. Formal dining room, spacious living room, kitchen w/ dining area. Family room w/ fireplace. Inside laundry. Backs to greenbelt. Fenced backyard with patio.
STEVEN R. LLOYD 925.251.2550

SOLD BY DIANE SASS



PLEASANTON
307 BRIANNE CT \$1,070,000
 Incredible opportunity to live in custom Carriage Gardens neighborhood! Fabulous pool & spa w/waterfall in private wooded 1/2 acre-no rear neighbors! Amazing Pls Ridge views! Newly painted inside& out, Gorgeous hardwood floors, Tandem 3 car garage. Imagine the possibilities!
DIANE SASS 925.462.2068

SOLD BY GAIL HENDERSON



CASTRO VALLEY
21074 SHERMAN DR \$780,000
 Gorgeous 3 BR with LOFT, 2 1/2 bath home in Palomares Hills. Easy commute to SF or Silicon Valley. Master BR has partial Bay view. Double sided fireplace in Family Room and Living Room. Formal Dining room as well as large kitchen eating area.
GAIL HENDERSON 925.980.5648

SOLD BY MAX de VRIES



LIVERMORE
651 HEMLOCK CT \$340,000
 Well maintained single story in CUL-DE-SAC location. Newer roof, newer furnace, huge yard with shed.
MAX DE VRIES 925.251.2511

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

Featured Properties



Livermore – Conveniently located near shopping, schools, and second from May Nissan Swim/Park. This Charming home features new interior paint, new carpets and a 2 car garage with an office/bathroom combo. Enjoy the Large corner lot with plenty of room to entertain/play. Newer fence and A/C unit. An Investors dream!
311 Rincon Avenue \$399,000



Livermore – Located in the gated Copper Hill Community, this 9 year young 3 bedroom 2.5 bath condo features over 1300 square feet of living space, a 2 car garage, crown molding, custom paint and a gas fireplace. Enjoy the community pool, spa, tennis courts and playground.
276 Wildrose Common Unit #4 \$430,000



Pleasanton – Lovely one story Pleasanton Meadows home on a court. Gourmet kitchen includes stainless appliances, cherry cabinets, solid surface counters, a big island, walk-in pantry & hardwood floors. Great privacy with no rear neighbors & backs to acres of green belt with walking paths to neighborhood swim club, tennis courts & school.
3431 Blakemore Court \$658,500



Livermore – Lovely 4 bedroom 3 bath home located on a quiet court. Pretty hardwood floors and upgraded carpets, 2 fireplaces, and a downstairs bedroom and bathroom. Spacious rooms throughout, including the large master suite. Lushly landscaped lot with fruit trees and roses. Every window has a garden view.
3345 Hampstead Court \$759,000



Livermore – Pride of ownership makes all the difference with this beautiful 4 bedroom 3.5 bath home with almost 3600 square feet of living space. High-end finishes inside and out. The "open" floor plan, fabulous yard with built-in pool and waterfall, a great court location in a great neighborhood and highly desirable schools are a must see.
2168 Grape Leaf Lane \$1,290,000



Pleasanton – Gorgeous 6 bedroom 4 bath home with approximately 4300 square feet of living space that has been redone, including the floors, paint, shutters, an added spa and dining room change. Huge back yard, a 4 car garage and tons more. Located in the prestigious gated community of Ruby Hill. You won't be disappointed.
4353 West Ruby Hill Drive \$1,850,000



Pleasanton – A "Rare" Custom-Built Single Story in Ruby Hill. Located on an elevated lot above the 15th green with breathtaking views of the vineyards, hills and golf course, a peaceful private setting, a beautiful backyard with a built in pool/spa/BBQ, and a fantastic bright, airy and open floor plan, this home is a real winner!
1713 Via Di Salerno \$2,175,000



Pleasanton – Mediterranean beauty on the Ruby Hill Golf Course. Spectacular backyard for entertaining with child safe pool, child safe spa, putting green and a large grass area. 4 bedrooms, 3.5 baths, over 5100 square feet, an office, pool table/game room, and an upstairs bonus room that could be converted to a fifth bedroom.
3429 East Ruby Hill Drive \$2,450,000



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

925.417.2250



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 Up to 3 Baths • 2-Car Garage



110 Birch Terrace, Pleasanton, CA 94566

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BirchTerrace.com/PW

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*Advertised price on Residence 1. See sales representative for details on final phase price reduction. Prices subject to change, effective date of publication. Square footage is approximate. SC 2230-68

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



DUBLIN
11413 WINDING TRAIL LANE
SPACIOUS LIVING/GR8 VALUE **\$450,000**
 3 BR 2.5 BA 1528 sqft,vaulted ceilings,patio area,2-car attd gar,mins from BART/ACE trains/l-580/l-680 925.847.2200



PLEASANTON
2149 RHEEM DRIVE
A TASTE OF TUSCANY **\$575,000**
 3 BR 2.5 BA 1490sq.ft.,upgrd/rem,granite slab kit/bth,bmboo wd flr,mrbl tiled frplc,vaulted ceilings 925.847.2200



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

DUBLIN

SUN 1 - 4 **4906 GRAYHAWK CT**
PRIVACY, VIEWS & GOLF **\$1,050,000**
 4 BR 4.5 BA prem loc in St. Andrews,med style w/turret,custom paint,Italian paves+ MORE. NO neighbors! 925.847.2200

6191 SHADOW HILL DRIVE
FANTASTIC LOCATION **\$697,500**
 3 BR 2.5 BA +loft/poss.4th bd,2013 sqft,lrg rear yard,granite countersmaple 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

DUBLIN

11766 MURIETTA CT
PRICED TO SELL **\$619,900**
 4 BR 2 BA upgraded/remodeled,new kit/bths,wd flrng,re-plstrd pl.Mstr bd down,apx. 1,760 sq. ft. 925.847.2200

7567 BRIGADOON WAY
NESTLED IN THE HILLS **\$479,900**
 3 BR 2.5 BA ap. 1387sf,in California Highlands,towards back of dvlpmnt,SS appli in kit,W/D, frige inc 925.847.2200

LIVERMORE

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

PLEASANTON

647 ELIOT DRIVE
RARELY AVAILABLE **\$799,000**
 4 BR 2.5 BA 2975 sq. ft.,on a huge lot with a pool,in a gorgeous neighborhood with tree lined streets 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/nk,kit w/new cabs/silestone cntrs.Mstr bth w/heatd tile flrs 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, hrdwd flrs,new int paint & carpet! 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

PLEASANTON

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

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



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122

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Andy Poryes
 925.963.8871 • andyp@apr.com



All Open Sunday 1-4 in Pleasanton



6337 SHOREWOOD CT., PLEASANTON

NEW LISTING

www.ShorewoodCt.com

This 4 BR/2 BA single story Val Vista home is located on a quiet court next to Donlon Elementary. It features beautiful wood and tile flooring, retextured walls and ceiling, crown moldings, panel doors, and updated kitchen and baths. Outside...new stucco, new 50 yr roof, new hardscape and Trex deck.

A great value at \$674,950



404 PINE HILL LN., PLEASANTON

NEW LISTING Near Downtown

www.404PineHill.com

This "one of a kind" craftsman home is located on a private lane that is a short walk to downtown Pleasanton. Quality & serenity surround this approx. 2400sq.ft. property that includes a separate studio above the 2-car detached garage. A total of 3 BR & 3 full baths, granite kitchen, inside laundry and a front deck to die for, complete this unique home.

\$1,099,950

THE GATES

www.LaramieGate.com

There is amazing design and quality in this home. Entertain in the openly designed custom gourmet granite kitchen with 6 burner commercial range, dual zoned wine cooler and serving bar. The large master offers an expanded bath and deep soaking tub with dual vanities. Upstairs offers two more bedrooms while downstairs have a fourth BR and full bath. Newer roof, new dual pane windows, new front/rear landscaping, new crown moldings and baseboards...and more.

Just Reduced to \$874,950



2724 LARAMIE GATE CIR., PLEASANTON

RUBY HILL

www.964Piemonte.com

Drive up the circular driveway to this beautiful Ruby Hill home located on a flat .62 acre premium lot with no rear neighbors. Entertainer's backyard inc pool/spa, outdoor kitchen & a large lawn. 4 large bdrms/4 full baths, office & a master retreat complete this quality home.

Just reduced to \$1,999,950



964 PIEMONTE DRIVE, RUBY HILL

ANDY REPRESENTED THE BUYERS



SOLD
\$1,725,000
 4549 Mirador Dr.
 Pleasanton



PENDING
 8045 Oak Creek Ct.
 Pleasanton



The latest from The 680 Blog



The big news this week has been the announcement the the Federal government will stand behind Fannie Mae and Freddie Mac, and essentially step in to bail them out if necessary. This is good news for the jittery housing market and certainly the battered mortgage industry. But coming after the Fed-brokered sale (don't call it a bail out!) of Bear Stearns, it occurred to me that I am starting to get this capitalism thing. It seems now that capitalism can be boiled down to one simple thought... take risk, and make great money when you

Realtors and Capitalism

succeed, and when you fail, the government bails you out.

I want to be the first to go on record as saying we need a federal Realtor bail out plan. Oh sure, you laugh at first, but Realtors do so much more than sell houses. And with all the trouble in the housing market, Realtors are getting out of the business in record numbers, which is having a huge impact on both our economy and our society. Think of all of the things Realtors contribute:

- We send you all kinds of neat recipes in the mail. Who hasn't been

frantically searching for a desert recipe for a party, when suddenly a card arrives in the mail from a Realtor with recipes like "Peggy's Apple Pie" or "My Favorite Mint Chip Brownies".

- We drop off pumpkins at Halloween. Talk about a service to society. Nothing says inadequate parenting like failing to buy pumpkins at Halloween. And with gas at \$5 per gallon, it seems silly to waste all that gas with a trip to the store. Problem solved, thanks to us Realtors. >>>Go to www.680Homes.com to read the rest of this article.

Doug Buenz

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



JUST LISTED!
Charming Cape Cod style home with granite/maple/stainless kitchen, remodeled baths, and private shady park-like yard!
7678 Driftwood Way



Just Listed!
4 bedroom, 2 bath upgraded single story with pool, spa, and private 1.4 acre lot with views!
\$1,125,000



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
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
7991 Palmdale Ct \$1,369,000

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2215 MARTIN AVE., PLS.
LOCATED IN MOHR ESTATES



5BD / 3.5BA 4,196 SF. SUBDIVIDABLE LOT W/ STREET ACCESS AND UTILITIES
\$2,215,000

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

1404 BRIONES LN., PLS.
LOCATED IN IRONWOOD ESTATES



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

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



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

7193 ROSECLIFF CT., PLS.
LOCATED IN PHEASANT RIDGE



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

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

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

BUYERS NEEDS

Couple desires a single story condo in Pleasanton under \$550,000

Young couple seeking home with central Pleasanton location, walking distance to schools, under \$800k



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TYLER MOXLEY**
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VALLEY PLAZA

NEW LISTING! OPEN SUN 1-4



4342 VALLEY AVENUE, PLEASANTON

"VALLEY PLAZA II" Upgraded townhome with great location! Two master bedrooms, two and a half baths. Approximately 1,438 Square Feet. Two car garage. Upgraded kitchen with granite. Hardwood flooring. Beautifully landscaped private rear yard with custom brick patio. Gate to Amador Valley Community Park and Pleasanton Aquatic Center. Walking distance to Downtown, Valley Plaza, Amador Shopping Center, and all levels of schools. **OFFERED AT \$499,500**

VENTANA HILLS

OPEN SUN 1-4



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**

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**

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

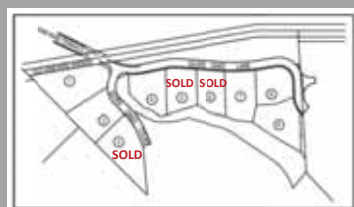
JUST CLOSED



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**
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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 | 126 | 130 | ↑ | 1 | 13 | ↑ |
| Single Family Homes Over \$1,000,000 | 124 | 124 | same | 0 | 5 | ↓ |
| Single Family Homes Over \$2,000,000 | 42 | 40 | ↓ | 0 | 1 | ↑ |
| Total # Of Single Family Homes In Pleasanton | 250 | 254 | ↑ | 1 | 18 | ↑ |

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



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



MOXLEY TEAM OPEN SUN 1:30-4:30



PLEASANTON \$2,215,000
5bd/3.5ba 4,196+/-sf. Rare opportunity for Country living within the city. Subdividable lot with street access and utilities to the lot. 2215 Martin Ave

ANDY PORYES OPEN SUNDAY 1-4



PLEASANTON \$1,999,950
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. 964 Piemonte Drive

MOXLEY TEAM OPEN SUNDAY 1-4



PLEASANTON \$1,837,000
Mohr Estates. 5bd/3ba, 3291+/-sf on a 1+/-ac lot. Dual side yard access. Large front yard. Custom built home centrally located in Pleasanton. Updated master bath. Kitchen with granite. 3623 Cameron Ave

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.

MOXLEY TEAM OPEN SUNDAY 1-4



PLEASANTON \$1,349,500
4bd/3.5ba, 3182+/-sf home on a corner lot. Located in the Ironwood Estates. This single level home offers top of the line upgrades. 1404 Briones Ln

ANNI HAGFELDT OPEN SUNDAY 1-4



PLEASANTON \$1,349,000
Wonderful 5bd/3ba Amador model in Country Fair. Large lot on a court. Remodeled kitchen, upgraded master bath. Gazebo/spa in back yard. Close to everything. 2527 Corte Bella

ANDY PORYES OPEN SUNDAY 1-4



PLEASANTON \$1,099,950
New listing! This Craftsman jewel is located on a private lane close to downtown Pleasanton. "One of a Kind" 3bd/3ba on a premium .27+/-acre lot and a detached 2 car garage. 404 Pine Hill Ln

SALLY MARTIN BY APPOINTMENT



BLACKHAWK \$999,000
This 3bd/2.5ba, 2666+/-sf Blackhawk Villa is located on the 11th green. Light, bright and spacious. Extra 144+/-sf of an enclosed atrium for an office, studio, etc. Sparkling pool and views.

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 \$874,950
Quality high end complete remodel on a quiet circle street in "The Gates". 4bd/3ba, open chef's kitchen and private newly landscaped backyard. What a package! 2724 Laramie Gate Circle

TIM MCGUIRE OPEN SAT & SUN 1-4



PLEASANTON \$829,000
Woodhaven model on peaceful court with private backyard 4bd/2ba, 1808+/-sf, 7150+/-sf lot. Remodeled oak/granite kitchen, solar heated pool! 4850 Ganner

KIM OTT BY APPOINTMENT



PLEASANTON \$799,950
Beautiful remodeled home in Birdland neighborhood. Kitchen with granite counters, tile floor, new cabinets. This home is light and bright with 4bd/2ba, living room, dining room and family room.

JOYCE JONES OPEN SATURDAY 2-4



PLEASANTON \$725,000
Pride of Ownership! 4bd/3ba, added bonus/family room/pellet stove, kitchen; granite slab counter tops, tumble stone tile back splash, beautifully updated baths. 7341 Joshua Circle

ANDY PORYES OPEN SUNDAY 1-4



PLEASANTON \$674,950
Beautifully updated 4bd offers newer stucco finish/50 year roof/landscaping/dual pane windows. Quality interior finishes and crown moldings welcome you. Located on quiet court. 6337 Shorewood Ct

DORIAN GLANVILLE OPEN SUNDAY 1-4



PLEASANTON \$575,000
Lovely three bedroom is enhanced by fresh interior paint, updated lighting fixtures, an upgraded kitchen, and stunning decor. Great Verona location is convenient to BART, Hacienda. 5768 Belleza Dr

JEFF REPINE BY APPOINTMENT



LIVERMORE \$424,950
3bd/2.5ba, 1516+/-sf, open floor plan, tile entry, living room with fireplace, dining room, remodeled kitchen with granite countertops and travertine tile flooring, two-car garage.