



by Katie Lyness

As the end of summer approaches, lots of people make last-minute plans to go away on a quick vacation. But there are also outings people can do right in Pleasanton that can make them feel like they're far away without even leaving town. For example, a lot of people in Pleasanton don't realize they can visit and play with (on the public sidewalk side of the fence) the farm animals that live at the corner of Bernal Avenue and Independence Drive.

For about 50 years, Drea Colella's family has owned the property there, which she refers to as "The Ranch." Her grandparents were its first owners. On the ranch, which is quite a few acres, there are several horses, pigmy goats, Skittles the pony, some chickens, and a friendly llama named Oscar who loves to play. Most of the animals, and especially Oscar and Skittles, love human attention and come right up to the roadside fences to be played with by visitors. They like to be fed treats, too. Colella feeds the animals pellets and hay for their meals, but says visitors can feed them bread, carrots, lettuce, cookies, or old compost scraps (but no meat), as long as they stay on the sidewalk side of the fence (for safety reasons). The horses especially like carrots and will trot over to the fence if they see you holding one. It is Colella's uncle who paints the fences and makes sure they remain secure.



Katie Lyness

One word of caution is that if you play with or feed the animals you have to be very respectful and gentle with them because some of them will bite or spit if they are frightened. In fact, very young children should probably just admire the animals, but not actually touch them.

Colella thinks caring for the animals is easier than having a dog. She thinks of all the animals as family pets, even the exotic ones who don't live inside the house. When any of these animals die, the family feels as sad as someone else would feel if their dog or cat died. Colella and her family enjoy riding the horses, grooming them and making sure everyone is happy and healthy. They are also careful to make sure that animals placed together in the same arena (field) all get along with each other. There are actually several different arenas on the property, but this is something no one will discover unless they get out of their car and walk around on the Bernal Avenue and Independence Drive sidewalks.

Aside from the outdoor animals people see when they drive by, the family also has cats and dogs that live inside. These animals do not come up to the fence. That's okay though because it's really the llama, pony, horses and goats that are so fun to see because they are uncommon in our area.

Colella and her family are also looking into adopting a pot bellied pig in need of a home, through the California Pot Bellied Pig Association located in Pleasanton Hill (www.cppa4pigs.org). This charitable organization helps find new homes for unwanted or abandoned pot bellied pigs, and educates people about pot bellied pigs. The pig Colella may adopt is named City Girl and she is a three-and-a-half-month-old pot bellied pig that someone in San Francisco bought without first thinking about the fact that a small, city apartment might not make such a good home for a pig. If the adoption goes through, Colella will change the piglet's name, and that pig will eventually be another animal on the ranch who likes to come up to the sidewalk fences to socialize with people. That's one more great reason to visit.

Anyone looking for a fun, end-of-summer outing that barely even uses up any gas should take a drive over to the ranch, especially if you never knew you could get out of your car to play with the animals. Even better, if you eat at a restaurant downtown, walk over there afterwards with your non-meat leftovers; the ranch is just a few short blocks away and the animals would love to see you.

*Katie Lyness is a youth correspondent for the Pleasanton Weekly. She is a sixth grader at Pleasanton Middle School.*

# The llama days of summer

As the sunny season comes to an end, take a trip to see Oscar and Skittles



Drea Colella, granddaughter of the ranch owners, poses with Oscar the llama (left) and Skittles the horse (right). Above, Jenny Lyness, Katie's sister, demonstrates good llama-visiting technique.



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**Now Showing**

**Tropic Thunder**

★★★★

**Rated: R for plenty of language, violence, sexual references and drug use.**  
1 hour, 47 minutes

I'm a sucker for a Hollywood film that skewers its own—think "The Player," "Get Shorty" and "Living in Oblivion." As director, co-producer, co-writer and co-star of the ultimate Tinseltown spoof, Ben Stiller appears to agree.

Narcissism is the operative theme, Hollywood's most bloated egos fronting a Vietnam epic while struggling to keep cast and crew in check.

Temperamental director Damian Cockburn (Steve Coogan) is having trouble motivating his stars, each more self-important than the next. Tugg Speedman (Stiller) is a washed-up action star clinging to his celebrity. Corpulent comedian Jeff Portnoy (Jack Black) is attempting a "serious" film to clean up his image while method actor Kirk Lazarus (Robert Downey Jr.), a thinly veiled Russell Crowe with a stable-full of Oscars, is searching for artistic motive and suffering a massive case of identity crisis.

Their movie is "Tropic Thunder," based on the real-life memoirs of Vietnam vet Sgt. John "Four Leaf" Tayback (Nick Nolte), or so he says. As production consultant Tayback is scrambling for a tough-love approach to rouse the actors to new dramatic heights. His suggestion is to shoot the film guerilla-style, gritty and dirty with no handlers

or assistants in sight.

To that end the cast is dropped into hostile enemy territory, where their "assignment" is to liberate a POW camp in a fiery ambush that will feel genuine on camera. A slight run-in with a land mine leaves the troupe without direction—the ultimate in impromptu theater.

The laughs fly as fast and furious as enemy fire, courtesy of the heroin-factory thugs that take our boys hostage. Humor is rough and raunchy and dripping with conceit as the actors mask their insecurities with the blustery bravado and macho posturing so emblematic of fleeting fame.



Full frontal assault belongs to Stiller and company, but the rear is brought up by some surprising comic talent: most notably Tom Cruise in a career-saving turn as a monstrously vulgar producer who's all about the bottom line. Matthew McConaughey makes good as Speedman's brown-nosing agent, and Jay Baruchel, Danny McBride and Brandon T. Jackson (as rapper-turned-actor Alpa Chino—say it fast) are perfectly on point as the beleaguered back-ups.

Best of show belongs to Downey's stirring discourse about handicapped performances that have garnered Academy praise: horribly un-PC and wickedly funny. Ditto Stiller's rousing let's-put-on-a-show address at the expense of his indisposed director. Honorable mention to the film's spoofy opening trailers, featuring each of the leads in their most notorious onscreen role.

—Jeanne Aufmuth

**Ready to Rent**

**Brand Upon the Brain**

Criterion Collection DVD  
1 hour, 37 minutes  
Director: Guy Maddin

About two years ago I had the pleasure, and discomfort, to sit through a performance piece of actor/artist/avant-garde extraordinaire Crispin Glover (whose experience requires a different and much longer reminiscence than this mid-town newspaper can deliver). Nevertheless, Glover, you may know him most famously as George McFly, Marty's dad, from "Back to the Future" and the silent guy from the "Charlie's Angels" movies, was decked out in a Kafka-appropriate tweed suit, and presented a clever slide show in which he forged a Carrolesque narrative from a Victorian-era manners guide. What still pulsates from that evening is Glover's tense inflection and goofy sincerity in which the story, however surreal and fractured, took on a desperation that only he could convey.

It's a nice surprise then to find that the latest release of director Guy Maddin's "Brand Upon the Brain!" has Glover, along with such actors as Isabella Rossellini and Eli Wallach, narrating Maddin's silent tale of, as you'll hear Glover lament over and over, "the past...the past." This line is also a double-entendre because despite the story being a reflection of a lonely man recalling his demented childhood on a remote Canadian island, it is a sly innuendo on director Maddin's style, who looks to the films of the silent era and early talkies to express his celluloid apparitions, with pops, hisses, scratches and crackles littering both the aural and visual. It is a movie in which Glover could inhabit wholly (he's not in it, but he performed his narration live in front of a Chicago audience, which was probably a treat unto itself) and in which, although challenging, is one of the most haunting pictures of 2007.

The story is a reflection of a character aptly named Guy Maddin, who returns to his childhood home, the bleak Black Notch Island, where his puritanical moth-

er ran an orphanage and his father practiced ominous science experiments. In the act of painting the lighthouse, his mother's dying wish, a middle-aged Maddin begins to recall his tortured past, especially the time when Sis (Maya Lawson) and he befriended the teen detective Chance Hale, who disguised himself as his sister Wendy Hale (both played by Katherine E. Scharon) in order to investigate the disappearance of the orphans under mother's care. When father's science experiments are questioned by Chance, mother, who does not know of Chance's presence on the island, begins to suspect some sort of outside force threatening the family's ominous isolation.

I supplied the bare bones "plot" of "Brand Upon the Brain!" as a personal challenge because what is on the screen is so idiosyncratic, plot is inconsequential, only feeling is necessary. That feeling is deep sigh, as the narrator (take your pick) wails on about "the past...the past." What at first appears as hallucinatory melodrama is actually all too sincere, because within the flickering of the faux-ancient images the audience finds themselves drawn to them as documents, like grainy home movies, from their own pasts. Director Maddin, between his eccentricities, has fashioned "Brand Upon the Brain!" as the ultimate home movie where the viewer, like the character Guy Maddin, may get older, but the image is preserved on celluloid in order to supplement memory, and quiet their rapacious desire for "the past...the past."

—Joe Ramirez



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## Calling Bay Area artists

*Fremont Art Association hosts Plein Air Paint Out*

Artists from all over the Bay Area will gather at Lake Elizabeth Central Park in Fremont Sept. 13. The first in what hopes to be an annual event, the Fremont Art Association wants to reach out to other area artists.

Plein Air Paint Out is a chance for artists to garner inspiration from their surroundings to create two-dimensional pieces, including oils, acrylics, watercolors, pastels and mixed media. Artists will use the landscape for inspiration and reference. In view from the park are wildlife, the large lake, boat-house, snack bar, playgrounds, sports fields, trees and plants, with views of the Niles Mission San Jose hills.

Held from 9 a.m. to 5:30 p.m., painting will conclude by 3 p.m. and will be followed with a people's choice vote and silent auc-

tion at the Park Pavilion.

Those interested in joining should bring supplies, including an easel and chair if needed, a bag lunch and drinking water. Artists must be 18 years old to attend. FAA members pay a \$10 fee, and the price for non-members is \$20, which also includes a full membership through the end of the year.

The application deadline is Sept. 6 and participants must be pre-registered as Fremont regulations don't allow financial transactions to take place on city property. Applications and rules can be picked up at the FAA Gallery, 37659 Niles Blvd. in Fremont or from [www.fremontartassociation.org](http://www.fremontartassociation.org).

For more information call Robyn, 510-656-4939 or visit [www.fremontartassociation.org](http://www.fremontartassociation.org).

—Emily West



### Channeling imagination into new

The Pleasanton Art League and the Museum On Main join forces to inspire with the new exhibit called "Imagination Expressed." Featuring paintings, wood, ceramics, jewelry and textile artworks, the exhibit will be held in the Phoebe Hearst Room of the museum, 603 Main St., through Oct. 5. Artworks will be available for sale.

Museum admission is a \$2 per person requested donation and is open from 11 a.m. to 4 p.m. Wednesday through Saturday and 1 to 4 p.m. Sunday. Call 462-2766 or visit [www.museumonmain.org](http://www.museumonmain.org). To learn more about PAL, contact Pat Smith at 846-4138 or Charlotte Severin at 846-6382 or visit [www.pal-art.com](http://www.pal-art.com).

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## An opportunity from The Pleasanton Police Department Bicycle Helmet Event!

**D**id you know that about 540,000 bicyclists visit emergency rooms with injuries every year? Of those, about 67,000 suffer head injuries and about 27,000 are serious enough to require hospitalization. Most serious head injuries occur because the rider was not wearing a helmet.

If you need a bicycle helmet or want to have a helmet adjusted to fit properly, come to a bicycle helmet safety event from **9 a.m. to noon, on Saturday, Aug. 23, 2008, at the Amador Theater, 1155 Santa Rita Road**. The free event is hosted by the Pleasanton Police Department, who will provide free helmets\* to riders ages 5 to 18, helmet fittings, and bicycle safety information.

**For more information contact CSO Teresa Meyer at (925) 931-5237 or by email at [tmeyer@ci.pleasanton.ca.us](mailto:tmeyer@ci.pleasanton.ca.us).**

**\*Helmets subject to supply on hand and proper fit.**

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# Dining Out

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201 Main St., Pleasanton, (925) 484-0789. Vic's delivers a starry mix of American food, fast service and a cheery atmosphere. Owner Vic Malatesta teamed his love of sports with his passion for good food to create a solid dining experience. Vic's is open daily 7 a.m. to 2 p.m. Evening banquets and daytime catering are available.

### Bridges

44 Church St., Danville, 820-7200. Executive Chef Kevin Gin interprets California-American cuisine with European and Asian influences with expansive lunch and dinner menus. Add dessert, wine and cocktails and you have Bridges' casual fine dining experience. Visit [www.bridgesdanville.com](http://www.bridgesdanville.com) for event and private party details.

### Pleasanton Hotel Restaurant

855 Main St., Pleasanton, 846-8106. Executive Chef Chris Smith offers exciting contemporary American cooking at lunch and dinner, featuring

a wide selection of fresh fish entrees. Also offering our famous Sunday Champagne Buffet Brunch full bar and patio service. Visit us at [www.pleasantonhotel.com](http://www.pleasantonhotel.com) for menus and private party and catering details.

### Zorn's Restaurant

3015 Hopyard Road, Pleasanton, 462-0994. Located in the Hopyard Village Shopping Center, Zorn's serves breakfast all day. Open seven days a week from 6:30 a.m. to 3 p.m. with breakfast and lunch specials. Dine in or take out. Catering also available.

## Asian-Pacific

### Mahalo Grille

425 Main St., Pleasanton, 462-2800. Treat yourself to a taste sensation at Mahalo Grille featuring a variety of Pacific seafood, Hawaiian fresh fish and shell fish, and "Mahalo" signature selections. Also try our various vegetarian-friendly offerings, California wines and island cocktails. Visit [www.mahalogrille.com](http://www.mahalogrille.com).

## Barbecue

### Red Smoke Grill

4501 Hopyard Road, Pleasanton, 734-0307. Home of the Tri Tip and Blue, Red Smoke Grill was Voted Reader's Choice Best 2006, 2007, 2008. Dine in or take out rotisserie chicken, ribs, prawns, salads and tri tip, or pulled pork sandwiches. Relax with a beer or a bottle of wine. Visit [www.redsmokegrill.com](http://www.redsmokegrill.com).

## Brewpub/Alehouse

### Main Street Brewery

830 Main St., Pleasanton, 462-8218. Pleasanton's only BrewPub, some ales (Attaboy IPA) are brewed with locally grown hops. We also have a rotating selection of guest brews and seasonal ales. To-go orders welcome and we're available for parties up to 100. Live music every Friday and Saturday, visit [www.mainstreetbrewery.com](http://www.mainstreetbrewery.com) for activities and specials.

### The Hop Yard American Alehouse and Grill

3015H Hopyard Road, Pleasanton, 426-9600. Voted Best Watering Hole in Pleasanton, The Hop Yard offers 30 craft beers on tap as well as great food. The full-service menu includes appetizers, salads and grilled fare that will bring you back time and again. Banquet facilities available. On the web at [www.hopyard.com](http://www.hopyard.com).

470 Market Place, San Ramon, 277-9600. Featuring a giant 8-foot projection screen for major sporting events, they also feature 30 beers on tap and a great grill. Go in for the beer, go back for the food. More at [www.hopyard.com](http://www.hopyard.com).

## California Cuisine

### Stacey's Cafe

310 Main St., Pleasanton, 461-3113. Located on Main Street in downtown

Pleasanton, Stacey's is open for lunch and dinner seven days a week, serving fresh California cuisine. Come as you are and enjoy our dining room, banquet room, outdoor patios and full bar. Visit [www.staceyscafe.com](http://www.staceyscafe.com).

## Catering

### Fontina's Catering

349 Main St., Downtown Pleasanton, 462-9299. Fontina Ristorante's award-winning menu can now be delivered to your home or office. Our lunch and dinner specialties feature homemade soups and pastas, premium seafood and meats, and a vegetarian menu. For parties of 10 or more, we'll include free dessert or 10 percent off your total bill (excluding tax).

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### Pleasanton Hotel Catering

846-8112. The Pleasanton Hotel Restaurant has proudly provided our fine-dining restaurant, banquet and catering services in the Tri-Valley for over 25 years. We have multiple catering packages to choose from to fit any event & budget; we also tailor menus to fit client's needs. Executive Chef Chris Smith also offers an array of creative events from In-Home Personal Chef to Cooking Classes. Our commitment to provide the highest quality of food plus prompt and attentive service has given us a reputation we are very proud of. Contact Gerard Lek for more information 846-8112.

## Continental

### Barone's

475 St. John St., Pleasanton, 426-0987. Pleasanton's most romantic continental cuisine restaurant features innovative pasta, seafood and meat entrees, outdoor dining, and a full bar. Barone's is open for dinner seven nights and lunch Monday through Friday, with live music on Friday and Saturday evenings. Ask about our banquet facilities and special events.

## Fusion

### Oasis Grille

780 Main St., Pleasanton, 417-8438. Visit downtown Pleasanton's exotic dining destination. Oasis features kabobs, rice and vegetarian dishes, to name a few. Check out our updated wine and exotic cocktail menus. We also cater! Visit [www.OasisGrille.com](http://www.OasisGrille.com).

## Italian

### Fontina Ristorante

349 Main St., Pleasanton, 462-9299. This popular downtown restaurant gets rave reviews from both locals and visitors. Fontina offers a changing, seasonal menu and daily specials—including homemade soups, pastas, seafood, chicken and veal—served in a comfortably elegant atmosphere. We have indoor and outdoor seating. Join us for Saturday and Sunday champagne brunch.

### La Vite Ristorante

3037-G Hopyard Road, Pleasanton, 485-4500. La Vite Ristorante was rated "A" by the Contra Costa Times restaurant critic and voted the best Italian restaurant by the readers of the Tri-Valley Herald. We're located off the beaten path of downtown Pleasanton in the Hopyard Village Shopping Center.

### Girasole Grill

3180 Santa Rita Road at West Las Positas Boulevard, Pleasanton, 484-1001. Girasole, a locally owned family business, is an award winning California style Italian restaurant. It was voted Best Italian Restaurant by Pleasanton Weekly readers for 2007. We feature signature cuisine such as Scoozzi, Absolut! prawns, chicken gorgi, ppinach for Veronica, Tuscan pork and signature fresh seafood... just to name a few. We are upscale, but California casual with friendly prices.

### Silver Palate Restaurant & Market

680 Main St Downtown Pleasanton, 417-5900. The ambiance of this restaurant evokes the light-filled expanse of a European marketplace, while the outdoor patio captures the best in al fresco dining. Choose from a wide selection of flavorful entrees and side accompaniments ... Just \$14.95 or less everyday! We also feature a special dinner menu. Kids

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#### Sato Japanese Cuisine

3105-K Hopyard Road, Pleasanton, 462-3131. Makoto Sato, Owner Operator has been serving traditional Japanese cuisine for over 25 years in Pleasanton. Enjoy the variety of our sushi bar and Japanese tempura and teriyaki sushi. We are open for lunch and dinner. We also do catering. Open Tuesday through Sunday and closed Monday.

### Mexican

#### Blue Agave Club

625 Main St., Pleasanton, 417-1224. Come downtown for fine dining and casual lunches in our outdoor patio. Our menu includes a variety of selections from classic tortilla soup and mole poblano to grilled salmon (a house specialty) and filet mignon with a spicy Chipotle Chile sauce. We also specialize in premium "sipping" tequilas and carry over 200 different varieties. Visit [www.blueagaveclub.com](http://www.blueagaveclub.com).

### Pizza

#### Gay Nineties Pizza Co.

288 Main St., Pleasanton, 846-2520. Gay Nineties is family-oriented with an extensive menu, including our renowned pizza, Italian dishes, salads and sandwiches. We also have wine, beer, patio dining and games for kids. Come for groups, take out and call-ahead lunch orders. We're open seven days a week from 11 a.m. to 11 p.m.

### Steakhouse

#### Bighorn Grill

2410 San Ramon Valley Blvd., San Ramon, 838-5678. Relax in our luxurious "mountain lodge" with a quintessential martini. Experience the aroma and flavors of our wood-fired grill. Enjoy a savory steak, tradi-

tional prime rib, smoked ribs, fresh seafood, and a variety of signature dishes. Fabulous wine list and two private banquet rooms. Visit [www.bighorngrill.com](http://www.bighorngrill.com).

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Open daily from 11am  
[www.redsmokegrill.com](http://www.redsmokegrill.com)



## Mera Vino Wine Boutique & Lounge



Lounge now open 5pm-10pm Thursday-Sunday • Call for reservations!  
Boutique is open everyday 11am-9pm

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925 999 Wine (9463) • [MeraVino.com](http://MeraVino.com)

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\*APR = Annual Percentage Rate. The APR listed includes the maximum discount available on a new automobile loan with Sterlent's Incentive Loan Rate Program. 120% financing plus tax, title, registration and extended warranty is available. Terms available up to 84 months. Commitment household Members qualify for .10% (10 basis points) discount from the regular rate on consumer loans except credit cards and mortgage loans. An additional .10% discount (10 basis points) applies to vehicle loans with a hybrid engine or a gas engine that gets at least 30 MPG highway as stated on the [www.fueleconomy.gov](http://www.fueleconomy.gov). The monthly payment on a \$20,000 auto loan with a 60-month term and an APR of 4.90% would be \$376.57. Your loan's rate and payment may be different depending upon your credit history and vehicle's loan to value. APR, conditions and terms are subject to change without notice. Visit [www.sterlencu.org](http://www.sterlencu.org) for current rates.

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**NCUA**  
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# Marketplace

## Pleasanton Weekly

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**NEED HELP WITH QUICKBOOKS?**  
No job too big or too small!!!  
Over 23 years experience  
in all aspects of bookkeeping.

Call Linda 925.918.2233

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Computer Help  
**Tri-Valley PC MEDIC**  
2007-08 Pleasanton Weekly  
"Best Computer Repair"  
2006 Diablo Magazine  
"Best of the East Bay!"  
**Ken Cook**  
"I Make House Calls!"  
Tune-up/Repair/Upgrade/Training  
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M-F 8a-8p / Wknds & Hols 9a-6p  
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First One Hour Meeting FREE!

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Trained professional, daily visits,  
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Tree Service, Clean-Up & Aeration  
**\$25 per visit on select homes**  
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For more information  
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Professional Service Since 1980  
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We specialize in refinishing Kitchen Cabinets,  
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### Remodeling/ Additions

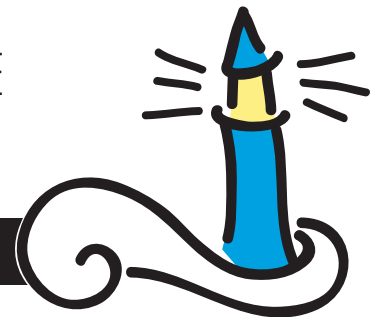
**HEIER Construction** (925) 989.3809  
CA LIC#837402  
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Plumbing/Electrical  
30+ year Tri-Valley resident  
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Fogster.com offers FREE\* postings online and the opportunity for your ad to appear in print to more than 80,000 readers. You can log on to fogster.com 24/7, and your online ad starts immediately.

TO RESPOND TO ADS WITHOUT PHONE NUMBERS GO TO **FOGSTER.COM**

\*Some ads require payment. Home Services and Mind & Body ads require contact with the customer service representative at 925-600-0840, Ext. 12.



## BULLETIN BOARD

### 115 Announcements

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in 111 alternative newspapers like this one. Over 6 million circulation every week for \$1200. No adult ads. Call Stephanie at 202-289-8484. (AAN CAN)

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Best of the Men Singles Dance

Diablo Valley Quilters

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Fast, Affordable & Accredited  
FREE Brochure. Call NOW!  
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Discover YOUR Inner Athlete! Outdoor Exercise Class Women of all fitness levels. 1hr/day, 3,4,5 day/wk. 457-4587 ContraCostaBootCamp.com

**Teaching/Tutoring**  
By Credentialed Teacher  
in Algebra & Geometry  
Call Vicky 925-846-4241

### 133 Music Lessons

**HARP LESSONS FOR ALL AGES**  
Try Something New!  
Call Bennetta Heaton  
(925) 820-1169  
- located in Danville -

**Piano Lessons**  
call Courtney - 925.600.1573

**Piano lessons for all ages**  
Experienced piano teacher (MTAC member) accepts new students. All levels welcomed. Call Marzena Jones, M.A. 925-209-8338

### 140 Lost & Found

Found Parakeet



### 201 Autos/Trucks/ Parts

**Donate Vehicle**  
Receive \$1000 Grocery Coupons,  
Your Choice. Noah's Arc, No Kill  
Animal Shelters. Advanced Veterinary  
Treatments. Free Towing, IRS Tax  
Deduction. Non-Runners.  
1-866-912-GIVE. (Cal-SCAN)

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A Child's Life Through Research &  
Support! Free Vacation Package. Fast,  
Easy & Tax Deductible. Call 1-800-252-  
0615. (Cal-SCAN)

**Pontiac 1995 Firebird Trans Am**  
61k org Miles! \$6500-95' Black, Fully  
Loaded,Runs Great! Org owner, Scot at  
#925-461-3353

Subaru 1999 Outback Legacy Limited  
-\$6500.00

**fogster.com**

### 202 Vehicles Wanted

**OLD MOTORCYCLES WANTED!**  
1960-70-80s All Makes & Models  
Running or not, lost title ok, cash  
waiting. halcyonmotors@yahoo.com  
(415)999-8226

### 210 Garage/Estate Sales

Danville, 108 Charles Lane, August 23rd  
8AM to 4PM

East Bay, Auction - Estate Clean Out,  
Open Dates

Livermore, 980 Cromwell St, May 24  
7-12

Pleasanton, 1688 Calle Santiago, Aug.  
23rd, 8-3

Pleasanton, 1702 Nursery Way, August  
23, 8-5

Pleasanton, 2726 Oregon Court,  
August 23, 8 - 12

Pleasanton, 4253 Garibaldi Place,  
August 23 7:30am-3pm

Pleasanton, 7114/7106 Corte Balboa,  
Aug. 22 & 23, 9-2

### 215 Collectibles & Antiques

PEZ candy dispensers - \$75.

Royal Doulton figurine - \$60

### 220 Computers/ Electronics

**GET A NEW COMPUTER**  
Brand Name laptops & desktops  
Bad or NO Credit - No Problem  
Smallest weekly payments available. It's  
yours NOW - Call 800-803-8819  
(AAN CAN)

HP Q5949A Print Cart. - \$ 65

### 240 Furnishings/ Household items

\$30 fashion jeans,brand new! - \$30

3 piece kitchen carving set - \$10

GE Monogram SS Dishwasher - \$550

Matching Couch and Love Seat - \$100

Sewing Machine,Viking Designer 2 -  
\$1,950

Wood Burning Heat Machine - \$50

### 245 Miscellaneous

COMPOSTING RED WORMS - \$25.00

Jazzy Power Chair XL - \$1,750

Non-stick stove top grill - \$20

**Storage Shed 10'w 8'd**  
New, in original shipping box; See:  
http://www.sheds.com/ Arlington model  
for similar.

The training potty - \$8

### 250 Musical Instruments

Yamaha electronic keyboard - \$145

### 260 Sports & Exercise Equipment

Weight Bench-with WEIGHTS - \$80.00



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### 330 Child Care Offered

Blue Sky Day Care

Blue Sky Day Care

**Childcare in Pleasanton**  
Safe, clean and respectful licensed  
home in Vintage Hills has openings for  
FT children. Excellent references! 925-  
846-3896

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Offers excellent Math tutoring. Visit  
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nometry, geometry, science & chemistry  
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### 350 Preschools/ Schools/Camps

**Summer Day Camp**  
Valley Christian Elementary School  
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7500 Inspiration Drive  
June 23 - August 8, 2008  
7:00 AM - 6:00 PM

Explore and discover the world  
around you and how you can make  
a difference!

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for starters!

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Camp Directors at (925) 560-6276  
or summerdaycamp@dublinvcc.org

Write Now! Summer Writing Camps



### 420 Healing/ Bodywork

**STRESSED OUT?**  
MAGNOLIA Extract Can Help!  
For FREE sample, send email with name  
and address to:  
magnolia@hfn-usa.com (AAN CAN)

### 450 Personal Growth

Ready for the Next Step?



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havecashmail.com



**CEO Income from Home**  
If you are financially motivated, driven  
and want to excel in life, call:  
888.706.9580

### 560 Employment Information

**\$\$\$HELP WANTED\$\$\$**  
Earn Extra income assembling CD  
cases from Home. CALL OUR LIVE  
OPERATORS NOW! 1-800-405-7619 ext.  
150 http://www.easywork-greatpay.  
com (AAN CAN)

**\$600 WEEKLY POTENTIAL\$\$\$**

Helping the Government PT. No Experience, No Selling. Call: 1-888-213-5225 Ad Code L-5. VOID in Maryland and South Dakota. (AAN CAN)

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Government Postal Jobs! \$17.80 to \$59.00/hour Entry Level. No Experience Required/NOW HIRING! Green Card O.K. Call 1-866-477-4954 ext. 93 Closed Sundays. (AAN CAN)

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**Driver**

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For Experienced Teams: Dry Van & Temp Control available. O/Os & CDL-A Grads welcome. Call Covenant 1-866-684-2519 EOE. (Cal-SCAN)

**Driver - CDL Training**

\$0 down, financing by Central Refrigerated. Company Drivers earn average of \$40k/year. Owner Operators average \$60k/Year 1-800-587-0029 x4779. [www.CentralDrivingJobs.net](http://www.CentralDrivingJobs.net) (Cal-SCAN)

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Look no further than Heartland! We have great miles, great pay, 1100 mile length of haul, western freight, drop and hook, no touch, overtime and more. Heartland Express 1-800-441-4953. [www.HeartlandExpress.com](http://www.HeartlandExpress.com) (Cal-SCAN)

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**Drivers**

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NCIM is looking for Event Personnel to hand out samples in local grocery stores. \$12+/hour. Weekends call 800-799-6246 ext.168 or visit [www.ncim.com](http://www.ncim.com) (Cal-SCAN)

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Paid on-the-job training for H.S. grads. Must be physically fit and under age 34. Good pay/benefits. Paid relocation. Call 1-800-345-6289. (Cal-SCAN)

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Average pay \$20/hr or \$57k/yr includes Federal Benefits and OT. Placed by adSource, not USPS who hires. 1-866-616-7019. (AAN CAN)

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An established and expanding international company is seeking an Accounts Payable and Accounts Receivable specialists for an immediate start. The ideal candidates will have strong communication skills and be extremely detail oriented. Forward your resume

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Need someone with a winning personality and great stage presence? I will be your announcer/emcee at your event: charity function, auction, talent show, wedding, school function, etc., any event that requires an announcer or presenter. I will travel anywhere in the Bay Area and my rates are very reasonable.

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Phone (650) 888-8979

**624 Financial**

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I buy notes and Deeds of Trust - call Frank 530-885-8032 or visit [www.FGRealEstateInvesting.com](http://www.FGRealEstateInvesting.com) for FREE information and quote. (Cal-SCAN)

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Looking for a cost efficient way to get out a News Release? The California Press Release Service is the only service with 500 current daily, weekly and college newspaper contacts in California. Questions call (916) 288-6010. [www.CaliforniaPressReleaseService.com](http://www.CaliforniaPressReleaseService.com) (Cal-SCAN)

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Prompt, experienced driver to transport individuals or groups short/long distances, corporate or leisure travel to airports, proms, weddings, wine tours. Excellent references. Town Car. 925.395.8181

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Cement, Brickwork, Sod & Sprinkler Install, Fence/Deck Repair, Waterfalls, Fountains  
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Licensed General Contractor  
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Roof Maintenance and Repair.  
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**805 Homes for Rent**

Pleasanton, 2 BR/2.5 BA - \$2400.00

**Pleasanton, 3 BR/2.5 BA**  
We have a REMARKABLE 2-story duet for rent in Pleasanton! This home features 3 bedrooms, 2.5 bathrooms and a 2 car garage with great storage!  
Good size backyard with dog run; new landscaping  
New carpeting; new paint; new flooring  
Available 08/30/08!!  
Near Schools! Near Downtown! Near shopping!  
Central heat and air.  
No rear neighbors.  
Contact Jeff at 925-321-6420

**Pleasanton, 5+ BR/3 BA**  
2794 Calle Alegre, Lisa 461-9663

**809 Shared Housing/Rooms**

**ALL AREAS - ROOMMATES.COM.**  
Browse hundreds of online listings with photos and maps. Find your roommate with a click of the mouse! Visit: <http://www.Roommates.com>. (AAN CAN)

**825 Homes/Condos for Sale**

**Manufactured/Mobile Homes**  
New with warranty. Buy at Factory for \$19,900. Photos and Floor plans online [www.FactorySelectHomes.com](http://www.FactorySelectHomes.com) or 1-800-620-3762 for color brochure. (Cal-SCAN)

Danville, 3 BR/3 BA - 649000  
Dublin, 3 BR/2 BA - \$520,000  
Livermore, 3 BR/1 BA - \$300,000  
Livermore, 4 BR/2.5 BA - \$639,000  
Pleasanton, 3 BR/2 BA - \$769000

**830 Commercial/Income Property**

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1,400 sq ft in Distinguished San Ramon. Prime second floor space in the Crow Canyon Business Office Park at Crow Canyon Court. \$2260/mo Donna Singh (925)820-2772

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\$6900, Studio 650-210-9054

**850 Acreage/Lots/Storage**

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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)

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Just \$29,900. Your own gorgeous ranch. Stunning land, inspiring views, great location, 2 hours east of Salt Lake in ideal outdoor recreational area. County maintained roads, ready to build or just hold and enjoy. Priced at bulk acreage prices for quick sale. Must sell. EZ Terms. Call UTLR 1-888-693-5263. (Cal-SCAN)

**Colorado Mountain Ranch**  
Newly Released, priced to sell. 35 acres - \$39,900. Majestic lake & Mountain views, adjacent to national forest for camping or hiking, close to conveniences. EZ terms. 1-866-353-4807. (Cal-SCAN)

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20 acre ranches. Roads Surveyed. \$15,900, \$200 Down, \$159/month. Money Back Guarantee. Free Maps & Pictures. 1-800-343-9444. No Credit Checks!! (Cal-SCAN)

**Foreclosure Special!**  
100+ Acre Colorado Ranch for \$49,900. Year-round roads, utilities. Access to 6,000+ acre recreation land. Call 1-866-OWN-LAND x4392. (Cal-SCAN)

**PET OF THE WEEK**



CATHERINE HANSEN RUSH

**What's the buzz?**

Well, the SPCA just can't stop talking about him! They say this 3-year-old, neutered male Akita mix named Buzz is one of their favorite dogs. Buzz is "rough and tumble" outdoors and a cuddly couch potato indoors. This handsome fellow loves to be around people and he'll make someone a wonderful companion. Buzz plays well with other energetic dogs and he knows many of the basic obedience commands. Buzz weighs about 60 pounds and he loves to play and run in the yard. Look Buzz up on the Web at [www.east-bayspca.org](http://www.east-bayspca.org) and look for adoptable dogs at the East Bay SPCA Tri-Valley adoption center. The SPCA is open from 1 to 8 p.m. Wednesday through Thursday and 11 a.m. to 6 p.m. Friday through Sunday. Call 479-9670. Buzz on over and visit us!

**PLEASANTON WEEKLY**  
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Need new customers?  
Our loyal readers want to know about your business.  
For Market Place Ads Contact Art (925) 600-0840 x12  
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Best land deal: 20 ac- Ponderosa Pines, County Road and Utilities. Was: \$99,900. Now: \$79,900. 160AC with New Log Cabin Was: \$199,900. Now: \$149,900. 208AC w/Huge Storage Barn Was: \$299,900. NOW: \$249,900. Affordable financing, discounted prices. Absolutely beautiful land. Call 877-229-7840 Visit [www.WesternSkiesLand.com](http://www.WesternSkiesLand.com) While we talk! (Cal-SCAN)

**Nevada - Lakefront Property**  
pprox. 2 hrs. South of Carson City. 1 ac Dockable \$149,900. 1 ac Lake Access \$49,900. 38,000 ac Walker Lake, very rare. Home sites on paved road with city water. Magnificent views, very limited supply. New to market. [www.NVLR.com](http://www.NVLR.com) Call 1-877-542-6628. (Cal-SCAN)

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

**New Mexico 140 Acres**  
New to Market. Ranch Dispersal - \$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)

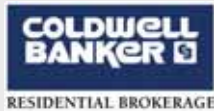
**TEXAS LAND SALE!!**  
20-acre Ranches, Near BOOMING El Paso. Good Road Access, Surveyed. ONLY \$15,900. \$200/down. \$159/mo. No Credit Checks. 1-800-843-7537 <http://www.sunsetranches.com> (AAN CAN)

**Washington-Idaho Border**  
Almost Heaven. 6 ac just \$49,900. Calendar cover beauty in Palouse Country. Rare acreage in an area where land is rarely available. Rolling hills, river access, near town & golf, close to WSU. Has it all including great price, must see. EZ terms. Call WALR 1-866-836-9152. (Cal-SCAN)

**PLEASANTON WEEKLY**  
**.COM**

5760 Belleza Drive

Pleasanton



Open Sunday 1-4PM

### Awesome "Verona" Town Home

**A** must see! Approx. 1,302 sq ft, 2 Bedroom, 2 Bathroom Pleasanton Town Home in a Great Location and Close to BART!

Nicely Upgraded End Unit with One Car Attached Garage, Kitchen Features Newer Gas Range, Tile Counter Tops and Hardwood Flooring, Some Newer Vinyl Windows, Ceiling Fans, Upgraded Fixtures, Tile Flooring In Baths, Two Panel Doors...More!

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# Real Estate

## Government-insured share of mortgage applications triples

*Higher loan limits add to FHA loan volume*

by Jeb Bing

**T**he government-insured share of mortgage applications tripled in the past year according to data from the Mortgage Bankers Association's Weekly Mortgage Applications Survey.

Of all mortgage applications accepted in July, 29.1 percent were for government-insured loans (consisting of mostly FHA loans) compared to 8.4 percent in July 2007.

The government-insured share has been increasing since February 2007 and only since the beginning of this year has the share exhibited significant increases; up from 9.4 percent in January. Since the MBA survey's inception in January 1990, the lowest recorded share was 5.8 percent in August 2005 and the highest was 43.8 percent in February 1990.

According to the MBA, several reasons have increased government-insured loans:

- In March of this year, the Economic Stimulus Act of 2008 temporarily raised the FHA and conforming loan limits for most areas in the country, which broadened FHA financing for more borrowers. The passage of the Housing Bill in July 2008 made these higher loan limits permanent.

- Data from the U.S. Department of Housing and Urban Development (HUD) show that the level of conventional to FHA refinance applications has increased 317 percent on a year over year basis in July, the bulk of which is likely from subprime ARM products. Similarly, the level of conventional to FHA refinance endorsements has increased 260.8 percent on a year over year basis. Based on the MBA survey, application volume for government-insured loans was up 133.9 percent in July from a year ago, while application volume for conventional loans was down 50.2 percent, evidence of a shift from conventional to government-insured mortgages.

- FHA loans typically have lower down payments than those offered by Fannie Mae and Freddie Mac. Generally the maximum loan to value (LTV) ratio for FHA loans is 97 percent and 95 percent for the Government Sponsored Enterprises (GSEs).

- Conventional GSE loans typically have higher credit score requirements than FHA loans.

The higher application and endorsement activity for government-insured loans highlights the need for FHA modernization, the NBA said. ■

## Builder confidence holds steady in August

*Sales expectations improve, but not in California*

**A**nticipating positive impacts of newly enacted housing stimulus legislation, single-family home builders across the country have registered some improvement in their outlook for home sales in the next six months.

The National Association of Home Builders/Wells Fargo Housing Market Index for August, released Wednesday, showed that the overall confidence measure held even this month at 16, while the component gauging sales expectations rose two points to 25.

"With the passage of crucial housing legislation last month that created an attractive home buyer tax credit, there is a sense that home sales may soon be reaching a turning point," noted NAHB President Sandy Dunn, a home builder from Point Pleasant, W.Va. "Builders are anticipating the stimulative effects of this legislation and are optimistic that the tax credit will give those buyers who've been sitting on the fence the reason they need to jump back into the market."

The Housing and Economic Recovery Act of 2008, signed into law by President Bush on July 30, implemented several critical reforms to the housing finance system, provided aid to troubled homeowners facing foreclosure and created a temporary \$7,500 tax credit for first-time homebuyers who meet certain income requirements.

The NAHB has developed a website at [www.federalhousingtaxcredit.com](http://www.federalhousingtaxcredit.com) to promote the tax credit and answer commonly asked questions about it.

"While our overall measure of builder confidence remains at a record low at this time, it is a good sign that two out of three of the HMI's component indexes rose in August, and this may

be an indication that we are nearing the bottom of the long downswing in new-home sales," said NAHB Chief Economist David Seiders.

"Our current forecast shows stabilization of sales during the second half of this year, followed by solid recovery in 2009 and beyond," he added.

Derived from a monthly survey that NAHB has been conducting for more than 20 years, the NAHB/Wells Fargo HMI gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor." The survey also asks builders to rate traffic of prospective buyers as "high to very high," "average" or "low to very low." Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view sales conditions as good than poor.

Two out of three of the HMI's component indexes posted gains in August, including a one-point rise in the index gauging current sales conditions, to 16, and a two-point uptick in the index gauging sales expectations for the next six months, to 25. The component gauging traffic of prospective buyers remained unchanged, at 12.

Regionally, the Northeast and Midwest each posted gains in builder confidence, with the Northeast up two points to 16 and the Midwest up four points to 14. Meanwhile, the South remained unchanged at 20, and the West, whose new-homes market has been heavily impacted by an upswing in foreclosure sales at cut-rate prices, posted a decline of three points to 11.

—Jeb Bing

**NEWLY PRICED!**

Courtesy of Marty Sborov

### Luxurious Pleasanton Real Estate



**20 1/2 CASTLEWOOD DR  
\$1,425,000 OPEN SUN 2-5**

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

**1098 Laguna Creek  
\$1,995,000**

This is an estate-type home—a 15 out of 10. Photovoltaic, Saline Pool, Putting Green, Artificial Turf, Rose Garden and Outdoor Room/kitchen with fireplace & arbor. Backs to open space and valley course at Castlewood.



**Marty Sborov**  
925.484.2045  
[Marty@MartySborov.com](mailto:Marty@MartySborov.com)  
[www.MartySborov.com](http://www.MartySborov.com)



5075 Hopyard Rd. Ste. 110  
Pleasanton, CA 94588

OPEN SAT 1-4



**8080 CANYON CREEK CIRCLE,  
PLEASANTON**  
*Offered \$779,000*

Just listed! Elegantly upgraded 3 bedroom, 2 1/2 bath Canyon Creek home. This gorgeous 2 story home features wainscoting, crown molding, a fireplace, 1 year new carpet, fresh paint, a quiet back yard and much more! An absolute MUST see! Please call Cindy today for a showing appointment.



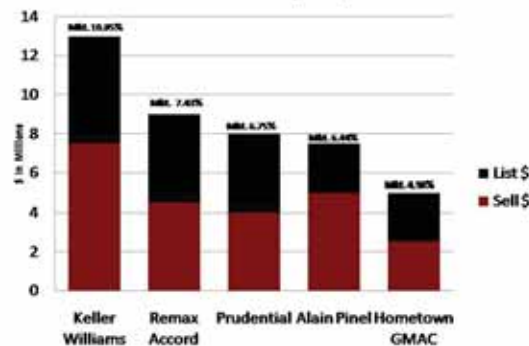
**Gene & Cindy Williams 918-2045**

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#1 Keller Williams  
Tri-Valley Realty**

*Information provided by Broker Metrics*



COMING SOON



**4931 MONACO DR., PLEASANTON**  
*Call for pricing!*

Bank-owned! Spacious 5 bedroom, 3 bath home in highly desirable Pleasanton Hills. This home features an upgraded kitchen, fireplaces, pool, office, and theatre room with a built-in projection tv and speakers. Gorgeous views! Call 877-48-TEAM-W for details.



*Shannon Witters*  
Williams Witters Real Estate Team

**Williams Witters Team 918-2045**



**2628 MARIA STREET,  
PLEASANTON**  
*Priced to Sell at \$715,000*

Gorgeous and highly upgraded 3 bedroom, 2.5 bath Stoneridge Square beauty! Over 1900 sq feet of living space and built in 1999. Close to desirable Mohr Elementary! Hurry it won't last! Check it out online at [www.2628MariaSt.com](http://www.2628MariaSt.com)



**Beth LaGrant 924-0444**



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

Vacation at home! Over 3/4 flat acre lot! Open floor plan w/ cathedral ceilings, hardwood floors, remodeled kitchen w/ granite countertops & maple cabinets. Beautiful yard w/ pool, sports court, deck and lush gardens. Seller will consider TRADE.



**Melissa Pederson 397-4326**



**LOCATION, LOCATION, LOCATION!**

3 Bedroom, 2 Bath home just one block from downtown Pleasanton. Wonderful neighborhood on Walnut Drive. Hardwood floors and huge backyard for entertaining. No smoking or pets. \$2,500/month.



**DeAnna Armario 260-2220**

OPEN SUN 1-4



**1506 CARNELIAN LANE  
LIVERMORE**  
*Offered at \$890,000*

Gorgeous majestic oak graces this one of a kind property in Sandhurst. This Mediterranean style 5 bd/3 bth home is on the most desirable premium lot in the development. Close to Hwy 84 and 580, as well as local schools. Join us on Sunday.



**Joan Sakyo 989-4123**

OPEN SUN 1-4



**KRAL PLACE,  
PLEASANTON**  
*Offered at \$849,000*

4 bed/2 bath completely remodeled Mohr Park Beauty! This home looks like it stepped right out of the Pottery Barn. Spacious backyard includes pool, spa, grass area—perfect for entertaining! Top notch schools, quiet court location make this home a winner!!



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## PLEASANTON



**PRIVATE GATED OASIS** 23,868 sq. ft. lot. Single story 4BD plus office/2BA, 2,167 sq.ft., 3-car detached garage, Detached Work Shop. Custom Kitchen. **\$1,195,000**

925.200.4723 - Tiffany Rose

## DUBLIN



**STUNNING HOME W/VIEWS** 5BD/4BA, 3,411 sq.ft., highly upgraded Tamalpais model w/1BD and 1BA downstairs. Gourmet kitchen/familyrm. **\$968,000**

925.858.5400 - Sheri Platter

## PLEASANTON



**PLEASANTON MEADOWS AT ITS BEST!** 4BD/2½BA, entirely remodeled from top to bottom. Private deck & hot tub surrounded by trees. **\$859,000**

925.200.4723 - Tiffany Rose

## CASTRO VALLEY



**WONDERFUL TWO STORY** 3BD/3BA, updated kitchen, living & family rooms each with wood burning brick fireplaces. Gorgeous backyard. **\$620,950**

925.580.5793 Wendy Washburn

## PLEASANTON



**PLEASANTON VILLAGE** Enjoy the privacy and comforts of this charming home with 2 Master Suites, 2 ½ baths, 1,480 sq. ft. **\$574,888**

925.858.5400 - Sheri Platter

## LIVERMORE



**EXPANDED and UPGRADED!** Like new, 3BD/2BA, totally remodeled and expanded. 1,700 sq. ft. New kitchen w/granite, stainless steel. **\$520,000**

925.487.1427 - Tony Leavens

## PLEASANTON



**CLOSE TO DOWNTOWN** 3BD/2BA, darling single story patio home w/private patios front and back, no common walls and 2-car attached garage. **\$410,000**

925.200.4723 - Tiffany Rose

## TRACY



**LARGEST LIBERTY MODEL** 4BD/3BA, w/1BD/1BA downstairs. Tile floors from entry into kitchen. High ceilings, light & bright w/lots of windows. **\$409,999**

925.426.3831 - Angela Ochs

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REALTORS

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OPEN SUN 1-4



### LIVERMORE

2801 VINE CT \$999,998

A True Wine Country Jewel Breathtaking Views Dramatic Entry w/soaring ceilings, 5" cherry-wood flooring. Gourmet kitchen w/Thermador S/S, slab granite, tumbled marble .2 frplcs. Jck/Jill Blt-Ins, Stone acctcs, Surr sound.

KRISTIN AURE 925.583.2169

OPEN SUN 1-4



### PLEASANTON

PRAIRIE DR \$1,248,000

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.

PHYLLIS WEINER 925.872.1416

OPEN SUN 1-4



### PLEASANTON

5580 PASEO NAVARRO \$1,172,000

Fantastic 5 bedroom, 3 bath totally customized home with 3315 sq.ft. on a great private lot that backs to a park. What more could you ask for?

PHYLLIS WEINER 925.872.1416

OPEN SAT 1:30-4:30 & SUN 2-4:30



### LIVERMORE

1208 MELANIE WAY \$690,000

Beautiful single story home with a backyard that makes you feel like you're on vacation! There is a hot tub with a privacy curtain and not to mention the landscaping is beautiful. Side yard access for an RV or boat. 3 car garage. Great location!

SHARON WILLIAMS 925.583.2181

OPEN SUN 1:30-4



### PLEASANTON

4075 NEVIS ST \$779,000

Welcome home to your cottage in the city. This home has 3 bedrooms w/2 masters. Main master has sitting area and a spacious bath w/jetted tub, shower and dual sinks. Updated kitchen, hardwood floors, dual pane windows.

SUSETTE CLARK-WALKER 925.251.2547

OPEN SUN 1-4



### PLEASANTON

6045 ACADIA COURT \$629,850

Beautifully maintained 3 bedroom 2 bath single family home close to downtown Pleasanton. Additional patio/sun room not included in the square feet - great for family entertaining! This home features a spacious kitchen updated.

TONNI CHANDLER 925.251.2556

OPEN SUN 1-4



### PLEASANTON

2156 CANOSA CT \$2,990,000

Experience vineyard living in this gorgeous Mediterranean home on a premium cul-de-sac located on the "top of Ruby Hill" with expansive city views. Grand marble foyer with wrought iron stairway.

ANJU BHATIA 925.577.2658

OPEN SAT & SUN 11-5



### PLEASANTON

4 UNIQUE & ONE MULTI-FAMILY RESIDENCES CALL FOR PRICING

Kimberly Commons Community. Victorian inspired single family residences & Victorian inspired duplexes from 3 bedrooms/den, 2.5 baths to the duplexes 2 bed, 2.5 bath.

STEVEN R. LLOYD 925.251.2550

NEWLY PRICED



### PLEASANTON

1514 CALLE SANTIAGO \$429,999

Awaiting new owners! From the front door to the baths and kitchen and out the new French doors you find this home chic and sophisticated, one level w/ no common walls except at the garage.

MICHAEL TESSARO 925.251.2505

www.JoeLedesma.com



### SAN RAMON

9085 ALCOSTA BLVD #331 \$269,900

Bright and clean custom remodel. Open Floor Plan with Gourmet Kitchen, Granite Counter Tops, Newer Appliances, Designer Lighting, Spacious Bedrooms, Newer Berber Carpet, Crown Molding and Much More!

JOE LEDESMA 925.251.2559

www.StaciArmario.com



### LIVERMORE

4049 FINDLAY WAY \$510,000

Great home, updated kitchen, tube skylights, tile granite counters, newer appliances, plenty of cabinets, built in office, ceiling fans thru out, large back yard with side access both sides. Back yard needs TLC.

STACI ARMARIO 925.251.2526

www.MartySborov.com



### PLEASANTON

1098 LAGUNA CREEK LN \$1,995,000

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 Décor.

MARTY SBOROV 925.484.2045

OPEN SUN 1:30-4:30



### PLEASANTON

5664 ELLIS CT \$1,478,000

One Story 4 Br, 2.5 Bth, approx. 3201 sqft. 1/3 Acre Flat Lot with Views & Privacy in Sycamore Heights!

KELLY PATTERSON 925.200.2525

OPEN SAT & SUN 1:30-4:30



### DUBLIN

7157 HANSEN DR \$669,000

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

OPEN SUN 1-4



### PLEASANTON

AMBER LN \$1,098,000

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.

PHYLLIS WEINER 925.872.1416

OPEN SUN 2-5



### PLEASANTON

20 1/2 CASTLEWOOD DR \$1,425,000

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.

MARTY SBOROV 925.484.2045

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100 N. Main St.  
Walnut Creek, CA 94596  
925.280.8500

Orinda  
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Orinda, CA 94563  
925.253.7000

Danville  
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Danville, CA 94526  
925.855.4000

Blackhawk  
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Danville, CA 94506  
925.648.5300

Pleasanton  
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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

## Home Sales

This week's data represents homes sold during July 2008

### Pleasanton

**7422 Alder Court** G. & S. Nickison to K. Haw for \$685,000

**162 Birch Creek Terrace** Birch Terrace Pleasanton to B. Usher for \$678,000

**5411 Black Avenue #3** W. Martin to E. Trittippo for \$461,000

**501 Burger Court** Vittorio Trust to R. & L. Parker for \$796,000

**26 Castlewood Drive** Briggs Trust to R. & K. Kelly for \$1,135,000

**5565 Corte Sonora** Papazian Trust to G. & M. Sano for \$845,000

**2719 Corte Vera Cruz** J. & M. Wolfe to L. Han for \$824,000

**3301 East Ruby Hill Drive** T. & T. Sirset to D. Luong for \$2,020,000

**3963 Empire Court** B. Findleton to S. & N. Chakrabarty for \$615,000

**4177 Morganfield Court** Milton Trust to J. & R. Huguet for \$610,000

**531 Rowell Lane** Nunes Trust to A. & J. Sumpster for \$1,200,000

**5670 Sunset Creek Court** D. & K. O'Neill to S. & H. Dickson for \$1,648,000

**1090 Touriga Place** US Bank to M. & S. Baltazar for \$540,000

**418 Vineyard Place** Swanson Trust to Y. Zheng for \$575,000

**1422 Whispering Oak Way** M. & P. Ambrose to E. Fry for \$843,000

**3145 Zuni Way** D. Amaral to C. & B. Swift for \$370,000

### Dublin

**7137 Amador Valley Boulevard** Morgan Stanley to B. & P. Driscoll for \$459,000

**3899 Branding Iron Court** Saratoga Partners to O. Tudor for \$650,000

**3903 Branding Iron Court** Saratoga Partners to Responsible Asset Management for \$590,000

**3915 Branding Iron Court** Pfeiffer Ranch Investors to J. Javaji for \$615,000

**4906 Colchester Court** Lennar Homes to B. & M. Contos for \$821,500

**5501 De Marcus Boulevard #222** Western Pacific Housing to G. Wong for \$434,500

**5501 De Marcus Boulevard #427** Western Pacific Housing to E. & K. Olson for \$371,000

**2735 Eagles Landing Court** L. & M. Hamid to T. Hua for \$800,000

**2775 East Sugar Hill Terrace** M. & B. Cipriano to S. & S. Kori for \$1,225,000

**3451 Finnian Way** M. Woodring to A. Yup for \$390,000

**6023 Hillbrook Place** D. Diep to K. & S. Lubeck for \$635,500

**8527 Longford Way** S. Conner to B. & J. Ostil for \$488,000

**3261 Monaghan Street** M. Eaton to K. Warren for \$400,000

**3637 Rocking Horse Court** Wells Fargo Bank to D. & L. Lau for \$585,000

**4372 Roscommon Way** Wells Fargo Bank to R. & Q. Brickley for \$658,000

**10785 Sornoway Lane** J. & C. Reynolds to M. Brizee for \$515,000

**5071 Winterbrook Avenue** Wachovia Mortgage to K. Quan for \$720,000

### Livermore

**588 Amberwood Way** M. & R. Zeni to C. Bland for \$734,000

**241 Bluebird Avenue** Argent Mortgage to T. Ryan for \$360,000

**4109 Bristlecone Way** Investment Loan Trust to F. Zalar for \$395,000

**483 Colusa Way** Citimortgage to E. Misa for \$365,000

**3911 Dartmouth Way** Structured Assets to L. Vik for \$330,000

**742 Del Mar Avenue** J. & J. Pickens to P. & K. Phillips for \$518,000

**922 Delaware Way** HSBC Bank to D. McConohy for \$365,000

**4052 Emerson Drive** J. & S. Ahn to T. Allum for \$655,000

**173 Heligan Lane #11** Shea Homes to E. Galloway for \$475,000

**5377 Hillflower Drive** Laymon Trust to A. Swanson for \$499,000

**2805 Hoya Common** Shea Homes to G. & K. Beattie for \$592,000

## Home sale of the week



### 5814 Arthur Way Pleasanton – \$900,000

This stunning Parkside home is Parkside's largest model with 4 bedrooms and 3 bathrooms. The beautifully updated kitchen features granite counters, stainless steel appliances, and white cabinetry. The spacious master bedroom has a retreat. A cozy family room with a stone fireplace overlooks the sparkling pool, garden and deck. Sold by Dave & Sue Flashberger of Keller Williams Tri Valley Realty.

**2894 Hoya Common** Shea Homes to E. & L. Hom for \$640,500

**551 Humboldt Way** Bank of New York to Sanchez Trust for \$419,500

**656 Loyola Way** Indymac Bank to Alcott Trust for \$440,000

**3592 Madeira Way** Wells Fargo Bank to J. Flores for \$330,000

**1734 Mallard Court** BCAP Limited to Burke Trust for \$624,000

**5378 Moonflower Way** D. Hatch to H. Tedeschi for \$348,000

**4063 North Mines Road** Livermore Grove to L. King for \$776,000

**6361 Tiffany Common** Wachovia Mortgage to M. & A. Plemmons for \$460,000

**11 Trinity Circle** Deutsche Bank to M. Jarrett for \$300,000

### San Ramon

**9796 Belladonna Drive** G. Yin to S. Ruslie for \$618,000

**9658 Broadmoor Drive** T. & S. Mayer-Harnisch to R. & A. White for \$780,000

**5162 Chiltern Lane** Lennar Homes to S. Hebbbar for \$790,000

**212 Cullens Court** S. Dix to J. Freitas for \$935,000

**100 Dahlia Court** Shapell Industries to C. Ho for \$929,000

**6873 Emerson Lane** Lennar Homes to K. Bal for \$946,500

**2909 Enfield Street** Broofield Saville to V. & S. Tummalapalli for \$740,500

**116 Geranium Court** Shapell Industries to K. & K. Leong for \$810,000

**5805 Kyler Lane** Brookfield Hawthorne to M. & S. Ducker for \$1,161,500

**5669 Lysander Way** Centex Homes to S. & D. Musunuri for \$877,500

**5676 Lysander Way** Centex Homes to J. Kwack for \$920,000

**2595 Twin Creeks Drive** Nielsen Trust to K. Coleman for \$422,500

**528 Van Buren Place** Morgan Stanley to G. & C. Parra for \$460,000

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Information Deemed Reliable but Not Guaranteed



5580 Paseo Navarro \$1,172,000  
**JUST LISTED!**

Fantastic 5 bedroom, 3 bath totally customized home with 3315 sq.ft. on a great private lot that backs to a park.

DIRECTIONS: Off Hopyard Rd. Between Black Ave. and Hansen Dr.



3335 Prairie Dr \$1,248,000  
**Rarely Available Foothill Knolls Home**

4 bedrooms, 3 baths, all beautifully updated and decorated by a designer with every amenity imaginable. Gorgeous large, private lot with saline pool and spa.

DIRECTIONS: Foothill Rd. to Foothill Knolls Dr.



6415 Amber Ln \$1,098,000

**The best of Country Living, but walk to downtown!**

6 bedrooms, 3 baths, 3450 sq.ft. with pool, in the desirable neighborhood Rosepointe/ Carriage Gardens. Truly a "Brady Bunch" Home!

DIRECTIONS: Sunol Blvd. past Raley's to Arlington.

J. Rockcliff



REALTORS

# OPEN HOMES THIS WEEKEND

For an online version with mapping or to list your open home go to: [www.PleasantonWeekly.com/real\\_estate](http://www.PleasantonWeekly.com/real_estate)

## ALAMO

### 4 Bedrooms

**70 Zand Ln.** **\$1,299,000**  
Sun 1-4 Re/Max Accord 895-2804

### 5 Bedrooms

**83 Stephanie Ln.** **\$1,595,000**  
Sun 1-4 J. Rockcliff Realtors 963-0093

## DANVILLE

### 3 Bedrooms

**488 Love Ln.** **\$1,175,000**  
Sun 1:30-4:30 Intero John Richmond 858-2762

**1111 Country Ln.** **\$1,489,000**  
Sun 1-4 Keller Williams 260-8883

**122 Summerside Cir.** **\$499,900**  
Sun 1-4 Keller Williams 984-4910

**210 Scotch Ct.** **\$898,700**  
Sun 1-4 Keller Williams Realty 200-0004

### 4 Bedrooms

**176 Estates Dr.** **\$1,199,000**  
Sat/Sun 1:30-4 Alain Pinel 998-9747

### 5 Bedrooms

**318 Sun Stream Ct.** **\$1,194,000**  
Sun 1:30-4:30 Alain Pinel 785-1586

## DUBLIN

### 2 Bedrooms

**6526 Conestoga Ln.** **\$369,000**  
Sun 1-4 Alain Pinel Realtors 251-1111

### 4 Bedrooms

**11120 Bay Laurel St.** **\$1,342,500**  
Sun 1-4 Keller Williams 260-8883

**7157 Hansen Dr.** **\$669,000**  
Sat/Sun 1:30-4J. Rockcliff Realtors 251-2528

### 5 Bedrooms

**6036 Kingsmill Terrace** **\$1,659,000**  
Sun 1-5 J. Rockcliff Realtors 251-2508

## LIVERMORE

### 3 Bedrooms

**1208 Melanie Wy.** **\$690,000**  
Sat/Sun 1:30-4:30/2-4:30  
J. Rockcliff Realtors 583-2181

### 4 Bedrooms

**93 Raccolio Wy.** **\$1,119,000**  
Sun 1-4 Keller Williams 397-4173

**6233 August Wy.** **\$599,950**  
Sun 1-4 J. Rockcliff Realtors 998-3078

**2801 Vine Ct.** **\$999,998**  
Sun 1-4 J. Rockcliff Realtors 583-2169

### 5 Bedrooms

**2951 Picholine Ct.** **\$1,350,000**  
Sun 1-4 HelpUSell Tri-Valley 200-2602

## PLEASANTON

### 2 Bedrooms

**1981 Rheem Dr.** **\$545,000**  
Sun 1:30-4:30 Alain Pinel Realtors 251-1111

**3263 Vineyard Ave. Unit #116** **\$97,500**  
Sun 1-4 J. Rockcliff Realtors 487-6360

### 3 Bedrooms

**404 Pine Hill Ln.** **\$1,029,950**  
Sun 1-4 Alain Pinel-Andy Poryes 963-8871

**5768 Belleza Dr.** **\$575,000**  
Sun 1-4 Alain Pinel 600-0006

**246 Trenton Cir.** **\$614,900**  
Sun 1-4 Keller Williams 596-1918

**4078 Cristobal Wy.** **\$619,000**  
Sun 1-4 Alain Pinel Realtors 846-6500

**6045 Acadia Ct.** **\$629,850**  
Sun 1-4 J. Rockcliff Realtors 251-2556

**3193 Montpelier Ct.** **\$674,888**  
Sun 1-4 Re/Max Accord 922-1575

**230 Tomas Wy.** **\$679,000**  
Sun 1-4 Allied Brokers 846-7300

**2965 Moreno Ave.** **\$724,900**  
Sun 1-4 Keller Williams 766-8031

**4075 Nevis St.** **\$779,000**  
Sun 1:30-4 J. Rockcliff Realtors 251-2561

**8080 Canyon Creek Cir.** **\$779,000**  
Sat 1-4 Keller Williams 397-4173

**2822 Jones Gate Ct.** **\$814,000**  
Sun 1-4 Alain Pinel Realtors 895-9950

**447 Del Sol Ave.** **\$869,000**  
Sun 1-4 Hometown GMAC 487-1427

**754 Peters Ave.** **\$879,950**  
Sat/Sun 11-5 J. Rockcliff Realtors 251-2550

**7952 Spyglass Ct.** **\$950,000**  
Sun 1-4 Re/Max Accord 737-1000

**673 Abbie St.** **\$999,500**  
Sun 1-4 Alain Pinel Realtors 846-6500

### 4 Bedrooms

**532 Rosso Ct.** **\$1,179,000**  
Sun 1-4  
Keller Williams - Dave & Fran Cunningham 426-7957

**4576 Del Valle Pkwy.** **\$1,190,000**  
Sun 1-4 Alain Pinel Realtors 251-1111

**3335 Prairie Dr.** **\$1,248,000**  
Sun 1-4 J. Rockcliff Realtors 251-2585

**20 1/2 Castlewood Dr.** **\$1,425,000**  
Sun 2-5 J. Rockcliff Realtors 484-2045

**5664 Ellis Ct.** **\$1,478,000**  
Sun 1:30-4:30 J. Rockcliff Realtors 200-2525

**3173 Pellaro Ct.** **\$2,499,000**  
Sun 1-4  
Keller Williams - Dave & Fran Cunningham 426-7957

**6522 Inglewood Dr.** **\$619,950**  
Sun 1-4  
Re/Max Accord Kathy Westernoff 577-2600

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

**7727 Fairoaks Dr.** **\$741,000**  
Sun 1-4 Keller Williams 855-6410

**5211 Caparelli Ct.** **\$749,000**  
Sun 1-4 Hometown GMAC 337-2989

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

**3730 Crofters Ct.** **\$750,000**  
Sun 1-4 Re/Max Accord 200-7210

**4502 Lakewood** **\$770,000**  
Sun 1-4 Keller Williams 397-4320

**1053 Riesling Dr.** **\$795,000**  
Sun 1-4 Allied Brokers 846-3755

**1021 Crellin Rd.** **\$829,000**  
Sun 1-4 Alain Pinel Realtors 895-9950

**4834 Smith Gate Ct.** **\$829,900**  
Sun 1-4 Hometown GMAC 899-4085

**4804 Knox Gate Ct.** **\$849,000**  
Sun 1-4 Alain Pinel Realtors 895-9950

### 5 Bedrooms

**5058 Blackbird Wy.** **\$1,039,000**  
Sun 1-4 Alain Pinel Realtors 846-6500

**5580 Paseo Navarro** **\$1,172,000**  
Sun 1-4 J. Rockcliff Realtors 251-2585

**2156 Canosa Ct.** **\$2,990,000**  
Sun 1-4 J. Rockcliff Realtors 577-2658

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

### 6 Bedrooms

**6415 Amber Ln.** **\$1,098,000**  
Sun 1-4 J. Rockcliff Realtors 251-2585

## SAN RAMON

### 4 Bedrooms

**200 Gaucho Ct.** **\$675,000**  
Sun 1:30-4 Alain Pinel 998-9747

**2508 McLaren Ln.** **\$748,900**  
Sat/Sun 1-4 Realty World 784-2190

### 5 Bedrooms

**554 Wycombe Ct.** **\$1,749,000**  
Sat/Sun 1-4 Keller Williams 397-4173

# COLDWELL BANKER

presents

[californiamoves.com](http://californiamoves.com)



**DUBLIN**  
Open **SUN 1 - 4** **7420 TEHAN CT**  
**GREAT NEIGHBORHOOD** **\$339,000**  
2 BR 2 BA shutters,laminate flrs,oak cabs,comm pl,spa cabana/tnnis crt.Quick access to 580/680 925.847.2200



**LIVERMORE**  
**3300 DYER RD.**  
**LOTS OF LEVEL LAND** **\$1,290,000**  
3 BR 2 BA 29.25 acre parcel w/2000+sq. ft.home,dutch barn w/2 flrs,steel framed shop w/ rll-up drs 925.847.2200



**PLEASANTON**  
**4353 W RUBY HILL DRIVE**  
**STYLE & COMFORT** **\$1,825,000**  
5 BR 4 BA chrry-wd/rose-wd flrs,kit w/nk,grnite & bcksplsh,aprx. acre lot,bckyrd w/outdoor kit,spa 925.847.2200



**SAN RAMON**  
Open **SAT/SUN 11 - 6** **145 COPPER RIDGE RD.**  
**CONDOS/TOWNHOUSES AVAIL PRICES START IN THE \$350'S**  
1 & 2 bd condos/2 bd townhouses,vaulted ceilings avail,w/garages,gated,renovated/upgraded 925.847.2200

## DUBLIN

**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

**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.RomarProp-erties.net 925.847.2200

**5512 OLD WESTBURY WAY**  
**BETTER THAN NEW** **\$658,000**  
4 BR 2.5 BA 4 bd w/aprx 1972 sf built in 03.Maple cab/gran tile/plan shutters.Tile pato w/grss/privacy 925.847.2200

**7257 NEWCASTLE LANE**  
**GREAT VALUE!** **\$624,888**  
3 BR 2 BA Gorgeous Remodel: Expo/Hmwrks/Calif clsets.Amazing pool/fntains,bcks to Iron Horse Trail 925.847.2200

**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** **\$468,900**  
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

**7086 DUBLIN MEADOWS ST. E, UNIT E**  
**GORGEOUS CONDO** **\$315,000**  
1 BR 1 BA Living Room w/Fireplace.Approx. 805' w/ VIEWS. Washer/Dryer/Fridge/Micro/Dishwasher Stay 925.847.2200

## LIVERMORE

Open **SUN 1 - 4** **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  
**587 HAGEMANN DR**  
**GREAT LIVERMORE LOCATION!** **\$450,000**  
4 BR 2 BA beautiful pool/yards. Enclosed front patio w/colored stamped concrete,your own oasis 925.847.2200

## PLEASANTON

**5801 ARTHUR DRIVE**  
**PARKSIDE HOME** **\$859,000**  
4 BR 3 BA 3 car gar,near sports prk,schls,1 bed/ full bth on main level,new carpeting just installed 925.847.2200

**3241 CURTIS CIRCLE**  
**GREAT PLEASANTON LOC** **\$859,000**  
4 BR 2.5 BA gorgeous private backyard w/fruit trees,red wood deck, hrdwd flrs,new int paint & carpet! 925.847.2200

**3231 VINEYARD AVE. #122, UNIT 122**  
**SENIOR PARK** **\$62,500**  
2 BR 2 BA spacious kit,new paint/vinyl floors.

Open liv/din & fm rm,roof,1987/braced/carport/stor-age 925.847.2200

"If you are a licensed realtor interested in joining our real estate office please contact Will Butler, Manager at 925.847.2257. We look forward to welcoming you to Coldwell Banker!"

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# The Fabulous Properties Team

Cunningham • Garrison • Johnson-Abarta • Schall



For More Details, Color Photos, & Virtual Tours please visit  
[www.RubyHill.net](http://www.RubyHill.net) and [www.FabulousProperties.net](http://www.FabulousProperties.net)



**NEW LISTING! OPEN SUN 1-4**

## 3173 Pellaro Ct. Ruby Hill

Offered at \$2,499,000

This beautiful 4 BR, 4½ bath, 5,300 sq. ft. home includes outdoor Casita. Gorgeous location on Golf Course, and large lot with pool/spa. Don't miss this Open House!



**OPEN SUN 1-4**

## 532 Rosso Ct. Ruby Hill

Beautiful & Classic home features 4 bedrooms, 3 baths, 2,806 sq. ft. Lush landscaping, built-in BBQ!

Offered at \$1,149,000



**SINGLE STORY**

## 3533 Mercato Ct. Ruby Hill

SINGLE STORY French Country style 4 BR/3.5 BA custom home offers 3,907 sq. ft. on a quiet cul-de-sac.

Offered at \$1,699,000



**PRIVATE YARD**

## 3435 Gravina Ct. Ruby Hill

Gorgeous Mediterranean Style home offers 4 BR/3 BA 3,252 sq. Ft. private yard w/ Koi pond.

Offered at \$1,539,000

4132 Parma Ct. Ruby Hill (amazing lot w/ views!)- \$1,325,000

3533 Valenza Wy. Ruby Hill - \$1,545,000

1951 Nicosia Ct. Ruby Hill - \$1,590,000



Fran & Dave  
Cunningham  
925-426-7957

Donna  
Garrison  
925-397-4165

Debby  
Johnson-Abarta  
925-989-9844

Susan  
Schall  
925-397-4244



## Andy Poryes

925.963.8871

andyp@apr.com



6337 SHOREWOOD CT., PLEASANTON

### VAL VISTA'S BEST

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

This 4 BR/2 BA is located on a quiet court next to Donlon Elementary. Features crown moldings, panel doors, and updated kitchen and baths. Outside... new stucco, 50 yr roof, hardscape and Trex deck. Price reduced! \$659,950

**OPEN SUNDAY 1-4**

[www.404PineHill.com](http://www.404PineHill.com)

This "one of a kind" craftsman home is located on a private lane close to downtown. This 2400sq. ft. property includes a separate studio above the 2-car detached garage. 3 BR & 3 full baths, granite kitchen, inside laundry and a front deck complete this unique home. Price reduced! \$1,029,950



404 PINE HILL LN., PLEASANTON

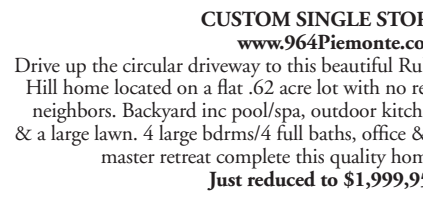


2724 LARAMIE GATE CIR., PLEASANTON

**PENDING**

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

Gourmet granite kitchen with 6 burner commercial range, dual zoned wine cooler and serving bar. The master offers an expanded bath and deep soaking tub with dual vanities. Two more bedrooms upstairs, with a fourth BR and full bath downstairs. Newer roof, new dual pane windows, front/rear landscaping, crown moldings and baseboards...and more. Just reduced to \$874,950



2724 LARAMIE GATE CIR., PLEASANTON

**CUSTOM SINGLE STORY**

[www.964Piemonte.com](http://www.964Piemonte.com)

Drive up the circular driveway to this beautiful Ruby Hill home located on a flat .62 acre lot with no rear neighbors. 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

SOLD-\$1,690,000  
8045 Oak Creek Ct., Pleasanton

apr.com | PLEASANTON | 900 Main Street 925.251.1111 | AndyPoryes.com



2215 MARTIN AVE., PLS.  
LOCATED IN MOHR ESTATES



5BD / 3.5BA 4,196 SF. SUBDIVIDABLE LOT W/ STREET ACCESS AND UTILITIES  
\$2,149,000

7193 ROSECLIFF CT., PLS.  
LOCATED IN PHEASANT RIDGE



6BD / 6BA 5,096 SF. 14,519 SF. LOT. HOME OFFICE, MEDIA ROOM, SALT WATER POOL  
\$1,797,000

2965 DANIELLE LN., LIVERMORE  
LOCATED IN LEGACY



4BD / 4.5BA 4,451 SF. 17,381 SF. LOT OFFICE & 2 BEDROOMS DOWNSTAIRS  
\$1,390,000

1404 BRIONES LN., PLS.  
LOCATED IN IRONWOOD ESTATES



4BD / 3.5BA 3,182 SF. 10,363 SF. LOT SINGLE STORY BUILT IN 2006  
\$1,349,500

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



4BD / 2.5BA 3,357 SF. 9,541 SF. LOT. UPGRADED & REMODELED  
\$1,190,000

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



3/2 1,159 SF. 6,575 SF. LOT. ROOM TO EXPAND, WOOD FLOORS  
\$599,000

## BUYERS NEEDS IN PLEASANTON

- 4 bedroom, single story, central location
- 3 to 4 bedroom "Fixer" anywhere in town
- Holiday Model in Birdland/Pls. Valley
- Newer Single Story under 3,000 sf.



KRIS MOXLEY  
TYLER MOXLEY

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MOXLEYTEAM.COM



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apr.com

**LAGUNA OAKS**



**2505 ARLOTTA PLACE, PLEASANTON**

Best location in Laguna Oaks! Desirable Newport model on premium .40 acre lot. Quiet court location. Four bedrooms, bonus room, plus formal office. Private guest/in law quarters (4th). Three and a half bathrooms. Approximately 3,830 square feet. Beautifully landscaped private rear yard. Expansive lawn area (pool site). Large gourmet kitchen, tile flooring and large eating area. Spacious master suite with views of Pleasanton Ridge, and large walk in closet. A short walk to the community pool, park, and tennis courts.  
**OFFERED AT \$1,639,000**

**PLEASANTON VALLEY (BIRDLAND)**



OPEN SUN 1-4

**5058 BLACKBIRD WAY, PLEASANTON**

Highly upgraded customized home in the heart of Birdland. New remodeled gourmet kitchen with granite countertops, hardwood flooring, and appliances. Five bedrooms, two and a half bathrooms. Approximately 2,745 square feet. Extensive new interior paint. Tile roof. Professionally landscaped, private rear yard with mature trees. Super location! Walking distance to all levels of school, neighborhood park, and aquatic center. Many upgrades... must see!  
**OFFERED AT \$1,039,000**

**AMADOR ESTATES**



OPEN SUN 1-4

**4078 CRISTOBAL WAY, PLEASANTON**

Cute upgraded three bedroom, two bath in desirable neighborhood. Walk to Downtown Main Street. Extensive refinished hardwood flooring. Newer dual pane windows throughout. Upgraded kitchen. Newer roof. Central heat and air conditioning. Wood burning brick fireplace. Nicely landscaped private rear yard. Fruit trees. Walking distance to elementary school.  
**OFFERED AT \$619,000**

**OLDE TOWNE**



OPEN SUN 1-4

**673 ABBIE STREET, PLEASANTON**

Premium secluded location in desirable Olde Towne on .30 acre lot. Walk to Downtown Pleasanton! Professionally landscaped, private rear yard with refinished decks and your own personal vineyard! Three bedrooms, two and a half baths. Approximately 2,000 square feet. Hardwood flooring. Newer roof. Three car garage. Excellent condition!  
**OFFERED AT \$999,500**

**VALLEY PLAZA**



JUST REDUCED

**4342 VALLEY AVENUE, PLEASANTON**

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 \$469,000**

**VENTANA HILLS**



**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 \$1,129,000**

**SILVER OAKS ESTATES**



NEW CUSTOM HOME

**2474 SILVER OAKS LANE, PLEASANTON**

Brand new single level custom home with all the features you would expect in a custom home, but not see in a production home. This premium .45 acre lot is surrounded by oak studded open space. Located at the gateway to the Wine Country. Quality throughout. Panoramic views of Mt. Diablo and the Valley. Four bedrooms, formal office, plus/bonus room, 4.5 bathrooms. Approximately 4,716 square feet. Large gourmet kitchen with granite slab countertops and stainless steel appliances. Large master suite with fireplace. Hardwood and marble flooring. Custom crown molding and baseboards throughout. Energy Star certified home with 5 kw Photovoltaic solar system. Professionally landscaped front yard (tbd). Don't miss it!  
**OFFERED AT \$1,899,000**

*Silver Oaks Estates*  
**PLEASANTON CUSTOM LOTS**

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

VISIT - [WWW.SILVEROAKSESTATES.COM](http://WWW.SILVEROAKSESTATES.COM)  
OR CALL **BLAISE LOFLAND 925.846.6500**

**P-TOWN WEEKLY REAL ESTATE INVENTORY AND SALES ACTIVITY WATCH**

	Actives (last week)	Current Actives	**	Pendings (last week)	New Pendings	**
Single Family Homes Under \$1,000,000	143	142	↓	13	7	↓
Single Family Homes Over \$1,000,000	127	125	↓	0	2	↑
Single Family Homes Over \$2,000,000	36	33	↓	0	2	↑
Total # Of Single Family Homes In Pleasanton	270	267	↓	13	9	↓

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



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



**PETER MCDOWELL BY APPOINTMENT**



**PLEASANTON \$2,250,000**  
Exceptional Country Estate! Formal living/dining, remodeled gourmet kitchen, spacious FR, custom home theater/game room/2 large hobby rooms. Waterfalls/pool/spa. 3 horse stalls/tack room.

**MOXLEY TEAM BY APPOINTMENT**



**PLEASANTON \$1,797,000**  
6bd/6ba 5,096+/-sf on a 14,519+/-sf lot. Located in the back of a court this highly upgraded home offers luxury while remaining close to schools and 680.

**ANNI HAGFELDT BY APPOINTMENT**



**PLEASANTON \$1,249,000**  
Wonderful 5bd/3ba Amador model in Country Fair. Large lot on a court. Remodeled kitchen, upgraded master bath. Gazebo in back yard. Close to everything.

**MOXLEY TEAM OPEN SUNDAY 1-4**



**PLEASANTON \$1,190,000**  
4bd/2.5ba expanded to 3357+/-sf and sits on a 9541+/-sf lot. In addition this home has a 3 car garage with pass-through for a boat, RV, jet skies. 4576 Del Valle Pkwy

**BLAISE LOFLAND BY APPOINTMENT**



**PLEASANTON \$1,129,000**  
Beautiful Carmel Model in Ventana Hills. 4bd/3.5ba, bonus room. 3000+/-sf. Premium location. Close to park/downtown! Downstairs Master, hardwood floors, new carpet, new exterior paint.

**ANDY PORYES OPEN SUNDAY 1-4**



**PLEASANTON \$1,029,950**  
This Craftsman jewel is located on a private lane close to downtown. "One of a Kind" 3bd/3ba on a premium .27+/-acre lot and a detached 2 car garage with an upstairs studio. Price Reduced. 404 Pine Hill Ln

**BLAISE LOFLAND OPEN SUNDAY 1-4**



**PLEASANTON \$999,500**  
Premium secluded location on .30+/-acre. Close to downtown! 3bd/2.5ba, 2000+/-sf. Hardwood flooring, 3 car garage, newer roof, excellent condition! 673 Abbie Street

**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 or studio. Sparkling pool and views.

**TIM MCGUIRE BY APPOINTMENT**



**PLEASANTON \$829,000**  
Magnificent 4bd/3ba, 1942+/-sf home in Vintage Hills. Newer kitchen with granite counters. Newer interior decorator paint and hardwood flooring. Close to award winning Vintage Hills school.

**ROSEMARY DUTRA BY APPOINTMENT**



**DUBLIN \$749,900**  
Immaculate 4bd/2.5ba model home, built in 2000. 2575+/-sf. Granite kitchen, Oak cabinets, Laminate floors, neutral decor. Low \$38.00 HOA fees.

**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, premium lot/side-yard access and more. 7341 Joshua Cir

**ANDY PORYES BY APPOINTMENT**



**PLEASANTON \$659,950**  
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 near Donlon Elementary.

**TIM MCGUIRE BY APPOINTMENT**



**PLEASANTON \$625,000**  
Updated single story home close to downtown Pleasanton! Originally built in 1925 with over 1080+/-sf living space.

**STEVE ELDRIDGE OPEN SUN 1:30-4:30**



**PLEASANTON \$545,000**  
Great 2bd/2.5ba home on corner lot. Granite kitchen counters, breakfast nook, formal DR, LR with FP and vaulted ceilings, 2 master suites, plantation shutters and an attached 2 car garage. 1981 Rheem Dr

**BLAISE LOFLAND BY APPOINTMENT**



**PLEASANTON \$499,500**  
Upgraded townhome. Great location! 2 masters/2.5ba, 1438+/-sf. 2 car garage. Upgraded kitchen. Hardwood flooring. Beautifully landscaped private rear yard. Close to downtown.

**EMILY BARRACLOUGH OPEN SUN 1-4**



**DUBLIN \$369,000**  
Very charming 2bd/2.5ba with wood laminate flooring throughout. Newer stainless appliances in kitchen, 1 car attached garage. Very private patio backs to open space. Nice location close to pool. 6526 Conestoga Ln

