

Honoring patriots

Military groups host Sept. 11 Day of Remembrance to recognize all heroes

by Emily West



"Sept. 11, 2001 changed the whole existence of the United States, our way of life," Penny Redmon, co-founder of military support group Operation SAM, said. "It instilled a renewed patriotism in our country. The people who gave their lives on Sept. 11 justifies people remembering."

Operation SAM, which sends comfort packages to deployed service men and women in Iraq and Afghanistan, has organized an event on each anniversary. This year, marking the seventh anniversary, they wanted to do something a little different for Patriot Day. Called "Honoring our Heroes," they joined with the Veterans of Foreign Wars Post 7265 to honor veterans of all wars, those deployed and are about to be deployed, as well as public service agencies that serve and protect the lives of American citizens.

The groups will gather at 7 p.m. at the Livermore Veterans' Memorial Hall and hear from three special guests. Ken Wayne, a weekend news anchor for KTVU, will act as the master of ceremonies. A naval veteran, he was also a correspondent from Ground Zero as the events unfolded.

Retired Maj. James Allen Taylor is the guest of honor. He is one of 104 living recipients of the Congressional Medal of Honor, which he earned serving in the Vietnam War. Thursday evening he will share his experiences.

"He is a hometown hero," Redmon said.

Coming all the way from Ohio is the "Mystery Marine from Ground Zero," former Sgt. Jason Thomas of the U.S. Marine Corps. Of the 4,000 people caught in the rubble there were said to be only 12 survivors. Thomas and another Marine saved two Port Authority officials.

"So many of us here on the West Coast didn't experience the tragedy firsthand," Redmon said. "We thought that [Thomas' story] might be a perspective people could connect to, to be in the presence of someone who was there and did a feat beyond the call of duty."

Another "hometown boy" is flying in from Ft. Hood in Texas, where he is currently stationed.

"We have invited veterans of all conflicts to come and display their colors and be proud," Redmon said.

Admission is free and the event open to the public. There will be a flag ceremony and videos of local heroes shown. Held at the Livermore Veterans' Memorial Hall, located at 5th and L streets in Livermore, doors will open at 6:30 p.m. and the presentations will begin at 7 p.m. Attendees are encouraged to arrive early as seating is limited.

To learn more about the Sept. 11 Patriots Day Remembrance or Operation SAM, visit www.operationsam.org or call 443-7620. ■

Pleasanton's military organizations

Pleasanton Military Families: This support group is for families of service men and women serving in Iraq and Afghanistan. It meets at 7 p.m. the second Tuesday of each month at various members' homes. To learn more about the organization, call Chris Miller, 730-1604.

Yellow ribbons on Main Street: Miller is also the contact for anyone wanting a yellow ribbon placed on Main Street light poles. Each streamer has a name that represents a local person in the military.

City flags were raised Sept. 11, 2001 and seven years later the Tri-Valley is still making special efforts to remember that day and honor those who lost their lives, served and continue to serve the United States.

Shannon Corey

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Living

Now Showing

Traitor

★★★

Rated: PG-13 for intense violent sequences, thematic material and brief language.
1 hour 50 minutes

Unlike Jason Bourne of the "Bourne Identity" series, Samir Horn knows exactly who he is: a devout Muslim, first and foremost. The tension in writer-director Jeffrey Nachmanoff's international thriller results from the fact that neither we nor the other characters know exactly what that means. The CIA and FBI think the former U.S. Special Operations officer may be providing explosives to Islamic terrorists. The Islamic jihadists wonder if the American Muslim can be trusted.

Only Don Cheadle knows, and he's playing Samir Horn close to the vest.

The narrative leaks information on a need-to-know basis, slowly developing Horn's character and our curiosity about him. As a child, he witnessed his father's death by car bomb in Sudan. As an adult, the ex-military explosives expert tends to materialize—and then vanish—at the scene of incendiary incidents in Yemen, Nice and London. He knows how to blend in. With that profile, no wonder FBI agents Clayton (Guy Pearce of "Memento") and Archer (Neal McDonough of "Flags of Our Fathers") and are on his trail.

As an espionage thriller, "Traitor" delivers. But the movie does so in a realistic way. Horn never turns



into a martial-arts lethal weapon or a cartoonish action hero. Instead Nachmanoff's ("The Day After Tomorrow") script attempts to offer something unique in its Muslim main character and multiple viewpoints: a thinking person's action film.

Conversations between Horn and jihadist leader Omar (Said Taghmaoui of "The Kite Runner") deal with what it means to be Muslim, in a religious and political sense. They talk about soldiers versus thinkers and soldiers versus murderers, questioning

the definition of the word "terrorist." Does the term pertain to anyone who kills innocent people? If so, who are the good guys? As Horn tells his girlfriend (Archie Panjabi of "A Mighty Heart") at one point, the truth is complicated. Agent Clayton, who speaks Arabic and majored in religion, adds another perspective. The most disappointing aspect of the movie is its failure to

continue the dialogue about ideological issues.

As soon as the plot globe-trots to North America, all the typical Hollywood conventions kick in. The War on Terror is about "us" versus "them." The world of ideas gives way to story and suspense. Similar to the chess games that Horn and Omar play, it's time to capture the king. Pawns must willingly be sacrificed to win the game.

The jihadists want to convince Americans that no one is safe. Ironically, "Traitor" turns on itself and instills that fear in the viewer.

—Susan Tavernetti

Ready to Rent

My Brother is an Only Child

Thinkfilm DVD

1 hour, 40 minutes

Director: Daniele Luchetti

There is a scene in director Daniele Luchetti's "My Brother is an Only Child" that is both disturbingly touching and ironic, which exemplifies the gauche liberties one can take with art, and especially when politics are involved. The scene, late '60s Italy, takes place at a political rally, where the appropriately rugged Manrico Benassi (Riccardo Scamarcio) is hosting a communist soiree composed of starry-eyed students and the intellectual elite of Rome. Here the mob is demanding fair wages and better living conditions from their republican government and, in honor of the occasion, they belt out a redux choral version of Beethoven's Ninth, changing the lyrics from Schiller's "Ode to Joy" to a gawky, painful prose composed of plastic ideology. It is violence, however, that awakens this crowd to the realities of the day, and comes not in the form of the present authorities, but in their shadowy, disillusioned brothers.

This period of the '60s and '70s Europe is one that is both fruitful and frightful for cinematic librettos. The political ideologies that charged the day: communist, socialist, democratic and the many netherworlds in between, harkens back to Hollywood noir, where neighbors are not who they seem and the two tones of vague menace and blithe grooviness are easy bedfellows; a relationship that was not, however, reflected in the competing dogmas of the day. One of the most honest and harrowing movies depicting this struggle was 2000's "The Legend of Rita" that followed the sobering escapades of west German terrorist Rita Vogt who robbed and killed for the struggling "people," only to flee to the eastern bloc to live a life of sterile, insular defiance.

It is younger brother Accio (Elio Germano) who

struggles, it seems, more with his identity than his older brother Manrico, causing the years of tension played throughout the movie. As Accio matures, he firstly defies his seminary teachers, and then his family and especially his communist brother by joining the local fascist league. However, when the turntable starts spinning old Mussolini speeches, Manrico becomes enraged and Accio's retaliations become even more volatile, cumulating in a flight to Rome and some serious soul searching. Meanwhile, Manrico becomes the darling of his towns burgeoning communist movement, defying the local mill where his father works and organizing strikes and meetings. In spite of his popularity, when violence proves to be a seductive value for Manrico, both the brothers become entwined in their sad destiny.

"My Brother is an Only Child" has one huge fault, in my opinion—it is too short. In fact, after I saw the movie back in April, I felt that I had been subjected to a truncated version for American audiences; but, as it turns out, I am wrong. There is so much on this canvas, much of it fascinating and so well acted and directed, that I could not help to want more. The tone of the first half is appropriately comic, with both brothers ceaselessly arguing about their pedagogues, but the second half seems to whiz by without any time for the audience to digest, let alone chew on the plot developments at hand. It's frustrating because "My Brother is an Only Child" not only plays like the masterpiece that never was, but one that never had the chance.

—Joe Ramirez



Poetic Pleasanton

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

The days are growing shorter and there is just a hint of autumn in the slant of the afternoon sun. For some, it's the last rose of summer that heralds the change of seasons. But for me it's the sunflower that marks the march of time.

Sunflowers

The sunflowers are gone. The corner lot is left to weed and seed soda can and crumpled paper.

In July, flower faces barely past budding turned to follow the sun, tracked its daily path across the sky.

Come August floral black eyed centers glorious rise above chain link fence silent sentry to barefoot children's rowdy games.

As September came, children filed by in stiff new shoes.

Flowers bowed their heads and curled into mystery and memory.

In neighbor's gently tended gardens the rose still blooms among the thorn.

Gardenias scent remains on the breeze.

Yet, like the days of summer I wonder where the sunflowers went.



Martha Meltzer

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For practice time and location, please visit www.athenianathletics.com or call Coach Rik Richardson at 925-518-9356.



PK puts BUSC U11 on top

Ballistic United U-11 took the title for its age group in the Ballistic's 40th Summer Classic Tournament on Aug. 1.

The U-11 United team scored on a penalty kick by Cameron Ritchie in the first half of the championship game and held on in a tightly contested game against Modesto Ajax United.

The first half was an even battle and both teams had chances at goals. Ballistic's Ryan Racer was everywhere in the midfield and Max Gershman was strong defensively, while the trio of Cameron Owens, Jackson Still and Michael Anastassiou in the front line kept the pressure on the Modesto defense.

The second half was a different story as Modesto pushed forward, trying to get the equalizing goal. Ballistic was forced to drop back and defend for long periods of time. Goalkeeper Jacob Guzman made an amazing save stopping what looked like the game tying goal.

The save lifted Ballistic's spirit and Jeffrey Klei and Sam Molz became a wall on defense for the final minutes. The game ended with Ballistic completing its championship quest 1-0.



U11 White hot at Warm Up Tourney

The Pleasanton Rage U11 White team finished the Pleasanton Soccer City Warm Up tournament with a 1-0 win over the FC Fremont Fusion. The team went 1-2-0 in the tournament held Aug. 23-24.

Friday Night Lights

Last Friday night's preseason game between the San Francisco 49ers and the San Diego Chargers at Candlestick Park was the last game before the NFL season begins. It was also an opportunity for Pleasanton Junior Football League players to take their turn at some play on a big league field. The Cardinals and the Texans teams of PJFL scrimmaged during halftime at Candlestick before thousands of fans. PJFL cheerleaders rooted for their teams on the sidelines.

Mike Shevelson, head coach of the Cardinals, said the teams were able to play during halftime because a PJFL player's dad works for the 49ers. PJFL's season begins this Saturday and lasts nine weeks. A total of 600 players play games at the Sports Park. There are 80 cheerleaders. For more information about PJFL, visit www.pjfl.com.



Janet Pelletier



The White goal came on a penalty kick by Makenna Elias. Shots on goal were also taken by Jenna Crawford, Lisa DeFeo, Julia Densmore and Nicole Tsuno.

The defensive back line of Jasmine Dessouky, Christina Echavia, Megan Martin and Megan Shackley also played strong, holding Fusion scoreless.

Goal keepers Juliet Allen and Bryanna Schreiber had multiple saves during the tournament to keep the team in the game.

LaX new player festival

Pleasanton Lacrosse Club is holding a New Player Festival for girls in first through eighth grades. The festival will be held Sun., Sept. 21 from 1-3 p.m. at Hart Middle School.

Girls getting started in lacrosse and interested in the event should register now at www.pleasantonlacrosse.com. Participation costs \$39, which includes stick and ball.

Contact Kelly French with any questions. She can be reached by cell at 989-0940 or through email at troynkelly@aol.com. Spring 2009 registration for the club opened Sept. 1.

Seahawks info night

The Pleasanton Seahawks, a competitive swim team, is holding its annual information night at the start of the new season on Sept. 15 at the Dolores Bengtson Aquatic Center.

The Pleasanton Seahawks swim team has received the prestigious silver Medal of Excellence for its swim program by USA Swimming for the past eight years. In recent years the Seahawks have sent numerous high level swimmers to both National level swim meets and the Olympic Trials.

For more information or to schedule a try-out with one of the coaches, visit www.Pleasantonseahawks.org or call 847-7946 or drop by on Sept. 15 at the Aquatic Center on Black Avenue to pick up an information package

U-17 fights hard, breaks even

Despite fighting through injuries at the goalie position and still struggling to score goals, the Pleasanton Rage U-17 AC team battled to a 1-1-1 record at the California Rush Open Tournament in Sacramento this past weekend.

The Rage opened the tournament dropping a tough 1-0 final to the Walnut Creek Strikers, with goalie Dani Paxton turning in a sensational game in the goal.

With Paxton out of action for the second game, Suzanne Bateson, playing her first game in the goal, helped the Rage to a 1-0 win over the Diablo FC Revolution. Breahna Berry got the lone goal for the Rage, which also got great play from Sarah Ramirez on defense.

In their final game of the weekend, Bateson and Jill Johnson—also playing her first time in the goal—played very well, and the Rage ended with a 0-0 final against the Placer United Gold.

Kira Capaccioli and Brit Carrolan played well throughout the tournament for the Rage, who begins league play next weekend.

U-16 takes championship in San Diego

Rage U-16 won the championship in San Diego last weekend thanks to some well played soccer. Excellent bracket play led the Rage to the championship game.

Rage U-16 AC had their work cut out for them in the championship game as they faced Cypress FC, who they tied 1-1 in bracket play. Rage had most of the offensive opportunities in the championship game, but couldn't put the ball in the goal during regulation.

Cypress came close to scoring when goalie Lindsey Smith came out to pressure the striker. The striker attempted a shot that hit Smith's hand and started to bounce to the goal. Blair Stiers immediately covered goal and cleared the ball inches from scoring.

After a 0-0 tie, Smith mentally prepared for what was to be an exciting PK performance by the Rage kickers. The first two kickers for both teams scored easily. The Cypress kicker missed the third shot, hitting the cross-bars, while Rage made theirs. Smith then made two game-winning blocks, capping a stellar performance for Rage.

Pleasanton/Livermore/Dublin PONY fall ball registration

Registration is open for Pleasanton/Livermore/Dublin PONY baseball's fall ball. PONY is for ages 5-14.

Fall ball games are played Sun. afternoons in Pleasanton and Livermore starting Sept. 21.

For more information or to register visit www.pleasantonpony.com.



One goes 8-1 in Cooperstown

Team One, a 12u travel baseball team, traveled to Cooperstown, N.Y. this past week to compete in the National American Tournament of Champions (NATC). The NATC consists of 98 teams from all over the United States and Canada.

Team One opened with a 14-8 victory over the Walden Vikings from New York, then beat the NJ Mendham Generals 14-5. On day two, Team One faced two New York teams, beating the Long Island Prospect 10-9 and the Greenville Spartans 11-2. A 5-2 victory over the Loudon Bulldogs from Virginia started off day three, followed by a 7-4 night victory over the Middleton Mavericks from New Jersey that ended with a walk-off grand slam. Day four started off with a 22-7 victory over the Newburyport Clippers from Massachusetts.

At the end of pool play, Team One earned a 7-0 record and an 11th out of 98 teams seeding. Based on that eleventh seed, Team One received a bye and started single elimination bracket play in the third round.

Team One opened up with a tough game against the Los Alamitos Angels as they pulled out an 8-7 victory. Starting their third game of the day at 10 p.m., Team One faced the Camarillo Pirates and battled back and forth until 12:30 a.m. when they finally fell short losing 9-8.

In the skills competition Team One placed eighth in the Around the Horn event losing out by .5 seconds. The event tests the ability to make perfect throws and catches around the diamond to all nine defensive positions on the field.

Team One ended the tournament with an 8-1 record. Eight of the 11 players hit home runs, and 10 of the 11 pitched at least a few innings. Team One players include: Alex Zwingle, Andrew Taylor, Grant Soyka, Matt Shackley, Camden Reynolds, Adam Kimmel, Ethan Glenn, Jared Chan, Ben Case, Evan Anderson and Ryan Alley. One coaches are Jason Alley, Dan Soyka and Dave Kimmel.

U-15 leaves Huntington Beach winless

Buoyed by their recent second-place finish in the Ballistic Summer Classic, the Ballistic United U-15 squad headed to Huntington Beach over the Labor Day week-end to test their mettle against SoCal's finest in the NHB Cup.

On Saturday morning they faced the Aztecs, ranked fourth in the nation and were schooled in the art of ball movement as the Aztecs scored four goals before halftime. Ballistic did prevent the shutout when Toby Harvey crossed for Dane Shaffar to fire home but it was mere consolation as the Aztecs finished winners by a score of 5-1.

On Saturday afternoon, Ballistic proved to be much more competitive against the LA Rampage however a mental lapse in the form of a botched goal-kick led to the only goal of the game as LA's right winger pounced on

the weak clearance and fired it into the roof of the net to secure a 1-0 victory for his team.

On Sunday Ballistic wrapped up their tournament versus Real So-cal. They had the worst possible start when they conceded a goal from the opening kick-off. Poor marking by the BUSC defense allowed a Real player to beat their keeper to a ball played into the penalty area. He made no mistake, slotting the ball home for what would prove to be the game's only goal.

3rd place for U-19 in Roseville

The Pleasanton Ballistic Black U-19 boys team had a strong showing at the Roseville Invitational, finishing third with a 3-1-0 record over the weekend.

In the consolation game, Ballistic eventually defeated the Yuba Sutter Stealth 2-1 in penalty kicks (5-4). Nathan Roberts headed in a cross by Justin Dorsey, giving Ballistic a brief 1-0 lead. The Stealth quickly tied the

game and sent it into overtime and penalty kicks.

Tyler Copeman, Patrick Yee, Dorsey, Mason Ridgway and Niko Lecco all converted on their penalty kicks, and Lecco blocked the first PK by the Stealth kicker putting Ballistic on top. Solid team play through out the tournament by the Ballistic only allowed two goals. Leading the way were Eric Brunnett, Kevin Phillips, Steven Ralowski, Brandon Lee and Jon Ramirez.

Brian Johnston and Ridgway scored in a 2-0 win over the Sunrise Crews to start the tournament. Ballistic dominated the second game but came away with a 1-1 tie against the Greenhaven Spartans. David Norton scored the only goal for Ballistic.

Ballistic won their flight with a 5-0 win over Rancho Cordova United. Aaron Lek scored two goals, Ridgway, Dorsey, and Norton rounded out the scoring.

—Elyssa Thome

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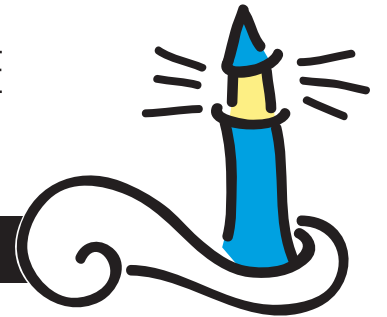
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220 Computers/ Electronics

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230 Freebies

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PET OF THE WEEK

One smart puppy

Meet Quasi, a 6-month-old, neutered male German Shepherd puppy who gets along just fine on three legs. Quasi was found dragging his right forelimb and severe nerve damage made amputation necessary to restore the dog to a happy, healthy condition. This beautiful dog is friendly, playful, and as active as any puppy. Quasi loves to be around people and he even gives kisses. Quasi excels in his obedience classes and he knows several basic commands. Quasi plays nicely with other dogs but he's still learning that cats must be tolerated! SPCA staff recommends Quasi for a home with prior dog experience who will continue his obedience training and socialization. Because Quasi doesn't like to share his food or bones, Quasi is not recommended for families with small children under 10 years old. Visit Quasi at the East Bay SPCA - Tri-Valley Adoption Center, 4651 Gleason Drive in Dublin, open from 1 p.m. to 8 p.m. Wednesday through Thursday and 11 a.m. to 6 p.m. Friday through Sunday. Call 479-9670. See more photos of Quasi at www.eastbayspca.org. Isn't he a handsome boy?

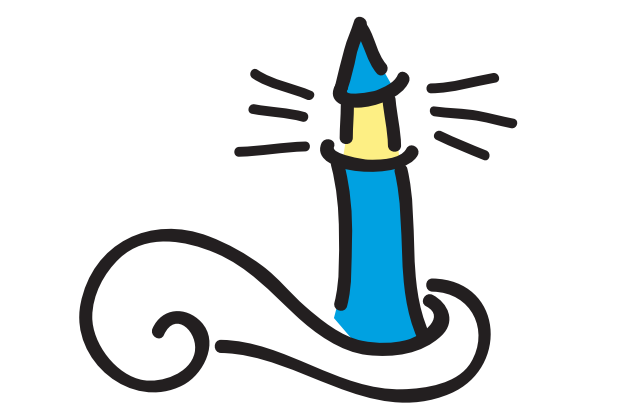
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Beautiful Condo – Totally renovated 1 Br. Condo with granite kitchen and all the bells & whistles. Super location in San Ramon - only \$259,000



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Real Estate

Home sale of the week



**4333 Second Street
Pleasanton – \$970,000**

Charming 3+ bedroom vintage home with detached legal 1 bedroom/ 1 bathroom second unit. Over 2200 square feet of interior living space plus a large basement. The inviting front porch and covered rear deck make this home perfect for entertaining. Its ideal downtown location is walking distance to Main Street's cafes, fine dining, Farmers Market and Concerts in the Park! Sold by Mike Carey of Investment Real Estate.

Economy grew at 3.3% in 2nd quarter, report shows

Mortgage rates continue downward trend

by David Walden

The economy grew at a 3.3 percent rate in the second quarter, according to a government report released late last week. That is interesting news. For all the talk that we are in a recession, it is hard to digest economic growth that is in the "healthy range." True, the growth figures were pumped up by temporary stimulus checks issued by the government during the quarter. In addition, the weaker dollar is making our goods a bargain overseas and thus stimulating our exports and the manufacturing sector.

A stronger economy could cause the Federal Reserve Board to raise rates this year. But not so fast. In the present quarter there were no stimulus checks and the dollar is actually getting stronger. Overseas economies are getting weaker and this will cause them to import less of our goods. Weaker economies could also keep the pressure off of oil prices as well.

We feel that the third quarter economic growth figures will be a much more accurate picture of the health of the economy. If oil prices stabilize, the Fed is likely to wait and view the preliminary third quarter readings issued at the end of October. In the meantime, the employment report to be released at the end of this week will give us a better picture of "today's" economy. The picture may not be quite as rosy.

The market rates continued their downtrend in the past week. Freddie Mac announced that for the week ending Aug. 28, 30-year fixed rates averaged 6.40 percent, down from 6.47 percent the week before. The average for 15-year fixed fell to 5.93 percent. The average for one-year adjustables increased to 5.33 percent and five-year adjustables rose slightly to 6.03 percent. A year ago 30-year fixed rates were at 6.67 percent. Interest rates for fixed mortgages continue to drift down as reports of economic weakness persist. July's leading economic indicators fell by more than the market consensus and manufacturing slowed in both the Philadelphia and Richmond regions.

Adjustables, on the other hand, rose slightly after the Federal Reserve's Open Market Committee, in its Aug. 5 minutes, hinted it

might increase the overnight bank lending rate, according to Frank Nothaft, Freddie Mac vice president and chief economist.

"The housing front is providing some encouraging signs," he was quoted as saying. "The pace of home price declines slowed down for the fourth straight month in June and the number of metro areas exhibiting monthly gains rose from seven to nine, according to the S&P/Case-Shiller 20-city composite index."

"There are also signs more buyers may be getting ready to return to the market," Nothaft stated. "The Conference Board says the share of households planning to buy a home within six months is now at its highest level since March."

News continues to be released regarding the tax credit authorized by the recent house law. Here are some facts regarding the credit. First time homebuyers who purchase a principal residence between April 9, 2008 and July 1, 2009 qualify for the tax credit and it is retroactive for buyers who have already closed. The maximum credit is \$7,500 or 10 percent of the purchase price if lower than a \$75,000 sales price. If the home is purchased in 2009, homebuyers can elect to amend 2008 tax returns and claim a tax credit. The tax credit is "recaptured" by the IRS, and is an interest-free loan and paid back over a 15-year time period.

Who doesn't qualify? Non-resident aliens; buyers who finance homes with tax-exempt mortgage bond programs; and if the property is disposed or ceases to be a principal residence before the end of the tax year.

Finally, the credit phases out for individuals with adjusted gross income between \$75,000 and \$95,000 and between \$150,000 and \$170,000 for joint filers

U.S. builders applied for fewer permits to build apartments in the second quarter, according to a survey from the National Association of Home Builders. The Multifamily Rental Market Index showed that market-rate rental apartment starts fell to 38.1 from 52.9 for the same period in 2007. Affordable starts also fell.

"An oversupply of housing inventory in general, combined with systematic job losses, is starting to take a toll on the

(continued on page 36)

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3902 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!!



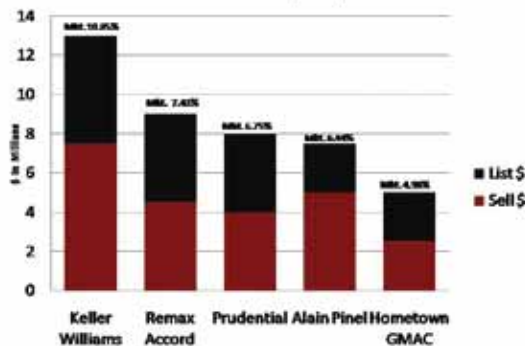
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Gene & Cindy Williams 918-2045

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2882 CALAIS DRIVE, SAN RAMON
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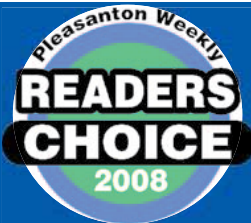
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PRICE REDUCED



MOTIVATED SELLERS 3BD/2BA & bonus room, separate living rm & family rm, formal dining, huge kitchen, large private backyd, 2-car garage. 925.580.5793 \$549,995

CONCORD



CORNER LOT OF COURT 4BD/2½BA, updated kitchen features tile floor, granite countertops and bay window eating area. Corporate owned. 925.998.7747 \$495,500

FREMONT

PRICE REDUCED



NICELY UPGRADED 3BD/1½BA, newer windows, plantation shutters, kitchen w/granite countertops. Backyard patio and 2-car garage. 925.426.3857 \$493,500

VALLEJO



VIEWS.... 4BD/2½BA, 2,747 sq.ft. on 4,356 sq.ft. lot located in golf community with views of hills and orchard. Corporate owned. 925.417-8628 \$409,900

LIVERMORE



FRESHLY PAINTED 4BD/2BA, 1,170 sq. ft. on 5,000 sq.ft. lot. 1-car carport with storage. House is in fairly original condition. Corporate owned. 925.426.3857 \$334,900

HAYWARD

PRICE REDUCED



CORNER LOT 2BD/1BA, 1,294 sq. ft. on 5,000 sq.ft. lot. Convenient to BART, downtown, shopping. Potential starter/investment. Corporate owned. 925.417.8628 \$249,900

ANTIOCH

PRICE REDUCED



ESTABLISHED NEIGHBIORHOOD 3BD/2BA, with easy access to shopping, commute, other amenities. Corporate owned. 925.417.8628 \$207,575

Hometown GMAC Real Estate is an Independently Owned and Operated Firm

J. Rockcliff
REALTORS

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REALTORS

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REAL ESTATE COMPANY.

Newly Priced OPEN SUN 1-4

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. A walk-behind bar.
MARTY SBOROV 925.484.2045

Newly Priced OPEN SUN 1-4

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

www.PhyllisandCarolyn.com

PLEASANTON
5580 PASEO NAVARRO \$1,172,000
 Absolutely gorgeous completely remodeled and customized home in the heart of Pleasanton! Every detail and amenity is top quality, with excellent 5 bedrm. floorplan, Master + 2 bdrms. downstairs. Gourmet kitchen.
PHYLLIS WEINER 925.872.1416

Single Story

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.
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.
TONNI CHANDLER 925.251.2556

www.RubyHillLiving.com

PLEASANTON
2156 CANOSA CT \$2,990,000
 Experience vineyard living in this gorgeous Mediterranean home on a premium cul-de-sac located on the "top of Ruby Hill" with expansive city views. Grand marble foyer with wrought iron stairway.
ANJU BHATIA 925.577.2658

www.MaxdeVries.com

LIVERMORE
759 WIMBLEDON LN \$629,995
 Beautiful one story in a great neighborhood. The home has hardwood floors throughout. A formal living room with a wood burning fireplace, formal dining room with wainscoting and bay window. A huge yard.
MAX DEVRIES 925.525.0116

www.123-REALTY.com

SAN RAMON
15 POPPY HILLS LN \$575,000
 Affordable luxury at The Orchards. Lovely detached home! Open floor plan with high ceilings. Decorator touches throughout. Gourmet kitchen with gas range and granite tile counter and tile floors. Nice and clean, move in ready.
JOHN MITCHELL 925.556.4400

www.MaxdeVries.com

SAN RAMON
151 SEVILLE PL \$630,500
 This is unbelievable for this price. BANK OWNED!! Huge family home in a great neighborhood. take advantage of the recession we are giving it away. 4 bedrooms formal living/dining room huge lot at end of cull-de-sac.
MAX DE VRIES 925.525.0116

True Wine Country Jewel

LIVERMORE
2801 VINE CT \$949,900
 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 frpls. Jck/Jill Blt-Ins, Stone acctts, Surr sound.
KRISTIN AURE 925.583.2169

www.PhyllisandCarolyn.com

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.
PHYLLIS WEINER 925.872.1416

LIVERMORE
1528 HELSINKI WAY \$640,000
 Outstanding home with tons of upgrades. Addition built before these owners. New dual pane windows in the front of home. Upstairs second mater suite possible. Laminate floor in living room Granite fireplace.
LINDA E. SMITH 925.998.5112

NEW PRICE OPEN SUN 1:30-4

DUBLIN
7157 HANSEN DR \$649,000
 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

Torrey Pines Condo

DUBLIN
7825 TUSCANY DR \$446,900
 Move right in to this beautifully decorated, ground level, single story condo! It features two large bedrooms, an open floor plan with custom paint, gorgeous laminate floors, and an inside laundry area. Large private patio.
ANNE ATHENOUR MARTIN 925.426.7976

www.TomChance.com

LIVERMORE
751 VINCI WAY \$859,950
 Quality built home on picturesque lane! Huge Corner Lot! Sprawling single story in So. Livermore. Tastefully decorated w/ contemporary colors! Open & spacious floor plan with gracious foyer and stylized breakfast nook.
TOM E. CHANCE 925.487.6360

Walnut Creek 100 N. Main St. Walnut Creek, CA 94596 925.280.8500	Orinda 89 Davis Rd., Ste. 100 Orinda, CA 94563 925.253.7000	Danville 15 Railroad Ave. Danville, CA 94526 925.855.4000	Blackhawk 4105 Blackhawk Plaza Cir. Danville, CA 94506 925.648.5300	Pleasanton 5075 Hopyard Rd., #110 Pleasanton, CA 94588 925.251.2500	Livermore 1983 Second Street Livermore, CA 94550 925.667.2100	Lafayette 3799 Mt. Diablo Blvd., Ste. 100 Lafayette, CA 94549 925.253.7001
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www.rockcliff.com



OPEN SUNDAY 1-4

4353 WEST RUBY HILL DR

**Mediterranean
Ruby Hill Stunner
Pleasanton**

This exceptional home features approximately 4,300 square feet and offers five bedrooms, four bathrooms and an office. Sitting on approximately one-half acre lot in a gated community, the home boasts rich architectural details. The large great room offers built-ins with wine storage and surround sound. The gourmet kitchen includes a center island, granite countertops & backsplash butler's pantry. The downstairs master suite features a marble bathroom with jetted tub, dual sinks, large walk-in closet and access to garden. The backyard includes a pergola covered patio with built in Barbeque and spa with waterfall.

Offered at \$1,825,000

For more photos visit: www.4353WestRubyHill.com



Karen T
(925) 519-0508
team@yourhomecontact.com



Shilpa Merchant
(650) 906-6869
shilpa1@pacbell.net

Economy

(continued from page 32)

rental housing market," said David Seiders, NAHB's chief economist.

Some analysts reacting to the news that home sales rose a healthy 3.1 percent in July compared to June say the increase predicts further improvement. Others are more pessimistic.

"We are not yet ready to call the current levels a bottom but clearly most of the declines are behind us," says Adam York, a Wachovia Corp. economist.

"The good news is the trough is behind us," said Harm Bandholz, a New York-based economist with UniCredit. But Bandholz

warns that tighter lending standards and rising foreclosures will continue to put pressure on housing prices.

Real estate consultant John Burns, who advises large builders and investment firms, said he thinks supply and demand will remain out of whack until there is a 46 percent decline in the inventory of homes on the resale market. Burns, who is president of John Burns Real Estate Consulting, estimates that by 2010 the most stable markets will reach equilibrium and by 2011, the national market will move into better balance. Overall, he believes that it will take until 2014 for it to be business as usual.

David Walden is a certified mortgage planning specialist

OPEN SUN 1-4

Laguna Oaks-2825 Tudor Court
\$1,698,000

**JUST LISTED
IN PLEASANTON**

7211 Valley View Court
\$586,000

Highland Oaks-7508 Flagstone Drive
\$829,000

**Prudential
California Realty**

Cindy Gee
925.963.1984
cindy.gee@prurealty.com

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californiamoves.com



DUBLIN
11766 MURIETTA CT
PRICED TO SELL **\$599,800**
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



LIVERMORE
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
4353 W RUBY HILL DRIVE
STYLE & COMFORT **\$1,825,000**
5 BR 4 BA chry-wd/rose-wd flrs, kit w/nk, grnite & bcksplsh, apx. 1/2 acre lot, bckyrd w/outdoor kit, spa 925.847.2200



SAN RAMON
SAT/SUN 11 - 6 **145 COPPER RIDGE RD.**
CONDOS/TOWNHOUSES PRICES START IN THE \$350s
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

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/1-580/1-680 925.847.2200

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

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

7086 DUBLIN MEADOWS ST. E, UNIT E
GORGEOUS CONDO **\$309,000**
1 BR 1 BA Living Room w/Fireplace. Approx. 805' w/ VIEWS. Washer/Dryer/Fridge/Micro/Dishwasher Stay 925.847.2200

PLEASANTON
5801 ARTHUR DRIVE **OPEN SUN 1-4**
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

5760 BELLEZA DRIVE
AWESOME HOME **\$469,000**
2 BR 2 BA 1300+ sqft, end unit w/attached garage. Kit w/newer gas range, tile counter tops/hrdwd flrs 925.847.2200

4750 NEWHAVEN STREET
LIGHT & BRIGHT **\$698,000**
5 BR 3 BA app. 2211 sqft, upgraded kitchen w/ granite cntns/SS apli, downstairs bed/office/full bath 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/2 rll-up drs 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/storage 925.847.2200



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122

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Home Sales

This week's data represents homes sold during August 2008

Pleasanton

- 4333 2nd Street** J. & S. Turner to N. & T. Colella for \$970,000
- 7740 Applewood Way** Kell Trust to P. Tarr for \$670,000
- 110 Birch Creek Terrace** Birch Terrace Pleasanton to X. Fang for \$573,000
- 2655 Calle Reynoso** S. & S. Aitken to M. & H. Valentine for \$845,000
- 4844 Funston Gate Court** S. Davis to L. Moore for \$815,000
- 2911 Liberty Drive** Downey Savings to J. & S. Guldish for \$505,000
- 7828 Meadowbrook Court** Robinson Trust to P. & J. Davis for \$1,175,000
- 4146 Moselle Court** Westerlund Trust to P. & D. O'Brien for \$918,000
- 2263 Oakland Avenue** K. & N. Mizuide to Y. Lo for \$629,000
- 1742 Orchard Way** Wood Trust to E. Ibanez for \$719,000
- 3128 Paseo Robles** A. & D. Spinola to G. Liu for \$715,000
- 3720 Raboli Street** Cartus Financial to D. & C. Ruso for \$2,150,000
- 175 Rocky Creek Place** C. Yeh to A. & A. Avachat for \$866,000
- 3156 Snowdrop Circle** Beber Trust to V. Dantuluri for \$640,000

- 2407 Via De Los Milagros R.** & K. Beliles to P. Brookhart for \$1,230,000
- 5048 Woodthrush Road** Lucido Trust to T. & I. Pethebridge for \$850,000

Dublin

- 4333 Belcarra Court** E. & J. Gonczerek to R. Li for \$725,000
- 3721 Branding Iron Court** Silvera Investors to L. Byers for \$538,000
- 3755 Branding Iron Court** Silvera Investors to D. & B. Wong for \$479,000
- 3688 Branding Iron Place** Silvera Investors to A. Lai for \$499,000
- 3692 Branding Iron Place** Silvera Investors to S. Thapa for \$525,500
- 7932 Countess Court** Santos Trust to Miranda Trust for \$378,500
- 5501 De Marcus Boulevard #631** Western Pacific Housing to C. Lu for \$361,000
- 5501 De Marcus Boulevard #641** Western Pacific Housing to D. & J. Yeh for \$375,000
- 7569 Odyssey Way** Avelo Mortgage to M. Hou for \$490,000
- 11263 Rolling Hills Drive** S. & Y. Puttick to D. McDonald for \$890,000
- 7618 San Sabana Road** Coutts Trust to N. Tzekov for \$525,000
- 7913 Shady Creek Road** T. & L. Harris to R. Bolotovskiy for \$670,000
- 8140 Via Zapata** Citigroup Mortgage to R. Nultermeier for \$751,000

Livermore

- 471 Bernal Avenue** Deutsche Bank to S. McGuigan for \$264,000
- 868 Berryessa Court** B. & L. Castro to E. & E. Batstone for \$420,000
- 1965 Broadmoor Street** Fieldstone Mortgage to J. Madden for \$364,000
- 1278 Brookdale Lane** Murray Trust to R. & H. Ellis for \$528,000
- 342 Chris Common #45 P.** Krieger to N. Rodriguez for \$169,000
- 4086 Compton Court** J. & J. Dye to Z. & K. Theiss for \$495,000
- 2690 Decker Lane** N. & A. Cappuro to M. & A. Coler for \$740,000
- 1237 Deep Creek Road** Arroyo Crossing to T. & J. Delumen for \$799,000
- 1266 Deep Creek Road** Arroyo Crossing to Rivera Trust for \$744,000
- 173 Heligan Lane** Shea Homes to A. & L. Blenche for \$500,000
- 486 Jeannie Way** C. Cruddace to J. & S. Martin for \$527,000
- 1976 Locomotive Lane #109** Signature at Station Square to A. & C. Gammon for \$467,500
- 1083 Locust Street** Deutsche Bank to D. Cegielski for \$288,000
- 1085 Murrieta Boulevard** #216 Lasalle Bank to M. Nasir for \$150,000

- 1085 Murrieta Boulevard #312** Soundview Home Loan Trust to R. Verhasselt for \$205,000
- 224 Nadine Street** Deutsche Bank to M. Wilcox for \$433,000
- 1763 Paseo Laguna Seco** Saxon Mortgage to M. Pena for \$213,000
- 1267 Pine Street** Accredited Home Lenders to M. Allen for \$272,000
- 3926 Princeton Way** T. Mantua to T. & M. Collity for \$350,000
- 2256 Sevillano Court** Sawicki Trust to S. & D. Bierut for \$1,365,000
- 2234 Shetland Road** Indymac Bank to A. Jacobi for \$368,500
- 4013 Sonia Street** Livermore Grove to Goralka Trust for \$759,000
- 2139 Stonebridge Road** R. Langefelds to E. & E. Cain for \$690,000
- 1679 Vetta Drive** Deutsche Bank to R. & N. Matarazza for \$785,000
- 721 Wall Street** Citigroup Mortgage to M. Koenig for \$393,000
- 832 Wall Street** S. Jacobs to M. Cartwright for \$475,000

- 7585 Balmoral Way** Brookfield Santorini to B. & R. Sanghrajka for \$1,077,000
- 457 Bridle Court** Davidon Homes to P. & S. Fortier for \$1,481,500
- 5150 Chiltern Lane** Lennar Homes to A. Chou for \$790,000
- 2542 Cranford Way** Y. Lu to M. Younani for \$885,000
- 3735 Crow Canyon Road** Nomura Home Equity Loan to V. Binder for \$335,000
- 125 Dahlia Court** Shapell Industries to K. & T. Dang for \$1,010,000
- 141 Dahlia Court** Shapell Industries to R. & R. Yost for \$1,220,000
- 6953 Emerson Lane** Lennar Homes to P. Chen for \$1,032,500
- 6959 Emerson Lane** Lennar Homes to R. Liao for \$1,060,000
- 636 Filbert Court** A. & L. Olson to A. & B. Angel for \$550,000
- 1096 Hawkshead Circle** WL Homes to R. & N. Bhela for \$2,100,000
- 5416 Heatherland Drive** K. Snyder to D. & J. Yang for \$1,510,000
- 726 Jade Crest Court** S. & V. Fagalde to P. & S. Lakshmanan for \$1,330,000
- 4566 Lilac Ridge Road** Bear Stearns to K. Snyder for \$1,405,000
- 2284 Magnolia Bridge Drive** Shapell Industries to C. Lee for \$835,000

- 2331 Maidenhair Way** Shapell Industries to K. Pulluri for \$640,000
- 2632 Meadow Glen Place** C. Miner to J. McGovern for \$463,000
- 106 Paddington Court** Brookfield Campton to G. Soundarrajan for \$841,000
- 112 Paddington Court** Brookfield Campton to J. Choi for \$835,500
- 122 Paddington Court** Brookfield Campton to C. & X. Barton for \$891,500
- 505 Quimby Court** Argent Mortgage to G. Sigamani for \$720,000
- 519 Santander Drive** D. & S. Lineker to T. & K. Murphy for \$745,000
- 141 Shadowhill Circle** C. & S. Pothier to E. Snegova for \$610,000
- 3515 Sleeping Meadow Way** Centex Homes to A. Sapatnagar for \$888,500
- 3521 Sleeping Meadow Way** Centex Homes to Y. & S. Tang for \$880,500
- 1181 South Chanterella Drive** E. & C. Lee to J. & L. Rahmatti for \$845,000
- 2125 Watercress Place** D. Lin to C. & I. Justus for \$765,000
- 2169 Watermill Road** J. Smalley to S. Tjandra for \$535,000
- 223 Wimbledon Court** Brookfield Campton to J. Papaiah for \$798,500

OPEN HOMES THIS WEEKEND

DANVILLE

3 Bedrooms

- 122 Summerside Cir.** \$525,000
Sun 1-4 Keller Williams 895-2694

5 Bedrooms

- 16 Casolyn Ranch Ct.** \$1,545,000
Sat/Sun 1-4 Prudential CA 858-4198

DUBLIN

2 Bedrooms

- 3600 Whitworth** \$420,000
Sun 1-4 Alain Pinel - Moxley Team 621-4064

4 Bedrooms

- 7157 Hansen Dr.** \$649,000
Sun 1:30-4 J. Rockcliff Realtors 251-2547

LIVERMORE

3 Bedrooms

- 590 South N St.** \$575,000
Sat/Sun 1-4 Keller Williams - Lydonna Walker 997-8267

4 Bedrooms

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

PLEASANTON

3 Bedrooms

- 5768 Belleza Dr.** \$575,000
Sun 1-4 Alain Pinel 600-0006
- 4078 Cristobal Wy.** \$619,000
Sat 1-4 Alain Pinel Realtors 846-6500
- 6045 Acadia Ct.** \$629,850
Sun 1-4 J. Rockcliff Realtors 251-2556
- 4075 Nevis St.** \$779,000
Sun 1:30-4 J. Rockcliff Realtors 251-2547
- 673 Abbie St.** \$999,500
Sun 1-4 Alain Pinel Realtors 846-6500

4 Bedrooms

- 4576 Del Valle** \$1,150,000
Sun 1-4 Alain Pinel - Moxley Team 621-4064
- 20 1/2 Castlewood Dr.** \$1,425,000
Sun 1-4 J. Rockcliff Realtors 484-2045
- 611 Merlot Ct.** \$674,950
Sun 1-4 Allied Brokers 846-3755
- 7293 Valley Trails Dr.** \$689,000
Sat 1:30-4:30 Prudential CA 734-5061

7341 Joshua Cir. \$725,000

Sun 2-4 Alain Pinel Realtors Joyce Jones 398-6706

3902 Kral Pl. \$849,000

Sun 1-4 Keller Williams 577-5787

748 St. John Cir. \$939,000

Sun 1-4 Alain Pinel 519-3534

532 Rosso Ct. \$1,149,000

Sun 1-4 Keller Williams-Fran Cunningham 426-7957

3533 Mercato Ct. \$1,699,000

Sun 1-4 Keller Williams-Fran Cunningham 426-7957

3173 Pellaro Ct. \$2,499,000

Sun 1-4 Keller Williams-Donna Garrison 397-4165

5 Bedrooms

5058 Blackbird Wy. \$1,039,000

Sun 1-4 Alain Pinel Realtors 846-6500

4931 Monaco Dr. \$1,094,900

Sat/Sun 1-4 Keller Williams 397-4173

2202 Kamp Ct. \$1,189,000

Sun 1-4 Prudential CA 734-5061

1342 West Lagoon Rd. \$1,324,979

Sun 1-4 Alain Pinel-Andy Poryes 963-8871

1232 West Lagoon Rd. \$1,350,000

Sun 1:30-4:30 Alain Pinel Realtors 251-1111

1334 Stone Canyon Ct. \$1,598,000

Sun 1-4 Prudential California Realty 918-0500

1098 Laguna Creek Ln. \$1,995,000

Sun 1-4 J. Rockcliff Realtors 484-2045

4031 Schween Ct. \$867,000

Sun 1-4 Homeworks 462-4812

3641 Huff Ct. \$945,000

Sun 1-4 Alain Pinel Realtors 251-1111

6 Bedrooms

2052 West Lagoon Rd. \$1,350,000

Sat/Sun 1-4 Investment Real Estate Co. 998-7990

SAN RAMON

1 Bedrooms

470 Bollinger Canyon Ln. # 183 \$159,000

Sun 1-4 Keller Williams 984-4910

805 Watson Canyon Ct. \$290,000

Sun 1-4 Keller Williams 984-4910

4 Bedrooms

1135 Cedarwood Loop \$1,598,000

Sun 1-4 Prudential California Realty 918-0500

5 Bedrooms

554 Wycombe Ct. \$1,699,000

Sun 1-4 Keller Williams 397-4173

Sales at a Glance

Source: California REsource

Pleasanton

Total sales reported: 16
Lowest sale reported: \$505,000
Highest sale reported: \$2,150,000
Average sales reported: \$891,875

Dublin

Total sales reported: 13
Lowest sale reported: \$361,000
Highest sale reported: \$890,000
Average sales reported: \$554,385

Livermore

Total sales reported: 26
Lowest sale reported: \$150,000
Highest sale reported: \$1,365,000
Average sales reported: \$490,923

San Ramon

Total sales reported: 32
Lowest sale reported: \$335,000
Highest sale reported: \$2,100,000
Average sales reported: \$917,875



Andy Poryes
925.963.8871
andyp@apr.com



OPEN SUNDAY 1-4 www.W-Lagoon.com

This quality Greenbriar home offers 3265 sq.ft. of luxury with soaring volume ceilings, lots of light, 5 bedrms & 4 full baths. Enjoy the large outside kitchen with refrigerator, then jump in the pool! Cook's kitchen includes double ovens, large center island and granite counters. This neighborhood has a massive public park and no HOA dues. **New listing offered at \$1,324,979**



1342 W. LAGOON ROAD, PLEASANTON



6337 SHOREWOOD CT., PLEASANTON

VAL VISTA'S BEST

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**



404 PINE HILL LN., PLEASANTON



2724 LARAMIE GATE CIR., PLEASANTON

PENDING SALE

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. **\$874,950**

ANDY REPRESENTED
THE BUYERS

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

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





Tim McGuire

925-462-SOLD

WWW.TIMMCGUIRE.NET

*Beyond Full Service
A Concierge Approach to Real Estate*

OPEN SUNDAY



1021 Crellin Road, Pleasanton
4bd/3ba premium
Offered at \$799,000

NEW LISTING



4625 3rd St., Pleasanton
3bd/2ba single story
Offered at \$625,000

NEW LISTING



2404 Bay Meadows Cir., Pleasanton
3bd/2ba Townhome
Price Upon Request



4804 Knox Gate Court, Pleasanton
4bd/2.5ba, 2125 sq. ft. court location
Offered at \$849,000



2822 Jones Gate Ct., Pleasanton
3bd/2ba single story
Offered at \$814,000

PENDING



2872 Grayfox Ct., Pleasanton
4bd/3ba, 4670+/- sq. ft.
\$1,999,990

SOLD IN 2 DAYS



2448 Via De Milagros, Pleasanton
3bd/3ba 2500 sq. ft.
\$1,060,000

SOLD IN 2 DAYS



2309 Woodthrush Wy., Pleasanton
5bd/3ba 2250+/- sq. ft.
\$1,079,000

SOLD IN 5 DAYS



4850 Ganner Ct., Pleasanton
4bd/2ba, 1808 sq. ft.
\$810,000

SOLD IN 6 DAYS



4837 Mohr Ave., Pleasanton
4bd/2ba 1800+/- sq. ft.
\$827,000

SOLD IN 8 DAYS



5048 Woodthrush Rd., Pleasanton
4bd/2.5ba, 2240 sq. ft.
\$850,000

SOLD



4805 Knox Gate, Pleasanton
4bd/2ba, 1800+/- sq. ft.
\$800,000

SOLD



2675 Calle Morelia, Pleasanton
5bd/2ba, 2700 sq. ft.
\$1,040,000

SOLD



2536 Willowren Way, Pleasanton
4bd/2.5ba 2240 sq. ft.
\$839,000

SOLD



2207 Martin Ave., Pleasanton
4bd/3ba, 3500+/- sq. ft.
\$1,749,000

SOLD



5051 Woodthrush Rd., Pleasanton
Birdland - 4bd/2ba, 1800 sq. ft.
\$780,000

BUYER NEEDS

- Couple from the UK seeks Executive home with private lot up to \$2.6m
- New Jersey Couple seeks English Tudor or pre 1950 Craftsman home
- Empty Nesters seek 3bd Townhouse with attached garage up to \$600k

**Coming Soon:
NEW LISTINGS IN BIRDLAND,
THE GATES AND VINTAGE HILLS**



PLEASANTON | 900 Main Street





**BLAISE
LOFLAND**



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www.blaiselofland.com
blaise@blaiselofland.com

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 SAT 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 \$939,000

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 \$1,095,000

Silver Oaks Estates

**BRAND NEW SINGLE LEVEL
CUSTOM HOME FOR SALE!**

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

PREMIUM LOTS ALSO AVAILABLE

- Wine Country Location
- Premium Level Lots
- Expansive Views
- Build Your Dream Home!

LOT	SIZE	HOME STYLE	PRICE
1	34,400	Single Story	\$649,000
2	23,670	Two Story	\$649,000
3	30,030	Two Story	SOLD!
4	20,300	Single Story	\$649,000
6	19,547	Single Story	SOLD!
7	22,494	Single Story	PENDING!

Visit www.SilverOaksEstates.com for more information

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	142	141	↓	7	15	↑
Single Family Homes Over \$1,000,000	125	112	↓	2	9	↑
Single Family Homes Over \$2,000,000	33	32	↓	2	1	↓
Total # Of Single Family Homes In Pleasanton	267	253	↓	13	24	↑

*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.

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$1,639,000
Best location in Laguna Oaks! Newport model on .40+/-acre. 4bd/3.5ba, private office, bonus room. Private guest/in-law quarters. 3830+/-sf.

STEVE ELDRIDGE OPEN SUN 1:30-4:30



PLEASANTON \$1,350,000
This 5bd/4ba home has a gourmet kitchen with granite counters, breakfast bar and center island. Formal DR, FP in LR, FP in FR. Additional 1bd/1ba in detached guest house. 1232 West Lagoon

MOXLEY TEAM BY APPOINTMENT



PLEASANTON \$1,330,000
4bd/3.5ba, 3182+/-sf on a 10,363+/-sf lot. This single level home offers a large open kitchen with granite and high end appliances. Close to schools.

ANNI HAGFELDT BY APPOINTMENT



PLEASANTON \$1,249,000
Wonderful 5bd/3ba home in a park like setting. Close to shopping, downtown, city parks and award winning schools.

BLAISE LOFLAND OPEN SUNDAY 1-4



PLEASANTON \$1,039,000
Highly upgraded customized home. New remodeled gourmet kitchen. 5bd/2.5ba, 2745+/-sf, new interior paint. Tile roof. Professionally landscaped, private rear yard. Super location! 5058 Blackbird Way

ANDY PORYES BY APPOINTMENT



PLEASANTON \$999,979
Craftsman jewel 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 with an upstairs studio. Final Price Reduction.

MOXLEY TEAM OPEN SUNDAY 1-4



PLEASANTON \$945,000
Open floor plan features 5bd/3ba/bonus room (1bd/1ba downstairs), 2913+/- sf, formal DR, FR has fireplace. Kitchen has granite slab counters with island. Pool, spa and fire pit. 3641 Huff Court

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$939,000
Premium secluded location on .30+/-acre. Close to downtown! 3bd/2.5ba, 2000+/-sf. Hardwood flooring, 3 car garage, newer roof, excellent condition!

TIM MCGUIRE BY APPOINTMENT



PLEASANTON \$819,000
Court location. 4bd/2.5ba, 2125+/-sf. Built in 1976 with 8143+/-sf lot. Granite kitchen, hardwood flooring, pool and spa.

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 SUNDAY 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.

EMILY BARRACLOUGH BY APPT



DUBLIN \$619,000
Gorgeous home in great location close to shopping, parks and Bart. Updated home with designer paint, built in cabinets and pellet stove in family room. Backyard has patio/spa/storage sheds.

MOXLEY TEAM BY APPOINTMENT



PLEASANTON \$578,000
3bd/2ba, 1159+/-sf on a 6575+/-sf lot. Wood flooring throughout and dual pane windows. Corner lot location offering privacy and room to expand.

DORIAN GLANVILLE OPEN SUN 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, shops and freeways. 5768 Belleza Dr.

MAUREEN NOKES BY APPOINTMENT



DUBLIN \$495,950
Charming single level 3bd/2ba home features remodeled kitchen, A/C, energy efficient pellet stove, fenced paved parking for multi-vehicles. Close to Iron Horse Trail, new dog park. Close to BART.

PETER MCDOWELL BY APPOINTMENT



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.