

September 12, 2008

Section 2 PLEASANTON WEEKLY

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Artist Debbie Arambula is one of the many vendors displaying original art pieces at the Harvest Festival this weekend.



Exhibitor John Wayne Jackson demonstrates how he creates sculptures of leaves from those found in nature.

Back by popular demand

The Pleasanton Harvest Festival comes to the Alameda County Fairgrounds this weekend

After a year hiatus, the wishes of many Tri-Valley residents have been granted as the annual Pleasanton Harvest Festival is back at the Alameda County Fairgrounds through Sunday.

The event is part of a national tour and will be the only East Bay stop. It includes hundreds of artisans from around the country, exhibiting over 24,000 hand-made products, such as clothing, gourmet food items, jewelry, toys, pottery, accessories, home décor and more.

It also serves as a fundraiser, as shopping bag sales, parcel check and gift wrapping donations will be donated to Dublin's School of Imagination. The city of Dublin also named it the 2007 Organization of the year, for its efforts in educating every child, including the Happy Talkers program which helps children with developmental disabilities.

KGO radio personality Gene

Burns will perform a live broadcast from 10 a.m. to 1 p.m. Saturday. He will also be demonstrating food and wine pairings from several vendors. KKIQ will also have a live show from the event Friday, with the opportunity to meet the DJs.

The music continues as Come Back Buddy covers hits from Johnny Cash, Elvis Presley, Buddy Holly, Chuck Berry and other well-known artists of the rock 'n' roll period.

The Harvest Festival will be open from 10 a.m. to 6 p.m. today and Saturday, and from 10 a.m. to 5 p.m. Sunday at the Alameda County Fairgrounds, 4501 Pleasanton Ave. Tickets are good for all three days and are \$9 for adults, \$7 for seniors ages 62 and older, and \$4 for youth ages 13 to 17. Children 12 and under are free with an adult. For tickets and to learn more about the festival, visit www.harvestfestival.com or call 415-447-3205.

—Emily West



Come Back Buddy will play tunes from back in the day as they cover hits from Johnny Cash, Elvis Presley, Buddy Holly and more.

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The Fall

Sony DVD
1 hour, 57 minutes
Director: Tarsem Singh

The beginning of "The Fall" plays like a silent-film fever dream as imagined by Buster Keaton in the throes of psychosis. Flickering black and white imagery portrays the confusing story of what seems like the aftermath of an accident involving a cowboy and the train that drove him off the tracks, only to plunge him into a river 50 feet below. The way director Tarsem Singh frames the action is within negative imagery, capturing shadows of the events or reactions of the witnesses in alarming and sinister-looking close-ups. All this is audibly framed by the agonizing strains of the second movement of Beethoven's Seventh Symphony, which lends a dazzling melancholy to the proceedings, like a cross-examining of an ostentatious and self-absorbed pop star. It is the fall of this cowboy, and the chain of stories he inspires, that will shape the phantasmagoria of "The Fall" into a very touching movie.

Firstly, a word on Singh, whose background like so many directors now is in music videos, but who has elevated their status with his ingenious visual sensibilities. He is best known for his handling of REM's "Losing My Religion" video, which infused "breathing" Caravaggio-inspired compositions with the band's aching ballad. His visual sense is so strong, with deep colors and focused theatrical lighting, that it caused Tarsem's contemporaries to borrow the video's style for the next decade create a standardized palette for the quick emotional responses that videos demand. However, Tarsem's first foray onto the big screen, "The Cell," was a facile exercise into the serial killer genre whose visual excesses were disguising a genuinely stupid movie underneath.

"The Fall," however, definitely has a story that is worthy of its director. The cowboy, you may wonder, is actually a stunt man named Roy Walker (a very droll Lee Pace) whose accident on the bridge has landed him in a Los Angeles hospital.

Also haunting the corridors is 12-year old Alexandria (Catinca Untaru—more on her later), who has been admitted with a broken arm and discovers Roy. She becomes the focus of his stories about the movie he's been making involving a western buccaneer named "The Blue Bandit." In Scheherazadian fashion, Alexandria visits Roy each day and asks for a story, with the only catch being that she steals morphine for him in return. Consequently, the tales of "The Blue Bandit" become more elaborate, and begin to involve the staff and Alexandria alike, with some pretty harrowing results.

The technical aspects of "The Fall" are very amazing. The movie was made over the course of two years in something like 30 countries, with startling visuals emerging from the screen supposedly without any type of enhancement or special effects, which is a wonder in itself. There is something more than pretty pictures, and that is Untaru's wonderful performance as Alexandria. She is the emotional and dramatic center of such a complex movie and she pulls it off with grace, naturalness and a special type of intuition that leaves the viewer breathless (pardon the cliché). There is a scene towards the end between she and Pace that is so affecting, dwarfing the fantastic landscapes and beautiful monuments, that it launches the movie from aesthetically stunning to something weighty and profound, with Untaru as a worthy guide.

—Joe Ramirez



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The Tri-Valley branch of the California Writers Club meets the third Saturday of the month and are starting off their new year Sept. 20.

Words that bind

Local writer's club branch brings experts to help pave the way to publishing

by Emily West

While writing is mostly a craft for individuals, some local wordsmiths find encouragement and opportunity by banding together with others. Members of the Tri-Valley Branch of the California Writers Club (CWC), producing everything from poetry to science fiction, can be found the third Saturday of the month at the Oasis Grille on Main Street.

September's meeting is the group's official kick-off to the year's events and will feature a publishing panel with two industry professionals providing insights into getting works published. The chance to network and learn from experts is invaluable to these writers.

Brie Mazurek, managing editor at Ten Speed Press, an independent book publisher in Berkeley, has worked on several types of books for over nine years. She will speak on how to get the attention of non-fiction publishers.

Verna Dreisbach, an award-winning published author with Dreisbach Literary Management, will discuss some of the steps needed to propose to publishers. Currently working on an anthology for Seal Press about women and their horses, she represents both fiction and non-fiction writers and is looking for more.

"Agents and editors can seem like these elusive, unreachable figures to writers," Kelly Pollard said. "It's intimidating that these people are the ones who screen your work and really do have a say in your future as a published author. I'm hoping for some insider tips, some mistakes to avoid and just some more insight into the industry."

Pollard, who has been featured in Bay Area Parent as well as local newspapers, enjoys writing about her other passion of traveling and is trying to sell a young adult fiction novel.

"Writing is very isolating," she added. "No one in my immediate circle of friends and family are writ-

ers, so they don't understand the excitement and frustration generated by the work I do. Through the club, I found my critique group that pushed me to finish my novel and begin submitting it to an agent. They've held my hand during the rejections and the long stretches of time."

Lani Longshore, the club's secretary and a science fiction writer, is currently on the hunt for an agent. Besides merely receiving industry information, she finds the meetings an integral part of growing her craft.

"It is precisely that everyone is so busy that a writing club is essential," Longshore said. "Artists of any variety must struggle against the tyranny of the daily to carve out time to be creative. Belonging to a group tells friends and family that you are serious about what they might consider a hobby."

The opportunity for networking is very important, as Maureen Boyd Biro, a children's book author who is currently working on a memoir about Alzheimer's Disease and a novel, has learned in her 25 years of involvement with the Tri-Valley and Mount Diablo branches of CWC.

"Writing is a very mentoring industry and networking is crucial," she said. "It's the way this business works—the way it has always worked. Spending so much time alone, writers need to connect in person with other writers just to recharge and gear up for the next round of solitary confinement."

The Tri-Valley branch is the newest to the CWC, which is considered the oldest professional writers organization in California, one which was partly founded by Jack London.

"I'm proud to be associated with the Tri-Valley," Boyd Biro said. "It's a dynamic branch with really talented and generous people. I think it will go far."

To learn more about the club, visit their website at www.trivalleywriters.com. They meet at 11:30 a.m. the third Saturday of each month at Oasis Grille, 780 Main St. ■

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Season starts with tie for Rage U13

The season began for Rage U13 Premier against Bay Oaks on last Saturday at Val Vista Community Park, ending in a tie.

In the first half, Haley Lukas took a short corner to Kirsten Jensen. Jensen played it back to Lukas who delivered a cross to Brianna Nicholas who then finished it with a goal. Goalie Brittany Gray came out on a one on one with an excellent save.

The defensive line of Marlo Aghazarian, Precious Akanyirige, Cambi Cukar, and Georgia Savage shut down Bay Oaks at the half.

In the second half, Bay Oaks battled back and put two goals in the net. Rage answered as Kira Ewanich's fancy footwork and speed helped her to dodge defenders and passe to Andi Boehm, who fired it into the net for a goal. The game ended in a tie with a final score 2-2.

AV JV falls just short of victory

Big plays and special teams frequently decide JV football games. Amador Valley, with a 23-10 lead and just over five minutes to play, appeared to have just enough of each to win the opener against Freedom. However, it turned out that the Dons needed one more big play or special teams play in a heart-breaking 24-23 loss.

When Dons quarterback Patrick Gibbons connected with Carson Ewanich for a 22-yard scoring pass with 5:02 to go, things looked good for Amador. But then things started to turn. The Falcons ran the ensuing kickoff to the Amador 45 and then made a big play of their own, a 28-yard touchdown run on third and 10, to bring the score to 23-17 with 2:53 remaining.

The subsequent onside kick was recovered by Freedom at the Amador 49. However, the Dons got a big hit from Chris Digangii on a slant pass to stop the Falcons two yards short on fourth down. With 2:14 on the clock, a first down would clinch the game. Unfortunately for the Dons they were unable to convert and Ewanich came in to punt with 1:21 left. Freedom put on a heavy rush up the middle and blocked the punt, recovering inside the one yard-line. A play later they punched it into the end zone to take the 24-23 lead. Amador tried a desperation pass after getting the ball back, but it was intercepted to end the game.

Steelers meet the Saints

The Saints took down the

Steelers 12-0 in the senior division on PJFL's opening day last Saturday.

The game began with the Saints receiving the opening kickoff. After a series of miscues by both teams Ray Hudson broke through the offensive line forcing the Saints to punt. The Saints defense held the Steelers to three and a punt.

The Steelers returned the favor and forced the Saints to punt starting the second quarter. The Steelers decided to go to the air only to have the ball intercepted and returned to the Steelers 10-yard line.

On the first play the Saints ran it in for six points. The Steelers again went to the air, resulting in the second interception of the game. The Steelers defense stepped up big with Trent Morgan making two solo touch-down-saving open field tackles and Hudson breaking through, forcing the Saints to punt.

The Steelers came out running with Joshua Yu picking up 11 yards on two carries, only to have the ball picked by the Saints defense. The Steelers defense came right back and intercepted, giving the ball back to their offense. One play later, the half ended, Saints 6, Steelers 0.

The Steelers received the second half kick with Zack Wilhite returning the ball 32 yards to the Saints 48-yard line. The Saints held the Steelers forcing a punt. The defense came right back and got their second interception of the game. The Steelers went back to the ground game with Alex Ott picking up nine yards on two carries and Yu getting nine more only to be held and forced to punt.

The Steelers miscued the punt and gave the ball to the Saints on the 14-yard line. Six plays later the Saints scored their second touchdown of the game.

The Steelers didn't give up. On their first play Wilhite picked up 16 yards to the left and Yu picked up 16 more to the right with a pass reception from quarterback Kyle Moreno, only to run out of time ending the game Saints, 12, Steelers, 0.

Seahawks fall to Redskins

The Seahawks found the going tough in their Pleasanton Junior Football League Senior Division opener, falling 24-14 to the Redskins.

Mark Luey scored both touchdowns for the Hawks, including the game's first, which put the team up 7-0. Tyler Rains made a great block to spring Luey for the touchdown run.

Dylan Isqirdo had a pair of interceptions for the Seahawks to key the defensive effort. ■



Level 5 gymnasts take first place in Concord

The West Coast Olympic Gymnastics Academy level 5 girl's team competed at Golden Gate Gymnastics in Concord this past Saturday. The team took first place.

In addition, Carly Israel, a Pleasanton resident who attends Mohr Elementary School, took the overall high

score of the entire competition placing first on vault, bars and beam, and second on floor.

Lauren Kobayashi, a sixth grader at Harvest Park Middle School, took second on beam and floor to place sixth overall. Loren Couture, who attends Hearst Elementary School, took second on vault and fourth on bars to finish fourth overall. Finally, Anna Siebel, a third grade student who attends Dublin Elementary School, took bronze on bars, beam and bronze overall.

Phantom takes 7th at Western Nationals

The Pleasanton Phantom 14U team placed seventh in the 2008 ASA 14B Fast Pitch Western National Championship Tournament. The tournament, held in Salem, Oregon Aug. 28 through Sept. 3, was comprised of the top 48 14UB teams from 11 western states.

In the opening first round game, Pleasanton defeated Redland Aftershock of Oregon 13-1. Kim Beaudin and Brooke Quesinberry led the offense with three hits apiece. Kara Schott, Christina Jayson and Kelly Taylor chipped in with two hits. Lyndsay Godwin and Elena Montauti both pitched well combining for a one-hitter.

In the second game of bracket play, Pleasanton Phantom went up

against a strong Orangecrest team of Riverside. Phantom fell behind twice during the game but was able to rally back, scoring four runs in a decisive sixth inning to win the game 6-2. The game was played in a driving rainstorm but the Phantom prevailed over the elements.

Godwin went distance for the pitching win and Alli Pluschkell had three hits. Tara Cayton reached base all three times and scored two runs. The game was also highlighted by the defense that turned double plays in each of the first two innings led by assists by Quesinberry (CF) and Natalie Tiongco (RF). In the third game, Pleasanton Phantom faced off against the heavily favored Nevada State Champion Henderson Adrenalin who came into the game undefeated in pool play and bracket play. Phantom was able to hold off a late rally to record a thrilling victory.

Adrenalin opened up the scoring right away with a 260-foot line

drive, three-run homer to take a 3-0 first inning lead. Undaunted, Phantom got it to 3-2 in the fourth inning on singles by Quesinberry, Beaudin and Marissa Pereira. Then in the fifth inning, Phantom really got it going to take the lead.

Lauren Bennett started with a sharp single that ricocheted off of the first baseman's glove. Jenel Firneno and Pluschkell both reached base to load the bases. Quesinberry bunted to drive in the tying run and then Beaudin singled to drive in another. Jayson laid down a perfect bunt to make the score 5-3 Phantom. Pereira then ripped a single driving home another run to make the score 6-3. In the sixth inning, Phantom recorded a key insurance run as Cayton tripled and was brought home on a great bunt by Jenel Firneno. Henderson never gave up and used three straight hits in the seventh, but Phantom still took the win.

U7 Stealth put heat on Stallions

With the temperature in the 90s, the Stealth sweated out a great game to open the season against the Stallions. Nate McGinty and Michael McMasters scored for the Stealth, while on defense Jackson Hilton and Evan Thomas made it difficult for the Stallions to pressure the net.



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Real Estate

Home sale of the week



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Nestled in a great neighborhood, this gorgeous home has 3 bedrooms, 2 bathrooms and over 1700 square feet. It was recently remodeled with granite counters, raised ceilings, retextured walls, crown molding throughout and updated baths. Walk to fabulous Pleasanton schools and enjoy views of the foothills. Sold by Delores Gragg of Hometown GMAC.

5 foreclosures in Pleasanton last month

Data group reports 51 in Tri-Valley in August

by Jeb Bing

Five Pleasanton homes were added to the bank foreclosure list in August, adding 51 more foreclosures in the Tri-Valley, according to a report by CalRESource, a real estate data gathering organization.

The reports come despite efforts both in Sacramento and Washington to provide billions of dollars in assistance to troubled homeowners and the federal government's takeover of mortgage finance giants Fannie Mae and Freddie Mac.

However, it is taking time for lending institutions to sort through huge portfolios of unpaid mortgages and requests for indi-

vidual relief.

In Pleasanton, the homes added to the foreclosure list were a 2,642-square-foot, four-bedroom home at 6935 Corte Madrid, listed for \$680,000; a 1,918-square-foot, four-bedroom home at 4649 Denker Drive, listed for \$606,032; a 1,843-square-foot, four-bedroom home at 2983 Liberty Dr., listed for \$536,789; a 1,540-square-foot, three-bedroom home at 728 St. Michael Circle, listed for \$469,800; and a 2,295-square-foot, four-bedroom home at 3872 Stone Pointe Way, listed for \$612,000.

A total of 27 foreclosures were reported in Livermore in August, 10 in Dublin and nine in San Ramon. ■

Survey shows homebuyers responding to lower prices

Existing-home sales up by 25.8% statewide

Existing-home sales in California rose by 25.8 percent in the second quarter of 2008, the highest of 13 states that showed quarterly increases.

The increase, according to latest quarterly survey by the National Association of Realtors, stems largely from buyers responding to discounted home prices. Nearly one-quarter of metropolitan areas showed rising home prices in the second quarter from a year ago, with greatly mixed conditions continuing around the country.

In the second quarter, 35 out of 150 metropolitan statistical areas showed gains in median existing single-family home prices from the second quarter of last year, while 115 had price declines. NAR's track of metro area home prices dates back to 1979.

NAR President Richard Gaylord, a broker with RE/MAX Real Estate Specialists in Long Beach, said foreclosures are distorting the price data.

"In many areas with large concentrations of foreclosure sales, homes are being purchased below replacement cost values,"

Gaylord said. "Many buyers with long-term expectations are getting exceptional value in the current market."

But he cautioned: "Once the inventory is drawn down, price pressure will return because the costs of construction are rising. Today's buyers are very well positioned to build wealth over time."

A separate recent study by the National Bureau of Economic Research, "Housing Supply and Housing Bubbles," shows construction costs in 2007 were higher than home prices in 33 out of 79 metro areas studied.

Because foreclosures and short sales are accounting for about one-third of transactions, there is a downward pull to the national median price. In the second quarter, the median existing single-family home price was \$206,500, down 7.6 percent from the second quarter of 2007 when it was \$223,500. The median price is where half of the homes sold for more and half sold for less.

Total state existing-home sales, including single-family and condo, were at a season-

(continued on page 31)

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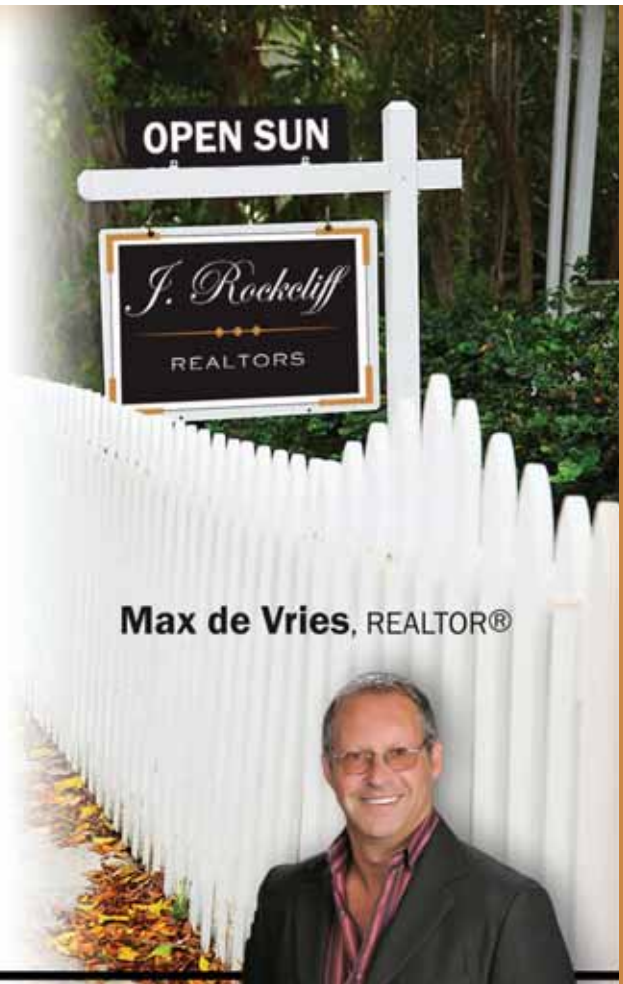
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Real Estate

Home Sales

This week's data represents homes sold during August 2008

Pleasanton

- 7267 Beaumont Court** Belous Trust to B. & E. Laffer for \$1,701,500
- 6332 Benner Court** L. Rocca to L. Butero for \$650,000
- 223 Birch Creek Drive** Birch Terrace Pleasanton to R. & C. Heredia for \$538,000
- 2803 Curry Street** La Vista Limited to A. & R. Gupta for \$720,000
- 836 Genevieve Place** S. & B. Vipani to N. Yin for \$1,010,000
- 2538 Glen Isle Avenue** Simonetti Trust to J. Sasi for \$690,000
- 4630 Herrin Way** J. & N. Trujillo to A. & I. Kulkarni for \$675,000
- 570 Malbec Court** Harborview Mortgage to J. & D. Lowder for \$735,000
- 784 Palomino Drive** Radtke Trust to R. Resnick for \$791,000
- 2526 Skimmer Court** HSBC Bank to M. & J. Soares for \$725,000

Dublin

- 3734 Branding Iron Court** Silvera Investors to B. Mummanemi for \$480,000
- 3776 Branding Iron Court** Silvera Investors to R. & C. Valenti for \$430,000
- 3690 Branding Iron Place** Silvera Investors to T. & A. Thompson for \$551,000
- 4143 Cardena Court** G. Thia to R. Shah for \$659,500
- 7708 Chantilly Drive** Chantilly Drive Venture to T. Zimmermann for \$430,000
- 5501 De Marcus Boulevard #469** Western Pacific Housing to K. & Y. Lau for \$169,500
- 5501 De Marcus Boulevard #619** Western Pacific Housing to M. Ofstedahl for \$524,000
- 5501 De Marcus Boulevard #628** Western Pacific Housing to B. & G. Jomehri for \$480,000

Livermore

- 7820 Gate Way** Bank of New York to S. Achar for \$390,000
- 2876 Lochgreen Way** A. Zucker to Msj Trust for \$1,050,000
- 11440 Seine Court** T. & J. Owens to C. & M. Kovarik for \$860,000
- 7697 Shady Creek Road** Bickert Trust to P. & J. Symes for \$685,000
- 2986 West Sugar Hill Terrace** A. Razaqi to G. Brassard for \$1,060,000
- 1254 Deep Creek Road** Arroyo Crossing to R. Hanson for \$766,500
- 920 Dolores Street #104** McGovern to R. Hoag for \$295,000
- 613 Falcon Way** Indymac Bank to S. Aradan for \$340,000
- 153 Gillette Place #104** Signature at Station Square to M. Edminster for \$470,000
- 5858 Hazelwood Common** E. & W. Lentz to S. Aceves for \$550,000
- 2819 Hoya Common** Shea Homes to B. & N. Shapiro for \$555,000
- 5932 Idlewild Avenue** G. & M. Britt to Primacy Closing Corporation for \$511,500
- 3346 Madeira Way** Morgan Stanley to P. Rodrigues for \$314,000
- 4001 Sonia Street** Livermore Grove to J. & T. Rinella for \$779,000

San Ramon

- 9025 Alcosta Boulevard #262** Smith Trust to M. Chen for \$255,000
- 9085 Alcosta Boulevard #306** R. & S. Phillips to C. Abadia for \$260,000
- 14 Almond Orchard Lane** Indymac Bank to B. Ballard for \$530,000
- 3484 Ashbourne Circle** M. Ocampo to M. Lampron for \$1,600,000
- 2963 Cheyenne Avenue** D. & O. Yamashita to K. Wan for \$574,500
- 5136 Chiltern Lane** Lennar Homes to F. Xu for \$819,500

- 115 Corrinne Court** Lasalle Bank to J. Cazares for \$510,000
- 3815 Crow Canyon Road** T. & K. Adami to J. Humphrey for \$370,000
- 6839 Emerson Lane** Lennar Homes to A. & M. Patel for \$916,000
- 5117 Fioli Loop** Centex Homes to V. Sharma for \$537,500
- 5119 Fioli Loop** Centex Homes to P. & S. Melkote for \$519,500
- 2729 Fountainhead Drive** Livingstone Trust to L. Zuehke for \$412,000
- 3101 Kittery Avenue** Shagwood Corporation to S. Cheung for \$485,000
- 6205 Lakeview Circle** Berman Trust to L. & L. Avram for \$535,000
- 1905 Lambeth Way** Brookfield Saville to J. & C. Hunt for \$726,000
- 2295 Magnolia Bridge Drive** Shapell Industries to I. Yeh for \$720,000
- 2541 McLaren Lane** Chang Trust to M. Baig for \$690,000
- 9491 Olympia Fields Drive** Keels Trust to B. & E. Keels for \$360,000
- 174 Pebble Place** F. & R. Workmon to B. & S. Rouillard for \$730,000
- 3015 Silva Way** T. Pham to K. Nguyen for \$870,000
- 3516 Sleeping Meadow Way** Centex Homes to X. Meng for \$878,500
- 3522 Sleeping Meadow Way** Centex Homes to J. Huang for \$848,500
- 9752 Tareyton Avenue** S. & H. Haschemi to B. Ma for \$500,000
- 1505 Thurlow Way** Brookfield Saville to A. & K. Chauhan for \$731,500
- 106 Triana Way** F. Simao to T. & M. Dong for \$550,000
- 2153 Watermill Road** US Bank to F. & C. Orellana for \$560,000
- 5018 Westside Drive** CWMBBS Inc. to A. & A. Siddique for \$1,215,000

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Open SUN 1 - 4
DESIRABLE PRIMA COMM 113 PONTE COURT
\$1,050,000
4 BR 3 BA amenities galore, granite ctrs, maple cab/ flrs, cust media ctr, 1 bed down, lrg loft, 3 car garage
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4353 W RUBY HILL DRIVE
STYLE & COMFORT \$1,825,000
5 BR 4 BA chryr-wd/rose-wd flrs, kit w/nk, grnite & bcksplsh, aprx. acre lot, bckyrd w/outdoor kit, spa
925.847.2200



PLEASANTON
869 SUNNY BROOK WAY
ABSOLUTELY GORGEOUS! \$1,660,000
4 BR 3 BA gourmet kitchen, hrdwd flrng, custom moldings, millwork, built-ins/ w/office/bonus rm, lrg yard
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BLACKHAWK
5077 BLACKHAWK DR
CHARMING AND GRAND \$2,000,000
6 BR 5.5 BA 17,900 sq.ft. lot, offers 5800+ sq.ft. Fully updated kitchen w/granite, stainless appliances
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7086 DUBLIN MEADOWS ST. 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

patio w/colored stamped concrete, your own oasis
925.847.2200
5233 PEONY DRIVE
GREAT OPPORTUNITY \$319,900
2 BR 2 BA lrg liv area, kitchen w/solid countrs, sep eat area, remod hall bath w/marble shower surround
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 flrs, mrlb tiled frplc, vaulted ceilings
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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!
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7776 DUBLIN GREEN
GREAT HOME! \$544,800
3 BR 2 BA apx. 1320 sf. Larger/private lot, court loc, updtes/upgrdes, newer paint/crpet, vaulted ceilings
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647 ELIOT DRIVE
RARELY AVAILABLE \$799,000
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587 HAGEMANN DR
GREAT LIVERMORE LOCATION! \$450,000
4 BR 2 BA beautiful pool/yards. Enclosed front

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
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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!
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SANTA CLARA
Open SUN 1 - 4
1973 BOHANNON DR
UPDATED THIS PAST YEAR! \$675,000
3 BR 1 BA new stucco, paint in/out, eng'r hrdwd flrs, updated kit, crown mldng, FP, dual pane, lrg lot
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Survey

(continued from page 27)

ally adjusted annual rate of 4.91 million units in the second quarter, down 0.8 percent from 4.95 million units in the first quarter, and were 16.3 percent below a 5.87-million-unit pace in the second quarter of 2007.

According to Freddie Mac, the national average commitment rate on a 30-year conventional fixed-rate mortgage rose to 6.09 percent in the second quarter from 5.88 percent in the first quarter; the rate was 6.37 percent in the second quarter of 2007.

Lawrence Yun, NAR chief economist, said a clear cause-and-effect response has developed in the housing market.

"The biggest home-sales gains over the previous quarter have been in some of the markets with the steepest and fastest price drops," Yun said.

Compared with the first quarter, existing-home sales increased 25.8 percent in California, 25.0 percent in Nevada, 20.5 percent in Arizona and 10.1 percent in Florida.

"Buyers in these areas are responding to deeply discounted home prices," Yun explained.

The largest sales gain during the second quarter was in Idaho, up 51.7 percent; Virginia sales rose 10.5 percent.

The steepest declines in single-family home prices in the second quarter were in the Sacramento-Arden-Arcade-Roseville area of California, where the median price of \$229,500 dropped 35.6 percent from a year ago, followed by Cape Coral-Fort Myers, Fla., at \$178,100, down 33.1 percent from the second quarter of 2007, and Riverside-San Bernardino-Ontario, Calif.,

where it dropped 32.7 percent to \$265,200.

"Each of these areas has seen a strong buyer response in recent months to the big cuts in home prices," Yun said.

Sharp price declines, in excess of 20 percent, also were reported in the Los Angeles-Long Beach-Santa Ana area; the Anaheim-Santa Ana-Irvine area; Las Vegas-Paradise; and Phoenix-Mesa-Scottsdale.

"Areas with affordable housing and healthy local economies continue to see price growth," Yun said.

In the second quarter, the largest single-family home price increase was in the Yakima, Wash., area, where the median price of \$162,300 rose 8.9 percent from a year ago. Next was the Binghamton, N.Y. area, at \$120,900, up 8.7 percent from the second quarter of 2007, followed by the Amarillo, Texas, area, where the second-quarter median price increased 7.2 percent to \$124,600.

Yun, who said home price conditions reflect comparisons from 12 months ago, added: "Prices having fallen sharply and quickly in very distressed markets, but most or all of the price declines may have already occurred in these areas since buyers have now returned to those markets."

"Furthermore," he said, "the momentum of buying is likely to continue in light of the housing stimulus package that was recently enacted. About 2.5 million first-time buyers are expected to take advantage of the \$7,500 tax credit between now and the middle of next year."

Median second-quarter metro area single-family home prices ranged from a very affordable \$71,700 in the Youngstown-Warren-Boardman area of Ohio and Pennsylvania, to nearly 11 times that amount in the San Jose-Sunnyvale-

Santa Clara area of California, where the median price was \$755,000. The second most expensive area was San Francisco-Oakland-Pleasanton at \$684,900, followed by Honolulu at \$636,000.

Other affordable markets include Elmira, N.Y., at \$76,400, and the Saginaw-Saginaw Township North area of Michigan with a second-quarter median price of \$80,300.

In the condo sector, metro area condominium and cooperative prices—covering changes in 54 metro areas—showed the national median existing-condo price was \$220,000 in the second quarter, down 3.0 percent from \$226,900 in the second quarter of 2007. Seventeen metros showed annual increases in the median condo price and 37 areas had price declines.

The strongest condo price increases were in the Syracuse, N.Y., area, where the second quarter price of \$144,900 rose 17.8 percent from a year earlier, followed by the New Orleans-Metairie-Kenner area of Louisiana, at \$192,100, up 15.9 percent, and the Houston-Baytown-Sugar Land area of Texas, where the median condo price of \$141,100 rose 9.9 percent from the second quarter of 2007.

Areas where condo prices declined mirrored the pattern seen with single-family homes. Metro area median existing-condo prices in the second quarter ranged from \$107,500 in the Wichita, Kan., area to \$523,500 in the San Francisco-Oakland-Fremont area. The second most expensive condo market reported was Honolulu at \$330,000, followed by Los Angeles-Long Beach-Santa Ana at \$327,800.

Other affordable condo markets include Greensboro-High Point, N.C., at \$109,600 in the second quarter, and the Indianapolis area at \$113,500.

Regionally, the median existing single-family home price in the Northeast fell 9.6 percent to \$269,000 in the second quarter from the same period in 2007. After Binghamton, the strongest price increase in the Northeast was in Elmira, N.Y., up 6.6 percent from the second quarter of 2007, followed by Buffalo-Niagara Falls, N.Y., with a median price of \$108,200, up 4.7 percent.

The median existing single-family home price in the Midwest declined 0.9 percent to \$161,500 in the second quarter from the same period in 2007. The strongest metro price increases in the Midwest were in the Decatur, Ill., area, where the median price of \$94,200 was 6.0 percent higher than a year ago, and Des Moines, Iowa, at \$156,600, also up 6.0 percent, followed by Peoria, Ill., at \$124,800, up 3.7 percent from the second quarter of 2007.

In the South, the median existing single-family home price was \$177,000 in the second quarter, down 4.1 percent from a year earlier. After Amarillo, the strongest price increase in the South was in the Charleston, W.V., area, at \$136,600, up 7.1 percent from a year ago, followed by Corpus Christi, Texas, with a 6.2 percent gain to \$144,400, and Greenville, S.C., at \$160,300, up 5.1 percent.

In the West, the median existing single-family home price was \$290,600 in the second quarter, which is 17.4 percent below a year ago. After Yakima, the strongest metro price increase in the West was in the Salt Lake City area, at \$234,200, up 0.5 percent from a year ago; all other metro areas reported for the West were down from the second quarter of 2007.

—Jeb Bing



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\$30,000 price reduction!! Don't miss out on this beautiful updated home in the Oak Hills area of Pleasanton. Featuring 1851 sq. ft., a new kitchen w/adjoining family room, formal dining, new carpeting, and more. The views of the hills are a real bonus! Call now. \$699,000



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PLEASANTON WEEKLY OPEN HOMES THIS WEEKEND

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

ALAMO

5 Bedrooms

142 Erselia Trail \$2,999,999
Sun 1:30-4:30 Alain Pinel 791-2600

DANVILLE

5 Bedrooms

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

DUBLIN

4 Bedrooms

7157 Hansen Dr. \$669,000
Sun 1:30-4 J. Rockcliff Realtors 251-2547

LIVERMORE

2 Bedrooms

1087 Murrietta Blvd. # 234 \$199,900
Sun 1-4 Alain Pinel 339-3077

3 Bedrooms

2852 Lemon Cmn. \$528,000
Sun 1-4
Realty World Town & Country 200-0827

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

4 Bedrooms

2801 Vine Ct. \$949,900
Sat 1-4/Sun 2-5
J. Rockcliff Realtors 583-2169

PLEASANTON

2 Bedrooms

475 Abbie St. \$729,950
Sun 1-4 Investment RE 963-0569

3 Bedrooms

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

4010 Francisco St. \$578,000
Sun 1-4 Alain Pinel-Moxley Team 621-4064

6420 Inglewood Dr. \$599,950
Sun 1-4 Keller Williams 463-0436

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

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

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

4 Bedrooms

1161 Hopkins Wy. \$1,095,000
Sun 1-4 Alain Pinel Realtors 846-6500

1139 Mataro Ct. \$1,099,000
Sun 1-4
ReMax/accord Jeff Clyma 918-3395

900 Roselma Pl. \$1,189,000
Sat 1-4 Investment RE 963-0569

4576 Del Valle Pkwy. \$1,190,000
Sat/Sun 1-4
Alain Pinel - Moxley Team 621-4064

2505 Arlotta Pl. \$1,599,999
Sat/Sun 1-4 Alain Pinel Realtors 846-6500

2076 Valley Oak Ct. \$2,250,000
Sun 1-4 Prudential CA 519-1455

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

6337 Shorewood Ct. \$659,950
Sun 1-4 Alain Pinel-Andy Poryes 963-8871

6337 Shorewood Ct. \$659,950
Sun 1-4 Alain Pinel Realtors 251-1111

4834 Smith Gate Ct. \$799,000
Sun 1-4 Hometown GMAC 899-4084

5 Bedrooms

1342 West Lagoon Rd. \$1,324,979
Sun 1-4 Alain Pinel-Andy Poryes 963-8871

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



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

925.989.6500 Delores Gragg

LIVERMORE

PRICE REDUCED



BUILD YOUR OWN COUNTRY ESTATE. Over 8 acres of land with views of the valley & city lights. Private gated entry with cobblestone driveway. All utilities are on site. **\$999,000**

925.337.2989 Kim Buerke

PLEASANTON



WALK TO DOWNTOWN Upgraded single story 3BD/2BA home in Pleasanton Heights. Cherry wood cabs, quartz counters, island, Jenn-Air appl. Deck w/views. **\$869,000**

925.487.1427 Tony Leavens

PLEASANTON

PRICE REDUCED



CATHEDRAL CEILINGS 4BD/2 1/2 BA, 1,929 sq.ft. of living space, on 4,063 sq.ft. lot. Formal Living Rm & Dining Rm, Clubhouse w/pool & Spa, Court location. **\$749,000**

925.337.2989 Kim Buerke

CASTRO VALLEY

PRICE REDUCED



GORGEOUS HARDWOOD FLOORS Charming 4BD/2BA, 1,560 sq.ft. of living space, on 5,194 sq.ft. lot. Low maintenance landscape in front. Freshly painted. **\$650,000**

925.339.1569 Connie Fross

DUBLIN



BEAUTIFULLY UPGRADED & PRICED TO SELL. 3BD/2 1/2 BA, w/decorator touches throughout. Custom paint w/crown moldings. Granite counter-tops. **\$635,000**

925.413.4278 Jo & Carla Hunter

HAYWARD

NEW



LARGE BACKYARD Quiet court location, 4BD/2 1/2 BA, 9,600 sq. ft. lot. Well maintained home w/dual pane vinyl windows. Spa & Gazebo stay. **\$669,000**

925.426.3824 Roger Manning

LIVERMORE

NEW



WONDERFUL NEIGHBORHOOD Built in 1966, 3BD/2BA, approx. 1254 sq.ft., attached 2-car garage, fireplace. Fully landscaped w/flagstone walkway. **\$518,000**

925.426.3834 Louise Davis

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The latest from The 680 Blog

Pleasanton Market Update – Slow but Steady

The Pleasanton real estate market in August was slow but steady, which has been the trend for the past few months. Inventory dropped slightly, perhaps signaling the start of a seasonal trend downward after Labor Day. At the end of August, there were 264 homes on the market, down from 269 at the end of July. Pending sales for August were up slightly, with 50 pending sales for the month, as compared to 45 for the month of July. Recent rate declines with the Federal takeover of Fannie Mae & Freddie Mac might give the market a shot in the arm, and with some of the values in the marketplace now, some buyers are again sticking their toe in the water. It remains an excellent market for buyers, and especially for move up buyers, who admittedly will take their lumps on the sale of their home, but will be able to benefit from some of the values available today.

In the Under \$1 Million market, inventory is actually up

slightly, with 148 single family homes on the market in this bracket, compared to 146 at the end of July. Pending sales were up as well, with 38 pending sales in August, up from 33 in July. Indeed, this is the highest level of pending sales since April in this price range.

In the \$1 million to \$2 million market, inventory >>Go to www.680Homes.com to read the rest of this article.



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Gorgeous 5 BR, 3 BTH home on .41 acre cul-de-sac lot with pool, spa, and sports court.
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JUST LISTED!
Charming Cape Cod style home with granite/maple/stainless kitchen, remodeled baths, and private shady park-like yard!
\$749,900



Large single story 4 BR, 2 BTH on approx 8000 sq ft lot in great neighborhood!
\$699,900



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

Recent Pending & Sold Homes

- 5670 Sunset Creek Ct \$1,699,900
- 5757 Hanifen Way \$1,999,900
- 2872 Gray Fox Ct \$1,999,900
- 198A Peters Ave \$399,900
- 5725 Ohana Place \$1,850,000
- 2877 Sombrero Circle \$735,000
- 4055 Stone Valley Oaks \$2,399,000
- 2642 Corte Vida \$1,349,000

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2215 MARTIN AVE., PLS.
LOCATED IN MOHR ESTATES



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

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

1404 BRIONES LN., PLS.
LOCATED IN IRONWOOD ESTATES



4BD / 3.5BA 3,182 SF. 10,363 SF. LOT. SINGLE STORY BUILT IN 2006
\$1,330,000

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



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

3641 HUFF CT., PLS.
LOCATED IN STONERIDGE PARK



6BD / 3BA 2,913 SF. 4,995 SF. LOT. OPEN FLOOR PLAN, UPDATED KITCHEN
\$945,000

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



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

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



3BD / 2BA 1,159 SF. 6,575 SF. LOT. ROOM TO EXPAND, WOOD FLOORS
\$578,000

2538 VINEYARD AVE.
LOCATED IN PLEASANTON



.80 ACRE BUILDABLE LOT.
\$749,000



**KRIS MOXLEY
TYLER MOXLEY**

925.621.4064
MOXLEYTEAM.COM



4 GENERATIONS OF REAL ESTATE
SERVICE AND EXPERIENCE





BLAISE LOFLAND

LAGUNA OAKS

OPEN SUN 1-4



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.
JUST REDUCED \$1,599,999

PLEASANTON VALLEY (BIRDLAND)



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

JUST REDUCED



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 \$599,000

OLDE TOWNE



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



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

OPEN SUN 1-4



1161 HOPKINS WAY, PLEASANTON

Beautiful Carmel Model in desirable Ventana Hills. Four bedrooms(4th bonus room), 3.5 Baths. approximately 3000 square feet. Premium location. Walk to neighborhood park and downtown! Downstairs master suite, extensive hardwood flooring, new carpet, plantation shutters, new exterior paint. Professionally landscaped.
OFFERED AT \$1,095,000

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	141	139	↓	15	13	↓
Single Family Homes Over \$1,000,000	112	114	↑	9	6	↓
Single Family Homes Over \$2,000,000	32	33	↑	1	1	same
Total # Of Single Family Homes In Pleasanton	253	253	same	24	19	↓

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.



PRIVATE CUSTOM ESTATE



3752 TRENERY DRIVE, PLEASANTON

Gorgeous Mediterranean custom home on premium +/- one acre estate lot. Private secluded location. This home has approximately 8,402 square feet (6,141 on main level), seven bedrooms plus private office, and seven and a half bathrooms. Quality, high end finishes throughout. Exceptional expansive gourmet kitchen with marble countertops, custom cabinetry, and stainless steel appliances. Antique marble, and Brazilian cherry hardwood floors throughout downstairs. Crown molding and custom millwork throughout. Extremely private rear grounds—great for entertaining with in-ground swimming pool, raised spa, 3,000 square feet of custom patio, and built-in natural gas BBQ island. Expansive lawn area and beautiful mature landscaping. Circular driveway and oversized four plus car garage. Conveniently located in town near services, activities, and walking distance to desirable Mohr Elementary! Visit www.3752TreneryDrive.com for more information.

OFFERED AT \$3,795,000



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

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$3,795,000
Gorgeous Mediterranean custom home. Private secluded location. Gourmet kitchen. Antique marble/hardwood floors. Private rear grounds - great for entertaining. In-ground pool/spa. Beautiful landscaping.

SYLVIA DESIN BY APPOINTMENT



PLEASANTON \$1,775,000
Don't miss this lovely 6bd/5.5ba home. 4689+/-sf on a 18,708+/-sf lot. Sparkling pool/spa. Detached guest cottage and 4 car garage. Gourmet kitchen with stainless steel appliances. New paint, carpet.

BLAISE LOFLAND OPEN SUNDAY 1-4



PLEASANTON \$1,599,999
Best location in Laguna Oaks! Newport model on .40+/-acre. 4bd/3.5ba, private office, bonus room. Private guest/in-law quarters. 3830+/-sf. 2505 Arlotta Place

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.

BLAISE LOFLAND OPEN SUNDAY 1-4



PLEASANTON \$1,095,000
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. 1161 Hopkins Wy

BLAISE LOFLAND BY APPOINTMENT



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!

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.

TIM MCGUIRE BY APPOINTMENT



PLEASANTON \$799,000
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.

JOYCE JONES BY APPOINTMENT



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/sideyard access and more.

ANDY PORYES OPEN SUNDAY 1-4



PLEASANTON \$659,950
Beautifully updated 4bd offers newer stucco finish/50 year roof/landscaping/dual pane windows/hardwood floors/crown moldings. Located on quiet court near Donlon Elementary. 6337 Shorewood Ct

EMILY BARRACLOUGH BY APPT



PLEASANTON \$619,000
Very charming 4 bd/2ba home with lots of curb appeal. Beautifully updated with wood laminate floors, crown moulding throughout, granite counters and built-in outdoor kitchen.

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.

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.

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$469,000
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.

TIM MCGUIRE BY APPOINTMENT



PLEASANTON \$449,000
3bd/2ba Duet on a corner lot. 1421+/-sf with new carpet throughout, new interior paint. Tile flooring in kitchen, new roman arch interior doors, large lot with spa, close to all grade schools.

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.