



Top: The six-week long project timeline is spread out on the wall of Joan Thomas' class room, serving as a motivator for the students. Bottom: Students gather around computers in the classroom to look at the White Gold milk campaign and research to brainstorm advertising ideas.

# Milking it

Amador students compete to revamp milk's image through a new advertising campaign

story and photos by Emily West

Parents and advertisers agree: it's hard to get teens interested in milk. Rebellion may be one reason why they don't typically drink it, but the nutritional staple is also competing against trendy flavored waters and energy drinks.

Whatever the excuse, students at Amador Valley High School are out to change milk's uncool rap. Commemorating the 15th anniversary of the Got Milk? campaign, teacher Joanie Thomas' DECA business and marketing students will compete to put together the best advertising plan, competing against two other California high schools: Orange High School in Orange County and Center for Advanced Research and Technology (CART) in Fresno. The six-week challenge turns the classroom into an ad agency where students must conduct research, write strategic plans and interact with clients.

Students sacrificed a lunch period Sept. 23 to hear from Goodby, Silverstein & Partners, the advertising agency that puts together Got Milk?. In addition to getting a crash course in marketing from the professionals, students learned about the latest ads put out by the California Milk Processor Board (CMPB).

The ads feature a band called White Gold and the Calcium Twins, with the rock star frontman playing a milk-filled guitar, singing about the benefits of drinking the beverage. Aimed at teens, the band has songs and humorous videos on websites like MySpace and Facebook. The goal is to show teens that milk is a "super drink" that can do everything from helping recover from

a workout to growing healthy hair and nails. The campaign creators said their goal was to adhere to the tendencies of teens, who are often plugged into an iPod and sending funny videos on YouTube to their friends.

In Amador's research phase, which was comprised of online surveys, focus groups and a blind study, they found that if teens had heard of White Gold, they weren't impressed.

Tanya Carter, a senior who plans to major in business in college, said her peers didn't find the character relatable.



Josh Morgan personifies the idea of a super hero to carry the idea of milk as a super drink.

What they also found was students spend a lot of time on the Internet, as they suspected.

"I try to think what I would be drawn to," she said about trying to advertise to her peers. "We have really creative people and good ideas."

The class also discussed reasons why the message of milk as a "super drink" didn't get to students because the lyrics to the fictional band's songs weren't easily heard.

Up next for the marketing class is to develop ideas into a catchy ad pitch, complete with advertising avenues like TV and Internet ads and maybe even mobile phone applications and games.

Carter will be one of five students to present the completed campaigns will be put before the CMPB Nov. 12 and the winners will be announced on the spot and presented with the prize of \$2,000. If they win, Thomas said she has an idea about what to do with the money: keep some for the DECA program and distribute the rest to the students through gift cards for electronics to help the graduates buy needed items for college. ■

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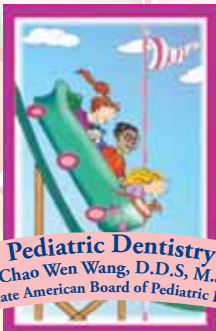


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**Body of Lies**

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**Rating: R for strong violence including some torture, and for language throughout**  
2 hours, 8 minutes

This ferocious tale about the multi-faceted conflict in the Middle East unites three of the best in the cinematic biz: actors Leonardo DiCaprio and Russell Crowe, and director Ridley Scott. Both complicated and compelling, "Body of Lies" offers an audacious glimpse at the hypocrisy and religious furor fueling a struggle most Americans recognize only as a political catch phrase—a "war on terror."

The inferred U.S. policies at the heart of "Body" are reminiscent of trying to pat your head and rub your stomach at the same time. One hand often doesn't know what the other is doing. Entrenched CIA operative Roger Ferris (DiCaprio) travels from Iraq to Jordan in order to hunt down violent fundamentalist Al-Saleem (Alon Abutbul), a jihadist leader eager to punish infidels in the name of Allah. Ferris' superior in the United States is pompous family man Ed Hoffman (Crowe), sporting spectacles and a beer belly).

Ferris connects with Jordan security chief Hani (British actor Mark Strong) to help keep tabs on a terrorist safehouse. Hani, too, is anxious to bring

down Al-Saleem, but his methods strike a deep contrast to those of Ferris: Torture is fair game in Hani's eyes and deceit is an unforgivable offense. Ferris falls for a beautiful Iranian nurse (Golshifteh Farahani) while in Jordan, but Hoffman's questionable approach to the Al-Saleem problem threatens to undermine Ferris' efforts.

DiCaprio is—as always—in top form. This is a physically and emotionally demanding role, and DiCaprio doesn't hold back. Crowe plays it more subtly, slathering on a layer of arrogance while constantly peering over his glasses to look down on those he speaks to. Strong—who bears a resemblance to actor Andy Garcia—and newcomer Farahani are charismatic in their supporting roles.

The story itself leaps around the globe, from Jordan to Amsterdam to Washington, D.C.

The constant change of setting is a bit confusing, leaving the viewer with no sense of home base. The film's gut-wrenching climax is more frightening than any horror flick about ghosts and goblins. Perhaps most chilling is the truthfulness at its core: Director Scott does not gloss over the brutal and unsettling human effects of this seemingly endless strife.

Ultimately, "Body" is evocative and thought-provoking—for those able to wade through the web.

—Tyler Hanley



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More than 150 breeds will compete to be the Best in Show in the Del Valle Dog Club Show at the fairgrounds this weekend.

## Dogs have their weekend

*Del Valle club hosts annual dog show at the fairgrounds*

The Alameda County Fairgrounds is going to the dogs this weekend as the Del Valle Dog Club Show is back for its 54th year of celebrating the canine.

Animal lovers are encouraged to cheer on their favorite breed from 8 a.m. to 6 p.m. today through Monday. More than 3,000 will compete for Best in Show, among other titles, and will represent more than 150 breeds recognized by the American Kennel Club.

Dog club president Len Reppond said the most exciting activity happens around noon

Saturday and Sunday. One the biggest draws for spectators is the agility competition. Dogs must go through a course and their speed and accuracy will determine the winner. The popularity has also helped grow the show over the past couple years.

The club meets the third Thursday monthly at Foothill High School, 4357 Foothill Road, in room J10. It was founded in 1967 and advocates responsible dog ownership and care. Members of the club have worked to create a public dog park in Livermore at

Max Baer Field on Murdell Lane and also donated \$1,500 to pets victimized by Hurricane Katrina. More information about the group can be found on their website, [www.dvdc.org](http://www.dvdc.org).

All events are held at the Alameda County Fairgrounds, with access through Gate 12 on Valley Avenue. Tickets are \$7 for adults, \$4 for ages 13 to 18 and seniors, and kids 12 and under are free.

To learn more, call the DVDC at 455-4158.

—Emily West

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## Ready to Rent

### Paranoid Park

IFC DVD

1 hour, 25 minutes

Director: Gus Van Sant

The real star of Gus Van Sant's "Paranoid Park" is the operatic technique of he and his cinematographer Christopher Doyle employ to dazzle and befuddle us with the tale of a Portland skateboarder's life gone horribly askew. It would be easy to dismiss Van Sant's portrait as mythic, stereotypical fodder—the alienated teenager—but the moviemaker who specializes in teens, like Larry Clark ("Kids"), and their hazy rituals is more fascinated by the tiny details of his characters' lives and how they can construct a misshapen monster of circumstance. The teens in "Paranoid Park" may seem distant, and their parents equally so, but there is no judgment on Van Sant's part to their actions because he knows his characters' limitations, and that this new emerging culture they inhabit is one that is tribal, cynical and ultimately unchanged from the last.

I have to first say that Van Sant is America's best and most underappreciated moviemaker, whose work in the last seven years has really taken him past most of our behemoths from the '70s, and charlatans of the present, into a realm they can only envy. He has gone from darling of the late '80s independent film movement with the seminal "Drugstore Cowboy," to the inflated pomp of the mid-'90s including "Even Cowgirls Get the Blues" and "To Die For," but in the last few years has come into his own. He has made movies that give you room to move and most importantly reflect within, like his "Elephant" and "Last Days," which take a cool distance to the action and simply allow the audience to share in the characters' actions (instead of dictate their pretensions). What I'm trying to say is that he is not afraid to let the movie stand still which is a nice break in the era of the hyperkinetic tone that most movies employ, and let

the actors and the space they inhabit speak.

It is 16-year-old Alex's (Gabe Nevis) vague narration that we have to rely on to tie the events together on a certain night where a security guard was murdered. He tells us that he and his friend Jared (Jake Miller) got up enough courage one afternoon to venture out to "Paranoid Park"—a skate park built below an underpass by what seems like throwaway kids, and which only the most brave venture out to. Alex blankly narrates that his parents are divorcing (who are always shot a little out-of-focus), he doesn't want to commit to his girlfriend and has a little brother that is so stressed out that he throws up every time he hears his parents fighting (and who also does a great "Napoleon Dynamite" impression). When Alex ventures out alone one night to Paranoid Park, however, a chance encounter with a group of kids turn his world upside down.

What "Paranoid Park" conveys the best is Van Sant's sense of dreaminess that he feels that these kids inhabit. The locale itself, Portland, is a city steeped in rain, shadow and space, where everything moves unhurried, and the grey skies, concrete and iron contrasted with the bright skate colors are the only excitement within its confines. Yes, Alex speaks and acts with a sense of alienation, but not for our narrative amusement. His is a burden whose required emotional level he is not ready to comprehend and or accept, and whose narration is one that cannot commit to the actions contained. He is someone that wishes to fade into the background, and wash away with the eternal downpour.

—Joe Ramirez



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# Sports

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## Ballistic U-15s win two over the weekend

The Ballistic United U-15s traveled to San Ramon on Saturday looking to continue their record of maximum points in league play at the expense of their nearest challengers for the championship. In cold, windy conditions, Ballistic took the lead in the first minute when Toby Harvey curled a corner kick directly into goal. Ballistic enjoyed the better of the play for the rest of the half but it was not until just before half-time that they extended their lead. Nandor Krause tapped home a cross at the near post. With the wind at their backs in the second half San Ramon started strong and pulled a goal back after ten

minutes when they were awarded a penalty. Undaunted by the setback, Ballistic gradually reasserted their dominance and deservedly restored their two-goal cushion when Jason Chow cut in from the left flank and finished in impressive fashion to seal the victory by a score of 3-1.

On Sunday Ballistic United U-15s hosted Lamorinda needing only a point to become league champions. Midfielder, Duke Driggs hit the woodwork in the first minute but Lamorinda managed to keep a clean sheet until just before half-time when David Gray opened the scoring with a glancing header from a cross. In the

second half, Lamorinda gradually tired and Ballistic extended their lead to 2-0 when Justin Lui blasted home after Toby Harvey had hit the woodwork. By this point, Ballistic were in full flow, moving the ball around with ease. Jason Chow released Colin Hartland with a superb through-ball and Hartland's finish was clinical. The loudest cheer of the day came from the Ballistic fans when goalkeeper Michael Viebek made a rare appearance as a striker and immediately rewarded his coach's confidence by smacking home the fourth goal to complete the scoring and start the championship celebrations on the sideline.

## Sports Briefs

### Seahawks O-line leads team to solid 20-6 win

The key for the offense of any team is successful play on the offensive line. Saturday, as they have for the last few games, the Seahawks offensive line was solid as they rolled to a 20-6, Pleasanton Junior Football League win over the Steelers. First-year center Kevin Miller had his best game of the season and along with linemates, Ryan Walsh, Harrison Heiser, Tyler Rains, Nate Vickers, James Frair and Usman Kahn, dominated in the trenches. Cale Rubinson scored a pair of touchdowns, both of which were set up by the hard running of Marc Luey. In fact, the Seahawks offense, guided the skillful play of quarterback Nick Mendonca, racked up 264 yards rushing. Mendonca also added his first touchdown of the season, scoring the Seahawks initial touchdown.

On defense, the Seahawks were also solid, holding the powerful Steelers running game to just 164 yards. Alex Jader, along with fellow defensive linemen Mike Harris and Sean Flynn, set the tone up front. Friar and first time defensive end Grant Sherrod did a terrific job of shutting down the sweep. Late in the game, the Seahawks defensive turned in a stand inside their 10 thanks to big plays from Parker Dalton, Dylan Isquirdo and Raymond Bartolomucci at linebacker and K.C. Chisim and Logan Finley in the defensive backfield.

### Rage U11AC scores fourth straight win

The Pleasanton Rage White U11 AC Division 2 celebrated their fourth straight win with a 3-2 victory over Diablo Futbol Club last Saturday. Sadie Moore scored a goal in the first few minutes of the game. Additional goals were also

scored by Darcy Kron and Madison Avery. Taylor Campbell and Julia Densmore kept the ball at the attacking end of the field. Makenna Elias and Monica Martinez controlled the midfield and Jasmine Dessouky played well at midfield and defense. Goalies Juliet Allen and Bryanna Schreiber had multiple saves to secure the win.

### Rage U15 dominate CVSC 5-0

The Rage U15 D3 Orange team played an exciting game last weekend against CVSC United at the beautiful Castro Valley High Stadium. Rage had a very strong

offensive and defensive game keeping CVSC from scoring in the match up as they won 5-0. The five goals were scored by Madison Nethery, Katey Cloonan, Molly Rowse on an unassisted corner, and two by Arielle Siegel with assists by Katey Cloonan, Danielle Homan and Arielle Siegel. The Rage's outstanding defense kept CVSC on Rage's side of the field nearly the entire game.

### U19 White fall to Black 4-0

After a valiant first half only trailing 1-0, the U19 White fell to the

(continued on page 30)

## TUTORING FOR GRADES 6-12



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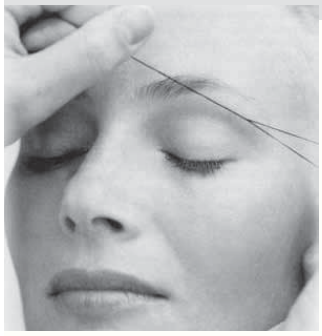
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Chris Scott, www.ca1sportsphoto.com

Pleasanton native Paula Creamer tees off at last weekend's Longs Drugs Challenge, but she failed to finish in the top 10.

## Sports Briefs

(continued from page 29)

Black by a 4-0 final last Saturday. Mike Tomin was the star of the game for the White, playing suffocating first half defense in the first half and making several difficult saves in the second half. Spencer Miller and Alex Martinez also played well for the White. Miller unleashed a strong try from 20 yards out that almost got the White on the board in the second half.

### Little League registration now open

Registration is now open for Pleasanton Little League. Banners have been put up on the fences at Pleasanton and Hart middle schools and flyers at Hearst, Lydiksen and Vintage Hills elementary schools this week. Registration for all three leagues is available.

Those interested can go to [www.sportability.com/pll](http://www.sportability.com/pll) which will take users to a page with all three leagues: Pleasanton Foothill Little League, Pleasanton National Little League and Pleasanton American Little League. All three leagues are having joint walk up registration on the following dates: 10 a.m. to 1 p.m. Saturday at the Pleasanton Library; 10 a.m. to 3 p.m. Oct. 26 between fields 5 and 6 on the last day of fall blitz and 11 a.m. to 2 p.m. at the library Nov. 2.

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ZenStrength - It's simple, really. Just slow down . . . and breathe.

**PERSONALIZED FITNESS TRAINING**  
The program is built around an individualized workout protocol performed twice weekly for 30-45 minutes with your personal teacher. Workouts are by appointment only; no walk-ins.

Our studio provides a safe and serene atmosphere for training, to help promote the focus and attention necessary to receive the greatest rewards.

**THE REWARDS**

- Greater muscle strength
- Increased metabolism
- Strong, healthier bones
- Greater endurance, stamina, and energy
- Reduced pain and injury
- Improved muscle tone and shape

ZenStrength - AN ENLIGHTENED APPROACH TO STRENGTH TRAINING  
Open 6 Days a Week - By Appointment Only

EMPOWERING YOU TO ENJOY LIFE

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Fax: 925.461.8482

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Tel: 510.582.2765  
Fax: 510.582.9670

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# Marketplace

## Pleasanton Weekly

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Reference Available

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A full service contractor.  
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molding, Doors and windows  
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### Computers

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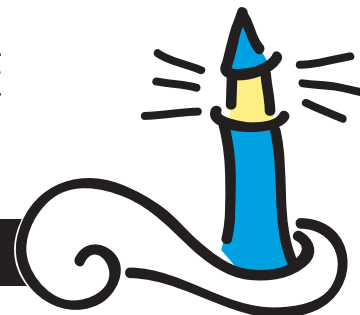
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\*Some ads require payment. Home Services and Mind & Body ads require contact with the customer service representative at 925-600-0840, Ext. 12.



**BULLETIN BOARD**

### 115 Announcements

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Don't be last in line, deadline November 30th!

No phone number in the ad?  
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[www.PGuild.com](http://www.PGuild.com)



**Bay Area Singles Halloween Party**  
Hilton Concord Hotel 10/31/08  
Donlon School Holiday Boutique  
Free Self-Defense Class

**Senior Citizens**  
Reverse Mortgage Educational Meeting for Seniors 60+ at Pleasanton Public Library, Monday, Oct.20,2008 3-5PM. No cost. Harlan Anderson (925)705-5251

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**fogster.com**

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Discover YOUR Inner Athlete! Outdoor Exercise Class Women of all fitness levels. 1hr/day, 3,4,5 day/wk. 457-4587 ContraCostaBootCamp.com

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**HARP LESSONS FOR ALL AGES**  
Try Something New!  
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Music Lessons à " Register Now!!!

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

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CLUTTERLess (CL) Self Help Group  
CLUTTERLess (CL) Self Help Group  
Livermore Lioness Club Welcomes

### 155 Pets

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We Multi-championship bloodlines Akc reg. Bulldog puppies. they will come with vet health Certificate, up to date on all shots and wormings . Our babies are rasied in our home with our children who hold and spoil them all the time . We strive for health,temperment and the standard of the breed. these little guys have big heads, big boned , and lots of wrinkles. we are taking deposits now Outstanding pedigree !! We can deliver or meet half way depending on location. The sire to the pups have over 30 some Champions in his pedigree.

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67 MUSTANG GT 390 FASTBACK \$5700 (pictures: [walex4@gmail.com](mailto:walex4@gmail.com)) , green/green, manual,(605)6104705 or e-mail  
VW 2002 Eurovan - \$19995  
VW 2002 Eurovan - \$19995

### 210 Garage/Estate Sales

**Danville, 1044 Westridge Ave, Oct 18 8:30am-1pm**  
Garage Sale: furniture, lamps, rugs, many assorted household items and decorations

East Bay, Auction - Estate Clean Out, Open Dates  
Livermore, 980 Cromwell St, May 24 7-12

**Pleasanton, 4629 Shasta Court, October 18,2008 8am -12 noon**  
Household goods, etc.

**Pleasanton, 4661 Ross Gate Way, Oct 18, 8-12**  
Garage Sale: light wood baby furniture, including crib, dresser, sea creature bedding, play pens etc. Other household items, collectables and books available.

Pleasanton, 4678 Mohr Avenue, Oct. 18, 9-3

### 215 Collectibles & Antiques

PEZ candy dispensers - \$75.  
Royal Doulton figurine - \$50

### 220 Computers/ Electronics

**A New Computer Now!**  
Brand Name. Bad or NO Credit - No Problem Smallest weekly payments avail. Call NOW - Call 1-800-816-2232 (AAN CAN)

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**Brand New Apple Iphone 3G**  
HTC Phones, Blackberry Bold 9000 and Samsung i900 Omnia also for sale.email: [tqcbbb@gmail.com](mailto:tqcbbb@gmail.com)

### 240 Furnishings/ Household items

3 piece kitchen carving set - \$10  
Brass & Glass Hall Light - \$30.00  
**CUISINEART COFFEE MAKER**  
10-Cup Cuisinart Coffee Maker, like new. Takes beans or ground coffee. \$70.00 or best offer. Phone: 925 426 5050.

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**TUPPERWARE**  
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**245 Miscellaneous**

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WHITFIELD PELLET STOVE, "Quest" Model, fireplace insert type. Excellent Condition! Call: (925) 426-5050

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RED WORMS FOR COMPOSTING - \$25.00  
The training potty - \$8



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Danville Drop-In Care  
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**801 Apartments/Condos/Studios**

Pleasanton, 2 BR/1.5 BA - \$1465.00/m

**809 Shared Housing/Rooms**

Pleasanton, 1 BR/1 BA - \$525.00

**850 Acreage/Lots/Storage**

**Arizona Land Bargain**  
36 Acres - \$24,900. Beautiful mountain property in Arizona's Wine Country. Price reduced in buyers market. Won't last! Good access & views. Eureka Springs Ranch offered by AZLR. ADWR report & financing available. 1-877-301-5263. (Cal-SCAN)

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

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Nevada's 3rd Largest Lake. Approx. 2 hrs. South of Carson City. 1 acre Dockable \$149,900. 1 acre Lake Access \$49,900. 38,000 acre Walker Lake, very rare. Home sites on paved road with city water. Magnificent views, very limited supply. New to market. [www.NVLR.com](http://www.NVLR.com) Call 1-877-542-6628. (Cal-SCAN)



**Happy tail**

"Hey, Max," I said, "Do you want a cookie?" Wag, wag, wag. "How about going for a walk?" Wag, wag, wag. "Do you want to take a nap?" Wag, wag, wag. That's Max for you. He's such a happy dog he wags his tail all the time! Max is a mature adult, neutered male Yellow Labrador who LOVES people. He walks nicely on a leash and he knows some basic obedience commands like "sit" and "down." Max loves treats and he sits nicely to earn one. Max is a good listener, until you tell him to stop wagging his tail! Oh well, Max is a happy-go-lucky kind of guy. Consider Max, if you are looking for a pet who will become a cherished member of your family. Visit Max (pet #81428) at the East County Animal Shelter, 4595 Gleason Drive in Dublin, open daily from 11:30 a.m. to 5:30 p.m. Call 803-7040.

**PLEASANTON WEEKLY**

**Is Business Down? Need new customers?**

Our loyal readers want to know about your business.

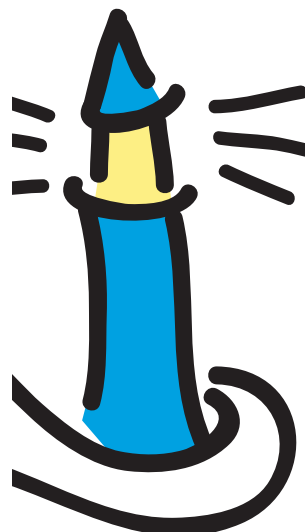
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[agordillo@pleasantonweekly.com](mailto:agordillo@pleasantonweekly.com)

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

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



# Real Estate

## Home sale of the week



**302 Kottinger Dr.,  
Pleasanton –  
\$789,000**

This totally remodeled downtown home is located just 3 blocks from Main St! The 3 bedroom, 2 bath home has a giant park-like yard. It features a granite and stainless steel kitchen, hardwood floors, custom tile and extensive millwork throughout. Sold by Mike Carey of Investment Real Estate.

## Pending home sales up strongly across U.S.

*Low prices on foreclosed properties, lower interest rates spike buyer interest*

by Jeb Bing

Pending home sales activity is surging across the country as buyers take advantage of low home prices and affordable interest rates, according to the National Association of Realtors.

The Pending Home Sales Index, a forward-looking indicator based on contracts signed in August, jumped 7.4 percent to 93.4 from an upwardly revised reading of 87.0 in July, and is 8.8 percent higher than August 2007 when it stood at 85.8. The index is at the highest level since June 2007 when it stood at 101.4.

Lawrence Yun, NAR chief economist, said homebuyers are responding to improved affordability.

“What we’re seeing is the momentum of people taking advantage of low home prices, with pending home sales up strongly in California, Nevada, Arizona, Florida, Rhode Island and the Washington, D.C., region,” he said. “It’s unclear how much contract activity may be impacted by the credit disruptions on Wall Street, but we’re hopeful most of the increase will translate into closed existing-home sales.”

The PHS index in the West surged 18.4 percent to 109.5 in August and remains 37.8 percent above a year ago. In the Northeast the index jumped 8.4 percent to 79.8 and is 2.0 percent higher than August 2007. The index in the Midwest rose 3.6 percent to 84.5 in August and is 6.6 percent above a year ago. In the South, the index increased 2.3 percent to 96.0 but is 2.1 percent below August 2007.

Yun noted the unusual timing of contract activity in August.

“Homebuyers in July were hampered by overly stringent lending criteria in the months before the government takeover of Fannie and Freddie,” he said. “August shows some unleashing of pent-up demand before the credit crisis accelerated in September.”

He cautioned that the sampling size for pending home sales is smaller than the track on existing-home sales, so there is more volatility in the forward-looking series.

“We need to see just how much of this gain holds up,” Yun said.

NAR President Richard F. Gaylord, a broker with RE/MAX Real Estate Specialists in Long Beach, said despite all the turmoil in world financial markets, home mortgages are available.

“Mortgages have been harder to find, and availability and terms vary depending on credit score and location, but Realtors can help buyers find reputable lenders while helping them navigate the transaction process,” he said. “The recently enacted economic stimulus package should help housing by gradually freeing the flow of credit.”

Yun now expects growth in the U.S. gross domestic product to contract for two consecutive quarters, in the fourth quarter of this year and the first quarter of 2009, before expanding in the latter part of 2009 as the housing market begins a steady improvement.

Looking at middle-ground assumptions, existing-home sales are forecast at 5.04 million this year and 5.41 million in 2009. Following national declines of 5 to 8 percent in 2008, home prices are projected to increase 2 to 3 percent next year.

New-home sales should total around 503,000 this year and 471,000 in 2009. Housing starts, including multifamily units, are likely to fall 28.2 percent to 973,000 units this year, and come in around 843,000 in 2009 as builders continue to clear the accumulation in inventory.

The 30-year fixed-rate mortgage will probably average 6.1 percent in the fourth quarter and rise gradually to 6.6 percent by the end of 2009. NAR’s housing affordability index is expected to average 18 percentage points higher this year than in 2007.

The unemployment rate is projected to average 6.4 percent in the fourth quarter and then average 6.6 percent in 2009. Inflation, as measured by the Consumer Price Index, is estimated at 4.0 percent for 2008 and 2.0 percent next year. Inflation-adjusted disposable personal income is forecast to grow 1.7 percent this year and 1.0 percent in 2009. ■

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**767 Avio Ct. Ruby Hill**

Offered at \$1,799,000



**OPEN SUN 1-4**

Single Story 4 BR (or 3 + Office) with amazing views of golf course and hills! NEW pool & spa, 3,918 sq. ft.

**1691 Orvieto Ct. Ruby Hill**

Offered at \$2,699,000



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Exquisite European Estate home features 4 BR/4 full, 3 1/2 BA, Bonus Room, Office, 5,803 sq. ft.

**3173 Pellaro Ct. Ruby Hill**

Offered at \$2,375,000



**OPEN SUN 1-4**

4 BR, 4.5 BA, 5,378 sq. ft. with pool/spa, separate Casita (5th BR), views of the hills & overlooking the golf course.

532 Rosso Ct. 4 BR, 3 BA 2,806 sq. ft. \$1,149,000  
4256 Brindisi Ct. 5 BR/3 BA 3,895 sq. ft. \$1,649,000 OPEN SUN 1-4  
2578 Grappa Ct. 4 BR w/Pool, 3,618 sq. ft. \$1,675,000  
3533 Mercato Ct. 4 BR/3.5 BA, 3,907 sq. ft. \$1,699,000  
3435 Gravina Ct. 4 BR/2.5 BA, 3,252, sq. ft. \$1,399,000

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**PLEASANTON**  
**PRAIRIE DR \$1,198,000**  
NEW PRICE! Rarely available Foothill Knolls in Westside Pleasanton! This is the one you've been waiting for! Four bedrooms, 3 baths, all beautifully updated and decorated by a designer with every amenity imaginable.  
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[www.StaciArmario.com](http://www.StaciArmario.com)

**PLEASANTON**  
**464 DEL SOL AVE \$910,000**  
Beautiful home, updated kitchen granite counters, stainless appliances, tiled floors, the liv rm has fireplace w/custom mantel and hardwood floors, fam rm has built in entertainment center, book cases, crown molding thru out.  
**STACI ARMARIO 925.251.2526**

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

**PLEASANTON**  
**3505 MILLEFORD CT \$1,398,000**  
Exceptionally well maintained Expanded Newport model well located in a beautiful court setting. Fantastic floor plan with an office, plus Bonus Room. Great backyard with view of the hills, fruit trees and garden area.  
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**LIVERMORE**  
**2599 COWAN WAY \$869,500**  
This is unbelievable. Bank owned and only 2 years young for an incredible price. Full Casita with Kitchen and Bathroom above the garage. Completely upgraded home. Largest model in the development.  
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**PLEASANTON**  
**5083 MUIRWOOD DRIVE \$928,000**  
Beautifully updated home located on the desirable West Side of Pleasanton. Four bedrooms, 2572 square feet, very private lot. Fantastic value! Come see for yourself!  
**PHYLLIS WEINER 925.872.1416**

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

**PLEASANTON**  
**6045 ACADIA COURT \$599,990**  
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](http://www.RubyHillLiving.com)

**PLEASANTON**  
**2156 CANOSA CT \$2,700,000**  
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.TheDeansofRealEstate.com](http://www.TheDeansofRealEstate.com)

**DUBLIN**  
**4096 CERMANTHO CT \$675,000**  
Stunning home w/designer upgrades: Hardwd flrs throughout the downstairs. Maple cabinets, built-in enter center & new carpet upstairs. Spac mstr bdrm & new remodel to mstr ba w/granite slab counters; cust tiled shower.  
**CATHY DEAN 925.200.4130**

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

**LIVERMORE**  
**2729 KENNEDY ST \$419,950**  
Sparkling home with lots of upgrades including remodeled kitchen & appliances, refinished hardwood floors, new baseboards, tile floors in the kitchen and baths, newer roof, and fresh paint! Portable hot tub on patio.  
**TOM E. CHANCE 925.487.6360**

**COTTAGE IN THE CITY**

**PLEASANTON**  
**4075 NEVIS ST \$765,000**  
Welcome home to your cottage in the city. This home has 3 bedrooms w/2 masters. Main master has sitting are and a spacious bath w/jetted tub, shower and dual sinks. Updated kitchen.  
**SUSETTE CLARK-WALKER 925.251.2547**

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

**CASTRO VALLEY**  
**4101 RECREATION RD \$1,349,000**  
Fantastic custom home, court location, great views of canyon and creek, large master suit with fireplace, fabulous gourmet kitchen.  
**MICHAEL J. DUFFY 925.251.2523**

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

**LIVERMORE**  
**2627 KELLY ST \$399,000**  
Large, secluded park-like backyard with lots of fruit trees at this lovingly maintained starter home in Leland Heights. Hardwood floors throughout (carpet covers living room and hallways), fresh paint, large garage.  
**WILL BATESON 925.455.0845**

**One of Kind Beautiful Home!**

**CASTRO VALLEY**  
**3229 KEITH AVE \$999,000**  
5 Beds, 3.5 Baths, 3,700+/- SQFT, Hardwood Floor, High Ceiling, Entrance, Highly upgraded Kitcehn, S/S Appliance, Blt-in Refrigerator, Crown Molding, Spacious Pantry, Cozy Fireplace in Living Room, Guest Suite.  
**SANG KANG 925.251.2555**

**OUTSTANDING VIEW**

**BLACKHAWK**  
**537 SILVER OAK LN \$680,888**  
The view is OUTSTANDING and can be enjoyed inside or out on the deck- dining or relaxing in the hot tub. You can move right into a beautifully maintained home with space, storage, and privacy all built in.  
**SHARON WILLIAMS 925.583.2181**

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**BRENTWOOD**  
**789 CROCKET CT \$322,900**  
Newer home in a newly developed area of Brentwood. Quiet neighborhood, cul-de-sac court lot. Master bath with bath tub overlooking open field. Very clean and move-in ready. Not the typical bank owned property.  
**MICHAEL DELEHANTY 925.251.2516**

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

**LIVERMORE**  
**2801 VINE CT \$899,999**  
Vintage Chic in South Livermore. Breathtaking Views Dramatic Entry w/soaring ceilings, 5" Cherry wood flooring. Gourmet kitchen w/Thermador S/S, slab granite, tumbled marble 2 frplcs. Jck/ Jill Blt-Ins, Stone acct, Sur-sound, porte-cochere. Silk drapes. Lux M Ste, dwnstr Bed/full bath. Detached 3 car garage.  
**KRISTIN AURE 925.583.2169**

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4569 BONRAVEN WAY Antioch  
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724 CROCKET DR Brentwood  
Listed At \$323,000 3 Bed 2 Bath



151 SEVILLE PL San Ramon  
Listed At \$630,500 4 Bed 2.5 Bath

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**Pleasanton** - Gorgeous REMODELED 1-story home, move-in ready, newer GRANITE, hardwood, WINE frig., remodeled baths, kitchen, CROWN molding throughout, custom paint, beautiful POOL/spa, Plantation shutters, close to award winning schools.  
7508 Flagstone Drive \$829,000



**Pleasanton** - Fine woods in kitchen, office, fm. rm, marble & hardwood floors, crystal chandelier. Large game room with full bar & sep. secluded plush movie theater, 2-tiered pool with cabana in gated Golden Eagle. Spectacular views!  
8053 Golden Eagle Way \$3,350,000



**Pleasanton** - Wonderfully updated home in a sought after location of Pleasanton. Walk to Award winning schools, aquatic park, downtown, shopping. Tucked away on a quiet street. Granite countertops, refinished kitchen cabinets, refinished hardwood flrs, crown molding, pool, newer heat/AC, recessed lighting & more.  
1665 Loganberry Way \$789,950



**Pleasanton** - Absolutely spectacular home on top of hill with fabulous views\*Huge bonus room\*private tropical resort backyard w/cascading waterfall from spa to pool\*Great for entertaining\* Sport court\* Back to open space\*views of p-town ridge\*Stunning updated kitchen w/Island\*Newer ss appliances  
4914 Middleton Place \$1,559,000



**Pleasanton** - Live in wine country ambiance in this French architectural style home. Cul-de-sac location with no rear neighbors and a panoramic view of Mt. Diablo, valley and hills. 5 bdrm., 4.5 bath main home with 1 bdrm carriage house. Back yard features sparkling pool and spa! Entertain!  
1327 Montrose Place \$1,839,000



**Pleasanton** - Beautiful and updated end unit with 3 bedrooms! Plantation shutters in living room, granite counter top in kitchen, and large patio. Also has two car garage and indoor laundry room. Conveniently located near Hacienda Business Park, 580/680, BART and award-winning schools  
4020 Nice Court \$560,000



**Pleasanton** - Incredible home with many unique features throughout. Located on a private street on approximately 1/2 acre. Brazilian Cherry Wood floors, slate, tile, thermadore appliances, steam shower, and MORE! Spacious & open floor plan with views of Ridge. MUST SEE!  
6068 Sycamore Terrace \$1,699,000



**Pleasanton** - Great location for this classic Birdland home - rich new flooring, open updated kitchen, perfect for entertaining, kitchen- family combination that open onto a gorgeous rear patio and lush gardens. Ideally located, minutes from Pleasanton Sports Park.  
4898 Woodthrush Road \$769,000



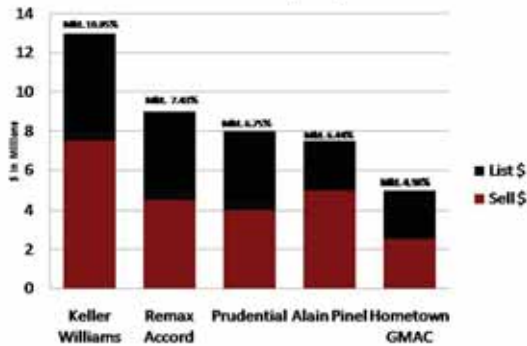
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Situated in the charming neighborhood of Stoneridge Square in the desirable Mohr Elementary School neighborhood, this light & bright 3 bedroom, 2.5 bath 1,915 sq foot home offers great curb appeal, lots of windows and many upgrades. It is conveniently located near parks, schools, shopping, commute options and all Pleasanton has to offer.



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**865 CLARA LANE, PLEASANTON  
Listed for \$1,995,000**

New on the market! 2804 sq. ft. 4 bedroom, 4 bath home with 2.45 acres. Tentative map for 3 lots done. Call Sarah Meyers for details at 925-997-5753.

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• 18 Castlewood Drive  
Sold for \$995,000

**PENDING**

• 599 Silver Maple Drive  
Listed for \$540,000



**DeAnna Armario**

**260-2220**

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**6266 GARNER COURT, PLEASANTON  
Priced in the low \$600s**

Simply Adorable – One level home on a quiet court. Beautifully updated kitchen with tile floors, pantry & breakfast nook. Step down family rm with cozy fireplace & spacious living room overlooking the garden. Master bedroom with walk-in closet and remodeled bathroom. Dual pane windows & composition roof.

**www.SoldinaFlash.com**



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**93 RACCOLIO WAY, LIVERMORE  
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Live luxuriously in the heart of Livermore Wine Country in this 4 bedroom, 3 bath home featuring \$200,000 in breathtaking upgrades. Too many upgrades to list! Visit [www.WilliamsWittersTeam.com](http://www.WilliamsWittersTeam.com) for a virtual tour. An absolute MUST see!



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**4931 MONACO DR., PLEASANTON  
Offered at \$1,077,900**

Bank-owned home! Gorgeous 5 bedroom, 3 bath home with sparkling pool and spa! Please visit [www.REOPleasanton.com](http://www.REOPleasanton.com) for a complimentary REO property search. NOW is the time to buy!

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# Home Sales

This week's data represents homes sold during September 2008

## Dublin

- 7883 Barn Hollow Court** Long Beach Mortgage to A. Dudnik for \$570,000
- 3715 Branding Iron Court** Silvera Investors to D. Lee for \$350,000
- 3717 Branding Iron Court** Silvera Investors to B. & J. Personett for \$480,000
- 4938 Colchester Court** Lennar Homes to R. Lee for \$720,000
- 5501 De Marcus Boulevard #224** Western Pacific Housing to P. & J. Chen for \$405,500
- 5501 De Marcus Boulevard #446** Western Pacific Housing to R. & B. Koenig for \$440,000
- 5501 De Marcus Boulevard #663** Western Pacific Housing to Wong Trust for \$460,000
- 3240 Maguire Way #414** Nationstar Mortgage to R. Jackson for \$370,000
- 5512 Old Westbury Way D.** & P. Reed to S. Mahadi for \$625,000
- 3160 South Bridgepointe Lane** K. & D. White to M. & F. Vickers for \$925,000
- 7000 Wineberry Way M.** Marquez to X. Tian for \$422,000

## Livermore

- 2454 7th Street** US Bank to T. Smith for \$485,000
- 562 Anna Maria Street** Kurtzer Trust to J. & L. Kurtzer for \$275,000

- 764 Barleta Lane** M. & J. Avenel to D. Sevilla for \$1,165,000
- 1936 Carnation Circle** Wachovia Bank to Curtis Trust for \$445,000
- 360 Charlotte Common** E. Zimpfer to D. & V. Hall for \$375,000
- 2375 Chateau Way** B. Pitchen to J. Green for \$600,000
- 814 Cherokee Drive** Carrington Mortgage to M. & M. Kwok for \$413,000
- 342 Chris Common #49 L.** Henriquez to M. McDonald for \$260,000
- 3316 Dyer Road** G. Wilkinson to Livermore Trust for \$825,000
- 1499 Fallen Leaf Drive** G. Serrano to S. Buhlig for \$520,000
- 2177 Francesco Court R.** & J. Bell to P. & V. Talley for \$710,000
- 173 Heligan Lane #2** Shea Homes to D. Kirkeby for \$414,000
- 5534 Idlewild Avenue** Bank of New York to P. & S. Wingerd for \$365,000
- 561 Joyce Street** M. Mayhew to D. Ott for \$475,000
- 5294 Lilac Avenue** Long Beach Mortgage to M. Walcher for \$310,000
- 1123 Lucille Street** K. & K. Lewis to G. & M. Wilkendorf for \$445,500
- 1316 Lyon Court** M. & A. Eiden to Hastings Trust for \$498,000
- 1085 Murrieta Boulevard** Wachovia Bank to V. Sanchez for \$170,000

- 640 North P Street B.** Flanagan to C. & M. Pimentel for \$517,500
- 670 Old Oak Road** Shapiro Trust to S. & A. Alcalde for \$956,500
- 781 Olivina Avenue** N. Mehta to Holla Trust for \$320,000
- 3719 Oregon Way** Greenpoint Mortgage to M. & K. Harvey for \$365,000
- 1962 Park Street** Deutsche Bank to M. Smith for \$340,000
- 2774 Rivers Bend Circle** Arroyo Crossing to M. David for \$852,000
- 2801 Rivers Bend Circle** Arroyo Crossing to D. & J. Clark for \$807,000
- 2726 Silverado Lane** G. & S. Shreeve to B. & B. Steinert for \$844,000
- 1237 St. Mary Drive S.** Ohrtman to S. Scheffel for \$464,000

## Pleasanton

- 2119 Alexander Way** J. Buckley to G. Hickey for \$485,000
- 1143 Baur Court** Ponderosa Homes to H. Kim for \$1,069,500
- 259 Birch Creek Drive #12** Birch Terrace Pleasanton to H. Banos for \$583,000
- 1514 Calle Santiago A.** Rohr to B. Blankenship for \$405,000
- 4410 Clovewood Lane B.** & A. Freitas to A. Teames for \$600,000
- 7611 Cottonwood Lane** K. & D. Hsu to J. & D. Townsend for \$737,000
- 7727 Fair Oaks Drive R.** Reid to S. & M. Bentley for \$737,000

- 2746 Fressia Court** P. & M. Napier to I. & Y. Song for \$750,000
- 2872 Gray Fox Court** T. & S. Steele to J. & S. Sasek for \$2,000,000
- 4251 Lucero Court** B. & E. Laffer to C. & N. Foster for \$467,000
- 3803 Saratoga Way** GS Mortgage to V. Meyer for \$255,000
- 3666 Woodbine Way** George Trust to L. Plosser for \$310,000

## San Ramon

- 425 Bridle Court** Davidon Homes to D. Paiva for \$1,369,000
- 5425 Canyon Crest Drive** US Bank to K. & C. Fitzpatrick for \$785,000
- 36 Canyon Hills Place** N. Taie-Nobarie to J. & R. Woycheese for \$725,000
- 78 Casa Grande Place** Wachovia Mortgage to A. Mares for \$440,000
- 2932 Cedarwood Loop** Shapell Industries to M. Qadri for \$565,000
- 3352 Chartwell Street** Richmond American Homes to R. Deng for \$605,000
- 9723 Davona Drive** E. & M. Nepomuceno to E. & L. Clerigo for \$565,000
- 6822 Emerson Lane** Lennar Homes to R. Kalyanasundaram for \$942,500
- 5821 Kyler Lane** Brookfield Hawthorne to G. Harinath for \$1,016,000
- 2363 Magnolia Bridge Drive** Shapell Industries to D. Wilson for \$762,000
- 607 Norris Canyon Terrace** Lasalle Bank to E. & B. Lindberg for \$340,000
- 3166 Paddington Way** Lennar Homes to L. Zhang for \$794,500
- 3172 Paddington Way** Lennar Homes to R. & P. Bindlish for \$823,000
- 112 Pearligrass Court** Ross Trust to J. & S. Ross for \$865,000

- 425 Pine Ridge Drive #178** Mendell Trust to G. Mendell for \$394,500
- 120 Reflections Drive #18** San Ramon Reflections to P. Singh for \$295,000
- 2592 Shadow Mountain Drive** Riley Trust to D. & A. Meisel for \$740,000
- 3536 Sleeping Meadow Way** Centex Homes to S. & M. Lappathi for \$890,000
- 433 South Clovercrest Lane** D. Wilson to R. Suri for \$525,000
- 970 Springview Circle** Merrill Lynch Mortgage to N. Chia for \$532,000
- 2485 Talavera Drive** R. & T. Vasquez to F. & J. Mui for \$654,000
- 805 Watson Canyon Court #265** Lloyd Limited to A. Smith for \$300,000
- 4125 West Canyon Crest Road** R. Natarajan to M. Youell for \$780,000
- 9966 Windsor Way** M. Youell to A. Spence for \$650,000

## Sales at a Glance

Source: California REsource

Dublin	Livermore	Pleasanton	San Ramon
Total sales reported: 11	Total sales reported: 27	Total sales reported: 12	Total sales reported: 24
Lowest sale reported: \$350,000	Lowest sale reported: \$170,000	Lowest sale reported: \$255,000	Lowest sale reported: \$295,000
Highest sale reported: \$925,000	Highest sale reported: \$1,165,000	Highest sale reported: \$2,000,000	Highest sale reported: \$1,369,000
Average sales reported: \$524,318	Average sales reported: \$526,537	Average sales reported: \$699,875	Average sales reported: \$681,563

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**DUBLIN**  
**7517 OXFORD CIR, UNIT 120**  
**VIEWS OF THE GREENBELT** \$420,000  
 3 BR 2 BA newer crpt/paint, lrg mstr, wlk-in closet, 2 car gar, clse to Alamo Creek/Dougherty Hills Park 925.847.2200



**LIVERMORE**  
**737 CENTRAL AVE**  
**UPGRADED HOME ON LRG LOT** \$599,800  
 4 BR 3 BA 9193 sf lot, bd/ba dwn, plntation shuttrs, bamboo hrwd flrs, grnite in kit, bckyrd w/ mult ptios 925.847.2200



**PLEASANTON**  
**3204 HARVEY CT**  
**BEAUTIFUL REMODELED HOME** \$858,000  
 4 BR 3 BA 3 car garage, kit w/chrry wd cabs, fam rm w/granite frplc/wine bar, updated ba, 1 bd/1 ba down 925.847.2200



**SAN RAMON**  
**Open SAT/SUN 11 - 6** **145 COPPER RIDGE RD.**  
**CONDOS/TOWNHOUSES PRICES START IN THE 330s**  
 1 & 2 bd condos/2 bd townhouses, vaulted ceilings avail, w/garages, gated, renovated/upgraded 925.847.2200

**DUBLIN**  
**7086 DUBLIN MEADOWS ST., UNIT E**  
**GORGEOUS CONDO** \$299,500  
 1 BR 1 BA Living Room w/Fireplace. Approx. 805' w/ VIEWS. Washer/Dryer/Fridge/Micro/Dishwasher Stay 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  
**113 PONTE COURT**  
**DESIRABLE PRIMA COMM** \$1,050,000  
 4 BR 3 BA amenities galore, grnite ctrs, maple cab/ flrs, cust media ctr, 1 bed down, lrg loft, 3 car garage 925.847.2200

**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  
**587 HAGEMANN DR**  
**GREAT LIVERMORE LOCATION!** \$399,000  
 4 BR 2 BA beautiful pool/yards. Enclosed front 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  
**1687 QUAIL ST**  
**GORGEOUS HOME!** \$1,500,000  
 5 BR 3 BA circular drive, 3 cr gar/2 cr detached gar, 5bd, 3ba, 2 bonus rms, kit w/corion cntr, SS appli 925.847.2200

**PLEASANTON**  
**4353 W RUBY HILL DRIVE**  
**STYLE & COMFORT** \$1,775,000  
 5 BR 4 BA grt rm, chrry-wd/rose-wd flrs, kit w/ nook, grnite cnters, aprx. 1/2 acre lot, bckyrd w/bbq/ spa 925.847.2200  
**5801 ARTHUR DRIVE**  
**PARKSIDE HOME** \$859,000  
 4 BR 3 BA 3 car gar, near sports prk, schls, 1 bed/ full bth on main level, new carpeting just installed 925.847.2200  
**6098 SEQUOIA CT**  
**FORMER MODEL** \$649,000  
 3 BR 2 BA deck off kit/mstr. Lots of energy eff. upgrds. Lot nxt to grnbelt, wlk to park, shppng/trans 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, bamboo wd flr, mrbl tiled frplc, vaulted ceilings 925.847.2200  
**SAN RAMON**  
**Open SUN 1-4** **4270 CANYON CREST RD W**  
**CHARMING HOME** \$835,000  
 3 BR 2 BA living/family rms w/vaulted ceilings & fireplaces, bckyrd ovrlls greenbelt w/cov patio/spa 925.847.2200

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



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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# OPEN HOMES THIS WEEKEND

## BLACKHAWK

3 Bedrooms		
<b>537 Silver Oak Ln.</b>	<b>\$680,888</b>	
Sun 2-5	J. Rockcliff Realtors	583-2181
<b>106 Kingswood Cir.</b>	<b>\$699,000</b>	
Sun 1:30-4:30	Alain Pinel Realtors	577-0525

## DANVILLE

4 Bedrooms		
<b>2651 Finley Rd.</b>	<b>\$3,250,000</b>	
Sun 1:30-4:30	Keller Williams	260-8883
<b>262 Abigail Cir.</b>	<b>\$779,500</b>	
Sun 1:30-4:30	Alain Pinel Realtors	577-4004

5 Bedrooms		
<b>149 Sunhaven</b>	<b>\$1,439,950</b>	
Sun 1-4	Keller Williams	260-8883

## DUBLIN

4 Bedrooms		
<b>11120 Bay Laurel St.</b>	<b>\$1,342,500</b>	
Sun 1-4	Keller Williams	260-8883
<b>7157 Hansen Dr.</b>	<b>\$649,000</b>	
Sun 1:30-4	J. Rockcliff Realtors	570-0717
<b>4096 Cermanho Ct.</b>	<b>\$675,000</b>	
Sun 1-4	J. Rockcliff Realtors	200-4130

## LIVERMORE

3 Bedrooms		
<b>4290 Cornell Wy.</b>	<b>\$499,950</b>	
Sun 1-4	J. Rockcliff Realtors	583-2177
<b>1208 Melanie Wy.</b>	<b>\$690,000</b>	
Sun 2-5	J. Rockcliff Realtors	580-4513

4 Bedrooms		
<b>744 Olivina Ave.</b>	<b>\$435,000</b>	
Sun 1-4	Prudential CA-Tracy Esling	366-8275
<b>716 Eagle Ct.</b>	<b>\$579,950</b>	
Sun 1-4	Re/Max Accord	730-4006
<b>2801 Vine Ct.</b>	<b>\$949,900</b>	
Sun 2-5	J. Rockcliff Realtors	784-0099

## PLEASANTON

2 Bedrooms		
<b>4485 Bowen St.</b>	<b>\$422,800</b>	
Sun 1-4	Capri RE	989-1748

3 Bedrooms		
<b>3231 Vineyard #116</b>	<b>\$255,000</b>	
Sat/Sun 1-4	Hometown GMAC	426-9633
<b>6045 Acadia Ct.</b>	<b>\$599,990</b>	
Sun 1-4	J. Rockcliff Realtors	788-7788
<b>6266 Garner Ct.</b>	<b>\$600,000</b>	
Sun 1-4	Keller Williams	463-0436
<b>447 Del Sol Ave.</b>	<b>\$849,900</b>	
Sat/Sun 10-1/1-4	Hometown GMAC	487-1427

4 Bedrooms		
<b>3907 Arrowwood Ct.</b>	<b>\$1,399,999</b>	
Sun 1-4	Hometown GMAC	800-362-6257
<b>767 Avio Ct.</b>	<b>\$1,799,000</b>	
Sun 1-4	Keller Williams	202-6298
<b>3173 Pellaro Ct.</b>	<b>\$2,375,000</b>	
Sun 1-4	Keller Williams	202-6298

<b>6522 Inglewood Dr.</b>	<b>\$550,000</b>	
Sun 1-4	Re/Max Accord Kathy Westernoff	577-2600
<b>7341 Joshua Cir.</b>	<b>\$699,000</b>	
Sat 1-3	Joyce Jones	398-6706

<b>5281 Northway Rd.</b>	<b>\$749,500</b>	
Sun 1-4	Hometown GMAC	426-3889
<b>4834 Smith Gate Ct.</b>	<b>\$750,000</b>	
Sun 1-4	Hometown GMAC	899-4084

<b>2623 Starling Ct.</b>	<b>\$759,000</b>	
Sun 1-4	Keller Williams	984-4910

<b>6911 Corte Barcelona</b>	<b>\$775,000</b>	
Sun 1-4	Hometown GMAC	445-7000

<b>4767 Del Valle Parkway</b>	<b>\$849,950</b>	
Sun 1-4	Re/Max Accord	730-4006

5 Bedrooms		
<b>2784 Calle De La Lama</b>	<b>\$1,089,000</b>	
Sun 1-4	Alain Pinel Realtors	998-4311

<b>1368 Royal Creek Ct.</b>	<b>\$1,328,888</b>	
Sun 1-4	Keller Williams	260-2508

<b>1232 West Lagoon Rd.</b>	<b>\$1,350,000</b>	
Sun 1:30-3:30	Alain Pinel Realtors	251-1111

<b>4256 Brindisi Ct.</b>	<b>\$1,649,000</b>	
Sun 1-4	Keller Williams	202-6298

<b>5058 Blackbird Wy.</b>	<b>\$949,500</b>	
Sun 1-4	Alain Pinel Realtors	846-6500

<b>30 Pamplona Ct.</b>	<b>\$689,888</b>	
Sat/Sun 1-4	Keller Williams	260-2508

## SAN RAMON

4 Bedrooms		
<b>30 Pamplona Ct.</b>	<b>\$689,888</b>	
Sat/Sun 1-4	Keller Williams	260-2508



6911 CORTE BARCELONA, PLEASANTON \$775,000

**Open house Sunday 1 to 4pm - Come On By!**  
Elegant Double doors open to a large dramatic entry and spacious formal living and dining room. Kitchen with granite counters opens to family room with fireplace. 4 Bedrooms (one downstairs) and 3 full baths, 2200 sq. ft.

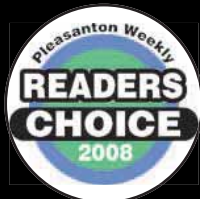
~ New Carpet ~ New paint ~ Ready for a new Homeowner ~



**Karla Brown**  
REALTOR®, BROKER ASSOCIATE,  
CRS, GRI, E-PRO  
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### PLEASANTON



**GREEN - ENERGY EFFICIENT 5BD/4 1/2 BA**  
Single Story, 3892 sq.ft., 4-car garage, 13,390 sq.ft. lot with views of Wente Vineyards & Hills. New landscaping backyard. **\$1,649,000**

925.998.9692 Danielle Peel

### ALMADEN VALLEY



**HORSE PROPERTY WITH BARN 4BD/3BA,**  
beautifully updated historic home with formal living & dining rooms and 1200 sq. ft. porch to enjoy the peace & tranquility. **\$1,600,000**

925.998.7747 Jill Denton

### PLEASANTON



**SEMI-CUSTOM HOME ON INCREDIBLE LOT!**  
4BD/3BA, 3,486 sq.ft. home on a 22,313 sq.ft. lot. Kitchen has new granite, stainless steel appliances and new carpet. **\$1,399,999**

925.426.3831 Angela Ochs

### DUBLIN



**PRICED TO SELL 4BD/3 1/2 BA plus office and bonus room.** Kitchen w\granite, cherry wood. Outdoor built-in BBQ. Great Neighborhood. Walk to schools. **\$900,000**

925.858.5400 Sheri Platter

### PLEASANTON



**SINGLE STORY IN DEL PRADO. 3BD/ 2BA,**  
1,673 sq.ft. w/remodeled kitchen, maple cabinets, center island, built-in subzero refr. Private backyard w/fruit trees. **\$648,900**

925.872.1275 Tom Fox

### CASTRO VALLEY



**WONDERFUL TWO STORY 3BD/3BA,** updated kitchen, living & family rooms each with wood burning brick fireplaces. Gorgeous backyard. Award winning schools. **\$589,500**

925.580.5793 Wendy Washburn

### PLEASANTON



**PLEASANTON VILLAGE** Enjoy the privacy and comforts of this charming home with 2 Master Suites, 2 1/2 baths, 1,480 sq. ft. No rear neighbors, private & cozy. **\$545,000**

925.858.5400 Sheri Platter

### LIVERMORE



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

925.487.1427 Tony Leavens

Hometown GMAC Real Estate is an Independently Owned and Operated Firm

**JUST LISTED IN GOLDEN EAGLE ESTATES**



**1531 Honeysuckle Court, Pleasanton**

This is the one you have been waiting for! Truly one of the best view lots and locations in Golden Eagle Estates. This gorgeous completely remodeled 5 bedroom, 3 full, 2 half bathroom, 5200 sq.ft. +/- custom home nestled on a flat court on over 1 acre +/- is complete with a bonus room overlooking a serene pool that is absolutely breathtaking! Stunning decorator touches abound throughout the house from the brand new classic gourmet kitchen to the relaxing spa-like master bathroom. This custom is sure to delight you! Go to [www.1531honeysuckle.com](http://www.1531honeysuckle.com) for more information about this beautiful home!



**JUST LISTED IN CARRIAGE HILLS ESTATES**



**424 Matthew Court, Pleasanton**

Beautiful 8 year old custom 4 bedroom, 3 1/2 bathroom 3220 sq.ft. +/- home on over a half acre lot on one of the most sought after courts in Pleasanton! Located on the southwest end of Pleasanton in Carriage Hills Estates, this home will amaze you as you enter through the front door into an open and breathtaking foyer with 14 foot +/- ceilings that looks right out to the fully landscaped backyard complete with a waterfall and a serene pond. It is a true masterpiece and a very rare opportunity! Call for an appointment to view this spectacular home! Go to [www.424matthewct.com](http://www.424matthewct.com) for more information about this beautiful home!



**JUST LISTED IN CASTLEWOOD COUNTRY CLUB**



**21 Castledown Road, Pleasanton**

Gorgeous 4 bedroom, 2.5 bathroom 3470 sq.ft. +/- home nestled on a 20,000 sq. ft. +/- lot, just steps from Castlewood Country Club. With stunning views and amazing architectural detail, one will feel like they are miles away in their very own private retreat! This is a unique home that you must see in person to really appreciate! Go to [www.21castledownroad.com](http://www.21castledownroad.com) for more information about this beautiful home!



*Call for pricing and to schedule an appointment to view these beautiful homes.*



**925.413.9306**

**925.621.4062**

**susiesteele@apr.com**

*Whether you are looking to sell your Luxury Estate or purchase your first Dream Home, I strive to satisfy your Real Estate Needs!*

**PLEASANTON | 900 Main Street | 925.251.1111 | [www.susiesteele.com](http://www.susiesteele.com)**



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**925.846.6500**  
[www.blaiselofland.com](http://www.blaiselofland.com)  
[blaise@blaiselofland.com](mailto:blaise@blaiselofland.com)

apr.com

**PLEASANTON VALLEY (BIRDLAND)**

**JUST REDUCED**

**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 \$949,500**

**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. Expansive gourmet kitchen. Antique marble, and Brazilian cherry hardwood floors. Extremely private rear grounds—great for entertaining with in-ground swimming pool. 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! **OFFERED AT \$3,795,000**

**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 \$1,049,000**

*Silver Oaks Estates*



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

Brand new single level custom home. This premium .45 acre lot is surrounded by Oak studded open space. At the gateway to the Wine Country. Panoramic views of Mt. Diablo/the Valley. 4 bd/4.5ba, formal office, plus/bonus room. Approx. 4,716 sq ft. Lg gourmet kitchen with granite slab/stainless steel appliances. Lg master suite with fireplace. Hardwood and marble flooring. Photovoltaic (5 kw) solar system. Professionally landscaped front yard. **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](http://www.SilverOaksEstates.com) for more information.



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



MIRANDA MATTOS BY APPOINTMENT



**LIVERMORE \$4,599,000**  
Luxurious Ruby Hill custom 6bd/6ba, 5138+/-sf home, formal DR/FR with gas burning FP and a FP in the Master. 18.5+/- acres.

MOXLEY TEAM BY APPOINTMENT



**PLEASANTON \$1,797,000**  
6bd/6ba, 5096+/-sf home. 2 minutes from 680 and 5 minutes from downtown Pleasanton. Office and bedroom downstairs. Salt water pool with views of Ridge.

SYLVIA DESIN BY APPOINTMENT



**PLEASANTON \$1,725,000**  
New Price! 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.

STEVE ELDRIDGE OPEN SUN 1:30-3:30



**PLEASANTON \$1,350,000**  
This fantastic home has 5bd/4ba, a formal LR, formal DR, spacious FR and gourmet kitchen. The home also features a detached 1bd/1ba guest house with LR and kitchen. 1232 W Lagoon Rd

ANDY PORYES BY APPOINTMENT



**PLEASANTON \$1,299,979**  
Luxury 5 year old home offers 3265+/-sf with 5 bedrooms, 4 baths, pool/waterfalls, outdoor kitchen, high ceilings/lots of light.

TIFFANY ROSE BY APPOINTMENT



**PLEASANTON \$1,155,000**  
Immaculate 4bd/2ba plus office in a private oasis in South Pleasanton. 450+/-sf workshop surrounded by roses/fruit trees/800 year old oak tree and complete serenity. Renovated over the past ten years.

MOXLEY TEAM BY APPOINTMENT



**PLEASANTON \$1,150,000**  
4bd/2.5ba expanded to 3357+/-sf and sits on a 9541+/-sf lot. In addition this home has a 3 car garage with pass-through for a boat, RV, jet skis.

SALLY MARTIN BY APPOINTMENT



**PLEASANTON \$1,089,000**  
Upgraded 5bd/2.5ba, 3,250+/-sf. Great home! Slab granite kitchen/stainless appliances/island/cherry cabinets. Travertine floors. Custom millwork. Spacious bedrooms. Crown molding/upgraded carpets. Spa.

MOXLEY TEAM BY APPOINTMENT



**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 service island. Pool/spa and firepit.

ANNI HAGFELDT BY APPOINTMENT



**PLEASANTON \$939,000**  
4bd/2.5ba home backs to creek for privacy. Close to restaurants, shopping, award winning schools. Charming, a must see.

TIM MCGUIRE BY APPOINTMENT



**PLEASANTON \$839,000**  
5bd/3ba, 2304+/-sf home with updated granite kitchen, renovated baths with solid counters and tile flooring. Dual pane windows, tile roof and pool.

TIM MCGUIRE BY APPOINTMENT



**PLEASANTON \$789,000**  
4bd/3ba, 1942+/-sf with remodeled granite kitchen, breakfast bar and hardwood floors. Private back yard.

SUE MCKINLEY BY APPOINTMENT



**PLEASANTON \$725,000**  
2 master bd suites; 1up/1down. Updated kitchen, baths, windows, paint, flooring. Large guest unit has full ba/extra sink. 4bd/3ba, 1973+/-sf. 3 car garage with huge side access. Formal LR/DR.

ANDY PORYES BY APPOINTMENT



**PLEASANTON \$649,979**  
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.

EMILY BARRACLOUGH BY APPT



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

PETER MCDOWELL BY APPOINTMENT



**DUBLIN \$349,000**  
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.

