

Buying & Selling



Myths debunked

Five things buyers should know

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Remodeling right

Cash in on curb appeal during a tough market

> page 8



Nobody in the world sells more real estate

Open Sunday 1-4



1139 Mataro Ct., Pleasanton

INCREDIBLE VALUE! INCREDIBLE LOCATION! This spacious upgraded single family, two story home is located in the desirable Vintage Hills II neighborhood of Pleasanton with no rear neighbors! It offers 2,837 square feet of living area featuring vaulted living room, formal dining, large family room with fireplace. Newly remodeled kitchen

features beautiful granite counters, warm custom cabinets, new state of the art appliances, elegant hardwood floors and eating area. A bonus room (which is an optional fifth bedroom), third full bath and inside laundry complete the downstairs. The large vaulted master bedroom suite adjoins a newly remodeled bathroom including roman tub and separate stall shower. Membership in cabana club with pool. Come see the upgrades! \$1,099,000

Open Saturday 1-4



4306 Columbine Dr., Pleasanton

ANOTHER \$20,000 PRICE REDUCTION! Best buy in Pleasanton! This beautiful single story home is located in the Oak Hill area of Pleasanton with just a 3 minute walk to Foothill High School! It's great floor plan features a living room with vaulted ceiling, a large family room adjoining a beautiful remodeled kitchen with granite counters, new cabinets, elegant flooring and skylight. Three large bedrooms and two full updated bathrooms with a guest bath skylight. A large formal dining room, convenient inside laundry room and new carpeting round out the interior amenities of this 1,851 square foot home. The 6,691 square foot lot has a terrific view of the foothills! Call to see! \$679,000



Jeff Clyma, Realtor®
(925) 462-0728
Jeff@JeffClyma.com
www.JeffClyma.com



2105 Alexander Way, Pleasanton

Don't miss this great low price 2 story detached home features: 4 bedrooms, 2.5 bath, approx. 1943 living sq. ft., laminate flooring, dual pane windows, 2 car garage. Call and see it today! New price at \$690,000



Kitty Chan
(510) 332-6080



716 Eagle Court, Livermore

JUST REDUCED!! Wonderful 4 bd/2.5 ba with great architecture and design. Features include granite counters, stainless steel appliances, ceiling fans, dual pane windows, decorator window coverings, new water heater, whole house water softener, custom paint and so much more. Don't miss this one. Offered at \$549,950.

18850 Sydney Circle, Castro Valley

This lovely 4 bd/2.5 ba home has a premium location at the end of a court with no rear neighbors to hinder your expansive views of the rolling hills. Some of the many features of this home include gleaming hardwood floors, built-in office, vaulted ceilings, central air conditioning, dual pane windows and more. This is a must see. Priced below current appraisal at \$598,500.

146 Arapaho Circle, San Ramon

DON'T MISS THIS ONE!! Beautifully updated 4 bed 3 bath home located on a premium corner lot in Twin Creeks with privacy and views of the canyon. Some of the outstanding features include freshly painted interior, gleaming hardwood floors, granite counters, plantation shutters, dual pane windows/doors, sky lights, plus so much more. This is truly a gem! Just reduced to \$899,000.

Open Sunday 1-4



Open Sunday 1-4



JoAnne Durso
(925) 730-4006
joanne@jdurso.com
www.jdurso.com



4767 Del Valle Parkway, Pleasanton

Walk to downtown from this beautiful updated Pleasanton Valley home. Featuring 4 bedrooms, 2.5 baths, approx 2100 sq ft of spacious living. Updated kitchen w/ granite slab counters, Maple cab. Tile fls, dual pane windows thru out, updated baths, retex ceilings, newer paint inside and out, newer A/C and heater, soft Water system, newer roof, mature landscaping plus so much more! This is the home you have been waiting for!!! Offered at \$849,950

Open Sunday 1-4



JoAnne Durso
(925) 730-4006
joanne@jdurso.com
www.jdurso.com



Home sale of the week



**1717 Courtney Ave.
Pleasanton –
\$1,650,000**

This gorgeous home in Chain of Lakes is located on a corner lot. It was completely remodeled and upgraded in 2006. It has 4 bedrooms and 3 full baths with 3,338 square feet. Sold by Fran Cunningham of Keller Williams Tri-Valley Realty.

Five home-buying myths

Mortgage process is not as scary as many are led to believe

As first-time homebuyers grow curious about the home-buying process, they often turn to friends and family for advice about purchasing a home. While these sources can provide useful tips and information, they also may perpetuate some common home-buying myths.

“While family and friends may have the best intentions when sharing their purchase experiences, it is important to make sure that first-time homebuyers have accurate information,” says Brian Lee, vice president and national sales manager for ditech, a wholly-owned subsidiary of GMAC Financial Services.

There are many resources first-time buyers can use for learning about the home-financing process, including attending local mortgage seminars or researching online. Well-known mortgage lenders such as ditech often have educational resources and mortgage tools on their websites.

So what are some common home-buying myths? Lee, who has 10 years of experience in the mortgage industry, addresses the myths and sets the facts straight.

Myth 1: You need perfect credit

An individual’s credit score will significantly affect his or her mortgage loan approval and interest rate. Credit scores may range from 500 to 850, but the majority of scores are between 600 and 700. The higher the score, the more options you will have when looking for a mortgage. Along with your credit score, lenders will need to consider other factors before they approve a loan. Carefully review your credit report and immediately contact the credit reporting bureaus to correct any errors. You will want your credit report to be accurate by the time you apply for a mortgage.

Myth 2: Owning a home is more expensive than renting

In many markets, owning can be as affordable as renting, especially when you consider the tax advantages of owning a home. Unlike rental costs, which increase over time, fixed-rate mortgages provide consistent monthly principal and interest payments for the life

of the loan. As you make payments, the money will be applied toward the principal, increasing the equity in your home over time. Historically, owning a home has been one of the easiest ways of building wealth in America as home prices generally increase over time.

Myth 3: Lenders share your personal information

Your personal information is protected by federal and state privacy laws. Generally, lenders must get your permission to share personal financial information with non-affiliates.

Myth 4: The mortgage process is too long and complicated

With the right resources, the process of buying a home and obtaining a mortgage can be simplified. Expect an experienced loan officer to review the home financing process with you, define terms, and address concerns to find the financing option that’s right for you. In addition, home lenders such as Ditech (www.ditech.com) offer a number of online resources such as payment calculators, appraisal tools and a glossary of commonly-used mortgage terms to simplify the home-buying process.

Myth 5: Lenders love to make you wait

Mortgage lenders don’t enjoy making you wait, but it does take time to review your application. Although some lenders may give you a preliminary and conditional pre-approval based on the information provided in an application, they will need to verify this information. This typically involves confirming employment and income, financial assets, and assessing the value of the home you’re purchasing. Other documents, such as a payoff statement, may have to be ordered as well. Because lenders must rely on the response time of third parties, the process may take longer than anticipated. Ask your lender about what to expect when you submit an application and to keep you informed of unexpected delays.

—ARA Content

About the Cover

This four bedroom, four and a half bathroom home in Ruby Hill is for sale for \$2.375 million. The 5,378-square-foot home rests on a 32,000-square-foot lot and is on a cul-de-sac at 3173 Pellaro Court, with sweeping views of the Ruby Hill Golf Course and the hills. Photo courtesy of Donna Garrison. Cover design by Kristin Herman.

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Lot 14,070+/- SQFT



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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.
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2271 WALNUT ST \$475,000
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OPEN SUN 1-4

4128 Pleasanton Avenue, Pleasanton

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\$1,036,000



213 East Angela Street, Pleasanton

Quality craftsmanship and high-end materials throughout this totally remodeled downtown home. 3br+ loft, 2ba, approx. 2400 sq. ft. Viking kitchen, custom millwork, 2 car garage. Covered porch, paver stone drive and more.

\$1,269,000



OPEN SAT 1-4

475 East Angela Street, Pleasanton

Vintage downtown home on corner lot with side-yard RV access or storage. Original hardwood floors under carpet. Newer roof, windows, fencing & paint, updated kitchen. Easy to remodel or expand.

\$545,000

OPEN SUN 1-4

770 Saddleback Circle, Livermore

3br, 2ba approx 1300 sq.ft. single-story home with vaulted ceilings open floorplan! Just 10 yrs old & move-in ready!

\$475,000

4250 First Street, Pleasanton

5 units on 14,000 sq.ft. downtown lot. Possible to subdivide. Owner may carry note.

\$1,269,000

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\$949,000

Exclusive Listing - Not on MLS

Move-in ready 4br, 2.5ba downtown home with 2000 sq.ft. living space. Call for info.

\$716,000

Coming Soon

Pleasanton rural ranch property on 1/2 acre flat lot. 3br, 2ba 1800 sq.ft. house. Priced to sell!!!

\$869,000

PENDING!

4091 Nevis Street, Pleasanton

Approx. 1900 sq. ft. 4br, 2ba. Walk to downtown, shopping and 3 levels of schools.

\$569,000

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Prices down, but sales increasing in 2009 forecast

Realtor group turnaround coming after economic stabilization

by Jeb Bing

Home prices throughout most areas of California will post declines next year, while sales of existing homes will continue the rise in 2009, according to the California Association of Realtors' just-released "2009 California Housing Market Forecast."

The forecast was presented at the California Realtor Expo 2008, held last week in Long Beach, Calif. The trade attracted more than 10,000 and is the largest annual state real estate trade show in the country.

"The current uncertainty about the financial system and economy is likely to persist over the next several weeks, and could extend into next year," said CAR President William E. Brown. "Our forecast assumes that the financial system will begin to show signs of stabilization late in 2008 and into early 2009."

"We expect that the economy will be at its weakest period over the next three quarters through the second quarter of 2009, with recessionary economic conditions throughout that time period, before we begin to see a turnaround in the second half of next year," he said.

"Going forward, a great deal depends on the state of the financial system in general and the real estate finance situation in particular, as well as the flow of distressed sales through the market," he added. "We expect sales of distressed properties to peak in early 2009, a critical factor in the housing market that directly impacts the

timeframe for stabilization in the median price."

"Looking ahead, home prices and favorable interest rates in 2009 will contribute to gains in affordability," Brown said. "However, we need to move through the current financial crisis and restore the flow of credit so that qualified buyers are able to take advantage of improved affordability and successfully purchase homes."

The median home price in California will decline 6 percent to \$358,000 in 2009 compared with a projected median of \$381,000 this year, according to the forecast. Sales for 2009 are projected to increase 12.5 percent to 445,000 units, compared with 395,600 units (projected) in 2008.

"Sales in 2008 will be ahead of last year by 12 percent, with a further increase of 12.5 percent expected in 2009," said CAR Vice President and Chief Economist Leslie Appleton-Young. "However, the next couple of quarters in late 2008 and early 2009 will be marked by seasonal decreases in activity, with a pickup expected by the second quarter of next year. At 445,000 units sales projected in 2009, the sales environment will be well above the low point of 265,000 units in late 2007."

"The median price will be influenced through the balance of 2008 by the typical seasonal decrease in home prices as well as ongoing downward pressure from distressed sales," she said. "For all of 2008, the median price is expected to fall by 31.7 percent from \$558,100 to \$381,000. Next year, we're projecting that the median price will show a 6 percent decline to \$358,000." ■

Mortgage applications starting to climb

Mortgage interest rate also climbs to 6.47%

Mortgage loan application volume increase 5.1 percent during the week ended Oct. 10, the Mortgage Bankers Association reported in its Market Composite Index released this week.

"Treasury yields were extremely volatile last week," said Orawin Velz, MBA's associate vice president of economic forecasting. "The yield on the 10-year Treasury note—the benchmark for 30-year fixed mortgage rate—moved up about 40 basis points over the course of the week. Lower yields earlier in the week appeared to have spurred refinance activity, which then faded as the week went on and rates began to rise."

The Refinance Index increased 12.5 percent to 1514.2 from the previous week and the seasonally adjusted Purchase Index decreased 0.3 percent to 313.5 from one week earlier. The Conventional Purchase Index increased 0.4 percent while the Government Purchase Index (largely FHA) decreased 2.1 percent.

The four-week moving average for the seasonally adjusted Market Index is down 7.9 percent. The four-week moving average

for the seasonally adjusted Purchase Index is down 5.0 percent, while this average is down 11.2 percent for the Refinance Index. The refinance share of mortgage activity increased to 46.4 percent of total applications from 43.4 percent the previous week. The adjustable-rate mortgage (ARM) share of activity increased to 2.6 percent from 2.3 percent of total applications from the previous week.

The average contract interest rate for 30-year fixed-rate mortgages increased to 6.47 percent from 5.99 percent, with points increasing to 1.14 from 1.09 (including the origination fee) for 80 percent loan-to-value (LTV) ratio loans.

The average contract interest rate for 15-year fixed-rate mortgages increased to 6.17 percent from 5.71 percent, with points increasing to 1.18 from 1.16 (including the origination fee) for 80 percent LTV loans.

The average contract interest rate for one-year ARMs increased to 6.67 percent from 6.60 percent, with points increasing to 0.43 from 0.37 (including the origination fee) for 80 percent LTV loans.

—Jeb Bing



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7886 MEDINAH COURT, PLEASANTON
Listed for \$1,089,000



1701 CURTNER ROAD, FREMONT
Listed for \$2,499,000

Elegance, pride of ownership, location, this home has it all! This approx. 3,021 sq.ft. beauty with 4 bedrooms and 3 full baths is nestled on a private court in the prestigious Golden Eagle Estates just minutes from charming downtown Pleasanton. You will fall in love in love with this pristine property with its lush landscaping, majestic views, and sheer tranquility. Maintained with the utmost quality this home boasts beautiful, new hardwood floors, custom paint, built-ins and newer appliances.

Incredible views of the mountains in this brand new luxury estate in the Fremont Hills. This impressive approx. 5,000 sq. ft. 4 bedroom, 3 full bath property is nestled on a half acre parcel. This property presents a perfect opportunity for refined country living yet close to the city and freeways. The home features marble and wood floors, a walk around panoramic fireplace, hand plastered walls, crown molding throughout, and Anderson double sliders leading to the lush backyard and pool area. Truly for the discriminating buyer who yearns for the epitome of elegance and refinement in the Bay Area.



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Fabulous Italian Villa

Exquisite Italian Estate Villa in Ruby Hill over 7,000 sq. ft. of total privacy, w/Grecian pool and full guest house.

3435 Gravina Ct. Ruby Hill

Offered at \$1,399,000



Gorgeous

Luxury home in Ascona of Ruby Hill is Stunning! 4 BR (3 + Office) 2.5 BA 3,252 sq. ft.

1691 Orvieto Ct. Ruby Hill

Offered at \$2,699,000



Stunning Luxury Estate

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

2578 Grappa Pl. Ruby Hill

Offered at \$1,675,000



OPEN SUN 1-4

Custom 5 BR (or 4 BR + Den), 3.5 BA, 3,618 sq. ft. with pool on premium lot with VIEWS! MUST SEE!

3173 Pellaro Ct. 4 BR, Casita (as 5th BR) 4.5 BA, Office, Pool 5,378 sq. ft. \$2,375,000

4132 Parma Ct. 23, 800 sq. ft. LOT \$1,250,000

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

767 Avio Ct. SINGLE STORY 4 BR, (3 + Office) 3 BA w/Pool, views, & 3,918 sq. ft. \$1,799,000 OPEN SUN 1-4

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Buying & Selling



ARA Content

Upgrades to outdoor areas not only expand living space, but add curb appeal that will help sell a home.

Remodeling hints for a tough real estate market

If you're selling your home, you're not just competing against the house down the street anymore. You're mixing it up with desperate new-home builders with pockets deeper than yours, banks willing to sell foreclosed homes at a loss, and buyers who know that sellers are at a disadvantage. You definitely need an edge.

Remodeling remains one of the best ways to set your home ahead of the competition. Upgrades to outdoor areas that expand the living space and add curb appeal can help sell your home faster and for a better price. Homeowners seeking to improve their living spaces are not making the traditionally popular—yet costly—upgrades to kitchens and baths. Instead, they are adding to the curb appeal with outdoor structures or landscaping if they are planning to sell.

But did you know that using high-quality materials throughout your home can also improve value and salability? Homeowners need to make the whole package appealing, which means it has to be long-lasting, low-maintenance and visually attractive.

"Cheaper materials may save money at the outset of a renovation project, but in the long run they reduce the potential value of a home," says Richard White, an architect who specializes in custom homes.

In fact, in homes that increased in value by at least 100 percent, owners spent two and a half times more on improvements than in homes where the value increased by less than 50 percent, according to a study by Harvard University's Joint Center for Housing Studies.

White offers the following insight into using high-quality materials to enhance the value of your home:

Choose timeless, not trendy. Often, trendy building materials can't compete with traditionally popular ones for staying power and durability. Choosing traditionally popular materials for your renovation can help ensure your house is appealing to a wide range of buyers through years of evolving fads.

"People trust building materials they know," White says. "If I grew up in a home with Western red cedar siding, I know the qualities of the wood and what it will do for my home."

Long a traditional favorite, Western red cedar has a number of qualities that make it a preferred, quality material for decking,

siding, and the increasingly popular outdoor living spaces that can enhance a home's value, White says. Natural preservatives in the wood make it very durable for outdoor uses, even in more severe climates, according to Web site realcedar.org. Its texture and coloration give it a rich, natural beauty that enhances interiors as well, in features such as interior paneling, vaulted ceilings, trim and boxed-in beams.

One trend worth tapping, however, is the movement towards more eco-friendly homes. Many buyers are looking for homes that incorporate recycled materials or new ones drawn from renewable sources, energy-efficient design and a minimal carbon footprint. When choosing products for your remodeling project, consider the steps the product took to reach your home.

Curb appeal projects can be as simple as sprucing up the landscaping with a Western red cedar arbor, trellises, or adding a wood fence to increase privacy; or they can take the form of a pergola or even a gazebo or deck to expand the outdoor living space. From the smallest project to the grandest, Western red cedar's versatility can add beauty to the outside of a home.

Synthetic materials such as vinyl and plastic are manufactured with nonrenewable materials. Minerals making up cement, stucco and metal are mined from the earth and not replaced.

Woods such as pine, fir, and Western red cedar are renewable resources, grown and harvested sustainably. The environmental costs of wood production are also much less than mineral or synthetic materials. Production of concrete requires 70 percent more energy than wood building products and releases 67 percent more pollution into the air.

"Wood has a lower environmental impact throughout its life cycle than other building materials" says Paul Mackie of the Western Red Cedar Lumber Association.

Even if you have no immediate plans to sell, and are remodeling to improve your enjoyment of your home, remember that someday you may want—or need—to compete for buyers in a tight market. The right remodeling enhancements, done with the right high-quality materials, can help any home become more attractive to buyers and sustain its value through conditions such as the current market.

—ARA Content

Senior Community
One resident must be 55+



3231 Vineyard Avenue #116 Pleasanton

New 3BR /2ba approx. 1800 sq.ft. manufactured home with 9 ft' ceilings throughout. Central heat and air. Dual pane windows, two-inch window blinds with cornice boxes. Neutral carpeting. Oversized indoor laundry room features a work counter, storage and access to the 2-car covered car port. Light and bright kitchen with G.E. appliances, tons of storage, a center island & breakfast bar. \$255,000

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Real Estate

New Listing...5029 Forest Hill Dr. Pleasanton

Open House
Sat. & Sun. 1-4



Located on the desirable Westside of Pleasanton. This exceptional home is one to see. Built in 1996 this home is beautifully upgraded on a premium lot with views of the valley and foothills. It features 5 bedrooms 3 baths and approx. 3440 sq. ft. The beautiful hardwood and travertine floors throughout, and custom built-ins, and 3 fireplaces are just a few of the special features. Excellent location, large 10,700 sqft flat lot.

OFFERED AT \$1,375,000

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New Listing...691 Palomino #B Pleasanton

This adorable 2 bedroom 2 full bath town home has been recently remodeled with maple cabinets, granite slab counters, plantation shutters, laminate wood floors, newer carpet, with both bathrooms recently updated. One-car garage.

OFFERED AT
\$385,000



New Listing...3807 Mesa Verde Ct. Pleasanton

Open House
Sat. & Sun. 1-4

This lovely home is one of the best buys in Pleasanton. 3 BD/2 BA, approx. 1400 sqft. New kitchen, with Granite slab counters, white cabinets, hardwood floors, stainless steel appliances. It also has New paint, New windows, New landscaping.

OFFERED AT
\$539,000



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FRENCH COUNTRY ELEGANCE IN PLEASANTON



This dramatic home is located in the rolling hills and vineyards of Pleasanton on a cul-de-sac with no rear neighbors and a panoramic view of the valley and Mt. Diablo!

Live in wine country ambiance in this French architectural style 5 bedroom, 4 1/2 bath 4172 sq.ft. home. The fully appointed carriage house is 812 sq.ft. featuring 1 bedroom & 1 bath.

Dramatic rotunda provides the perfect welcome to all your guests. Chef's dream kitchen boasts six burner gas Wolfe stove and hood system, double ovens, Sub-Zero refrigerator, working island, beautiful slab granite counters and alderwood cabinetry. Hardwood floors compliment the family room and office along with all the designer selected floor coverings throughout! Enjoy the panoramic views from every window in the rear including the master bedroom suite. The master bathroom features Kohler jetted tub, dual vanities, glass shower and all exquisitely done in cream marble. This 14,496 square foot lot includes a back yard that is an entertainer's delight with expansive lawn area plus a salt water pool and spa for summer water fun with the kids!

Bordeaux Country Estates by Greenbriar was built in 2006 surrounded by active vineyards which invite you to enjoy the best in California living!

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Featured Properties



Tracy - Adorable 3 bedroom 2 bathroom home in Edgewood with over 1800 square feet of living space. Some of the features include nice wide plank laminate flooring, upgraded carpet, two-tone paint, ceiling fans, large rooms throughout, inside laundry and a large eat in kitchen with center island. Nice price for a nice home!

883 Twin Oaks Drive \$350,000



Livermore - Such a cute 4 bedroom 2 bathroom home located on a large 9300+ square foot lot with side yard access and a hot tub and storage shed in the rear yard. You'll love the granite counters and stainless steel appliances, the laminate cherry flooring, all new paint inside and out, new blinds, and new bathroom floors. Don't miss this home!

744 Olivina Avenue \$435,000



Livermore - OH WHAT A VIEW... Hillside location offers an awesome view of Livermore and the hills beyond. Beautiful two story former model home with 1 bedroom and bathroom downstairs. The gourmet kitchen features Viking stainless steel appliances. Enjoy the custom spa and the direct gas BBQ grill to complete the perfect home.

3653 Glasgow Circle \$735,000



Livermore - Pride of Ownership makes all the difference with this Beautiful 3500+ sq ft Property featuring High-End Finishes Inside and Outside. The "Open" Floor Plan, Fabulous Yard (approximately .34 acre lot) with Built-in Pool and Waterfall, Great Neighborhood, Court Location and Highly Desirable Schools are a Must See!

2168 Grape Leaf Lane \$1,290,000



Pleasanton - Beautiful French Country Chateau with a court location. This beauty has plenty of room for entertaining and family living. First floor master suite with retreat. Spacious loft/media room on 2nd floor. Downstairs office/den with cherry built-in two person work station and bookcases. Lowest priced custom home!

2560 Grappa Place \$1,599,000



Pleasanton - A Ruby Hill Custom-Built Mediterranean Home with a Fabulous Pool, Spa and Waterfall, Breathtaking Views, a Great Floor Plan, and a Motivated Seller! Two Master Bedrooms (1 Upstairs, 1 Downstairs), a 4-Car Garage, Grand Foyer with Spiral Staircase, Large Kitchen, Nook and Family Room, a Full Wet Bar and More!

3863 Antonini Way \$2,299,000



Pleasanton - Well crafted, Clawson built custom estate overlooking Ruby Hill and the Livermore wine country. Thoughtful design and fine execution are combined to create a classic beauty that will capture your heart and delight your senses. The 5 bedroom, 5 1/2 bath floor plan with approx 7,800 interior sq ft & 27,000 sq ft corner lot are sure to impress.

2227 Manzano Court \$3,599,000



Pleasanton - A "Brand New" Custom-Built Mediterranean Villa in one of Ruby Hill's Most Desired Locations. With "Timeless" Architectural Design, a Fantastic Floor Plan with approximately 8,600 sq ft, a Huge Lot (approximately 35,605 sq ft), Breathtaking Views and an Unbeatable Location, this Property is Simply Spectacular!

1916 Ticino Court \$3,988,500



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

925.417.2250 

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

4 Bedrooms

1490 Laurenita Wy. \$889,500
Sat/Sun 1:30-4:30
Alain Pinel 791-2600

5 Bedrooms

142 Erselia Trail \$2,688,000
Sat/Sun 1:30-4:30
Alain Pinel 791-2600

DANVILLE

3 Bedrooms

3690 Silver Oak Pl. \$579,000
Sun 1-4 Alain Pinel Realtors 209-7498

5 Bedrooms

308 Sunset Dr. \$1,098,888
Sun 1-4 Keller Williams 260-8883

149 Sunhaven Rd. \$1,439,950
Sun 1-4 Keller Williams 260-8883

DUBLIN

2 Bedrooms

7340 Cronin Cir. \$363,500
Sun 1-4 Alain Pinel Realtors 918-2425

4 Bedrooms

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

7157 Hansen Dr. \$649,000
Sun 1:30-4J. Rockcliff Realtors 570-0717

4601 Newhaven St. \$679,000
Sun 1-5
Keller Williams 415-797-8819

11601 Alegre Dr. \$699,000
Sat 1-4 J. Rockcliff Realtors 251-2534

LIVERMORE

3 Bedrooms

3637 Carrigan Cmn. \$291,000
Sun 2-5 J. Rockcliff Realtors 583-2169

1054 Via Madrid \$399,999
Sun 1-4 Keller Williams 596-1918

770 Saddleback Cir. \$475,000
Sun 1-4 Investment RE 963-0569

4 Bedrooms

113 Ponte Ct. \$1,050,000
Sun 1-4 Coldwell Banker 847-2200

716 Eagle Ct. \$549,950
Sun 1-4 Re/Max Accord 730-4006

5 Bedrooms

2599 Cowan Wy. \$869,500
Sun 1-4 J. Rockcliff Realtors 251-2511

PLEASANTON

2 Bedrooms

4485 Bowen St. \$422,800
Sun 1-4 Capri RE 989-1748

3 Bedrooms

3231 Vineyard Ave. #116 \$255,000
Sat/Sun 1-4
Hometown GMAC 426-9633

5113 Willowview Ct. \$499,950
Sun 1-4 Allied Brokers 846-3755

475 East Angela \$545,000
Sat 1-4 Investment RE 963-0569

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

6226 Garner Ct. \$639,950
Sun 1-4 Keller Williams 463-0436

3375 Harpers Ferry Ct. \$645,000
Sat/Sun 1-4
Alain Pinel - Moxley Team 621-4064

2283 Camino Brazos \$648,900
Sun 1-4 Hometown GMAC 426-3826

4723 Fair St. \$749,000
Sun 1-4 Prudential CA 963-1984

4 Bedrooms

4128 Pleasanton Ave. \$1,036,000
Sun 1-4 Investment RE 963-0569

4576 Del Valle Pkwy. \$1,099,000
Sun 1-4
Alain Pinel - Moxley Team 621-4064

3907 Arrowwood Ct. \$1,399,999
Sun 1-4 Hometown GMAC 426-3889

767 Avio Ct. \$1,799,000
Sun 1-4 Keller Williams 202-6298

2474 Silver Oaks Ln. \$1,899,000
Sun 1-4 Alain Pinel Realtors 846-6500

4177 Payne Rd. \$525,000
Sun 1-4
Prudential CA-Carolyn Machi 463-6139

4767 Del Valle Pkwy. \$849,950
Sun 1-4 Re/Max Accord 730-4006

6522 Inglewood Dr. \$550,000
Sun 1-4 Re/Max Accord 577-2600

7341 Joshua Cir. \$699,000
Sat 2-4 Joyce Jones 398-6706

1531 Greenwood Rd. \$699,950
Sun 1-4
Prudential California Realty 580-5107

3730 Crofters Ct. \$725,000
Sat 1-4:30 Re/Max Accord 200-7210

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

4898 Woodthrush Rd. \$769,000
Sun 1-4 Prudential CA 463-6175

5114 Mount Tam Cir. \$949,000
Sun 1-4 Joyce Jones 398-6706

5114 Mount Tam Cir. \$949,000
Sun 1-4 Joyce Jones 398-6706

5114 Mount Tam Cir. \$949,000
Sun 1-4 Joyce Jones 398-6706

4148 Grant Ct. \$1,299,500
Sun 12-3 Alain Pinel 791-2600

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

2578 Grappa Pl. \$1,675,000
Sun 1-4 Keller Williams 202-6298

2215 Martin Ave. \$1,990,000
Sun 1-4
Alain Pinel - Moxley Team 621-4064

3641 Huff Ct. \$945,000
Sun 1-4
Alain Pinel - Moxley Team 621-4064

3641 Huff Ct. \$945,000
Sun 1-4
Alain Pinel - Moxley Team 621-4064

3641 Huff Ct. \$945,000
Sun 1-4
Alain Pinel - Moxley Team 621-4064

2825 Tudor Ct. \$1,599,000
Sat 2-4 Prudential CA 963-1984

SAN RAMON

4270 Canyon Crest Rd. W \$835,000
Sun 1-4 Coldwell Banker 847-2200

4270 Canyon Crest Rd. W \$835,000
Sun 1-4 Coldwell Banker 847-2200

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

146 Arapaho Cir. \$899,000
Sun 1-4 Re/Max Accord 730-4006

146 Arapaho Cir. \$899,000
Sun 1-4 Re/Max Accord 730-4006

3062 Hastings Dr. \$1,039,000
Sun 1-4 Alain Pinel Realtors 209-7498



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\$574,950



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\$499,950

Brokerage firm raises \$191,000 for Habitat

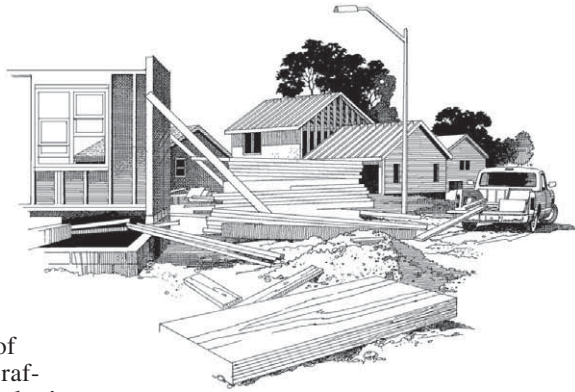
Campaign aimed at helping low-income families

Coldwell Banker Residential Brokerage Community Foundation, the philanthropic arm of the Bay Area's largest residential real estate services company, has announced that it has raised more than \$191,000 for Habitat for Humanity, the nonprofit organization that helps low-income families build their own homes.

The donation was the result of an eight-week community-wide raffle held throughout Coldwell Banker's 63 Northern California offices. Entitled "Coldwell Banker's BIGGIVE," this year's campaign was the 10th annual fundraiser by the organization.

"Once again, our agents, managers and staff worked tirelessly to make this year's fundraiser a big success," said Joe Brown, president of Pleasanton-based Coldwell Banker Residential Brokerage. "Thousands of our folks donated their time, money and resources to raise funds so that less-fortunate families in our community have the opportunity to enjoy the American dream of home ownership. I'm very proud of this compassionate group of individuals on our team."

Brown said the community has helped make Coldwell Banker the leading real estate brokerage over the past century.



"So it is very appropriate for us to return those blessings to the community by supporting Habitat for Humanity," he explained. "This campaign will help dozens of low-income working families build a better future by putting a roof over their heads. Funds from this year's campaign also will assist local Habitat chapters build homes in 2009."

Some of the top fundraising offices for Coldwell Banker Residential Brokerage were the Carmel Rancho office at \$13,800, the Los Gatos office at \$11,262, the San Francisco Lakeside office at \$10,650, the Half Moon Bay office at \$10,435 and the Gilroy office at \$10,050.

—Jeb Bing

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DESIRABLE PRIMA COMM 113 PONTE COURT
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7517 OXFORD CIR, UNIT 120
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\$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

7086 DUBLIN MEADOWS ST. E, 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

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

587 HAGEMANN DR
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1687 QUAIL ST
GORGEOUS HOME!
\$1,500,000
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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 cntrs,aprx. 1/2 acre lot,bckkyrd 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

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

6098 SEQUOIA CT

FORMER MODEL
\$609,000
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,bmboo wd flr,mrbl tiled frplc,vaulted ceilings 925.847.2200

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Open SUN 1-4
CHARMING HOME
\$835,000
4270 CANYON CREST RD W
3 BR 2 BA living/family rms w/vaulted ceilings & fireplaces, bckkyrd ovrlks greenbelt w/cov patio/spa 925.847.2200



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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2825 TUDOR CT., PLEASANTON

Gorgeous views of the Ridge from this 6 BR/3 1/2 BA Laguna Oaks home. Resort-like yard, pool, spa, waterfall. And much, much more to see. **\$1,599,000**



4723 FAIR ST., PLEASANTON

Gorgeous cozy custom 3 BR/2 BA Cape Cod home downtown 2 years new, AMAZING gourmet kitchen/great room, granite counters, hardwood, travertine, dormer windows wrap-around porch, patio in backyard, cathedral ceilings, charming french doors, green construction much, much, more, must see! **\$749,000**



2076 VALLEY OAK CT., PLEASANTON

This spectacular home boasts a marble entry, has breathtaking views and sits on nearly an acre of beautifully landscaped grounds with a sparkling pool. 4700+ sq.ft. 4 BR, 3.5 BA, den, game room & office. Home is enhanced with rich mahogany woods & leaded glass doors. Conveniently located in the gated community of Golden Eagle Estates. **\$2,250,000**



8053 GOLDEN EAGLE WY., PLEASANTON

A masterpiece in design and detail, this custom estate provides over 7000 sq.ft. of luxurious living space with plush movie theatre, two-tiered pool with waterfalls and surrounded by stunning valley views. **\$3,350,000**



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4366 CAMPINIA PLACE RUBY HILL

OFFERED AT \$1,538,250 • OPEN SUNDAY 1-4



Elegance Throughout!

Stunning and immaculate Mediterranean home with dramatic entry foyer! 5 bedrooms and 3 1/2 bathrooms on +/-3,969 SF of living space situated on large 0.61 acres with unobstructed views of Vineyard Estates. Great ambiance that is perfect for relaxed family living and intimate formal entertaining. Stunning upgrades, gorgeous views and classy throughout!

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The Preserve in Pleasanton

**9451 Blessing Dr.,
Pleasanton**

Beautiful 4,689 sq.ft. home with 6 bedrooms plus den, and 5.5 baths. Closet Organizer. Gourmet kitchen with stainless steel appliances. 3 fireplaces. Detached guest cottage included in sq.ft. Gorgeous solar heated pool and spa. Backs to open space. Professionally landscaped yard great for entertaining. 4 car garage.
Offered at \$1,725,000



Sylvia Desin
Direct: 925.621.4070
Cell: 925.413.1912
sdesin@apr.com

apr.com | PLEASANTON 900 Main Street 925.251.1111





Andy Poryes

925.963.8871

andyp@apr.com



www.W-Lagoon.com

This quality Greenbriar home offers 3265 sq.ft. of luxury with soaring volume ceilings, lots of light, 5 bedrms & 4 full baths. Enjoy the large outside kitchen with refrigerator, then jump in the pool! Cook's kitchen includes double ovens, large center island and granite counters. This neighborhood has a massive public park and no HOA dues. **New price! \$1,299,979**



1342 W. LAGOON ROAD, PLEASANTON



6337 SHOREWOOD CT., PLEASANTON

www.ShorewoodCt.com

This 4 BR/2 BA is located on a quiet court next to Donlon Elementary. Features crown moldings, panel doors, and updated kitchen and baths. Outside...new stucco, 50 yr roof, hardscape and Trex deck. **New price! \$649,979**

SOLD \$1,725,000 4549 Mirador Dr. Pleasanton	SOLD \$1,690,000 8045 Oak Creek Ct. Pleasanton	SOLD \$859,000 2724 Laramine Gate Cir. Pleasanton	SOLD \$819,950 4496 Desertwood Pl. Pleasanton
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Available Now!



748 St. John Circle, Pleasanton

Downtown living in Pleasanton. 4bd/2.5ba home in desirable St. John Court. Privacy is the key to this charming home, backs to creek. A must see! **\$939,000**

Sold!



2527 Corte Bella, Pleasanton

Court living in this 5bd/3ba home in Country Fair. Park like backyard is quiet and private. Close to shopping, tennis courts, parks, cabana clubs and award winning schools. **\$1,249,000**



Anni Hagfeldt

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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.1531honeysucklect.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 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 for more information about this beautiful home!



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

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3374 W. LAS POSITAS BLVD.

Top to bottom drop dead gorgeous remodel. Must see! 4 bedroom, 2.5 bath, 3 car garage. 2144 sq.ft. home on 7350 sq.ft. lot.
\$829,000



565 SYCAMORE CREEK WAY

One of a kind single story 4 bedroom, 2 bath gem sitting on premium half-acre lot with private gated entrance! 2167 sq.ft. 3-car garage.
\$1,155,000



862 SUMMIT CREEK

Perfect in every way! Sought after home in south Pleasanton with unbelievable views and privacy. 5 bedrooms, 5 baths, 3300 sq.ft. on 1/3 acre lot.
\$1,499,000

**PLEASANTON AT
 CALLIPPE PRESERVE GOLF COURSE
 SERENITY TERRACE**



Open Saturday 12-5

www.serenitylots.com

Wow! Come be blown away by this absolutely unbelievable flat 12-lot custom neighborhood at award-winning Callippe Preserve Golf Course. Breathtaking views and a country setting. Just minutes from historic downtown. 5 lots remaining!

LOT 1: 2.16 acres – \$729,000

LOT 2: .65 acres – \$649,000

LOT 4: .68 acres – \$629,000

LOT 5: .72 acres – \$725,000

LOT 10: .80 acres – \$699,000

Directions: From Bernal, right Sunol, left Happy Valley, right into Serenity Terrace.

**PLEASANTON AT
 CALLIPPE PRESERVE GOLF COURSE
 MARIPOSA RANCH**

www.mariposalots.com



BEST BUY – LOT 10

Build your dream home on the best priced lot in exclusive multi-million dollar neighborhood. Fantastic views, permanent open space behind.
\$550,000



PREMIUM LOT – LOT 11

Largest lot (.65 acres) at highest point with beautiful unobstructed views of Pleasanton. Permanent open space behind.
\$650,000



PRIVATE PARADISE – LOT 34

Unbelievable .46 acre lot on private driveway in the serene setting in the middle of the golf course.
\$599,000

PLEASANTON 900 Main Street



The latest from The 680 Blog

You Don't Have to Buy at the Bottom to Make Money

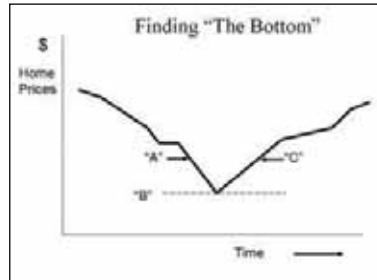
Timing financial markets, including the real estate market, is always tricky business. There are dozens of variables that have direct influence over the real estate market, including interest rates, buyer demand, population growth, economic factors, inventory levels, new home construction, changes in personal income, and job growth to name a few. It is the interplay of these variables that determine the strength of "the market" and determine price trends. Right now, there has been a lot of turmoil and volatility in the financial markets, as well as negative news about the real estate market both nationally and regionally. This has contributed to the downward pressure on the local real estate market.

I hear a lot of buyers say "I'm going to wait for the market to bottom out before I buy". As a result, there is tremendous pent up-demand for housing in our area. All we need is for some definitive news that we have hit "the bottom" and there will be strong activity in the market. But finding "the bottom" is often

harder than it seems. Unfortunately, there is no magic formula to alert us when we have hit "the bottom". At that point, we are wondering "Is this the true bottom, or is it just a pause in the downward trend?"

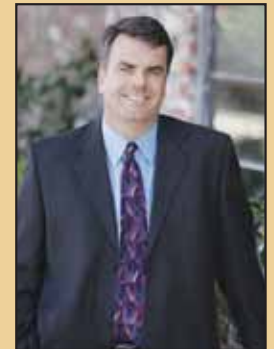
The only way to know will be to wait and see, and if the market did in fact hit the bottom, and starts to trend up you will have missed it. In fact, the only way to know that you have hit "the bottom" is when you are well into recovery.

Take a look at the illustration. Everyone wants to buy >>Go to www.680Homes.com to read the rest of this article.



Doug Buenz

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



Luxury 2 BR, 2 BTH condo in premium gated community! Totally upgraded throughout with granite counters, stone flooring, fireplace and private balcony!
Low \$300,000's



Luxury 1 BR, 1 BTH condo. Totally upgraded throughout with granite counters, stone flooring, and private balcony! Premium gated community!
Low \$200,000's

| **PLEASANTON** | 900 Main Street 925.251.1111

2215 MARTIN AVE., PLS.
LOCATED IN MOHR ESTATES



5BD / 3.5BA 4,196 SF. SUBDIVIDABLE LOT W/ STREET ACCESS AND UTILITIES
\$1,990,000

7193 ROSECLIFF CT., PLS.
LOCATED IN PHEASANT RIDGE



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

2965 DANIELLE LN., LIVERMORE
LOCATED IN LEGACY



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

1404 BRIONES LN., PLS.
LOCATED IN IRONWOOD ESTATES



4BD / 3.5BA 3,182 SF. 10,363 SF. LOT. SINGLE STORY BUILT IN 2006
\$1,295,000

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



4BD / 2.5BA 3,357 SF. 9,541 SF. LOT. UPGRADED & REMODELED
\$1,099,000

3641 HUFF CT., PLS.
LOCATED IN STONERIDGE PARK



5BD + LOFT / 3BA 2,913 SF. POOL/SPA OPEN FLOOR PLAN, UPDATED KITCHEN
\$945,000

3375 HARPERS FERRY CT., PLS.
LOCATED IN VALLEY TRAILS



3BD / 2BA 1,411 SF. 7,713 SF. LOT. UPDATED IN 2000
\$645,000

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



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



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SUSIE STEELE BY APPOINTMENT



PLEASANTON \$1,399,000
Stunning custom 4 bedroom/2.5 bath, 3474+/-sf home in Castlewood Country Club with breathtaking views of Mt. Diablo and more. Dramatic use of windows and gorgeous updates throughout!

MARY JANE DEERING BY APPT



PLEASANTON \$1,199,900
4bd/2.5ba built in 1991, 2800+/-sf. 3 car garage, one story. Hardwood floors, slab granite in kitchen, .48+/-acre lot with private backyard. Master with fireplace. Kottinger Ranch. Gorgeous!

LANCE & KELLY KING BY APPT



LIVERMORE \$1,050,000
Beautiful custom home situated on 1/3+/- acre lot. Granite slab counters with custom cabinetry, soaring ceilings dual sided fireplace. This French Country style home has 3100+/-sf.

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$949,500
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!

M. GILBERT/J. JONES OPEN SUN 1-4



PLEASANTON \$949,000
Westside 4bd/2.5ba, eat-in kitchen with granite slab counters, newer appliances, wood flooring, 3 car garage, 2 fireplaces, close to neighborhood parks, no HOA. Must see! 5114 Mount Tam Cir

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 OPEN SUNDAY 1-4



PLEASANTON \$649,979
Beautifully updated 4bd offers newer structure finish/50 year roof/landscaping/dual pane windows/hardwood floors/crown moldings. Located on quiet court near Donlon Elementary. 6337 Shorewood Ct

SHERRI SOUZA BY APPOINTMENT



LIVERMORE \$649,000
4bd/3ba, 2268+/-sf, pool/spa/play structure/barbeque island/3 car garage/office or bedroom and full bath downstairs/ gourmet kitchen/FR combo. Corner lot. Close to LL Laboratory. Great home!

MOXLEY TEAM OPEN SAT & SUN 1-4



PLEASANTON \$645,000
Nice 3bd/2ba, 1386+/-sf home in Valley Trails. Updated in 2007. LR has bay window, FR opens off kitchen. 3 car garage. 3375 Harpers Ferry Court

ROSEMARY DUTRA BY APPOINTMENT



CASTRO VALLEY \$630,000
Beautifully maintained 10 year old home. 4bd/2.5ba with 2 car garage and indoor laundry. 1750+/-sf. Views from both balconies. Must See! Low HOA's \$125.00 per month.

JENNIFER MALAKOFF OPEN SUN 1-4



LIVERMORE \$539,750
Immaculate and Beautiful! Energy efficient dual-zone heat/air/solar/whole house fan/ dual pane windows/gas fireplace insert. Stunning kitchen and baths with custom cabinetry! 5138 Theresa Way

MIRANDA MATTOS BY APPOINTMENT



LIVERMORE \$539,000
Upgraded newer two story with 4bd/2.5ba. Neutral interior/surround sound and much more. Close to parks/schools and shopping.

MARK LAFFERTY BY APPOINTMENT



LIVERMORE \$519,950
This single story sunset west property is absolutely beautiful. Some of the features include updated baths, formal living room with bay window, custom two-tone paint, central heat and air, dual pane windows, plus a newer roof.

MAUREEN NOKES BY APPOINTMENT



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

PETER MCDOWELL BY APPOINTMENT



LIVERMORE \$475,000
3bd/2.5ba with a great open floor plan. Designer paint colors and upgraded carpeting. Professionally landscaped front and backyards. Spacious 3 car attached garage. Great location!

MARY JANE DEERING OPEN SUN 1-4



DUBLIN \$363,500
2bd/2ba, built in 1991, one car attached garage, unique travertine staircase, lots of windows, stone-adorned FP, mahogany hardwood floor, slab granite, stainless appliances, view, gorgeous! 7340 Cronin Cir



Home Sales

This week's data represents homes sold during September 2008

Dublin

- 3694 Branding Iron Place** Silvera Investors II to A. Srivastava for \$480,000
- 4937 Colchester Court** Lennar Homes to S. Campbell for \$790,500
- 5501 De Marcus Boulevard #525** Western Pacific Housing to P. & U. Nama for \$376,000
- 2789 East Sugar Hill Terrace** M. & R. Hetu to Haveliwala Trust for \$1,090,000
- 5915 Kingsmill Terrace** Aurora Loan Services to C. Chu for \$1,100,000
- 3240 Maguire Way #110** K. Ebilane to J. Karunakaran for \$387,000
- 11869 Pollardstown Court** Pond Trust to M. Britto for \$320,000
- 6157 Shadow Hill Drive D.** Winoto to Kissinger Trust for \$650,000
- 2851 Southwind Lane E.** Knuckles to H. & S. Chi for \$910,000
- 11914 West Vomic Road** Wachovia Bank to N. Nguyen for \$630,000

Livermore

- 695 Andrews Street** Indymac Bank to Alphacap Ventures for \$250,000

- 2660 Covey Way** E. Mangabay to K. & M. Pope for \$900,000
- 1356 Hampton Place** B. & M. Biggerstaff to A. & D. Soleta for \$680,000
- 1140 Hibiscus Way** J. & J. Remy to J. & S. Darosa for \$475,000
- 1312 Hillview Drive** Downey Savings to T. Lantz for \$365,000
- 5932 Idlewild Avenue** Primacy Closing Corporation to N. Wilde for \$511,500
- 2845 Kennedy Street** HSBC Bank to J. & N. Riccomini for \$315,000
- 2046 Lawson Circle** L. & M. Greenwade to Hallquist Trust for \$760,000
- 1976 Locomotive Lane #113** Signature at Station Square to J. Zedlitz for \$380,000
- 348 Marie Common** GMAC Mortgage to T. Galloway for \$299,000
- 1150 Murdell Lane** S. Wells to S. & C. Canfield for \$529,000
- 5556 Oakmont Circle** Home Equity Loan Trust to E. & J. Barron for \$350,000
- 556 Rincon Avenue** Wells Fargo Bank to D. Smith for \$260,000
- 2163 Roan Court** D. & J. Gilmer to J. & W. Lupton for \$425,000
- 3985 Santa Clara Way** K. & J. Lawrence to D. & T. Lish for \$445,000

- 5877 Running Hills Avenue** Marathon Structured Asset Solutions to C. & R. Avelar for \$356,000
- 1724 Serenidad Street** A. & G. Suarez to B. & J. Starsiak for \$531,000
- 614 South Livermore Avenue** R. Perry to G. & S. Bergis for \$680,000
- 229 Yosemite Drive** Option One Mortgage to K. Koos for \$390,000
- 557 Zircon Way** E. Wittenberger to R. & L. Rayford for \$565,000
- Pleasanton**
- 4131 Amberwood Circle** M. Dantzig to W. Fiala for \$410,000
- 6893 Calle Altamira** Bank of New York to H. Xiao for \$778,000
- 3051 Camino Del Cino** K. & J. Lee to R. Xu for \$788,000
- 18 Castlewood Drive** E. & A. Scherer to Convis Trust for \$992,500
- 2642 Corte Vida** T. & B. Cech to J. & R. Pianin for \$1,275,000
- 7011 Koll Center Parkway #225** Birch Lake Commerce to Lore Consulting for \$482,000
- 3802 Pinot Court** Santiago Trust to K. Kovacs for \$710,000
- 3956 Promenade Way** M. McEwen to G. Pannick for \$550,000

- 3357 Sagewood Court** B. & N. Kim to S. Li for \$1,448,000
- 3218 West Las Positas Boulevard** B. & J. Cooper to Bertuccelli Trust for \$557,500
- 8604 White Oak Court** A. Harrosh to R. Furr for \$2,493,500.00
- San Ramon**
- 412 Arlewood Court** B. & S. Schmidt to M. Balasubramanian for \$770,000
- 7616 Balmoral Way** Brookfield Santorini to V. Vijaykumar for \$1,062,500
- 3204 Browntail Way** Shapell Industries to L. & H. Dodson for \$630,000
- 407 Deerhill Drive** S. & H. Chon to S. & H. Chon for \$700,000
- 326 Eastridge Drive** Federal National Mortgage to T. Soto for \$355,000

- 6830 Emerson Lane** Lennar Homes to Lennar Homes for \$881,500
- 6938 Emerson Lane** Lennar Homes to R. & A. Moro for \$1,044,500
- 3178 Hastings Way** J. Zhang to S. & V. Prakash for \$870,000
- 915 Joree Lane** S. Saraswatula to H. Ma for \$436,000
- 6102 Lakeview Circle** L. Gilbert to Y. Zhang for \$745,000
- 4518 Lilac Ridge Road** CWALT Inc. to N. & C. Chang for \$1,655,000
- 5639 Lysander Way** Centex Homes to L. Chu for \$1,014,500
- 2280 Magnolia Bridge Drive** Shapell Industries to S. Yiu for \$840,000

- 200 Norris Canyon Place #A** Meriwest Credit Union to R. & U. Patel for \$306,000
- 118 Paddington Court** Brookfield Campton to M. Zuniga for \$783,000
- 285 Reflections Drive #27** San Ramon Reflections to S. & S. Moyya for \$340,000
- 304 South Overlook Drive** Legacy Copper Ridge to J. Owyong for \$435,000
- 310 South Overlook Drive** Legacy Copper Ridge to N. Arndt for \$439,000
- 7778 Stoneleaf Road** Shapell Industries to X. Yao for \$501,500
- 1132 Vista Pointe Circle** S. Consumer to L. Levine for \$635,000
- 301 Whitcliff Court** D. & J. Pratt to T. Cheung for \$1,830,000

Sales at a Glance

Source: California REsource

Dublin	Livermore	Pleasanton	San Ramon
Total sales reported: 10	Total sales reported: 20	Total sales reported: 11	Total sales reported: 21
Lowest sale reported: \$320,000	Lowest sale reported: \$250,000	Lowest sale reported: \$410,000	Lowest sale reported: \$306,000
Highest sale reported: \$1,100,000	Highest sale reported: \$900,000	Highest sale reported: \$2,493,500	Highest sale reported: \$1,830,000
Average sales reported: \$673,350	Average sales reported: \$473,325	Average sales reported: \$953,136	Average sales reported: \$774,929



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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 \$949,500

PRIVATE CUSTOM ESTATE



3752 TRENERLY 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

OPEN SUN 1-4



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 for more information



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Single story on 1.91 acres with
360° panoramic views. 4BD/3½BA
+office+bonus, pool & spa. **\$3,250,000**

925.548.8641 Karen Muccio

LIVERMORE



14 ACRE PRIVATE COUNTRY ESTATE
Panoramic Views of Livermore Valley.
3BD/3BA+ office in main house, + 2nd
home & 10 horse stall barn. **\$2,999,000**

925.337.2989 Kim Buerke

TRACY



STUNNING HIDDEN LAKES BEAUTY
5BD/3BA, master suite w/balcony
overlooking backyard, swimming pool &
spa. Gourmet Kitchen. **\$799,500**

925.200.2142 Carla Hunter

PLEASANTON



GARDEN HOUSE 4BD/2BA w/new
paint inside & out, refinished hardwood
floors, updated baths, new front door,
inground pool, covered patio. **\$749,500**

925.426.3888 Steve Fast

PLEASANTON



COURT LOCATION IN THE GATES
4BD/2½BA, 2,103 sq. ft w/updated
kitchen, granite counters & hardwood
floors. Lg yard w/pool & spa. **\$750,000**

925.426.3824 Ann Walker

PLEASANTON



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

925.426.3826 Tom Fox

PLEASANTON



DOWNTOWN COMPLEX Spacious 2
Master Suites + 2 full baths, Remodeled
kitchen w/Red Birch cabinetry, slab
granite counters & much more. **\$490,000**

925.200.1909 Karla Brown

PLEASANTON



VALLEY TRAILS Great price on a single
family 4BD/2BA, detached home. Flat lot,
with deck in backyard. Needs TLC and
updating. Great Value. **\$474,900**

925.980.3938 Sherry Faux

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. **\$849,900**

925.487.1427 Tony Leavens

PLEASANTON



CATHEDRAL CEILINGS 4BD/2½BA, 1,929
sq.ft. of living space, on 4,063 sq.ft. lot. Formal
Living Rm & Dining Rm, Clubhouse w/pool &
Spa, Court location. **\$739,000**

925.337.2989 Kim Buerke

HAYWARD



LARGE BACKYARD Quiet court location,
4BD/2½BA, 9,600 sq. ft. lot. Well
maintained home w/dual pane vinyl
windows. Spa & Gazebo stay. **\$595,500**

925.426.3818 Roger Manning

CASTRO VALLEY



NORTH SIDE CUTIE 3BD/2BA 1-car
garage w/newer dual pane windows,
ceiling fans, 4-panel doors, & updated
light fixtures. **\$565,000**

925.525.2569 Sonali Sethna

PLEASANTON



ELEGANT Double doors open to large
dramatic entry and spacious formal living &
dining room. 4BD/3BA with large
family/gourmet kitchen combo. **\$775,000**

925.200.1909 Karla Brown

SAN LEANDRO



WONDERFUL OPPORTUNITY to own this
4BD/2½BA, 5 year old home in desirable
Cherrywood neighborhood. Cozy living room
with fireplace. 2-car garage. **\$415,500**

925.426.3888 Steve Fast

PLEASANTON



SIMPLY GORGEOUS 2BA/2BA recently
remodeled Town Home with maple cabinets,
granite slab counters, plantation shutters, &
laminet wood floors. **\$385,000**

925.989.6500 Delores Gragg

CASTRO VALLEY



PRIDE OF OWNERSHIP Super Cute
2BD/1BA w/dual pane windows, newer
kitchen floor, hardwood flooring throughout.
905 sq. ft. on 5,626 sq.ft. lot. **\$369,500**

925.339.1569 Connie Fross

*We have the BEST selection for you to choose your Dream Home,
your Investment Property, Lots on the golf course, REOs and Short Sales.
Give us a call at 925-426-3800 and let one of our Premier Service Agents assist you.*