

by Emily West

Donning roller skates, the SF Bay Bombers will fly around the banked track with a vengeance in a battle over San Diego Firebirds Saturday at the Alameda County Fairgrounds. As the team dukes it out for the win, they're also fighting for a comeback.

The new generation of Bombers hopes to see a resurgence of interest in the sport. While recent games have had good turnouts, general manager Jim Fitzpatrick thinks going beyond the word-of-mouth publicity will bring in new fans.

The co-ed teams are comprised of 10 members, but only five can be on the track at a time. The game has two halves, and with each half there are four alternating 10-minute periods for women and men.

At the start of a game, the teams start in position called the pack, which is comprised of two blockers, two jammers and a pivot man. In order to score a point, the team must "jam." During this time, jammers have 60 seconds to go from the rear of the pack and pass a member of the opposing team all while evading blockers. Each person passed is a point scored. All this, is done on skates around a banked, or angled, track.

The game is physical, with some skaters flying through and over the rails. Fitzpatrick said the skaters make it look easy, but it proves challenging even for the toughest athletes.

In the past, Channel 20 would feature games on TV. Fitzpatrick remembered watching it as a kid and seeing the team near his Sunset district neighborhood in San Francisco. He started with the minor league team in 1978 and then made the team in 1980. When injuries put a halt to competing, he was a referee in the league.

Then 21 years ago, roller derby went off the air and the sport lost its momentum in the Bay Area.

"I've been waiting for a long time," Fitzpatrick said.

The timing seems right as Channel 20 KOFY was brought back Oct. 8. Fitzpatrick and a team member recently hosted "Retro Night" and are working on a Thanksgiving special show.

As for athlete interest, there are several willing and able competitors ready to get back in the action. With exhibition games at the county fair this past summer, Saturday's game marks the second time the team has come to Pleasanton.

Makani Roy was born and raised in Hawaii, where the sport was very popular. It wasn't until moving here years later that a friend skating with the Bombers encouraged him to come to a training day. He picked up with the team in 2001 and has been with them ever since.

"We have a really great team of talented skaters," he said. "I really look forward to having the East Bay community come out and support us."

So far he's been impressed with the comeback and hopes the interest continues.

"We've gotten more and more fans attending," he said. "We're doing really well and hope it continues with the younger generation taking part in the sport. It will keep on rolling."

For anyone who is unfamiliar or even unsure about the sport, Fitzpatrick encourages them to come out Saturday. He brought his daughter's Girl Scout troop to a game last season and the girls had no prior knowledge of the sport.

"They walked in with bored looks on their faces and then their eyes got wide," he said. "They lost their voices and all got hooked."

He said the same thing usually happens for any new group taking in all the action.

Historically, having started during the Great Depression, the sport has had its popularity during war or bad economic times. Fitzpatrick said now, in a time of war and economic uncertainty, they could gain momentum.

"They come and get their emotions and aggressions out," he said.

Doors open at 7 p.m. with game time at 8 p.m. in the expo center at the county fairgrounds, located at 4501 Pleasanton Ave. VIP tickets are \$20, while tickets for adults are \$10 and children are \$5. Parking is \$8.

To learn more about the team, visit www.arsdbombers.com.



The SF Bay Bombers prepare to warm up on the banked track at the Alameda County Fair this summer.

Emily West

Back on track

SF Bay Bombers put roller derby in the spotlight as they battle at the fairgrounds Saturday



Roller Derby legend, Joan Weston of the original SF Bay Bombers delivers a wicked elbow to her long time rival Ann Calvello.



SF Bay Bombers player Richard Brown dives to stop the progress of an opponent.

Courtesy Jim Fitzpatrick



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- Parks & Recreation Commission
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- Planning Commission
- Human Services Commission
- Youth Commission (Youth and Adult)
- Library Commission

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- Citizen At-Large
- Commercial Real Estate Development
- Commercial Service Firm
- Community Based Organization
- Environmental Industry
- Financial Services
- Infrastructure
- Medical Services
- Medical Technology
- Residential Real Estate Broker

Energy and Environment Committee

Alameda County Paratransit Advisory Committee

The City of Pleasanton and the Pleasanton Unified School District Liaison Committee invite you to apply for a position on the Youth Master Plan Implementation Committee.

- Senior Citizen Representative
- Village High School Representative (2 Positions)
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- Harvest Park Middle School
- Pleasanton Middle School
- Parent at Large (Pre-School Student)

Applications for commissions and committees are available at the City Clerk's office, 123 Main Street, Pleasanton or on the City's Website at www.ci.pleasanton.ca.us. For additional information, call the office of the City Clerk at (925) 931-5027.

APPLICATIONS MUST BE RECEIVED NO LATER THAN 5:00 P.M., FRIDAY, DECEMBER 12, 2008. POSTMARKS ARE NOT ACCEPTED.

Living

Now Showing

Quantum of Solace

★★★

Rated: PG-13 for language, violence and adult themes
1 hour, 45 minutes

Daniel Craig continues his smoldering run as takes-a-lickin'-and-keeps-on-tickin' British super agent James Bond.

"Quantum" is a true sequel, picking up where the more stylish "Casino Royale" left off, with Bond so blinded by inconsolable rage (over the death of favorite femme fatale Vesper Lynd) that he's laying waste to his nemeses with reckless abandon.

Kicking off with a classic car chase pitting Aston Martin against Alfa Romeo on the hairpin turns of Italy's majestic mountain roads, the action unspools at breakneck pace. Bond works his passport like a frequent flyer fanatic—Austria, Russia, Bolivia, Haiti—circling the globe to uncover the dark minds behind QUANTUM, the uber-secret international organization that blackmailed Vesper.

Based on hunches and innuendo, Bond goes rogue in order to avenge Vesper's death, much to the consternation of unflappable M16 head M (a pitch-perfect Judi Dench) who wants his kinetic energies focused on Mr. Greene (Mathieu Almaric of "The Diving Bell and the Butterfly"), a spiteful bad-boy ostensibly rejuvenating the earth while

secretly gaining personal control of global natural resources by negotiating illegal pipelines with foreign dictators.

It wouldn't be Bond without coups, cacophonous crashes and a daunting collection of corpses. Ditto the ubiquitous Bond girl, in this case a sultry beauty named Camille (Ukrainian model Olga Kurylenko) who has her own family score to settle. An avant-garde opera scene combines the elegant grace of

Tosca with two-stepping quick-cuts and the chance to ogle Craig in a tux; a fiery airplane crash tests the limits of class and credibility (and bears more than a passing resemblance to the dim-witted Pierce Brosnan days of yore).

Director Marc Forster and screenwriter Paul Haggis ("Crash") seem bent on packaging every conceivable disaster, rendering the whole more Bourne

than Bond. Technology is slick and the bullet ballet superbly designed, but I confess to some conspiracy-meets-confusion.

And then there's Craig, so cool, so deliciously tough it hurts. His steely blues and live-wire physicality are eminently watchable, subtly masking intense fury and unfathomable depth. Despite the fact that "Quantum" lacks a certain je-ne-sais-quoi, Craig brings a fierce edge to his iconic super secret agent around which an entire franchise can be built.

—Jeanne Aufmuth



Ready to Rent

Tropic Thunder

Dreamworks Home Video
1 hour, 47 minutes
Director: Ben Stiller

I think my favorite part of Ben Stiller's very funny "Tropic Thunder" is the point where the four pretentious Hollywood actors huddle around a campfire in the jungles of Vietnam and talk about how they're going to attempt to execute their next scene against a gaggle of genuine drug dealers that they think are extras in their film. As they banter about DVD commentaries, their stalled careers and the agony of having to get in and out of character, the one member of their troupe—shockingly blond Jeff Portnoy (Jack Black), whose been tied up due to his heroin withdrawals—pleads with the group to set him free, offering any type of favor in exchange for a chance to score. It may sound crass, but Black's timing, along with Stiller's trademark fondness for satirizing the Hollywood community, comes together in a very weird way to make "Tropic Thunder" Stiller's best movie.

I have to say that I'm a big Ben Stiller fan, even though the end result of his movies are often an uneven mix of absurdist comedy and hackneyed drama. Stiller's calling card is his satire on contemporary movies, the earliest airing (that I can recall) on "Saturday Night Live" entitled "The Hustler of Money" (poking fun at Scorsese's "The Color of Money") with Stiller playing the Tom Cruise character, only with bowling balls. His "Ben Stiller Show" on Fox in the early '90s kept me home on Sunday nights with the same type of formula: satiric mini-movies that poked fun at television and movie clichés that were so accurate in their attitudes, at times they were not so funny because of their exacting portrayals. Only on reflection did you get the joke.

"Tropic Thunder" opens with Stiller's affection for this type of mockery. We are treated before the movie begins to a series of trailers represent-

ing each of the actors involved: action star Tugg Speedman (Stiller) is on his sixth sequel; Kirk Lazarus (Robert Downey Jr. in an unrecognizably good performance) is the über method Australian actor willing to go to any lengths in order to get into character; Alpa Chino (Brandon T. Jackson) is the rapper turned movie star and Jeff Portnoy



(Black) is the manic comic whose franchise "Meet the Fatties" leaves him hungry for more substance in a role. All four have been pitted together by socio-pathic mega-producer Les Grossman (an actor I'm going to let you figure out for yourself) whose finding that his director Damien Cockburn (the great Steve Coogan) is losing control of his cast, and thus budget. Cockburn's solution: litter the forest with small digital cameras and film the actor's guerilla style as to keep them in character. They are so self-absorbed, however, that they don't realize that the dangers they encounter are actually quite real.

What's so good about "Tropic Thunder" is Stiller's sense of comfort. We know what to expect in terms of humor, but how it's assembled in such an assured way that makes the movie seem fresh. Yes, there are throwaway scenes, and the self-absorbed movie star cliché may seem worn, but the audience senses that Stiller's overall views as an insider lend a feeling of deft amusement than scorn. When you hear Kirk Lazarus state "I don't read the script. The script reads me," you know that Stiller heard this pompousness first hand, and knew he had to make a movie out of it.

—Joe Ramirez

Hooray for SaturYAY

'Masked Marvel' opens new children's program series

Save Saturday morning cartoons for another weekend and round up the kids for some live entertainment.

Michael Cooper will bring his "Masked Marvels and Wondertales" for the debut of Civic Arts' new SaturYAY series. At 11 a.m. Saturday, children will be dazzled with his elaborate handcrafted masks, original stories of courage and wonder, outlandish stilt dancing and energetic physical repertoire in what has been called a "moving sculpture on stage."

Civic Arts Manager Andy Jorgensen said this new children's series is one of the offerings they are most excited about. Younger audiences can expect to see more SaturYAY performances in the future, as they are planning to transition it over to the Firehouse Arts Center on Railroad Avenue, which is currently under construction.

Michelle Russo, program coordinator, said the popular response to a matinee "Peter and the Wolf" performance led Civic Arts to develop the Saturday morning series.

"[SaturYAY] is consistent with our mission to provide a variety of arts experiences for families and we think the winter series will be a hit with children and parents alike," she added.

Three more of the SaturYAY shows are already scheduled once a month through February. The Dec. 13 performance will be



Rhonda Farnham

Michael Cooper incorporates storytelling and costumes for the first in the SaturYAY children's program series at the Amador Theater.

"Holidays Around the World" by Civic Arts Stage Company.

Tickets are \$6 to \$14 for children and \$10 to \$18 for adults, with series ticket purchases offered at a discount. Tickets may be purchased online at www.civictstickets.org up to three hours prior to the performance; by phone at 931-3444; or in person at the Amador Theater Box Office, from 10 a.m. to 2 p.m. Monday through Friday and for two hours prior to each performance.

—Emily West



Accessorize for animals

Jenny Lyness, a student at Vintage Hills Elementary School, and her sister Katie, a student at Pleasanton Middle School, are making jewelry in hopes to raise money for animals. Being sold at Savvy Seconds and Murphy's Paw, both on Main Street, the proceeds are donated by the Lyness family to the Valley Humane Society and the Performing Animal Welfare Society (PAWS) in Galt, near Sacramento where the family volunteers.



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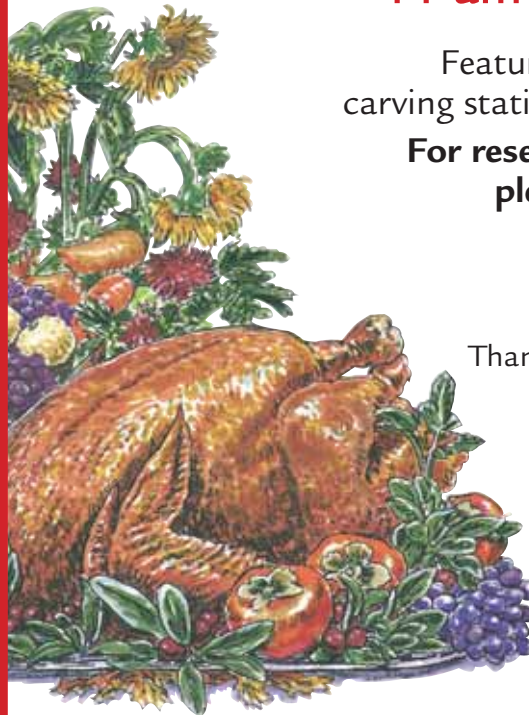
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Eddie Papa's American Hangout

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www.eddiepapas.com

Vic's All Star Kitchen

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

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

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La Vite Ristorante

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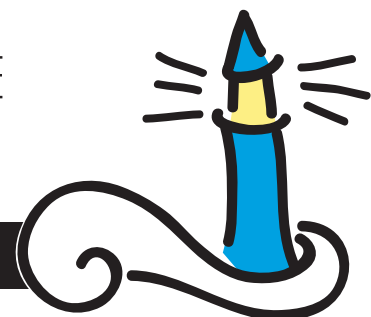
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Keller Williams Tri Valley Realty

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PET OF THE WEEK



CATHERINE HANSEN RUSH

Roxy's ready for a home

Meet Roxy, a 1-1/2-year-old spayed female Russian Blue housecat with beautiful green eyes and thick, dark gray fur. Roxy has always been an indoor-only pet and she wishes to remain safely inside a new home. Roxy is very friendly and she has lived with other cats and dogs in the past. Roxy is well-mannered inside the home and she uses a scratching post whenever she feels the need for a pedicure. Visit Roxy (pet # 81457), and her many friends, 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. The animal shelter currently has a variety of animals available for adoption to loving homes.

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Home Staging, Marketing



Pleasanton Open Home Event Sunday, November 23rd 1-4pm

Welcome to **Hacienda Mobile Home Park & Vineyard Mobile Home Park** near downtown Pleasanton and public transportation. Enjoy the many amenities offered in these communities including covered parking, pool, clubhouse and a friendly & safe neighborhood.

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Unit #13, 62, 77, 102, 110, 116, 121, 132, 177

For more information please contact:

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Penny Palmatier: UCB–925.931.1600
Marc Stromberg: Realty Experts–925.730.2445



Real Estate

Home sale of the week



**2393 Woodthrush Wy.
Pleasanton –
\$820,000**

This beautiful 4 bedroom, 2.5 bath Monterey model home is located in Birdland. It has been extensively updated with granite counters, stainless steel appliances, remodeled baths, hardwood floors, new roof and new windows. Sold prior to going on the Multiple Listing Service by Tim McGuire of Alain Pinel Realtors. 462-SOLD (7653)

The housing market: An analysis

Bank sees rebound in late 2009

by David Walden

In most years the holiday season is a season to give thanks for our riches and show our appreciation for others. This year, however, the markets are very concerned that consumers do not have the cash to show their appreciation. Poor retail sales in October could very well lead to a disastrous holiday season. In essence, this could be the peak of the recession.

The poor economy started spreading from the housing slump and judging by tighter inventories, the housing market will have reached its bottom sometime this year. How long it will stay on the floor is anyone's guess, but Bank of America economists are predicting that the economy will start rebounding in late 2009. Just in time for the next holiday season.

While we are expecting Congress to come up with one more stimulus package and this package is likely to squarely aim at the housing crisis, we also expect that the government does not have much additional ammunition in reserve. The Federal Reserve Board has lowered short-term rates to record levels and we are in the process of running up a trillion dollar annual deficit to shore up the financial system. Now we must work through the hard times. Lower oil prices will help. Lower long-term rates would help even more. The worse the holiday shopping season gets, the more likely rates could come down even further despite the fact that the government is borrowing so heavily to fund the deficit.

The Markets.

Rates fell moderately in the past week. Freddie Mac announced that for the week ending Nov. 13, 30-year fixed rates averaged 6.14 percent, down from 6.20 percent the week before. The average for 15-year fixed fell as well to 5.81 percent. Adjustables were mixed with the average for one-year adjustables increasing to 5.33 percent and five-year adjustables falling to 5.98 percent. A year ago 30-year fixed rates were at 6.24 percent.

"Long-term rates fell slightly this week as signs the overall economy is weakening brought interest rates down market-wide," said Frank Nothaft, Freddie Mac vice president and chief economist. "In addition, the actions of the Fed in recent weeks to assist commercial paper markets appear to be thawing part of the credit freeze that has gripped capital markets in the U.S., giving banks some breathing room."

"This is the second week that rates have come down," he added. "The NAR reported that pending existing home sales fell 4.6 percent in September, below the market consensus; however, the index was 1.6 percent above that of the same period last year."

Mortgage Rates

Despite pressure on Congress to extend higher temporary limits, the government has announced that conforming limits for 2009 will stay at a base \$417,000 and move to \$625,500 in high cost areas, down from the current limit of \$729,750. FHA has released its limits for 2009 as well and these are set at 65 percent of conforming limits for low-cost areas (\$271,050) and 150 percent of conforming limits for high cost areas (\$625,500).

This means that prospective homeowners in high-cost areas should be acting before the end of the year to take advantage of these higher limits with lower rates.

First-time buyers

The 2008 NAR Profile of Home Buyers and Sellers reveals that the number of first-time buyers has risen as a percentage of the market share and that they plan to own their homes longer than buyers in the past.

Lawrence Yun, NAR chief economist, said a higher share of first-time buyers makes perfect sense, and it's a trend he expects to grow.

"First-time buyers are much more flexible in entering the market because they aren't concerned about selling an existing home," he said. "Given low home prices, plentiful supply, and affordable rates, it's been an

(continued on page 32)

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- 4256 Brindisi Ct. European style 5 BR, (or 4+office), 3 BA, 3,895 sq. ft. home \$1,649,000
- 532 Rosso Ct. 4 BR, 3 BA 2,806 sq. ft, lovely backyard \$1,149,000
- 2578 Grappa Ct. 4 BR, 3.5 BA w/pool, premium lot, 3,618 sq. ft \$1,675,000
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925-397-4244

Home Sales

This week's data represents homes sold during October 2008

Dublin

- 5317 Alagro Court** M. Devasarma to S. Kuppakrishnamoorth for \$620,000
- 3895 Branding Iron Court** Pfeiffer Ranch Investors to J. & J. Singh for \$685,000
- 3911 Branding Iron Court** Pfeiffer Ranch Investors to C. He for \$625,000
- 7345 Brighton Drive** Edwards Trust to E. & M. Bills for \$472,000
- 3563 Colchester Lane** Lennar Homes to M. Sum for \$754,500
- 4871 Colchester Lane** Lennar Homes to J. & M. Lewis for \$750,000
- 3266 Cranbrook Place** Washington Mutual Bank to C. Wong for \$890,000
- 3275 Dublin Boulevard #310** G. Abreu to B. Lichthart for \$225,000
- 5259 Londonderry Drive** Group Loans to A. Ali for \$650,000
- 3290 Maguire Way #320** M. Hossaini to Siu Trust for \$360,000
- 8407 Mulberry Place** Downing Trust to B. & C. Torkelson for \$450,000
- 2889 Poppy Hills Lane** Heath Trust to R. & P. Yeung for \$850,000
- 7787 Starward Drive W.** Freeborn to A. & J. Leonardini for \$498,000
- 7924 Tamarack Drive** Structured Assets to T. & M. Rowell for \$410,000

Livermore

- 3600 Whitworth Drive S.** Bacchus to William Trust for \$420,000
- 635 Andrews Street** Long Beach Mortgage to T. & V. Pham for \$260,000
- 874 Bellflower Street** Deutsche Bank to J. Trbovich for \$315,000
- 2725 Briarwood Drive** L. & L. Schlitt to J. Morgan for \$460,000
- 743 Catalina Drive** Livermore Valley Investors to C. Lewis for \$430,000
- 2319 College Avenue** Cannon Trust to B. Miramontes for \$598,000
- 2828 College Avenue** Basso Trust to R. Goble for \$360,000
- 554 Dovecote Lane #4** Shea Homes to B. & L. Messina for \$570,000
- 5679 Dresslar Circle** Goldman Sachs Mortgage to D. Griffin for \$750,000
- 279 El Caminito** Sandbeck Trust to M. Cross for \$400,000
- 893 El Rancho Drive** US Bank to J. & D. Vanleuvan for \$285,000
- 780 Forester Court** Washington Mutual Bank to E. & N. Peterson for \$680,000
- 1062 Lambaren Avenue A.** Juergenson to R. Tigrett for \$284,000
- 1149 Marigold Road** Sarm Trust to C. & K. Connor for \$295,000
- 2076 Mars Road S. & D.** Byrnes to J. & C. Shurko for \$632,000
- 4806 Mulqueeney Common** B. Tiller to R. Avila for \$380,000

1845 Paseo Laguna Seco

- G. Kubiak to A. Stclair for \$212,000
- 3355 Pestana Way A.** Sherman to E. Ramirez for \$345,000
- 5646 Rainflower Drive** Deutsche Bank to A. & M. Verma for \$330,000
- 425 Ridgecrest Circle** Corman Trust to S. Brykalski for \$550,000
- 3996 Stanford Way** Federal National Mortgage to S. Ward for \$350,000
- 5889 Woodrose Way NEI** Global Relocation to Bondietti Trust for \$500,000

Pleasanton

- 3178 Berkshire Court** Dickinson Trust to L. Clegg for \$750,000
- 7520 Canyon Meadow Circle #C** HSI Assets to M. Voss for \$260,000
- 1111 Country Lane** Mcgrath Trust to P. & G. Logue for \$1,200,000
- 4484 Del Valle Parkway Y.** Wu to V. Sivaramakrishnan for \$347,000
- 2191 Inverness Court** Y. An to S. & P. Getty for \$930,000
- 1098 Laguna Creek Lane** W. & B. Atkinson to D. & C. Williams for \$1,875,000
- 463 Montori Court** Christensen Trust to D. & T. Kjos for \$1,112,500
- 1368 Oak Vista Way R.** Cheung to J. Li for \$854,000
- 4576 Shawnee Way S.** Wood to R. & H. Brent for \$435,000
- 3688 South Hawaii Court** Beneficial California to D. Bogaards for \$530,000

1334 Stone Canyon Court

- L. Clegg to J. Shiffler for \$1,537,500
- 3761 Thistle Way** Thistle Way Venture to F. Jacobs for \$322,500

San Ramon

- 7622 Balmoral Way** Brookfield Santorini to K. Ip for \$1,118,000
- 2030 Bayporte Way** Downey Savings to G. Sooryanarayana for \$530,000
- 2924 Cedarwood Loop** Shapell Industries to M. & K. Lin for \$515,000
- 3010 Cedarwood Loop** Shapell Industries to M. Lu for \$530,000
- 212 Compton Circle #A M.** MacLean to Maclean Trust for \$240,000
- 2352 Elan Lane** Washington Mutual Bank to H. Zhang for \$590,000
- 6821 Emerson Lane** Lennar Homes to M. & L. Shi for \$939,000
- 5132 Fioli Loop** Centex Homes to C. Kao for \$517,500

5136 Fioli Loop

- Centex Homes to J. Kusuma for \$483,500
- 18 Hondo Place** M. Tadayeski to G. Boffa for \$665,000
- 109 Landsdowne Loop** Aguilar Trust to E. Deguzman for \$565,000
- 120 Laredo Court** Lommori Trust to M. Hall for \$675,000
- 2151 Longleaf Circle** Morgan Stanley to Y. Wang for \$952,000
- 110 Mavis Place** D. & B. Boyd to M. Osborne for \$585,000
- 90 Monasterio Court** Stevens Trust to R. & V. Aldon for \$635,000
- 185 Norris Canyon Terrace #A** Washington Mutual Bank to A. Irani for \$320,000
- 3153 Paddington Way** Lennar Homes to H. & S. Kurma for \$800,000
- 210 Reflections Drive #27** Morgan Stanley to S. & N. Heyman for \$212,000
- 101 Shireoaks Court S. & S.** Noori to J. & M. Varghis for \$870,000

3395 Sleeping Meadow Way

- Centex Homes to Y. Ma for \$980,500
- 622 South Blackbrush Lane** M. Moore to J. & C. Tsai for \$520,000
- 24 Starflower Terrace S.** Sandhu to A. & T. Phillips for \$598,000
- 3722 Stonehenge Way** GMAC Mortgage to H. & M. Chou for \$930,000
- 3863 Sunrose Road** Shapell Industries to R. & N. Salgadoe for \$780,000
- 1538 Thurlow Way** Brookfield Saville to V. Vasa for \$710,500
- 1556 Thurlow Way** Brookfield Saville to M. Chintarevula for \$715,000
- 1239 Ustilago Drive** Vicencio Trust to T. Mao for \$800,000

Sunol

- 2841 Kilkare Road** Citimortgage to K. Bergmann for \$270,000

Sales at a Glance

Source: California REsource

Dublin	Lowest sale reported:	Highest sale reported:	Average sales reported:
Total sales reported: 15	\$212,000	\$1,875,000	\$658,370
Lowest sale reported: \$225,000	Highest sale reported: \$750,000	Average sales reported: \$846,125	Sunol
Highest sale reported: \$890,000	Average sales reported: \$427,905	San Ramon	Total sales reported: 1
Average sales reported: \$577,300	Pleasanton	Total sales reported: 27	Lowest sale reported: \$270,000
Livermore	Total sales reported: 12	Lowest sale reported: \$212,000	Highest sale reported: \$270,000
Total sales reported: 21	Lowest sale reported: \$260,000	Highest sale reported: \$1,118,000	Average sales reported: \$270,000



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<h3>LIVERMORE</h3>  <p>BUILD YOUR DREAM HOME Over 7.9 acres, breathtaking views, double iron gates, cobblestone driveway & rock wall, utilities, water, sewer on site. \$999,000</p> <p>925.337.2989 Kim Buerke</p>	<h3>PLEASANTON</h3>  <p>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</p> <p>925.487.1427 Tony Leavens</p>	<h3>PLEASANTON</h3>  <p>CATHEDRAL CEILINGS 4BD/2 1/2 BA, 1,929 sq.ft. of living space, on 4,063 sq.ft. lot. Formal Living Rm & Dining Rm, Clubhouse w/pool & Spa, Court location. \$725,000</p> <p>925.337.2989 Kim Buerke</p>	<h3>PLEASANTON</h3>  <p>GORGEOUS VIEW. Living area has 2-story wall of windows overlooking oak-studded creek. Downstairs Master bdrm w/fireplace. New granite in Kitchen. \$614,999</p> <p>925.426.3831 Anglea Ochs</p>
<h3>PLEASANTON</h3>  <p>SAVE TIME & MONEY Seller has City Approved Plans for Tuscan Style Home on this .42 AC Custom Home Lot. Near Callippe & Castlewood Golf. \$599,000</p> <p>925.426-3818 Roger Manning</p>	<h3>CASTRO VALLEY</h3>  <p>NORTH SIDE CUTIE 3BD/2BA 1-car garage with newer dual pane windows, ceiling fans and 4-panel doors, and updated light fixtures. \$529,999</p> <p>925.525.2569 Sonali Sethna</p>	<h3>CASTRO VALLEY</h3>  <p>PRIDE OF OWNERSHIP Super Cute 2BD/1BA with dual pane windows, newer kitchen floor, hardwood flooring throughout. 905 sq. ft. of living space on 5,626 sq. ft. lot. \$339,500</p> <p>925.339.1569 Connie Fross</p>	<h3>SAN LORENZO</h3>  <p>CHARMING NEIGHBORHOOD Good floor plan with 3BD/1BA and Bonus room. Needs some TLC. 5000 sq.ft. lot. Corporate Owned. \$249,900</p> <p>925.998.7747 Jill Denton</p>

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PLEASANTON | Dramatic contemporary home situated in a cul-de-sac on nearly ¼ acre lot. Very private location~no rear neighbors. Backs to one of Pleasanton's largest parks. Stylish upgraded "Gallery" model has an open floor plan spanning three levels with architectural details and custom finishes. 4 spacious bedrooms, 1 on main level, and 3 full baths. Beautifully detailed kitchen with sunny breakfast area, and a dining patio and pool. Call for a private showing. **Offered for \$848,000**

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SAN RAMON | 113 Barberry Lane
BARBARA NORKUS | 925.989.1748



PLEASANTON | 4485 Bowen Street
BARBARA NORKUS | 925.989.1748

CAPRI REAL ESTATE | www.capri realestate.net

State home sales climbing faster than U.S. rate

80% of homes being sold are below list price

California real estate sales have been improving faster than the national average, according to a report by the Harper-Mees team at Keller Williams Realty.

"Since September of 2007, national real estate sales figures have been flat, but California home sales have been trending up, up by 85 percent as of October 2008," the group reported. "California home sales which dropped to a low of 353,000 units in 2007 are expected to hit 395,000 units in 2008 and 445,000 units in 2009."

That would amount to an annual increase of 12 percent for 2008 and a projected increase of 12.5 percent for 2009.

The California Association of Realtors' figures are based on data gathered prior to the September meltdown in the U.S. financial markets, the election results and the job loss figures that continue to mount. None the less, California real estate sales are expected to continue to out-perform the national average.

Harper-Mees said the percentage of first time buyers in the California housing market has climbed back to 2000/2001 levels (around 36 percent).

"The increase is directly tied to the housing affordability index in California which has been climbing steadily do to falling home values," Harper-Mees said. "California's housing affordability index has seen a 24

percent improvement over the last year.

The group said that FHA financing has exploded in California for first-time mortgages. From 2003 to 2007, FHA mortgages in California accounted for less than 5 percent of all California mortgages. This year, FHA mortgages in California will account for about 18.8 percent.

"Eighty-percent of all homes being sold in California are selling below list price," Harper-Mees reported. "Sellers are discounting their homes to get them sold. The median price of a home in Contra Costa County has fallen 20.6 percent over the last year to \$701,300 in August."

"Over 75 percent of all sub-prime loans in California have reset," the group added. "This will result in a dip in the number of foreclosures coming on the market six months from now. New foreclosure notification laws in California resulted in a drop of Notices of Default in September and October. However, November will see Notices of Default figures bounce back."

"As we head into the second quarter of 2009, we will probably see some stability in the foreclosure market," Harper-Mees said. "State and federal legislation could help stem another round of massive foreclosures expected to hit in 2010 and 2011 as (adjustable mortgages) begin to reset."

—Jeb Bing

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VINEYARD ESTATE \$1,325,000

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DUBLIN

11601 ALEGRE DR \$675,000

Fantastic family home - court location! Many recent upgrades including exterior refinishing & paint, dual pane windows, wood flooring, crown molding & more. Couple of finishing touches needed. This semi-custom home has a nice layout, 3 car garage, big yard & backs to open area with trees and creek

JOHN MITCHELL 925.251.2534

www.AIAyubi.com



SAN RAMON

805 JADE CREST DR \$1,299,000

Enjoy the ultimate in luxury living that this prestigious community has to offer at The Bridges Golf Course, club house, tennis courts, pool and neighborhood parks, close to highly acclaimed Coyote Creek Elementary School, Blackhawk Plaza Shopping center, Movie Theater and Historic Museum

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OPEN HOUSE SUNDAY 1:30-4



CASTRO VALLEY

32777 PALOMARES ROAD \$1,157,000

GREAT VIEWS FROM EVERY WINDOW, PROPERTY IS ON OVER 5.27 ACRES OF LAND, GATED, THIS HOME IS A CHALET STYLE HOME WITH THE ATMOSPHERE OF PRIVACY AND BEAUTY, YOU MUST SEE THIS ONE. IT IS A CHANCE TO OWN LAND AND A NICE HOME IN AN EXCEPTIONAL ANYON IN THE BAY AREA. MAKE YOUR APPOINTMENT TODAY.

KRISTY PEIXOTO 925.251.2536

OPEN HOUSE SUNDAY 1-4



PLEASANTON

5083 MUIRWOOD DRIVE \$898,000

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

OPEN HOUSE SUNDAY 1-4



PLEASANTON

6415 AMBER LANE \$1,048,000

Enjoy the ambience and charm of country living, walk or jog the scenic Happy Valley Loop, and the new Callippe Preserve Golf Course, and be close to downtown! Truly a comfortable, spacious home with 6 bedrooms plus Bonus Room. Private yard with pool. A real "Brady Bunch" home! Open Sun 1-4PM

PHYLLIS WEINER 925.872.1416

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 updated with granite style counters, XL farmers sink, skylights, hardwood, etc.

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www.RockCliffHomeSales.com



SAN RAMON

427 CAMBERLY CT \$1,499,999

Fantastic Home for the Price! 5 Bed 5.5 Bath, Court Location, Many Upgrades! Call Agent for specific information regarding the process of purchasing this home.

MICHAEL J. DUFFY 925.251.2523

RUBY HILL LAND



PLEASANTON

3748 SELVANTE ST \$1,148,000

Incredible Views of Mt. Diablo and Pleasanton Hills. Located on a Quiet St. with Complete Approved Building Plans for a 6300+ Sq Ft Mediterranean Style Dream Home. Bldg Prmit Pd. New Retaining Wall is Securely in Place. Owner Financing for Lot.

COREY GREEN 925.899.6011

www.SusettaClarkWalker.com



PLEASANTON

4075 NEVIS ST \$765,000

Welcome home to your Cottage in the city! This spacious Jensen neighborhood property is ready for you to move right in and call your own. Your new home features 3 bedrooms (which includes 2 master suites), 3 full baths and 1940+ square feet of living space.

SUSETTE CLARK-WALKER 925.251.2547

REO/BANK OWNED



LIVERMORE

817 LAMBAREN AVE \$269,500

Great "starter" or investment property. Newer kitchen, hot tub with gazebo, dual pane windows, new water heater, some crown molding.

MICHAEL DELEHANTY 925.251.2516

www.HuntoonHomes.com



LIVERMORE

674 CATALINA DR \$524,000

Popular 4 bedroom single story in Desirable Sunset West neighborhood. Close to schools/shopping, easy commute location. Gorgeous remodeled oak/tile kitchen. Beautiful hardwood and tile floors. Inviting Cobblestone paver courtyard. This is your dream home! Call Today!

KAREN HUNTOON 925.455.7020

www.KellerHomes.com



LIVERMORE

1817 BUENA VISTA AVE \$1,050,000

.4 Total acres. Flat lot, great area. Property is located in County of Alameda, land use SFR with limited agriculture. Lot is NOT sub-dividable. Property in this area is rarely available. House needs work.

VICKIE KELLER 925.371.0771

www.MaxdeVries.com



LIVERMORE

256 MCLEOD ST \$829,000

Unique, Art Deco Beauty in the heart of Downtown Livermore, includes a 2 unit duplex. Main home and 1 unit completely remodeled, hardwood and tile floors, granite counters, too much to list! Walking distance to restaurants, shopping and entertainment. Both units rented with long term leases.

MAX DE VRIES 925.251.2511

www.CarolynForsberg.com



TRACY

2144 W ALBERT DRIVE \$469,950

Horse lovers dream. 2 stall horse barn with tack room, paddocks & hay storage, plus 2 separate covered paddocks. Riding arena & breaking corral. Fully fenced & cross fenced. Up-dated kitchen, newer roof, central heat & air, carpeting, roll-up garage door, windows & painting. Clean, neat & tidy.

CAROLYN FORSBERG 925.447.9062

OPEN HOUSE SUNDAY 1-4



PLEASANTON

862 SUMMIT CREEK LANE \$1,475,000

Gorgeous Bridle Creek Property. 3300+/-sf "one story" Greenbriar home with 5 bed, 4 bath, 3-car garage on 15,000+/-sf level view lot. Many upgrades, not on MLS. For more information visit www.BillShanley.com

BILL SHANLEY 925.200.0426

SHARP HORSE PROPERTY



LIVERMORE

5665 VICTORIA LN \$1,299,950

Sharp horse property located on a private road nestled amongst custom estates in the heart of the Livermore wine country Almost 6 flat acres with 4 barns & fenced pastures Updated Kitchen w hickory cabinets, newer s/s appl, laminate flooring throughout.

REBECCA L. EVANS 925.784.2870

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

Orinda
89 Davis Rd., Ste. 100
Orinda, CA 94563
925.253.7000

Danville
15 Railroad Ave.
Danville, CA 94526
925.855.4000

Blackhawk
4105 Blackhawk Plaza Cir.
Danville, CA 94506
925.648.5300

Pleasanton
5075 Hopyard Rd., #110
Pleasanton, CA 94588
925.251.2500

Livermore
1983 Second Street
Livermore, CA 94550
925.667.2100

Lafayette
3799 Mt. Diablo Blvd., Ste. 100
Lafayette, CA 94549
925.253.7001

www.rockcliff.com

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

920 Danville Blvd. \$1,049,000
Sun 1-4
Pacific Union GMAC Real Estate 997-3966

5 Bedrooms

75 Candleston Place \$1,449,000
Sun 1-4
Pacific Union GMAC Real Estate 997-3966

DANVILLE

2 Bedrooms

412 Old Orchard Court \$399,999
Sun 1-4:30 J Rockcliff 215-2505

DUBLIN

4 Bedrooms

11120 Bay Laurel Street \$1,299,000
Sun 1-4 Keller Williams Realty 260-8883

LIVERMORE

3 Bedrooms

1054 Via Madrid \$399,999
Sun 1-3
Suzanne Dominguez, Keller Williams 596-1918

PLEASANTON

2 Bedrooms

3263 Vineyard Ave. #140 \$199,900
Sun 1-4
Susan Gladieux, Coldwell Banker 336-1108

3 Bedrooms

3231 Vineyard Avenue # 116 \$235,000
Sat/Sun 1-4 J Rockcliff 426-9633

475 East Angela \$545,000
Sat/Sun 1-4
Mike Carey, Investment Real Estate Co. 963-0569

4010 Francisco \$578,000
Sun 1-4 Alain Pinel 621-4064

7748 Creekside Drive \$599,950
Sat 1:30-4:30 Hometown GMAC 989-5695

3375 Harpers Ferry \$645,000
Sun 1-4 Alain Pinel 621-4064

4 Bedrooms

4128 Pleasanton Avenue \$1,036,000
Sun 1-4
Mike Carey, Investment Real Estate Co. 963-0569

4576 Del Valle \$1,075,000
Sun 1-4 Alain Pinel 621-4064

213 East Angela \$1,149,000
Sat/Sun 1-4
Mike Carey, Investment Real Estate Co. 963-0569

3907 Arrowwood Court \$1,399,999
Sun 1-4 Hometown GMAC 899-4085

4914 Middleton Place \$1,475,000
Sun 1-4 Prudential, Glina Piper 462-9175

899 Oak Manor Way \$2,389,000
Sun 1-4 Doug Buenz, Alain Pinel 463-2000

611 Merlot Court \$629,900
Sun 1-4 Jim Lavey, Allied Brokers 846-3755

3491 Park Place \$780,000
Sun 1-4 Phyllis Weiner, J Rockcliff 872-1416

2586 Skimmer Court \$875,000
Sat 1-4 Tim McGuire, Alain Pinel 462-7653

5083 Muirwood Drive \$898,000
Sun 1-4 Phyllis Weiner, J Rockcliff 872-1416

5 Bedrooms

1368 Royal Creek Ct \$1,288,888
Sun 1-4:30
Brigitte Huntemann, Keller Williams 260-2508

862 Summit Creek Lane \$1,475,000
Sun 1-4 J Rockcliff 200-0426

2471 Silver Oaks Lane \$1,899,000
Sun 1-4 Alain Pinel - Blaise Lofland 846-6500

6 Bedrooms

6415 Amber Lane \$1,048,000
Sun 1-4 Phyllis Weiner, J Rockcliff 872-1416

SAN RAMON

2 Bedrooms

145 Copper Ridge Road \$330,000
Sat/Sun 11-6 Coldwell Banker 847-2200

3 Bedrooms

2401 Cuenca Dr. \$579,000
Sun 1-4 Prudential, Glina Piper 462-9175

4 Bedrooms

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

5 Bedrooms

1346 Cedarwood Loop \$550,000
Sat/Sun 1-4 Keller Williams Realty 997-8267

220 Dandelion Ct \$797,900
Sun 1-4 Prudential, Glina Piper 462-9175

Market

(continued from page 28)

optimal time for entry-level buyers with a long-term view."

"Considering the temporary first-time buyer tax credit and improvements to the FHA loan program, we expect stronger entry-level activity as the flow of credit improves," he added. "That, in turn, should free more existing owners to make a trade in 2009."

The number of first-time buyers rose to 41 percent from 39 percent of transactions in last year's survey and 36 percent in 2006.

Housing inventories

Housing inventories in 29 major metropolitan areas declined 1.6 percent in October compared to levels in September, according to figures compiled by ZipRealty Inc. Typically home inventories rise in October compared with September, increasing an average of 1.1 percent, says research firm Zelman & Associates. The number of homes for sale in the 29 metro areas where ZipRealty does business was down 9.3 percent from a year earlier, the company says. This figure doesn't include foreclosed properties not included in the multiple-listing services.

—David Walden is a Certified Mortgage Planning Specialist in Pleasanton. He can be reached at david@WealthByStrategy.com

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LIVERMORE
3300 DYER RD. \$1,195,000
LOTS OF LEVEL LAND
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



LIVERMORE
DESIRABLE PRIMA COMM 113 PONTE COURT \$1,050,000
4 BR 3 BA amenities galore, granite ctrs, maple cab/ flrs, cust media ctr, 1 bed down, lrg loft, 3 car garage 925.847.2200



LIVERMORE
737 CENTRAL AVE \$559,800
UPGRADED HOME ON LRG LOT
4 BR 3 BA 9193 sf lot, bd/ba dwn, plntation shuttrs, bmboo hrdwd flrs, grnite in kit, bckyrd w/ mult ptios 925.847.2200



SAN RAMON
145 COPPER RIDGE RD. \$330,000
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

7517 OXFORD CIR, UNIT 120 \$399,000
VIEWS OF THE GREENBELT
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

10894 GLENGARRY LN \$389,900
DESINGER TOUCHES
2 BR 2 BA Apx 1103 sf, vaulted ceilings, att gar, spacious kit/gas stove, open flr plan views of hills 925.847.2200

7086 DUBLIN MEADOWS ST. E, UNIT E \$299,500
GORGEOUS CONDO
1 BR 1 BA Living Room w/Fireplace. Approx. 805' w/ VIEWS. Washer/Dryer/Fridge/Micro/Dishwasher Stay 925.847.2200

LIVERMORE

7393 MINES RD \$1,999,000
AWESOME OPPORTUNITY
5 BR 3.5 BA 4.5 acres of usable land on quiet lot, w/live oaks, views of the hills, custom 4400sf home 925.847.2200

587 HAGEMANN DR \$399,000
GREAT LIVERMORE LOCATION!
4 BR 2 BA beautiful pool/yards. Enclosed front patio w/colored stamped concrete, your own oasis 925.847.2200

1687 QUAIL ST \$1,500,000
GORGEOUS HOME!
5 BR 3 BA circular drive, 3 cr gar/2 car detached gar, 5bd, 3ba, 2 bonus rms, kit w/corion cntr, SS appli 925.847.2200

PLEASANTON

4353 W RUBY HILL DRIVE \$1,650,000
STYLE & COMFORT
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

869 SUNNY BROOK WAY \$1,560,000
ABSOLUTELY GORGEOUS!
4 BR 3 BA gourmet kitchen, hrdwd flrng, custom moldings, millwork, built-ins/ w/office/bonus rm, lrg yard 925.847.2200

3204 HARVEY CT \$849,000
BEAUTIFUL REMODELED HOME
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

1061 DIVISION

DESIREABLE PLEASANTON \$659,000
3 BR 2.5 BA high ceilings, neutral colors thruout, granite cnters in kit w/brkfst bar, hrdwd in kit/eat-in 925.847.2200

6098 SEQUOIA CT \$599,000
FORMER MODEL
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

3263 VINEYARD AVE \$199,900
PREMIUM LOT!
2 BR 2 BA bckyrd w/rdwd dck, seller help w/rent spce w/6800 at close! Refrig incl, tile in kit/ba/entry 925.847.2200



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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RE/MAX ACCORD

VISIT WWW.REMAX.COM 5870 Stoneridge Mall Rd, Suite 150 925-847-8900

Nobody in the world sells more real estate



A thankful heart is not only the greatest virtue, but the parent of all the other virtues.

—Cicero

From all of us at ReMax Accord, we wish you a Happy Thanksgiving!

PLEASANTON – MONTCLAIR – DANVILLE – LAFAYETTE – SAN RAMON – LIVERMORE – FREMONT – BLACKHAWK

Featured Properties



Tracy – Great New Price on a newer, adorable three bedroom two bath home with over 1800 square feet of living space in Edgewood. Beautiful wide plank laminate flooring and upgraded carpet. Large eat in kitchen with a center island. Additional features include an inside laundry, large rooms throughout and ceiling fans. Nice two tone paint throughout. Come take a look!

883 Twin Oaks Drive

\$275,000



Livermore - Lovely single level townhome located on a corner lot. Wonderfully spacious floor plan with a large formal dining and living room with a cozy fireplace. The third bedroom is currently being used as a den. Large master suite with walk in closet, indoor laundry and attached 2 car garage. You'll enjoy the easy access to HOA pool as well as the great commute location. Come and see it!

1844 Calle Del Sueno

\$479,000



Livermore - Lowest priced listing in the Portola Glen neighborhood. Four bedroom, three bathroom, former model home offers many upgrades not seen in other properties. Beautiful two story home with one bedroom and one full bath downstairs and a Gourmet kitchen featuring Viking stainless steel appliances. Enjoy the awesome hilltop view of the Livermore Valley and the custom spa.

3653 Glasgow Circle

\$735,000



San Ramon – Lovely five bedroom, 3 bathroom home located on a deep 1/3 acre cul-de-sac lot that's perfect for backyard play. Updated throughout, including a remodeled kitchen featuring maple cabinets and granite counters. Additional features include remodeled baths, raised panel doors, newer carpet, crown molding, dual pane windows, and newer A/C. Move in condition!

124 Marsh Place

\$839,999



Livermore - Beautiful four bedroom, 3 bathroom home with approximately 3000 square feet of living space located on approximately a 1/2 acre lot. Some of the features include Granite counters, maple cabinets, a double oven, wide plank flooring, plantation shutters, and a bonus room. Gorgeous yard with gated pool, sports court, play area, and mature trees. You won't want to miss it!

2690 Tuscany Court

\$1,047,000



Livermore – Stunning, Acacia floor plan located in the Alden Lane Estates. Downstairs guest bedroom with private bath. Master suite with fireplace. Kitchen features cherry cabinets, stainless steel appliances, and granite tiles. 4055 sq ft with Bonus room in garage, presently a Theater Room with full screen. Back yard has an Elegant Pool with 5 waterfalls, 3 fire-pits, and a complete outdoor kitchen.

2498 Allegro Street

\$1,330,000



Pleasanton - A Gorgeous 4 bedroom, 4.5 bathroom, 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), 4-Car Garage, Grand Foyer with Spiral Staircase, a Large Kitchen, Nook, Family Room, Full Wet Bar and More!

\$3863 Antonini Way

\$2,299,000



Pleasanton - "New Construction" on the Golf Course in the gated community of Ruby Hill. A Custom-Built, 5 bedroom, 5.5 bathroom, "Tuscan/Mediterranean" Villa with approximately 5600 sq ft and Quality Features Throughout. Great Location and Great Floor Plan with Spectacular Views of the Golf Course (13th Fairway), Mount Diablo, Nearby Vineyards and City Lights.

1901 Via Di Salerno

\$3,050,000



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

925.417.2250



JUST REDUCED 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!



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!

JUST REDUCED 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.

PLEASANTON | 900 Main Street | 925.251.1111 | www.susiesteele.com



Tim McGuire

925-462-SOLD

WWW.TIMMCGUIRE.NET



OPEN SAT 1-4



2586 Skimmer Court, Pleasanton

Beautifully remodeled 4bd/2.5ba, 2164+/-sq.ft. home with custom kitchen, hardwood floors, and pebble tech pool. Offered at \$875,000

NEW PRICE



2822 Jones Gate Court, Pleasanton

Extensively remodeled 3bd/2ba, 1800+/-sq.ft. home located on a secluded court in the "Gates" Offered at \$729,000

NEW PRICE



4031 Schween Court, Pleasanton

Recently renovated 5bd/3ba, 2304+/- sf home, like new inside and out, private backyard with in-ground pool, close to schools. Offered at \$829,000

BUYER NEEDS

- Couple from the UK seeks Executive home with private lot up to \$2.6m
- Couple with large family seeks Heritage Model in Birdland up to \$1.2m
- Empty Nesters seek 3bd Townhouse with attached garage up to \$600k

The latest from The 680 Blog

Neighborhood Snapshot – The Preserve and Kolb Ranch Estates

Nestled in the rolling oak-studded hills of West Pleasanton, The Preserve is a high end community of semi-custom and custom homes. Located just West of Foothill Rd at the end of Stoneridge Drive, these homes were built originally by Presley homes, who was later acquired by William Lyon Co. They were built between 1997 and 2001. The Preserve is surrounded by approximately 100 acres of open space, complete with hiking trails, as well as a neighborhood park.

There are 4 basic floorplans in The Preserve, ranging from 3400 sq ft to over 4300 sq ft. The Laurel is a single story floor plan with approximately 3420 sq ft featuring 3 bedrooms (all suites), with a den/optional 4th bedroom. A second single story floor plan with 5 bedrooms and 3 1/2 baths was added after the initial phase, with approximately 3600 sq ft. This model was built on sloped lots, and a downstairs bonus room was added in this event. The Le Blanc floor plan features 4 bedrooms plus a den, 4 1/2 baths, and

approximately 4000 sq ft. The largest floorplan is the Mounier, which features four bedrooms plus a loft and den, with approximately 4350 sq ft. Some of these floorplans offered expanded bonus space over the detached garage, which brings the square footage of this model to almost 5000 sq ft. These homes feature both 3 and 4 car garages, and lot sizes typically range from 1/3 to over 1/2 acre, many with views of the valley and/or backing to open space. Many of the homes in The Preserve feature detached guest houses, from studios to 2 bedroom, 1 bath units up to 800 sq ft. This is a highly desirable feature to many buyers. Prices in The Preserve range from \$1,500,000 to over \$2 million.

Kolb Ranch Estates is a pocket of high end custom quality homes and lots within The Preserve. They range from 4500 sq ft and up, on 1/2 to 2/3 Acre lots. These homes were built in 2007, and are in the >>Go to www.680Homes.com to read the rest of this article.



Doug Buenz

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Direct
925.463.2000
680Homes.com



Expert real estate services

Go to 680Homes.com for more information on these homes and other properties.



OPEN SUN 1-4

Exquisite Custom Home! Upgraded with designer finishes, 4 bedrooms + office, 4 1/2 baths, approx. 5300 sq. ft.

Offered at \$2,389,000

899 Oak Manor Way



JUST LISTED!

Luxury 2 BR, 2 BTH condo in premium gated community! Totally upgraded throughout with granite counters, stone flooring, fireplace and private balcony!

Offered at \$309,000



JUST LISTED!

Luxury 1 BR, 1 BTH condo. Totally upgraded throughout with granite counters, stone flooring, and private balcony! Premium gated community!

Offered at \$209,000



april.com | PLEASANTON | 900 Main Street 925.251.1111



BLAISE LOFLAND



925.846.6500
www.blaiselofland.com
blaise@blaiselofland.com

april.com

PLEASANTON VALLEY (BIRDLAND)

GREAT HOME, GREAT PRICE!



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 \$899,500

PRIVATE CUSTOM ESTATE



3752 TRENER 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

JUST CLOSED



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

SILVER OAKS PREMIUM LOTS

ALSO AVAILABLE

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

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

Visit www.SilverOaksEstates.com for more information

P-TOWN WEEKLY REAL ESTATE INVENTORY AND SALES ACTIVITY WATCH

	Actives (last week)	Current Actives	**	Pendings (last week)	New Pendings	**
Single Family Homes Under \$1,000,000	117	113	↓	4	7	↑
Single Family Homes Over \$1,000,000	110	79	↓	2	1	↓
Single Family Homes Over \$2,000,000	31	34	↑	0	0	same
Total # Of Single Family Homes In Pleasanton	227	226	↓	6	8	↑

This is a weekly watch for Pleasanton Residents to monitor active inventory and pending sales overall or by price range.

** Arrows represent an increase or decrease in the units in a given category.

PLEASANTON 900 Main Street



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



SUSIE STEELE BY APPOINTMENT



PLEASANTON **\$2,599,000**
Gorgeous 5 bedroom, 3 full and 2 half bathrooms, bonus room, 5200+-sf custom home in Golden Eagle Estates with views beyond compare on over 1 acre! With every upgrade imaginable. Truly a find!

DOUG BUENZ OPEN SUNDAY 1-4



PLEASANTON **\$2,389,000**
Spectacular and dramatic custom home in prime Castlewood area location! 4bd plus office/den(possible 5th bedroom)4.5ba. Premium .94+-acre lot. 899 Oak Manor Way

MOXLEY TEAM BY APPOINTMENT



PLEASANTON **\$1,990,000**
5bd/3.5ba, 4196+-sf. Rare opportunity for Country living within the city. Subdividable lot with street access and utilities to the lot.

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON **\$1,899,000**
Brand new single level custom home. Surrounded by open space. 4bd/4.5ba, formal office, bonus room. 4,716+-sf. Large gourmet kitchen. Professionally landscaped front yard.

SYLVIA DESIN BY APPOINTMENT



PLEASANTON **\$1,725,000**
Immaculate 6bd/5.5ba home. 4689+-sf on a 18,708+-sf lot. Solar pool/spa. Detached guest cottage and 4 car garage. Gourmet kitchen, stainless steel appliances. 1bd/1ba downstairs. Backs to open space.

SUSIE STEELE BY APPOINTMENT



PLEASANTON **\$1,458,000**
Incredible 4 bd 3 1/4 ba 3220+-sf Custom Home on over a Stunning 1/2 acre fully landscaped lot with a beautiful stream and waterfall! Don't miss this a once in a lifetime kind of home!

ANDY PORYES BY APPOINTMENT



PLEASANTON **\$1,274,950**
New price...Luxury 5 year old home offers 3265+-sf with 5 bedrooms, 4 baths, pool/waterfalls, outdoor kitchen, high ceilings/lots of light.

MOXLEY TEAM OPEN SUNDAY 1-4



PLEASANTON **\$1,075,000**
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. 4576 Del Valle Pkwy

SALLY MARTIN BY APPOINTMENT



PLEASANTON **\$1,049,000**
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.

M.GILBERT/J.JONES BY APPT



PLEASANTON **\$949,000**
Westside 4bd/2.5ba updated kitchen with granite slab, newer appliances, wood flooring, crown modeling, 3 car garage, 2 fireplaces, no HOA, close to neighborhood parks. Must see!

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON **\$899,500**
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!

TIM MCGUIRE BY APPOINTMENT



PLEASANTON **\$875,000**
4bd/2.5ba 2164+-sf home on a court. Remodeled custom kitchen with granite, maple wood floors, updated baths. 9000+-sf lot with pool.

DORIAN GLANVILLE BY APPT



SAN LEANDRO **\$799,000**
Stunning panoramic views of the Bay from this lovely, light, airy single-story on a level lot on a quiet cul-de-sac in Bay O Vista. Neutral decor with fresh interior paint/new wall-to-wall carpet.

MARK LAFFERTY BY APPOINTMENT



PLEASANTON **\$779,950**
This Del Prado home is absolutely gorgeous. Features include dual pane windows/plantation shutters/ beautiful swimming pool/ downstairs master has walk-in closet/formal LR/DR/central heat and air.

SUE MCKINLEY BY APPOINTMENT



PLEASANTON **\$755,000**
Look at this 5bd/3ba 2471+-sf home. Court location; custom crown moulding/lighting and paint. Updated kitchen, baths, flooring, a/c, roof. Pool with removable child/safe fence. Award winning schools.

ANDY PORYES BY APPOINTMENT



PLEASANTON **\$624,979**
New price. Updated 4bd offers newer stucco finish/50 year roof/landscaping/ dual pane windows/hardwood floors/ crown moldings. Located on quiet court near Donlon Elementary.

