



Emily West

"Santa Bob" Stanley is at it again this year with a new show of music and lights to delight families of all ages.

# GUIDING LIGHTS

## Website celebrates 10 years of featuring home holiday displays

by Emily West

Looking for a fun and free family outing to take in the holiday spirit? Let LightsoftheValley.com illuminate the area's best decorated homes.

Alex Dourov, the site's creator, has accumulated 436 homes, 128 confirmed to be decorated this year, throughout the Bay Area and beyond. His "must see" list of homes has expanded again, featuring displays from Alameda to West Sacramento.

In its 10th year, the website has gone from a high of about 1,400 unique visitors to over 5,500 in 2007, proving it to be a helpful resource. The official visitor tally for this year began Nov. 29 and the first week already showed more visitor sessions per day. That's big news, as last year's record visitor tally reached 123,000. With more publicity, including a phone interview on KGO radio Dec. 3, the site is on par to set records again this year.

Dourov moved to Livermore in 1992 and created the website in 1999 out of frustration over getting lost or seeing a "stinker" featured in newspaper listings. Originally it featured about 30 homes in Livermore and Pleasanton and word was spread through email and through KKIQ radio.

Dourov said he never expected the site to get this big as it has been and is becoming.

"Lots of radio stations and newspapers are promoting the site," he said. "The house of the day feature has been a huge success and promoted the site like crazy."

Owner and CEO of Utkaduck Design, an Internet solutions and web design company, Dourov is the sole worker of the site. In terms of financing, the hosting costs for Lights of the Valley are free, and he spends about \$150 each year on postage and postcards to verify that homeowners will be decorating again. As for the all the work and upkeep, he considers it a community service.



Search through featured home displays, listed by county and city, to plan a light show trip.

What keeps him going? Click on the link "Read Letters" to find his encouragement. There is a sampling of some 250 emails he's received over the years. People are glad to find once-hidden holiday gems. Dourov has also heard from people who are homebound and grateful for the chance to be able to enjoy the displays.

One new site feature this year is the chance for a home to have six photos instead of three. The cities are also divided up by county, which makes them easier to search. Several of the homes also have videos to accompany the listing.

As for Pleasanton, "Santa Bob" Stanley is back at it with his "Bob's World" display comprised of hundreds if not thousands of lights, animated decorations set to festive music and even a snow machine.

Each year the show is different, attracting dozens of people to his corner home at 2612 Calle Reynoso. Santa Bob has also attributed increased foot traffic to the Lights of the Valley website.

Then there's also Widmer World, which is also known as Bob's World 2, located at 3671 Chelsea Court. With so much to see, including an electric light show, Santa's workshop and much more, people are encouraged to get out of their cars to take it all in. And don't forget Candy Cane Lane on Walnut Drive near downtown.

The trends of inflatables and syncing music to moving shows are getting bigger and better this year, according to the site's submissions. Some of the music syncing is done through FM stations.

Dourov still prefers the old fashioned blow molds and it's what you'll find at his home in Livermore.

Another Livermore "must see" is Deacon Dave's at 342 Hillcrest. In its 26th year of decorating, there are more than 250,000 lights used in the display.

To find more displays, visit [www.lightsofthevalley.com](http://www.lightsofthevalley.com).



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Now Showing

Milk

★★★

Rated: R for language, sexuality and mature themes  
2 hours, 7 minutes

Performances are king in this poignant homage to late great San Francisco Supervisor Harvey Milk.

Sean Penn has a field day portraying the first openly gay man elected to office in the U.S. As a 40-year-old Brooklyn insurance salesman with nothing to show for himself, Harvey decides on a fresh start and heads west to check out San Francisco's burgeoning gay scene. Along for the ride is newly minted lover Scott Smith (James Franco) who will be Harvey's rock in both good times and bad.

Harvey and Scott open a fledgling photo shop in the Castro district (ostensibly so Harvey can sit in the window and watch the cute boys walk by), much to the dismay of the local business owners who don't want "their kind" tarnishing their solid working-class neighborhood.

Castro Camera is a gradual success, evolving into an activist hangout as Harvey and friends sense an increasing need to formally organize for gay rights. From his status as the unofficial "Mayor of Castro Street" Harvey moves on to politics of a more formal sort, running for San Francisco's Board of Supervisors not as a candidate but as part of a bigger movement. Courtesy of director Gus Van



Sant's skillful technique, a revolution unfolds.

After several misfires Harvey is elected supervisor and makes a name for himself in the city by the Bay, chumming around with liberal mayor George Moscone (Victor Garber) and trying to making nice with conservative supervisor Dan White (Josh Brolin).

The rest is history—a painful chapter in American politics. For those of a certain age it's tough to erase the memories of those dismal days; for the rest, far be it from me to play spoiler.

Not surprisingly Penn is a marvelous Milk, inheriting the brash, engaging spirit of a classic nurturer who broke down barriers with his campy wit and warmth. Franco is excellent as the unruffled lover who tires of taking a backseat, and Diego Luna is weirdly tempestuous as an emotionally loose cannon who takes over

where Scott leaves off. Brolin—hello, phenomenal year!—pulls out a rock-solid White whose clean-cut appeal masks mountains of turmoil.

Visuals are lush and loaded with Kodachrome nostalgia and vintage '70s footage that thrills when the concept gets repetitive. The Danny Elfman score is a soothing salve for open wounds. Van Sant sidesteps his fringe beat to craft a more refined affair with hope as its central and wholly contemporary theme. A slice of history well worth revisiting.

—Jeanne Aufmuth

Ready to Rent

The Dark Knight

Warner DVD  
2 hours, 32 minutes  
Director: Christopher Nolan

I've read reviews that laud Christopher Nolan's "The Dark Knight" as a successor to Coppola's Godfather movies (minus number three, I'm assuming) and possibly a good contender for many Best Picture awards when the season struts itself up and down the boulevards. Superficially, I can see the similarities: both have a pulpy grandeur, a somberness that casts itself as poetry, especially when it comes to lost innocence. Both movies also have men whose roles require them to keep order within their chaotic universe, although Michael Corleone's did not require him to dress up like an animal and, well, Batman, you see what I'm getting at. "The Dark Knight" also has a deceptive sense of grittiness, "realism," that fools you into thinking that much more is going on in the movie than you realize. However, it still is about a man that dresses up as a body-armored bat suit to fight crime.

The Batman franchise is interesting because it shows the inherent limits of adapting comic books into movies. When Tim Burton helmed the first "Batman" almost 20 years ago, he imposed his own FAO-Schwartz style onto the cape crusader, which cast him as a Wagnerian hero of the night, and the movie, despite its faults, worked because of Burton's skewed niftiness. Many movies, many more villains and another bad director went by before the formulaic franchise sputtered and died. When Nolan, whose own MO is gritty brainteasers, came along to revitalize the franchise with "Batman Begins," he erased all traces of Burton (almost) and set about trying to tell the same story again but with a different feel. In music, this is a variation, with movies, this is a "reimagining" (as to make the budget seem justifiable and the public fooled into thinking something is new).

The movie picks up about a year after "Batman

Begins." Gotham city's underworld is scared of being caught by a surly man in a bat suit (Christian Bale, whose role seems to leave him sleepwalking) and the police have uneasily accepted help from a guy who doesn't read the Miranda rights. A villain appears on the scene, however, to directly taunt Batman and inject fear into the city, and newly appointed District Attorney Harvey Dent (a very underappreciated Aaron Eckhart) endorses Batman's tactics for the moment as to keep order. However, this truly psychotic joker (Heath Ledger) seems to enjoy the press and makes it his mission to destroy everything dear to both Batman and his alter ego Bruce Wayne, along with Dent as well.

What works well in "The Dark Knight" is its own sense of graveness. Nolan and his brother Jonathan have constructed a screenplay that tries to impose a Sidney Lumet style drama (especially from the '70s) onto the story dealing with crooked cops and grayish bad and good guys, only in funny costumes. It tries so hard to feel "real" that it works until you start discussing the movie with someone and the experience collapses. Nolan, however, has wisely learned to stick with his vision—there is no interfering Hollywood cheekiness here—so that the movie feels aptly singular. And yes, Ledger is very good, almost possessed, although he belongs more in Tim Burton's world, a crazed cousin of Beetlejuice.

The movie picks up about a year after "Batman



—Joe Ramirez



Blankets for Babies

Blankets for Babies asks for donations to help NICU patients keep warm.

## Blanketing babies

Group seeks donations for hospitalized children

In its sixth year, Blankets for Babies hopes to meet their goal of giving each baby in the neonatal intensive care unit a blanket.

Blankets will be given to little ones in the NICU at ValleyCare MedicalCenter and Lucile Packard Children's Hospital. Used during their stay, the blankets will also be taken home as one of their first keepsakes.

"During this often stressful time, the quilts and blankets offer a taste of home and are cherished by each family," organizer Cleo Foster said. "The families are so

grateful that someone has taken the time to make something for their baby."

The group is currently accepting donations of quilts, knitted or crocheted blankets between 24 and 36 inches. They will make deliveries each month, including one just in time for the holidays.

To donate and learn more about Blankets for Babies, contact Foster at 918-2986 or itzcleo@comcast.net; or Sue Connolly at 426-4307, sconolly@pleasanton.k12.ca.us.

—Emily West

## Pleasanton Real Estate News



by Gerarda Stocking

### TAKING THE INITIATIVE

We have been learning, over the past few decades, that our doctors are not infallible seers—that what they offer is their best advice based on all the evidence they can find and we can give them. Indeed, the best approach to our own health, is to own our own health: to make it our responsibility to find out what we need to know and to do what we need to do.

The same may also be said of the major purchases we make in our lifetimes. We don't buy a particular car simply because the auto salesman tells us it fits our lifestyle or an article in the newspaper. We do our own research based on our awareness of our own driving patterns and needs, and we do a lot of test driving.

And it's the same with our homes. First, we gain a careful awareness of our own financial profile—what we can afford, what would serve us best, where the down payment and transaction money will come from, and more. Then, we gather the household together and discuss what everyone wants from our home. Next, we do some preliminary research on the Internet to find the areas that look most promising, and to assess what we can reasonably afford to buy.

Then we take all of this information to a real estate professional whom we can relate to and trust, and we talk. One of that real estate professional's jobs is to be able to translate our needs and wishes into "sticks and bricks" reality—but no professional can dictate to us what we should buy. Our real estate advisor is like a personal training coach, helping us meet our goals, showing us the work we need to do, opening doors that we may or may not choose to go through. An invaluable advisor, indeed—but never the decision-maker. To discuss this more call Gerarda Stocking at 846-4000 or visit her website at [www.gerardastocking.com](http://www.gerardastocking.com).

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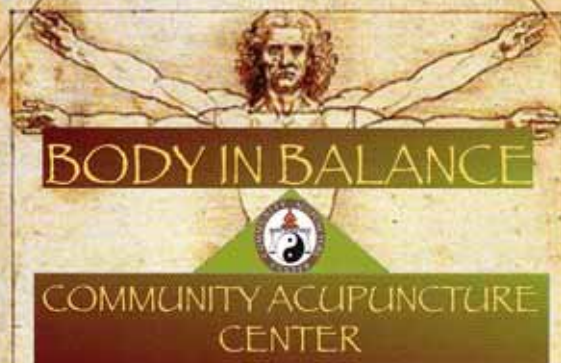
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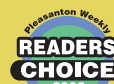
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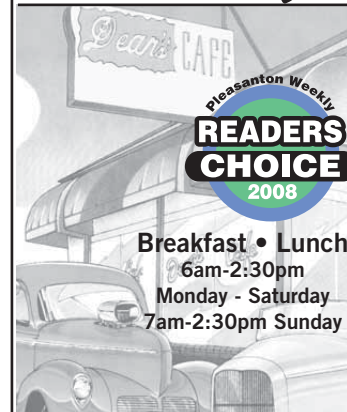
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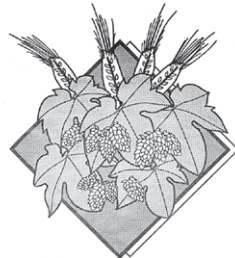
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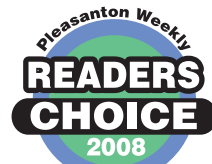
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# Sports

## Parent photographers

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## Ballistic U13 win league title

Al Caffodio League champions Ballistic Black U13, coached by Pablo Espinosa, won the CYSA North District 3 Cup tournament last weekend in Danville.

The boys didn't allow any goals to be scored against them all weekend with outstanding passing and defense. They beat the FC Fremont Rayos 1-0; Mustang Red Devils 5-0; and Livermore Thunder 3-0. The team hopes to complete its season hat trick by winning the Association Cup in January.

## U12 Black take 1st in District Cup Championships

*Team will now head to Association Cup next month*

The BUSC U12 Division III Black team took first place in the 2008 District Cup Championships last weekend, becoming the Al Caffodio Youth Soccer League District III champions.

The team was undefeated in match play with a 4-0 record, scoring a total of seven goals and recording four perfect shutout performances.

The Black team continued dominated their opponents both offensively and defensively. The attacking line consisting of Ben Smedley, Mason Picone, Bradley Pilkington and Brendan Gold provided constant pressure with well executed passes, strong crosses in front of the goal and great teamwork. The defensive line was flawless. Alex Lee, Matt Teng, Jack Geasa, Joshua Cole, and Chris Goldhawk were brilliant at receiving the opponents' attacks up the middle and sending the ball out to the wings. The mid line accelerated the flow of attack with precision passing and some well executed overlapping runs, driving play deep into the opponents' defensive zone. Jared Siegel, Brian Kinnee, Roberto Beard and Ryan Vicenio controlled the transition zone through aggressive play,



being first to the ball and preventing the other teams from initiating much of an attack. Goalies Andrew Griehshammer and Sam Hansen were perfect allowing zero goals in four shutout matches. They both captained the back field, instructing their defensive line to shift and pick up open players in addition to meeting every "shot on goal" challenge rejecting every attempt.

The championship game with Newark Arsenal was a rematch of the only two undefeated Al Caffodio

League teams (BUSC and Newark) a few months earlier in which Arsenal defeated the Black team to take first place in league play. The results were significantly different as BUSC dominated play from the first whistle. The score at final whistle was BUSC 2, Newark 0 with goals from Roberto Beard and Jared Siegel assisted by Brian Kinnee and Mason Picone. The team is now headed to the Association Cup in January to continue its championship performance.



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First row (L-R): Camille Tsztoo, Mikala Morgenroth, Ariyanna Intengan, Annie Geasa and Moira Andrews; second row: Dan Morley (assistant coach), Brianna Armario, Marie Morley, Suzie Pederson, Caitie Thiede, Lauren Fowler and Britney Cooper; third row: Marianne Fernandez, Sara Gieringer, Ali Gonsman, Josie Beidleman and Robert Fowler (coach).

## Victory for CCOP Girls 13&U

CCOP Girls 13&U christened the new gym at St Elizabeth on Dec. 4. Leading the way in scoring was Jaime Rinetti, whose momentum was fierce throughout the game. Jessica Medina, Uma Paranipe, Jacquie Price, Juliet Logan and Roxy Moran also scored with great assists by Rachel Miller and Haley Brodnick. Amazing teamwork by all gave John Elhert's CCOP team a 18-15 victory. In a second game on Dec. 7, CCOP entered the court with determination and played their hearts out against St Isidore. Rachel Miller led the team in scoring; Nicole Dees and Haley Brodnick were also top scorers with baskets being made by Jacquie Price, Juliet Logan and Jessica Medina. Jessica Medina and Jamie Rinetti put pressure on St. Isidore with strong defense throughout the game. CCOP left the court again with a 22-17 victory.

## Rage Rockettes take first place

The U14 Rage Rockettes took first place at the Season Sunset Tournament last weekend to end the season district championship playoff for enhanced recreational teams.

The team defeated the Mustang Avalanche 2-0 despite the thick fog and cold temperatures Saturday morning. Later that afternoon, Mikala Morgenroth scored three goals against the Fremont KAOS. The defense, led by Ali Gonsman and goalkeeper Marianne Fernandez, held off a comeback attempt by the KAOS to secure a 3-2 win.

Next, the Rockettes played the Livermore Blaze for a spot to play in the championship game. Both teams fought back and forth for the title, but in the end the Rockettes won a 4-2 victory and a spot in the championship match.

The championship game against the San Ramon Lightning was tough to beat with tall and fast players.

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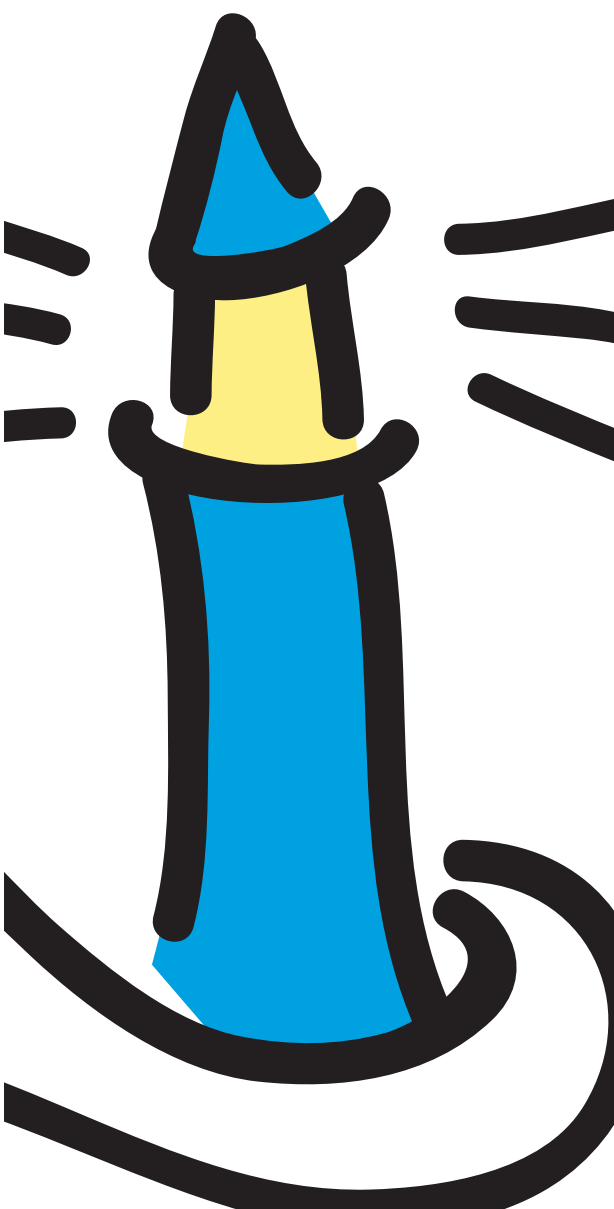
**PET OF THE WEEK**



CATHERINE HANSEN RUSH

**Hoping for a home**

"Hey Santa, we know what we want for Christmas!" said 2-year-old Melba and 3-1/2-year-old Wowie. Both dogs are Chihuahua/Terrier mixes who would love to have a home of their own. Melba (right) is 7 pounds of playful energy who knows how to fetch and needs a well-matched playmate. Melba is a brown and white spayed female, an excellent little watch dog, and she is recommended for households with children older than 12 years of age. Learn more about Melba at [www.eastbayspca.org](http://www.eastbayspca.org) and look for adoptable dogs at the SPCA's Tri-Valley adoption center. Wowie is an 11-pound neutered male who likes kids and enjoys playing with other dogs of similar size. He and Melba are getting along famously. Visit Melba, Wowie and their many friends at the East Bay SPCA Tri-Valley Adoption Center, 4651 Gleason Drive in Dublin, open from 1 to 8 p.m. Wednesday and Thursday, and 11 a.m. to 6 p.m. Friday through Sunday. Call 479-9670.



# Real Estate

## Many numbers plunging, including mortgage interest rates

*Will housing market rebound in months? Or years?*

by Dave Walden

The numbers coming out of the markets are absolutely extraordinary. How about gasoline at \$1.70 per gallon just a few months after it was over \$4? How about the loss of over a half a million jobs in one month? In addition, the government looks to be spending about \$1 trillion to save the economy from recession. That may include a target rate 4.5 percent for some purchase loans.

The numbers are virtually mind-numbing. They also let us know that it does not make sense to predict what will happen in the future. For example, could a real estate rebound take place in a few months instead of a few years because of lower rates? Our advice is not to even try to predict the future.

Right now rates are as low as they have ever been for fixed-rate home loans. Many are thinking about lowering the rate on their loans. Should you wait? If you purchased a stock at \$5 a share and it moved to \$8, should you sell now or wait until it moves higher? Of course, if you wait, the stock could go right back down. You just can't predict the future. Many would be advised to take their profits now based upon where rates are today.

At the least, everyone in that position should be making an application now so you can react quickly to any favorable moves in the market. If rates go much lower, lenders are sure to get back-up trying to keep up with the demand.

### The Markets

Rates fell precipitously in the past week. Freddie Mac announced that for the week ending Dec. 3, 30-year fixed rates averaged 5.53 percent, down from 5.97 percent the week before. The average for a 15-year fixed fell to 5.33 percent. Adjustables fell as well with the average for one-year adjustables decreasing to 5.02 percent and five-year adjustables falling to 5.77 percent. A year ago 30-year fixed rates were at 5.97 percent.

"After Federal Reserve actions to increase liquidity in the mortgage market, interest rates for fixed loans took a dive," said Frank Nothaft, Freddie Mac vice president and chief economist. "This week's decline was the largest since the week of Nov. 27, 1981, and 30-year fixed rates are now almost a full percentage point lower since the last week in October.

The recent plunge in rates contributed to the nearly 150 percent jump in conventional home loan applications over the Thanksgiving week, led by almost a 300 percent surge in refis, according to the Mortgage Bankers Association. Roughly three out of four applications were for refi transactions, up from around half during the prior week.

If you're struggling to see a silver lining in the beaten-down real estate market, consider this one: It may be a rotten moment to sell your house, but if you've postponed a much needed renovation project on your home—

replacing a rotting deck, repairing a leaky roof or updating an antiquated bathroom—now just might be the best time in years to tackle that task.

The reason: Costs are starting to drop, in some cases, sharply, on everything from building materials to contractors' fees as the economy weakens and housing prices tumble. In fact, consumer spending on home improvements is off by 12 percent since peaking last year, according to Harvard's Joint Center for Housing Studies, and that works to the advantage of anyone willing and able to remodel now.

"It's hard for homeowners to think about spending on their houses when real estate values are falling," said Kermit Baker, a senior research fellow at Harvard who tracks remodeling trends. "But with contractors hungrier for business, you'll be able to negotiate better prices, win other concessions and hire better-quality contractors than you could a year or two ago."

Overall, experts say, you can expect to save at least 10 percent on the cost of a renovation and possibly a lot more, depending on where you live and the project you choose. And if prices on many remodeling materials continue to decline as projected over the next few months, the cost of home improvements should fall even further.

Yet another benefit: Putting money into needed repairs and updates now should help your home maintain its value even as other house prices keep falling, according to a Money Magazine report.

### Housing consultancy

Global Insight reports that nationwide, housing prices are now 3.8 percent undervalued, based on total market value. It reports that values fell at a faster pace in the third quarter after stabilizing earlier in the year. According to Global Insight's calculations, prices are now 6.5 percent below their 2007 peak. They fell at a 6.9 percent annual pace affecting 241 of the 330 metropolitan areas analyzed by Global Insight. That's up from 150 metro areas affected in the second quarter.

Contraction is most severe in the Southeast and Southwest with only the Pacific Northwest remaining overvalued, Global Insight reported.

Home prices fell more than 10 percent in the third quarter in nine central California communities. The Central Valley communities of Merced, Stockton and Modesto have seen property values fall to less than half their 2005 value. Twenty-nine metro areas in California, Florida, and Nevada, at one time among the most overvalued, have seen price declines in excess of 30 percent. Similar steep price drops are occurring in Michigan, northeast Ohio, the southern metro areas from Charlotte to Atlanta, as well as in New England.

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

## Home sale of the week



**2527 Corte Bella Pleasanton – \$1,167,000**

This spacious home with 3,259 square feet offered vaulted ceilings, an office, 4 spacious bedrooms and 3 full bathrooms. A wood burning fireplace graced the master bedroom with its vaulted ceilings and spacious master bath. The rear yard offers year-round play and entertaining with a 12,447 square foot lot, mature trees and a gazebo. Sold by the MOXLEY TEAM of Alain Pinel Realtors. (925) 621-4064

## Sales at a Glance

Source: California REsource

Dublin	Livermore	Pleasanton	San Ramon
Total sales reported: 9	Total sales reported: 21	Total sales reported: 7	Total sales reported: 33
Lowest sale reported: \$412,000	Lowest sale reported: \$259,000	Lowest sale reported: \$277,500	Lowest sale reported: \$245,000
Highest sale reported: \$852,500	Highest sale reported: \$771,500	Highest sale reported: \$2,193,000	Highest sale reported: \$1,601,000
Average sales reported: \$600,444	Average sales reported: \$434,571	Average sales reported: \$812,643	Average sales reported: \$739,273



www.FabulousProperties.net • www.RubyHill.net



767 Avio Ct., Ruby Hill, Pleasanton

New Price \$1,699,000

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



532 Rosso Ct., Ruby Hill, Pleasanton

New Price \$1,099,000

Elegant 4 BR, 3 BA, 2,806 sq. ft., lovely backyard w/built-in BBQ.



3435 Gravina Ct., Ruby Hill, Pleasanton

Offered at \$1,399,000

Spanish-style 4 BR, 2.5 BA, 3,252 sq. ft.

Fran & Dave  
Cunningham  
925-426-7957

Donna  
Garrison  
925-397-4165

Debby  
Johnson-Abarta  
925-989-9844

Susan  
Schall  
925-397-4244

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**FREMONT**  
**42200 VARGAS ROAD \$2,700,000**  
Once in a lifetime ownership opportunity, great original horse ranch, over 56 acres. Location, location, location! Barn, easy freeway access, original home, 4 bedrooms, 1 bath, existing caretaker trailer, carport, level acreage and hillside acreage, even views, this property is being sold "as is"...

**KRISTY PEIXOTO 925.251.2536**

[www.AIAyubi.com](http://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

**AL AYUBI 925.251.2590**

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

**CASTRO VALLEY**  
**5811 SHADOW RIDGE DRIVE \$649,500**  
Don't walk, you better run! This home is located in an area of Castro Valley that is very desired. This home has beautiful updating throughout, great Brazilian hardwood floors, crown moulding, new windows, new doors, bathrooms are exceptional, even a pool, plenty of room for an R.V. or small trailer.

**KRISTY PEIXOTO 925.251.2536**

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

**PLEASANTON**  
**3491 PARK PLACE \$780,000**  
Love this location right across from beautiful Meadows Park. Home has been lovingly maintained, remodeled kitchen with granite, new appliances, fresh paint inside and out, plantation shutters, light bright and ready to move in! Great neighborhood, kids can ride bikes to Fairlands School.

**PHYLLIS WEINER 925.872.1416**

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

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

**PLEASANTON**  
**6045 ACADIA COURT \$599,990**  
Beautifully maintained 3 bedroom 2 bath single family home close to downtown Pleasanton. Additional patio/sun room not included in the square feet - great for family entertaining! This home features a spacious kitchen updated with granite style counters, XL farmers sink, skylights, hardwood, etc.

**TONNI CHANDLER 925.251.2556**

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

**TRACY**  
**2519 GARAZI ST \$449,500**  
Built in 2001, 5 bedrooms, 3 full baths, 3,200+/- SQ FT of living space, with a 9,580+/- SQ FT lot. Many upgrades throughout.

**DAVID AZIMI 925.251.2580**

**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.KellerHomes.com](http://www.KellerHomes.com)

**LIVERMORE**  
**146 ESTATES ST \$399,000**  
Two units-2nd unit needs completion work, do it yourself and save. Main house Granite counters, Tile flooring, Upgraded Kitchen w/Nice wood cabinets. Dual Pane Windows recessed lighting 3 bed 2 ba. With a nice yard and patio.

**VICKIE KELLER 925.371.0771**

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

**LIVERMORE**  
**1986 CORNFLOWER CMN \$419,000**  
Lovely open floor plan. Corner lot. Walk to pool. Must see! Please submit all offers!

**DENISE IVALDI 925.846.7997**

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

**LIVERMORE**  
**674 CATALINA DR \$509,000**  
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](http://www.KellerHomes.com)

**LIVERMORE**  
**878 WAVERLY CMN \$585,958**  
Serene sanctuary in the rolling hills! It is also the perfect home for entertaining with high ceilings, a flowing floor plan, a gourmet A&E with a hardwood floor and open living-dining room with a private glassed atrium featuring the tinkling sound of a water fountain. Sanctuary or Party?

**KAREN WILSON-FONTAINE 925.583.2171**

[www.MaxdeVries.com](http://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.RockcliffHomeSales.com](http://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**

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

**LIVERMORE**  
**2729 KENNEDY ST \$375,000**  
Sparkling home with lots of upgrades including remodeled kitchen & appliances, refinished hardwood floors, new baseboards, tile floors in the kitchen and baths, newer roof, and fresh paint! Concrete side yard access! Nicely landscaped! Fruit trees and more. Shows well, great value here!

**TOM E. CHANCE 925.487.6360**

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

**SAN RAMON**  
**5553 SATIN LEAF WAY \$1,699,999**  
Fantastic home, premium lot, views of golf course and Diablo. Nearly 5000 sq ft of living space, many upgrades throughout. Must make an appointment for viewing.

**MICHAEL J. DUFFY 925.251.2523**

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



FRESH ON THE MARKET

**VINTAGE HILLS II** 4BR/3BA approx. 2700 sq. ft. with formal dining room. One BD downstairs. Custom pool, deck, island spa and waterfall. No rear neighbors. 3-car garage. **\$1,125,000**

925.426.3818 Roger Manning

## LIVERMORE



**BUILD YOUR DREAM HOME** Over 7.9 acres, breathtaking views, double iron gates, cobblestone driveway & rock wall, utilities, water, sewer on site. **\$999,000**

925.337.2989 Kim Buerke

## PLEASANTON



**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**

925.337.2989 Kim Buerke

## PLEASANTON



**GORGEOUS VIEW.** Living area has 2-story wall of windows overlooking oak-studded creek. Downstairs Master bdrm w/fireplace. New granite in Kitchen. **\$599,950**

925.426.3831 Anglea Ochs

## PLEASANTON



**SAVE TIME & MONEY** Seller has City Approved Plans for Tuscan Style Home on this .42 AC Custom Home Lot. Near Callippe & Castlewood Golf. **\$549,950**

925.426.3818 Roger Manning

## CASTRO VALLEY



**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**

925.525.2569 Sonali Sethna

## CASTRO VALLEY



**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**

925.339.1569 Connie Fross

## LIVERMORE



**FRESHLY PAINTED** 4BD/2BA, 1,170 sq. ft. on 5,000 sq. ft. lot. 1-car carport w/storage. Home is in original condition. Corporate Owned. **\$309,900**

925.426.3857 Mary Evans

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925.525.0116

1983 Second Street Livermore 94550



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BEAUTIFUL VINEYARD ESTATE IN THE PRESTIGIOUS SEVILLANO DEVELOPMENT. FULLY UPGRADED WITH THE MASTER SUITE DOWNSTAIRS AND A SPARKLING POOL IN A HUGE BACKYARD. **5 Bed 4.5 Bath 4,185+/- SQ FT**

### 256 MCLEOD ST LIVERMORE

Call for Pricing



UNIQUE, ART DECO BEAUTY IN THE HEART OF DOWNTOWN LIVERMORE, INCLUDES A 2 UNIT DUPLEX. WALKING DISTANCE TO RESTAURANTS, SHOPPING AND ENTERTAINMENT. **TOTAL SQ FT 2,750+/- LOT SQ FT 8,925+/-**

The above information was supplied by reliable sources. J. Rockeliff Realtors believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyer should investigate these issues to their own satisfaction.



**1153 FETZER LN** Oakley  
Nice and clean, this is a great opportunity to own a large family home that is ready to move-in.  
Bed 3 Bath 2.5 1,900+/- SQFT  
BANK OWNED OFFERED AT \$250,000



**4569 BONRAVEN WAY** Antioch  
Nice and clean, this is a great opportunity to own a large family home that is ready to move-in.  
Bed 3 Bath 2.5 1,900+/- SQFT  
BANK OWNED OFFERED AT \$299,900



**4049 FINDLAY WAY** Livermore  
Great home, updated kitchen, tube skylights, tile granite counters, newer appliances, plenty of cabinets, built in office, ceiling fans thru out, large back yard with side access both sides.  
PENDING OFFERED AT \$510,000



**2599 COWAN WAY** Livermore  
Bank owned and only 2 years young for an incredible price. Full Casita with kitchen and Bathroom above the garage. Completely upgraded home.  
Largest model in the development.  
PENDING OFFERED AT \$869,500

# Home Sales

This week's data represents homes sold during November 2008

## Dublin

- 3943 Alstead Court** Alstead Limited to K. & K. Kincaid for \$690,000
- 3751 Branding Iron Court** Silvera Investors to K. Richardson for \$412,000
- 4543 Brannigan Street** Aurora Loan Services to R. Chan for \$415,000
- 3118 Colebrook Lane** R. & C. Lee to R. & J. Walsh for \$852,500
- 3923 Madbury Court** R. & J. Walsh to S. Krishnan for \$635,000
- 3636 Rocking Horse Court** J. Koh to Responsible Asset Management for \$605,000

- 4882 Shelton Street** Lennar Homes to M. & G. Suh for \$719,000
- 11762 Silvergate Drive** Smith Trust to S. & J. Steward for \$550,000
- 8557 Valencia Street** K. & C. Phipps to G. & M. Perkiss for \$525,500

## Livermore

- 2364 7th Street** GMAC Mortgage to R. Bambha for \$355,000
- 5656 Agatha Way** E. Mayo to K. & C. Peeso for \$690,000
- 1871 Carnation Circle** R. Leitao to J. & C. Furtado for \$445,000
- 597 Covington Way** American Home Mortgage to F. Castillo for \$400,000
- 1921 Depot Drive #111** M. & N. Feldman to Shevlin Trust for \$400,000

- 3981 Duke Way** Long Beach Mortgage to P. & L. Amick for \$259,000
- 4325 East Avenue** JP Morgan Chase Bank to M. Corcoran for \$330,000
- 3345 Hampstead Court** Relocation Advantage to J. & A. Morrison for \$690,000
- 492 Kensington Common** Petersen Trust to R. & M. Kandler for \$350,000
- 665 Los Alamos Avenue** Long Beach Mortgage to N. & N. Bronte for \$396,000
- 3580 Madeira Way** MASTR Assets to N. & S. Orsi for \$325,000
- 541 North M Street** T. Viramontes to A. Lafon for \$370,000
- 826 Mohawk Drive** HSBC Bank to K. Sana for \$385,000
- 559 North M Street** J. Pratt to A. Leavens for \$288,000
- 1045 Peary Court** D. & J. Spray to E. Orozco for \$269,000
- 3866 Pestana Way** J. & S. Neilsen to M. & C. Richardson for \$425,000
- 1992 Pinewood Common** Citigroup Mortgage to B. Wong for \$340,000
- 1755 Placer Circle** M. Henderson to D. Walker for \$578,000
- 6147 Sunnybrook Way** C. & S. McCabe to T. & D. Clippinger for \$507,500
- 983 Venus Way** E. & M. Byrne to W. & S. Miller for \$552,000
- 769 Vinci Way** M. Ta to R. & D. Zimmerman for \$771,500

- 101 Eastridge Drive** Pacifica 235 East Ridge to Aquilino Trust for \$319,000
- 282 Eastridge Drive** Pacifica 235 East Ridge to F. Donion for \$310,000
- 367 Eastridge Drive** S. & S. Kumar to T. Cuskaden for \$320,000
- 6902 Emerson Lane** Lennar Homes to Y. & M. Shahdad for \$1,052,500
- 2933 Enfield Street** Brookfield Seville to W. & W. Amilee for \$721,500
- 5120 Fioli Loop** Centex Homes to R. & R. Maharaj for \$494,500
- 5128 Fioli Loop** Centex Homes to R. & S. Bhadri for \$558,000
- 124 Geranium Court** Shapell Industries to U. Rayzberg for \$384,000
- 2516 Harlow Lane** V. & F. Villareal to A. Mishra for \$720,000
- 6166 Kearny Way** Lennar Homes to Aires Trust for \$908,000
- 6617 Kings Road** Lennar Homes to C. Shi for \$900,000
- 612 Kyler Court** Brookfield Hawthorne to G. Chen for \$992,000
- 5823 Kyler Lane** Brookfield Hawthorne to D. & J. Mau for \$990,000
- 5621 Lysander Way** Centex Homes to A. Shanmuganandan for \$886,500
- 2820 Moorilla Lane** G. & L. Hisatomi to J. & R. Kawai for \$678,500
- 3059 Paddington Way** Brookfield Campton to A. & L. Zaslavsky for \$781,500
- 255 Reflections Drive #13** San Ramon Reflections to B. Kennison for \$315,000
- 3168 Riviera Way** Wachovia Bank to Yee Trust for \$568,000
- 3924 Sagewood Place** Shapell Industries to T. & Q. Peng for \$837,000
- 3949 Sagewood Place** Shapell Industries to M. & J. Warren for \$810,000
- 505 Shadelands Place** E. Sato to J. & J. Campanella for \$900,000
- 5337 Sherwood Way** Indymac Bank to G. & J. Hatton for \$560,000
- 7738 Stoneleaf Road #2** Shapell Industries to H. Freeburg for \$570,000
- 7734 Stoneleaf Road** Shapell Industries to G. & A. Badola for \$573,500
- 7742 Stoneleaf Road** Shapell Industries to K. Stanley for \$547,000
- 1502 Thurlow Way** Brookfield Saville to S. & H. Park for \$684,500
- 1508 Thurlow Way** Brookfield Seville to V. Cherukula for \$720,000
- 9566 Velvet Leaf Circle** R. & K. Wilson to Arents Trust for \$1,367,000
- 795 Watson Canyon Court #153** A. & J. Quintana to K. & T. Gorham for \$245,000

## Pleasanton

- 4536 1st Street** Downey Savings to Crone Trust for \$510,000
- 3067 Boardwalk Street** Henley Trust to G. Wang for \$662,000
- 4366 Fairlands Drive** P. & D. Lau to C. Costa for \$456,000
- 1944 Fiorio Circle** Rosenberg Trust to N. Adler for \$480,000
- 3335 Prairie Drive** R. & D. Zimmerman to M. Vanwerven for \$1,110,000
- 3459 Torlano Place** W. & K. Kimball to G. & S. Buhals for \$2,193,000
- 3110 Zuni Way** Deutsche Bank to B. & K. Bradford for \$277,500

## San Ramon

- 3412 Ashbourne Circle** C. Zhang to Sanjeev Trust for \$1,601,000
- 440 Bridle Court** Davidon Homes to D. Faust for \$1,300,000
- 9758 Broadmoor Drive** Goldman Sachs Mortgage to J. & J. Gray for \$515,000
- 309 Chiltern Court** Lennar Homes to J. Liu for \$811,000

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Emily.b@cbrnocal.com



241 NAPIER COURT  
PLEASANTON-COMING SOON

Stunning Castlewood Heights home with 5 bedrooms and 4 bathrooms plus a bonus room. Fabulous Great Room with vaulted ceilings and lots of natural light. This home has been upgraded throughout. Amazing views of the Foot Hills from the front porch. Large resort like back yard with Pool and Spa that is perfect for entertaining. Approximately 3,500 sq ft of living space with a 17,500 sq ft lot. Call for a private showing and more details.

Offered at \$1,469,000



11809 DUNSTOWN  
DUBLIN

Gorgeous Town House with a superb floor plan with 2 bedrooms, 2 baths plus spacious loft area. Master is downstairs with private patio and updated bath. Newly installed hardwood floors in kitchen, dining and living area. Completely updated kitchen with granite counters, newer cabinets and stainless appliances. Quiet end unit. Approximately 1,137 sq ft of living space.

Offered at \$399,000



35 FAWN DRIVE  
LIVERMORE

Fantastic single family home with nice open floor plan and designer paint colors. Formal living and dining rooms. Kitchen opens to family room with fireplace. Beautifully landscaped yards front and back. Spacious 3 car garage. Great location close to shopping, restaurants and easy fwy access. Approximately 1,592 sq ft of living space

Offered at \$475,000



1180 MARLYS COMMON  
LIVERMORE

Spacious townhome in great location. 3 bedrooms, 2.5 baths plus a loft with approximately 1,625 sq ft of living space. Hardwood floors in entry and kitchen has nice high ceilings. Great kitchen with breakfast bar. Close to Downtown, Public Library and Civic Center.

Offered at \$464,800

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# OPEN HOMES THIS WEEKEND

## ALAMO

### 4 Bedrooms

**1490 Laurenita Way** **\$889,500**  
Sun 1:30-4:30 Alain Pinel 577-1944

### 5 Bedrooms

**142 Erselia Trail** **\$2,699,500**  
Sun 1:30-4:30 Alain Pinel 577-1944

## DUBLIN

### 2 Bedrooms

**10894 Glengarry Lane** **\$359,950**  
Sat 1-4 Coldwell Banker 847-2200

## LIVERMORE

### 2 Bedrooms

**2030 College Ave** **\$469,000**  
Sat 1-4 Mike Carey, Investment Real Estate Co. 963-0569

### 4 Bedrooms

**2690 Tuscany Court** **\$1,047,000**  
Sun 1-4 Prudential CA Realty 366-8275

**1823 Vancouver Way** **\$599,000**  
Sun 1-4 Alain Pinel 339-3077

## PLEASANTON

### 3 Bedrooms

**475 East Angela** **\$538,000**  
Sat 1-4 Mike Carey, Investment Real Estate Co. 963-0569

**4010 Francisco Street** **\$568,000**  
Sun 1-4 Alain Pinel 621-4064

**7748 Creekside Drive** **\$599,950**  
Sun 1-4 Hometown GMAC, George McKean 998-1798

**1812 Paseo Del Cajon** **\$739,000**  
Sun 1-4 REMAX Accord 699-3122

**455 Linden Way** **\$950,000**  
Sun 1-4 Prudential California Realty 249-0301

**4 Bedrooms**

**1109 Navale Court** **\$1,125,000**  
Sun 1-4 Hometown GMAC 899-4085

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

**1404 Briones Lane** **\$1,295,500**  
Sun 1-4 Alain Pinel 621-4064

**4277 Garibaldi Place** **\$710,000**  
Sun 1-4 Dani Peel, Hometown GMAC 998-9692

**1021 Crellin Road** **\$725,000**  
Sun 1-4 Jim Lavey, Allied Brokers 846-3755

**5 Bedrooms**

**1368 Royal Creek Court** **\$1,288,888**  
Sun 1-4 Brigitte Huntemann, Keller Williams 260-2508

**4931 Monaco Drive** **\$969,900**  
Sat/Sun 1-4 Gene & Cindy Williams, Keller Williams 243-0900

**4 Bedrooms**

**145 Copper Ridge Road** **\$300,000**  
Sat/Sun 11-6 Coldwell Banker 847-2200

**4 Bedrooms**

**3417 Bermuda Court** **\$790,000**  
Sun 1-4 Prudential 918-0500

REO! OPEN SAT/SUN 1-4



4931 MONACO DR., PLEASANTON  
Offered at \$984,900

Bank-owned! Nicely updated 5 bedroom, 3 bath home with an office, theatre room, pool, spa and more! We have several bank-owned listings. Please visit [www.FindEastBayREO.com](http://www.FindEastBayREO.com) for a complimentary REO search.



Gene & Cindy Williams 243-0900

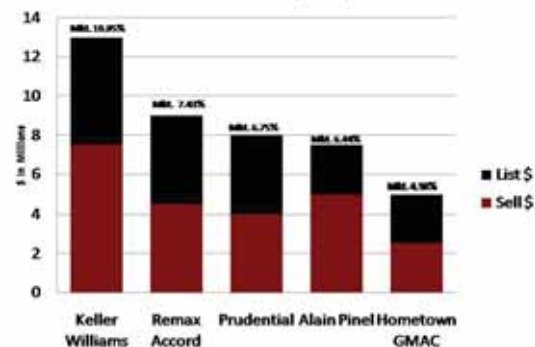


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**Total 2007 Pleasanton Sales Volume #1 Keller Williams Tri-Valley Realty**

Information provided by Broker Metrics



**Tri Valley Homeowners:**

- Have you tried to refinance but the bank said "no"?
- Do you owe more than your home is worth?
- Have your payments become unaffordable due to financial hardship?

If you answered YES, we may have a solution for you!

Call or email us today!

925-315-8751

Shortsales@kw.com



6438 ALVORD WAY PLEASANTON  
Offered at \$599,950

Popular Monte Vista model with over 1800 sq ft. 3 bedrooms, 2 baths with an expanded family room. Updated kitchen with large dining area. Tile entry and step down living room.

Master bedroom overlooking deck and yard. Walking distance to schools, park and shopping.



3416 MIDDLETON AVE. CASTRO VALLEY  
Offered at just \$649,950

Just a short stroll away from Lake Chabot Regional Park with miles of hiking trails, boating & fishing. This stunning remodel boasts 3 bed-

rooms, 2 bths & almost 1900 sq ft. Gourmet granite kitchen with white birch cabinetry, high end appliances, recessed lighting and breakfast bar. The expanded family rm has French doors, built in cabinetry overlooking a serene and private backyard. Master suite with walk-in closet, & beautiful master bath with vaulted ceilings & large soaking tub.



Dave & Sue Flashberger 463-0436

COMING SOON



4328 REDLANDS ST., UNION CITY

Bank-owned and coming soon! Spacious 4 bedroom, 3 bath single-family home. This home features a partially remodeled kitchen with granite counters & granite tile backsplash, a new stainless steel sink and new cabinetry. Nice sized yard with patio & deck. Call 877-488-3269 with any questions or for a private showing.



Shannon Witters  
Williams Witters Real Estate Team

Williams Witters Team 918-2045

OH THE POSSIBILITIES!



6198 YARDLEY LANE, SAN RAMON  
Listed for \$659,000

This gorgeous town home has beautiful views and many upgrades. Located next to a huge park. Corner unit! Luxurious master bedroom with dual sink, stall shower and soaking tub. Blue Ribbon San Ramon Valley School District. 4 Bedrooms, 3 Baths, 1 Bed/1 Bath on 1st Level, Approx. 2345 sf. of living space.

AVAILABLE

• 865 Clara Lane, Pleasanton  
Available for \$1,995,000

SOLD!

• 599 Silver Maple Drive, Hercules  
Sold for \$480,000



DeAnna Armario 260-2220

**I HAVE PRE-APPROVED BUYERS FOR THE FOLLOWING:**

- Single level or Master Bed downstairs up to \$1,700,000
- Newer Mohr park or Stoneridge area up to \$900,000
- Tuscan or Craftsman style home up to \$2,500,000

For more information contact Gail at 925-577-5787 or e-mail [homes@gailboal.com](mailto:homes@gailboal.com)

For the latest real estate information, please visit my website!

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



Gail Boal 577-5787

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# Prudential California Realty / Pleasanton Hopyard



**BLACKHAWK**-A One-Of-A-Kind Find...Newly Reconstructed Estate Home in Blackhawk! Like New! Timeless architecture, highest quality materials and workmanship, with a "French" influence throughout. This 6000 square foot custom home features 4 bedrooms, 4 baths, 4 fireplaces, game room with walk-in wine room, rounded living room and master suite, office/loft and separate family room. Nestled at the end of a court on .52 acres, surrounded by open space.  
**34 ROSEWOOD \$ 3,988,000**



**PLEASANTON** - Gorgeous cozy custom 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  
**4723 FAIR ST \$ 729,000**



**PLEASANTON** - REO banked owned home. Nice corner lot in a quiet neighborhood close to schools and shopping. Home has 4bd-2ba and 1607sf living space on a 6500sf lot. Kitchen has granite counters and white appliances. Updated bathrooms. Fully landscaped front and back. A must see!!!  
**4758 HERRIN WAY \$619,900**



**LIVERMORE** - Southside Livermore Duplex On Court Location. Needs some TLC to get it rentable. HUGE lot. Great investment property for the near future.  
**1181 HOLMES CT \$390,000**



**HAYWARD**-Rare Find in Desirable Hayward Hills. This home sits on almost 1/2 acre of land. There's even a basement. Fireplace with outside wood feed door, and built-in cove for outdoor fireplace The Home needs lots of care, but has tons of character. Circular Driveway, forced heat, Gated Yard & much more  
**23916 MADEIROS AVE \$399,900**



**DUBLIN**- Beautifully maintained home in West Dublin. Quiet court location, great kitchen with ample cabinet space and island. Bedroom and full bath downstairs and 3 car garage. Backs to open space, priced to sell.  
**7581 MEADOW COURT \$799,000**



**SAN LEANDRO** - Back unit is 6 years old. One of the best duplex in San Leandro. Big lot, 10,200 SqFt. Ready to move. An investor dream. A must See!!!  
**1448 PACIFIC AVE \$590,000**



**LIVERMORE** - Shows like a model! Interior End Unit with Balcony off dining area. Wonderful Designer touches throughout. Beautifully decorated & maintained. Upgraded carpet, laminate resilient tile flooring, granite slab counters, plantation shutters, & warm paint colors. Gorgeous home!  
**212 WOOD ST \$499,000**



**Prudential**  
California Realty

6111 Johnson Ct., Suite 110  
Pleasanton, CA 94588

**925.463.9500**



## COLDWELL BANKER presents

californiamoves.com



**DUBLIN**  
Open SAT 1 - 4 10894 GLENGARRY LN  
**DESINGER TOUCHES \$359,950**  
2 BR 2 BA Apx 1103 sf,vaulted ceilings,att gar,spacious kit/gas stove,open flr plan views of hills 925.847.2200



**LIVERMORE**  
Open SUN 11 - 4 7393 MINES RD  
**AWESOME OPPORTUNITY \$1,999,000**  
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



**LIVERMORE**  
Open SUN 1 - 4 5502 STOCKTON LOOP  
**VINEYARD NEIGHBORHOOD \$1,098,000**  
4 BR 4 BA beautiful signature environmentally conscious/energy efficient.Over \$250,000 in upgrades 925.847.2200



**SAN RAMON**  
Open SAT/SUN 11 - 6 145 COPPER RIDGE RD.  
**CONDOS/TOWNHOUSES PRICES START IN LOW \$300S**  
1 & 2 bd condos/2 bd townhouses,vaulted ceilings avail,w/garages,gated,renovated/upgraded 925.847.2200

### DUBLIN

7086 DUBLIN MEADOWS ST. 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

### FREMONT

38117 CAMBRIDGE CT  
**GREAT NEIGHBORHOOD! \$799,000**  
4 BR 2.5 BA cul-de-sac,hrdwd flrs,wd plntion shtrrs,maple kit cbs,Indscpd yrd www.RomarProp-erties.net 925.847.2200

### FREMONT/ARDENWOOD

Open SAT 11 - 4 34820 DORADO COMMON  
**GREAT STARTER HOME! \$360,000**  
2 BR 2 BA Formal model,award winning Forest Park

Elementary, great loc, bright & airy upper end unit 925.847.2200

Open SUN 11 - 4 4491 ARIEL AVE  
**BRAND NEW \$850,000**

4 BR 3 BA Custom Built Home, plus Media/Bonus Room, Lots Of Amenities! 925.847.2200

Open SAT/SUN 11 - 4 5008 CRANDALWOOD  
**ARDENWOOD BEAUTY \$600,000**

3 BR 2.5 BA Walk to Forest Park Elementary- Lots Of Custom Amenities and 1589 SF. 925.847.2200

### LIVERMORE

3300 DYER RD.  
**PRICE REDUCTION! \$1,195,000**

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 \$539,000**

4 BR 3 BA 9193 sf lot,bd/ba dwn,plntation shuttrs,bmboo hrdwd flrs,grnrite in kit,bckyrd w/ mult ptios 925.847.2200

1687 QUAIL ST  
**GORGEOUS HOME! \$1,500,000**

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  
**STYLE & COMFORT \$1,650,000**

5 BR 4 BA aprx 4,300 sq ft-1/2 acre-Gourmet Kitchen-Lge Great Rm-Dwnstrs Master-Built is BBQ & Spa 925.847.2200

869 SUNNY BROOK WAY  
**ABSOLUTELY GORGEOUS! \$1,560,000**

4 BR 3 BA gourmet kitchen,hrdwd flrng,custom moldings,millwork,built-ins/ w/office/bonus rm,lg yard 925.847.2200

6098 SEQUOIA CT  
**FORMER MODEL \$575,000**

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

3263 VINEYARD AVE  
**PREMIUM LOT! \$199,900**

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

**COLDWELL BANKER**  
RESIDENTIAL BROKERAGE

Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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2215 MARTIN AVE., PLS.  
LOCATED IN MOHR ESTATES



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

1404 BRIONES LN., PLS.  
LOCATED IN IRONWOOD ESTATES



4BD / 3.5BA 3,182 SF. 10,363 SF. LOT.  
SINGLE STORY BUILT IN 2006  
\$1,295,500

1113 HOPKINS WY., PLS.  
LOCATED IN PLEASANTON



3BD / 2.5BA PLUS OFFICE. 10,607 SF.  
LOT. SINGLE STORY ELEGANCE  
\$1,153,000

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



4BD / 2.5BA 3,357 SF. 9,541 SF. LOT.  
UPGRADED & REMODELED  
\$1,075,000

3641 HUFF CT., PLS.  
LOCATED IN STONERIDGE PARK



5BD + LOFT / 3BA 2,913 SF. POOL/SPA  
OPEN FLOOR PLAN, UPDATED KITCHEN  
\$930,000

1766 ORCHARD WY., PLS.  
LOCATED IN PLEASANTON VALLEY



4BD / 2BA 1,862 SF. 7,650 SF. LOT.  
WOOD FLOORING, UPDATED BATHS &  
KITCHEN \$710,000

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



3BD / 2BA 1,411 SF. 7,713 SF. LOT.  
UPDATED IN 2000  
\$625,000

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



3BD / 2BA 1,159 SF. 6,575 SF. LOT.  
ROOM TO EXPAND, WOOD FLOORS  
\$568,000



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-BAYEAST Association of Realtors  
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-REALTOR Magazine



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apr.com

**PLEASANTON VALLEY (BIRDLAND)**

PENDING



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 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

*Silver Oaks Estates*

PRICE REDUCTION



**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 \$1,699,000

**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](http://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	113	105	↓	3	5	↑
Single Family Homes Over \$1,000,000	105	106	↑	1	1	same
Single Family Homes Over \$2,000,000	34	33	↓	0	1	↑
Total # Of Single Family Homes In Pleasanton	218	211	↓	4	6	↑

This is a weekly watch for Pleasanton Residents to monitor active inventory and pending sales overall or by price range.  
\*\* Arrows represent an increase or decrease in the units in a given category.



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



**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. 4 car garage. Gourmet kitchen, stainless steel appliances. 1bd/1ba downstairs. Backs to open space.

**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.

**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!

**TIFFANY ROSE BY APPOINTMENT**



**PLEASANTON \$1,100,000**  
Unbelievable single story in South Pleasanton. Private gate, huge 1/2+/- acre lot with huge possibilities! 4bd/2ba, 2167+/-sf. Separate guest unit.

**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!

**MOXLEY TEAM BY APPOINTMENT**



**PLEASANTON \$930,000**  
Open floor plan features 5bd/3ba/bonus room (1bd/1ba downstairs), 2913+/-sf, formal DR, FR has fireplace. Kitchen has granite slab counters with service island. Pool/spa and firepit.

**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!

**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, bath, flooring, A/C, roof. Pool with removable child safe fence. Award winning schools.

**JOYCE JONES BY APPOINTMENT**



**PLEASANTON \$735,000**  
Updates Galore! 4bd/2.5ba, upstairs bonus room, updated kitchen with granite counters, Brazilian Cherry wood floors, Cherry cabinets, Plantation shutters, surround sound, plush yards and pool.

**TIM MCGUIRE BY APPOINTMENT**



**PLEASANTON \$729,000**  
3bd 2ba 1815+/-sf home on a court one block from the sports park. New Island Kitchen with Quartz counters, maple cabinets.

**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.

**JO ANN LUISI BY APPOINTMENT**



**NEWARK \$585,000**  
Great, 4bd/2ba quiet court location. Formal living room. Kitchen opens to Family Room. Hardwood floors. New landscape front and back. Home Warranty.

**MARK LAFFERTY BY APPOINTMENT**



**LIVERMORE \$519,950**  
This Rhonewood property is absolutely beautiful! Some of the features include: Professionally landscaped yards, swimming pool, dual pane windows, newer 50 year roof and much more.

**MARY JANE DEERING BY APPT**



**DUBLIN \$359,500**  
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!

