

# Buying & Selling



## Now is the time

Low interest rates, home prices are good for buyers with good credit

► page 3

## Sales are up

West sees gains over 30 percent

► page 6



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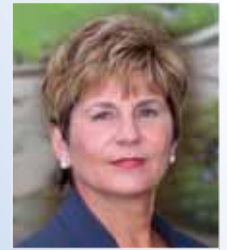
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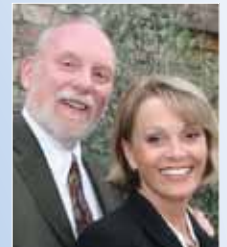
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## Home sale of the week



### 475 East Angela Pleasanton – \$505,000

This 3 bedroom vintage downtown home is located on a large corner lot with side-yard access and detached garage. It features the original hardwood floors, newer roof, windows, fencing, paint, and an updated kitchen. It can easily be expanded or remodeled. Listed by Mike Carey of Investment Real Estate Company. (925) 846-0506

## If you're thinking about buying, do it now

*Real estate veteran says lower prices, low interest rates make this opportune time for Pleasanton, Tri-Valley home buyers*

by Jeb Bing

With all the angst over real estate these days, prospective buyers might think it's wise to wait a while before "moving up" to a bigger house or even making that first-time leap into home ownership. They're wrong.

That's the message from Janet Cristiano, the broker/managing partner at Prudential California Realty.

Sure, she's a Realtor and she's saying what real estate agents are supposed to say to promote sales and improve their business which, as everyone knows, has not been very robust lately.

But Cristiano may have a point. Fixed, 30-year interest rates are in the 4-and-5 percentage point brackets, historic lows for this century and certainly since the 18-19-percent ranges in the early 1980s.

Home prices are also low, with existing homes now selling at 1999 prices in much of the Tri-Valley and far less in the foreclosure-hot communities of Brentwood, Antioch, Mountain House and even in parts of Livermore.

Experts say the stars are aligned in favor of buyers with good credit, especially for first-time buyers who can take advantage of recent stimulus packages that can make their purchase even less expensive, but also for those who want to sell their house in Pleasanton and move up into more spacious quarters.

Interest rates are not likely to stay this low for long and home prices appear to be bottoming out. In Pleasanton, there is a variety of homes ranging from seven room estate homes in Ruby Hill that sell for \$3 million and more to town homes for much less.

Although Pleasanton hasn't escaped the downturn in sales and downward trend in prices, the market here is better than in many neighboring communities and in far better shape than the state as a whole. Conditions also seem to be getting better, with more sales so far in the first quarter of

2009 than at the same time a year ago.

"So the buyer's confidence is building again and, of course, affordability has gotten better as prices have gone down," Cristiano explained.

It's the lack of confidence that interest rates have dropped about as far as they will and that home prices have nearly bottomed out that has kept most buyers out of the market. There's also been difficulty in finding mortgage lenders willing to make loan commitments.

Today, conforming loans (the most common and easiest to arrange financing) include mortgages below \$729,000, much better funding is available to a large group of buyers.

Most of the higher mortgages are for homes in Ruby Hill, Castlewood and other high-end Pleasanton neighborhoods where prices range from \$2 million to \$4 million and even higher. For those homes, it's not uncommon for buyers to seek jumbo mortgages well above the \$729,000 mark. With good equity, say from selling an existing home in the \$1 million range, and good credit, more jumbo mortgages are being written. But it's even more important for buyers seeking those types of mortgages to be "squeaky clean" in their credit rating.

As good as the timing is for prospective home buyers today, it's even better for first-time home buyers or anyone who has not owned a home in the last four years. These buyers are now eligible for a federal tax credit of up to \$8,000, a benefit recently put into place to encourage buyers to purchase right now. It's not a deduction or loan to be re-paid, but a credit against taxes owed in the current year. Special benefits also include smaller down payments with fixed-rate, 30-year loans available through the FHA with as little as 3 percent down for qualified buyers on conforming loans.

"I've seen quite a few up-and-down real estate marketing cycles in my years as a Realtor in Pleasanton," Cristiano said. "This has been the most difficult but we're starting to work our way out of it." ■

### About the Cover

It's spring—and the perfect time of year for house-hunting. This home at 2886 West Ruby Hill Drive in Ruby Hill is listed by The Fabulous Properties Team of Dave and Fran Cunningham, Donna Garrison, Debby Johnson-Abarta and Susan Schall, all of Keller Williams Tri-Valley Realty. Photo courtesy of Donna Garrison. Cover design by Kristin Herman.

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# Featured Properties



**Livermore** – Beautiful, well maintained four bedroom three bathroom home with approximately 2141 square feet, located on a cul-de-sac. Light, bright and open floor plan with newer paint in various rooms. Large Family Room, Dining Room and Kitchen. One full bedroom and bathroom on the main floor. Newer furnace and air conditioning. Large rear yard with hot tub and gazebo. Does not back to Vasco.  
**1141 Baltusrol Court \$549,000**



**Livermore** – Great Two Story Home at a Great Price! Very spacious five bedroom, three bathroom home with almost 2700 square feet of living space. You'll love the family room and large, open kitchen with Hardwood floors and Maple cabinets. Great backyard with a pool and spa, with a removable safety fence, plus a grassy area for play. You'll definitely want to come by and take a look!  
**5743 Edelweiss Way \$675,000**



**Pleasanton** – A classic, elegant one-story custom home on an approximately .48 acre lot in the desirable "The Grove/Chain of Lakes" area. Elegant, new kitchen including professional stainless steel Wolf Range, farmer's sink, granite, two built in refrigerators, and custom Hickory cabinets. Beautiful interior courtyard, pebble tech pool, expansive lawns and walking trail to the park and Mohr elementary school.  
**3707 Mohr Avenue \$1,399,950**



**Pleasanton** – Beautiful French Country Chateau with a court location. With four bedrooms, four and a half bathrooms and almost 3400 square feet, this beauty has plenty of room for entertaining and family living. First floor Master Suite with retreat and a spacious loft/media room on the second floor. Downstairs office/den with cherry, built-in, two person workstation and bookcases.  
**2560 Grappa Place \$1,599,000**



**Pleasanton** – A Quality, Custom-Built, five Bedroom, three and a half Bathroom, Single Story Home in the Gated Community of Ruby Hill. Located on an Elevated Lot Above the 15th Green with Breathtaking Views of the Vineyards, Hills and Golf Course, a Peaceful, Private Setting, a Beautiful Yard with a Built-in Pool, Spa and Barbecue and a Fantastic Floor Plan That is Bright, Airy and Open. This Home is a Real Winner!  
**1713 Via Di Salerno \$1,995,000**



**Pleasanton** – A touch of New England elegance sets this distinctive five bedroom five and a half bathroom, custom residence apart and combines exquisite décor, superior construction and all of the heart warming comforts of home. Stunning interior appointments, including a beautiful gourmet kitchen, a downstairs Master Suite and a light filled great room. An incredible court location that backs to the golf course.  
**1642 Orvieto Court \$2,395,000**



**Pleasanton** – Sitting on the 18th Fairway this stunning five bedroom, six full bathrooms, two half bathroom home has views of Mt. Diablo and the Club House. This is one of the best quality built homes in Ruby Hill with just tons of added features. With approximately 9051 square feet of luxurious living space and a huge lot, approximately .68 acres, this is one of the best lots and homes. You couldn't build it today for this price!  
**1393 Via Di Salerno \$3,790,000**



**Pleasanton** – The best Ruby Hill has to offer! Located on the 18th hole, this unbelievable home has six bedrooms, six full bathrooms, two half bathrooms, approximately 10,000 sq ft, almost ¾ of an acre lot, five car garage, an RV garage, a 12+ seat theater with top of the line components and a full wet bar, a Billiards room, Exercise room, a gourmet kitchen, built-in pool and spa, a separate guest house and so much more!  
**3768 W Ruby Hill Drive \$6,900,000**



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

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**18 GOLF RD \$1,595,000**  
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**4524 2ND ST \$1,095,000**  
Gorgeous home built in 1910 and restored to its current grandeur in 2004. Shows like a designer show place. All the bells and whistles. Custom cherry wood Cab. Granite Slab counters. S/S appliances. Hardwood flooring thru-out. Beautifully landscaped front/backyards. All this and on Historic 2nd St.  
**TODD MARTINEZ 925.784.7000**

[www.CoreyGreen4u.com](http://www.CoreyGreen4u.com)

**PLEASANTON**  
**3748 SELVANTE ST \$868,000**  
Ruby Hill. Incredible Views of Mt. Diablo and Pleasanton Hills with Complete Building Plans for a 6300+ Sq Ft Mediterranean Style Dream Home. 189K toward Bldg Cost has been paid. New Retaining Wall is Securely in Place.  
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[www.KellyPatterson.com](http://www.KellyPatterson.com)

**PLEASANTON**  
**2274 VIA ESPADA \$759,950**  
**OPEN SUN 1:30-4**  
Fabulous Home in Del Prado Loaded with Upgrades! 4 Bedrooms, 2.5 Baths, approx. 2124 SQFT. Excellent Location, Great Schools, Easy Freeway Access. Enjoy being close to Downtown Pleasanton, the Sports Park, Hansen Park and the Fairgrounds.  
**KELLY PATTERSON 925.251.2535**

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

**PLEASANTON**  
**6045 ACADIA CT \$549,950**  
**OPEN SUN 1:30-4:30**  
3 bedrooms, 2 bath single family home in Pleasanton. Beautifully maintained! Updated kitchen, newer carpet, paint and much more! Additional bonus room great for family entertaining! Lovingly maintained yards with blooms year round!  
**TONNI CHANDLER 925.251.788.7788**

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

**PLEASANTON**  
**2558 SECRETARIAT DR \$499,000**  
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[www.SusetteClark-Walker.com](http://www.SusetteClark-Walker.com)

**DUBLIN**  
**7157 HANSEN DRIVE \$589,000**  
**OPEN SAT & SUN 1:30-4:30**  
Approximately 2,200 square feet of living space on a large corner lot, 4 bedrooms, 3 full baths, updated kitchen, easy freeway access and a short drive to BART.  
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**Fantastic Home**

**DUBLIN**  
**6140 LEDGEWOOD TER \$939,000**  
Fantastic family home - court location! Many recent upgrades including exterior refinishing & paint, dual pane windows, bamboo flooring, crown molding & more. Some finishing touches needed. This semi-custom home has a nice layout, 3 car garage, big yard & backs to open area with trees and creek.  
**MINA NUGENT 925.251.2540**

**Chateau Gamay Community**

**LIVERMORE**  
**1651 QUAIL CT \$1,550,000**  
Don't miss this gorgeous single level 4500 sqft, home on one acre. Beautifully landscaped yard with in ground pool and outdoor kitchen/Lge newly remodeled kit/slab granite ctrs/blt in ref/game room/fam. rm/formal din. rm/5 car garage/RV door.  
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**1817 BUENA VISTA AVE \$995,000**  
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[www.TheDeansOfRealEstate.com](http://www.TheDeansOfRealEstate.com)

**DANVILLE**  
**4407 FLEETWOOD RD \$919,000**  
Private yard w/no rear neighbors. Walk to pool/tennis/bb/hiking/shopping & schools.  
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**SAN RAMON**  
**771 PRADERA WAY \$749,950**  
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\*Rates are subject to change without prior notice. Rate applies to those with 25% equity, 740 credit scores, 2 years qualified employment, etc. Payments above do not include property tax and insurance. Those who are purchasing or with less than perfect credit, we have all types of programs for you. California Real Estate Broker License # 01050210.

## Buying & Selling

# Existing-home sales rise nationally, including in western states

*Sales in West up over 30% from year ago, but median price also down by 30%*

Existing-home sales increased in February, reversing losses in January. Even so, sales activity remains relatively soft, reflecting additional layoffs and buyers waiting for housing provisions in the economic stimulus package to take effect, according to the National Association of Realtors.

Existing-home sales, including single-family, townhomes, condominiums and co-ops, rose 5.1 percent to a seasonally adjusted annual rate of 4.72 million units in February from a pace of 4.49 million units in January, but are 4.6 percent below the 4.95 million-unit level in February 2008. Seasonal adjustment factors are more volatile in winter months, but sales rates over the past few months show dampened sales activity.

In the West, existing-home sales increased 2.6 percent to an annual rate of 1.20 million in February and remain 30.4 percent higher than a year ago. The median price in the West was \$204,600, which is 30.3 percent below February 2008.

Lawrence Yun, NAR chief economist, said first-time buyers accounted for half of all home sales last month, with activity concentrated in lower price ranges.

"Because entry level buyers are shopping for bargains, distressed sales accounted for 40 to 45 percent of transactions in February," he said. "Our analysis shows that distressed homes typically are selling for 20 percent less than the normal market price, and this naturally is drawing down the overall median price."

The national median existing-home price for all housing types was \$165,400 in February, down 15.5 percent from a year ago when the median was \$195,800 and conditions were close to normal; the median is where half of the homes sold for more and half sold for less. "Given the downward distortion in price comparisons due to distressed sales, it's important for owners to keep in mind that this doesn't equate to a similar loss of value for traditional homes in good condition," Yun explained.

Yun said a recovery in the West is much stronger than expected. "Strong sales gains in the West are led by California, where the median listing price is beginning to rise for the first time in three years," he said.

NAR President Charles McMillan, a broker with Coldwell Banker Residential Brokerage in Dallas-Fort Worth, said home shopping activity has picked up with housing affordability at a record high.

"The number of buyers looking for homes rose 5 percent in February, and also was 5 percent above a year ago," he said. "It appears most of the increase in buyer traffic occurred in the latter part of the month after the \$8,000 first-time buyer tax credit was put in place. At the same time, mortgage pur-

chase applications have risen, so we expect to see sales picking up around late spring."

McMillan noted that more potential buyers are learning about the tax credit, just as the traditional spring home-buying season begins.

"In this changing market, smart buyers and sellers consult with Realtors who can advise them about current conditions in their area, and counsel them on the best way to move forward," he said.

According to Freddie Mac, the national average commitment rate for a 30-year, conventional, fixed-rate mortgage edged up to 5.13 percent in February from a record low 5.05 percent in January; the rate was 5.92 percent in February 2008. Last month's average mortgage rate was the second lowest since data collection began in 1971. Last week the rate further declined to 4.98 percent.

Total housing inventory at the end of February rose 5.2 percent to 3.80 million existing homes available for sale, which represents a 9.7-month supply at the current sales pace, unchanged from January. In the six months prior to February, the total number of homes for sale had steadily declined from a record level last July.

Single-family home sales rose 4.4 percent to a seasonally adjusted annual rate of 4.23 million in February from a level of 4.05 million in January, but are 3.6 percent below the 4.39 million-unit pace in February 2008. The median existing single-family home price was \$164,600 in February, down 15.0 percent from a year ago.

Existing condominium and co-op sales increased 11.4 percent to a seasonally adjusted annual rate of 490,000 units in February from 440,000 units in January, but are 13.1 percent lower than the 564,000-unit pace a year ago. The median existing condo price was \$172,200 in February, which is 18.7 percent lower than February 2008.

Besides sales increases in the West, existing-home sales also jumped in the Northeast, up 15.6 percent to an annual pace of 740,000 in February, but 14.9 percent below February 2008. The median price in the Northeast was \$251,200, down 4.8 percent from a year ago.

Existing-home sales in the Midwest increased 1.0 percent in February to a pace of 1.04 million but are 14.0 percent lower than a year ago. The median price in the Midwest was \$131,000, which is 7.8 percent below February 2008.

In the South, existing-home sales rose 6.1 percent to an annual pace of 1.74 million in February but are 11.2 percent below February 2008. The median price in the South was \$146,700, down 10.0 percent from a year ago.

—Jeb Bing

## Sales at a Glance

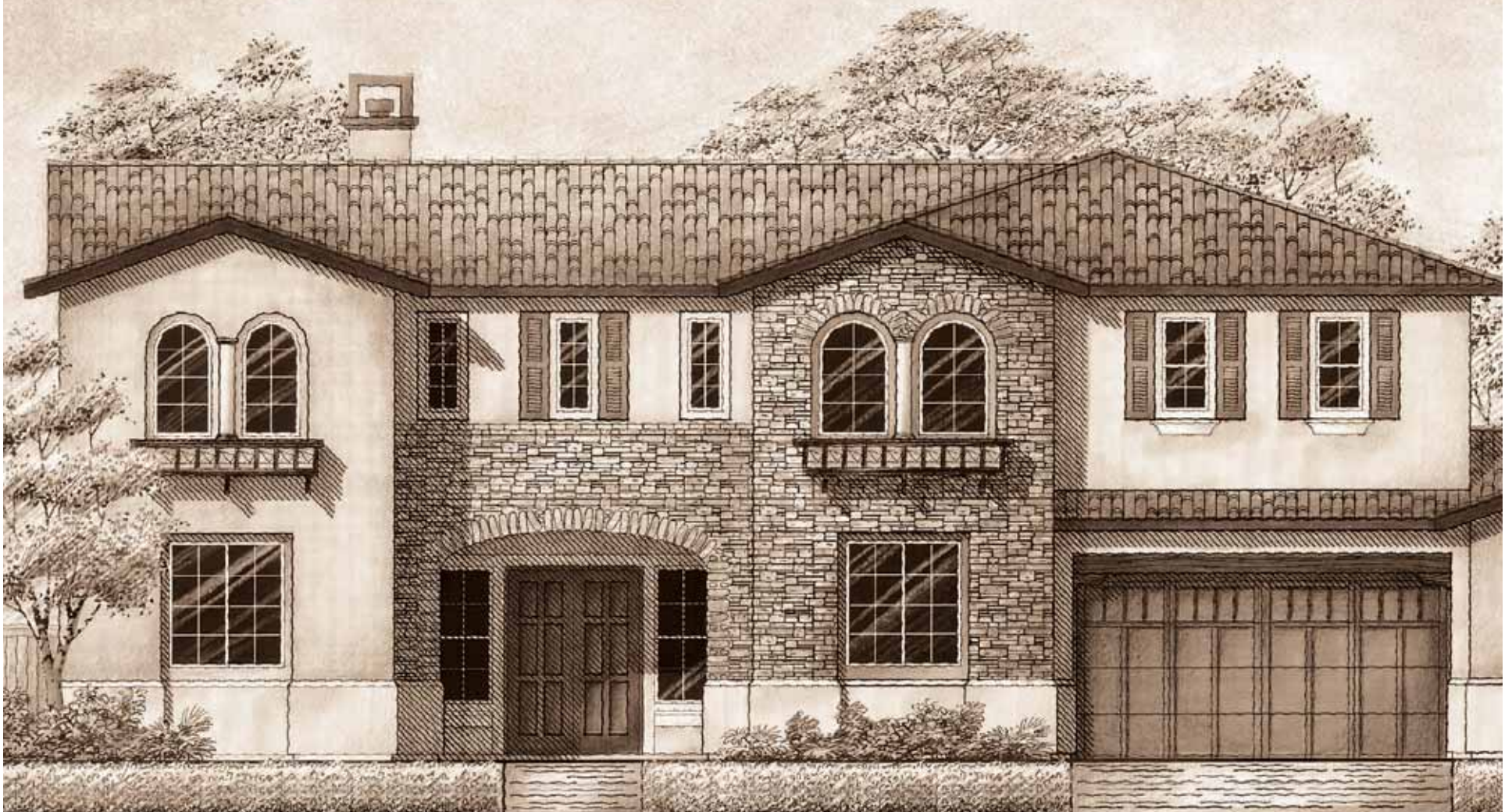
Source: California REsource

| Dublin                            | Livermore                         | San Ramon                         |
|-----------------------------------|-----------------------------------|-----------------------------------|
| Total sales reported: 3           | Total sales reported: 14          | Total sales reported: 9           |
| Lowest sale reported: \$320,000   | Lowest sale reported: \$225,000   | Lowest sale reported: \$205,000   |
| Highest sale reported: \$775,000  | Highest sale reported: \$780,000  | Highest sale reported: \$916,000  |
| Average sales reported: \$515,000 | Average sales reported: \$442,964 | Average sales reported: \$637,778 |

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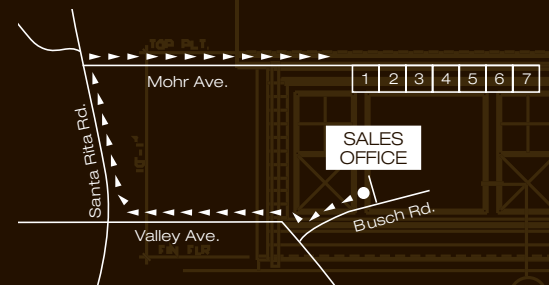
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# We Find Homes for Our Furry Friends Too!

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## Junior



2 year old male Domestic Short Hair Great family cat is affectionate and loves to play. Like kids & gets along with other cats too.

Sponsored by  
Andy Poryes  
Alain Pinel 963.8871  
andyporyes.com

## Sophia



3 year old female Domestic Short playful independent cat with attitude. Loves affection. She would do best in an adult-only home.

Sponsored by  
Julia Korpi  
Prudential 925.463.6135  
juliakorpi.com

## Bronco



2 1/2 year old male Rottweiler/Shepherd. Gets along well with children and other dogs. Very playful & needs more training.

Sponsored by  
Gina Piper  
Prudential 925.462.9175  
PleasantonRealEstate.com

## Cher



5 year old female Hound/Lab Loves people and will respond well to training included in the adoption fee. Good family pet.

Sponsored by  
Phyllis & Carolyn Weiner  
J Rockcliff 925.872.1416  
phyllisandcarolyn.com

## Vespa



2 year old male domestic short hair. Outgoing & affectionate. Gets along well with other calm cats. Great family pet.

Sponsored by Mark James  
Alain Pinel 925.216.0454  
realestatewithmarkjames.com

## Garfield



4 year old male Domestic Short Hair mitted. Big mellow boy who does well with kids, other cats & seems to like dogs too. Great family pet.

Sponsored by Don Faught  
Alain Pinel 925.251.1111  
alainpinelpleasantonrealestate.com

## Big Boy



10 year old male Flame Point Siamese. A member of Club Second Chance with a discounted adoption fee & a discount card for pet stores & other pet services. Plays well with other cats and family members.

Sponsored by Kristy Peixoto  
J Rockcliff 925.251.2536  
estatesandranches.com

## Pia



8 year old female Domestic Short Hair. Suitable for quiet home with laps and cuddles. Member of the Club Second Chance with a discount adoption fee discount card for pet stores & other pet services.

Sponsored by Madeline Walker  
J Rockcliff 800.319.8991  
madelinewalker.com

## Panser



8 year old male Pointer. Well trained, calm & polite around other dogs. Best suited to a home with older children/adults.

Sponsored by Chris Jensen  
Northpoint Group 925.738.0315  
northpointgroup.com

## Maribel



4 year old female American Pit Bull Terrier. Gets along well with other dogs and is best suited to a home with older children/adults.

Sponsored by Sonali Sethna  
Hometown GMAC  
925.426.3839 web  
Sonalisells.com

## Byron



4 1/2 year old Australian Shepherd/Basset Hound. Loving and snuggly best suited for older children/adults. OK with some dogs, No cats

Sponsored by  
The Fabulous Properties Team  
Keller Williams Tri-Valley Realty  
fabulousproperties.net

## Chelsea



5 year old Shepherd Loves people and other dogs, but no cats allowed! With a little training she will be a great member of any household.

Sponsored by Diane Sass  
J Rockcliff 925.462.2068  
DianeSass.com

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# PLEASANTON WEEKLY OPEN HOMES THIS WEEKEND

For an online version with mapping or to list your open home go to: [www.PleasantonWeekly.com/real\\_estate](http://www.PleasantonWeekly.com/real_estate)

## DANVILLE

### 5 Bedrooms

**16 Hermosa Court \$2,100,000**  
Sun 1-5 Prudential CA Realty 218-1224

## DUBLIN

### 4 Bedrooms

**7157 Hansen Drive \$589,000**  
Sat/Sun 1:30-4:30 J Rockcliff Realtors 251-2547

## LIVERMORE

### 4 Bedrooms

**730 Geraldine Street \$499,900**  
Sun 1-4 J Rockcliff Realtors 858-4384

**1002 Cararra Way \$899,999**  
Sun 1-4 Better Homes Realty 963-1565

### 6 Bedrooms

**2223 Sevillano Court \$1,325,000**  
Sun 1:30-4:30 REMAX Accord 699-3122

## PLEASANTON

### 2 Bedrooms

**2130 Alexander Way \$430,000**  
Sun 1-4 Keller Williams Tri-Valley Realty 397-4244

**3263 Vineyard Ave #178 \$55,000**  
Sun 1-4 Coldwell Banker 336-1108

**4371 2nd Street \$795,000**  
Sun 1-4 Investment Real Estate Co. 963-0569

### 3 Bedrooms

**1465 Spruce Street \$368,000**  
Sat 1-4 Hometown GMAC 200-2457

**7748 Creekside Drive \$529,999**  
Sun 2-5 Hometown GMAC 339-1569

**6045 Acadia Court \$549,950**  
Sun 1:30-4:30 J Rockcliff Realtors 788-7788

**6535 Singletree Way \$579,950**  
Sat 1-4 Keller Williams Tri-Valley Realty 463-0436

**2656 Lotus Street \$649,900**  
Sat/Sun 1-4 Keller Williams Tri-Valley Realty 924-0444

**3291 Clifford Circle \$649,900**  
Sun 1-4 Keller Williams Tri-Valley Realty 315-8751

**2538 Larriquet Court \$689,000**  
Sun 1-4 Northern CA Brokers 699-0999

**868 Bonita Avenue \$799,000**  
Sun 1-4 ReMax Accord 462-3522

**4576 Del Valle \$995,000**  
Sun 1:30-4:30 Alain Pinel Realtors 621-4064

### 4 Bedrooms

**1139 Mataro Court \$1,029,000**  
Sun 1-4 Remax Accord 918-3395

**1608 Cindy Way \$1,229,000**  
Sat/Sun 12-5 Alain Pinel Realtors 785-7777

**1624 Cindy Way \$1,329,000**  
Sat/Sun 12-5 Alain Pinel Realtors 785-7777

**1640 Cindy Way \$1,349,000**  
Sat/Sun 12-5 Alain Pinel Realtors 785-7777

**2263 Doccia Court \$1,350,000**  
Sun 1-4 Prudential CA Realty 918-2912

**836 Piemonte Drive \$1,599,000**

Sun 1-4 Keller Williams Tri-Valley Realty 980-0273

**1735 Terra Court \$3,200,000**

Sun 1-4 Keller Williams Tri-Valley Realty 980-0273

**6272 Roslin Court \$553,000**

Sun 1-4 Keller Williams Tri-Valley Realty 463-0436

**3730 Crofters Court \$639,000**

Sun 1-4 Prudential CA Realty 734-5061

**2562 Glen Isle \$689,000**

Sun 1-4 Hometown GMAC 426-3826

**3436 Park Place \$689,888**

Sat/Sun 12-4 Northern CA Brokers 580-4524

**2274 Via Espada \$759,950**

Sun 1:30-4:00 J Rockcliff Realtors 251-2535

**2140 Tanager Court \$799,000**

Sun 1-4 Alain Pinel Realtors 462-7653

**6335 Paseo Santa Cruz \$799,000**

Sat/Sun 1:30-4:30 Prudential CA Realty 734-5061

**5855 San Juan Way \$925,000**

Sun 1-4 Keller Williams Tri-Valley Realty 397-4244

**3844 Mohr Avenue \$995,000**

Sat 12-4 Northern CA Brokers 931-1600

**1026 Hearst Drive \$1,099,900**

Sun 1-4 Hometown GMAC 417-8623

**3907 Arrowwood Court \$1,249,000**

Sun 1-4 Hometown GMAC 800-362-6257

**1063 Hearst Drive \$1,369,000**

Sat 1-4 Investment Real Estate Co. 963-0569

**1632 Cindy Way \$1,449,000**

Sat/Sun 12-5 Alain Pinel Realtors 785-7777

**1436 Irongate Court \$1,485,000**

Sun 1:30-4:30 Alain Pinel Realtors 621-4064

**5745 Hanifen Way \$1,729,000**

Sun 1:30-4:30 Alain Pinel Realtors 785-7777

**4222 Remillard Court \$1,875,000**

Sat/Sun 1-4 Alain Pinel Realtors 519-3534

**5862 Sunset Creek Court \$1,999,000**

Sun 1-4 Alain Pinel Realtors 785-7777

**3831 Antonini Way \$2,099,000**

Sun 1-4 Keller Williams Tri-Valley Realty 980-0273

**4141 W. Ruby Hill Drive \$2,599,000**

Sun 1-4 Keller Williams Tri-Valley Realty 202-6289

**2886 W. Ruby Hill Drive \$4,100,000**

Sun 1-4 Keller Williams Tri-Valley Realty 980-0273

**6918 Corte Mateo \$779,000**

Sun 1-4 Remax Accord 209-7644

**1368 Royal Creek Court \$1,195,000**

Sun 1-4 Keller Williams Realty 260-2508

**110 East Angela \$1,498,500**

Sun 1-4 Northern CA Brokers 426-4777

**3752 Trenery Drive \$2,999,000**

Sat/Sun 1-4 Alain Pinel Realtors 846-6500

*Coming Soon.....*



**5631 Highcrest Ct., Pleasanton**

Dramatic Views 4BD/2.5BA, tile throughout down stairs, granite counters, maple cabinets, large island.

*New Listing.....*



**23981 Fairlands Road**

Great Location in Fairview District, 3BD/2BA with fantastic views, quiet neighborhood, tile kitchen, entry & bonus/family rm on a large lot.



*Sonali Sethna*

REALTOR®  
Lic#01194792

**925.525.2569**

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

[Sonali@SonaliSells.com](mailto:Sonali@SonaliSells.com)

From Sign Up....  
to Sign Down.



**1597 Laguna Creek Ln,  
Pleasanton**  
Sold \$1,825,000



**4291 Omega Avenue**  
Sold \$455,000



**Sonali Means "\$OLD"**

# Introducing...NORTHERN CALIFORNIA BROKERS

*Located in the heart of Downtown Pleasanton above Tully's Coffee Shoppe*

OPEN SUN 1-4



## 110 E. ANGELA, PLEASANTON

BUY THE HOUSE GET A CAR! This downtown home comes with a Mercedes Benz S55 AMG. Home updated completely by the renowned Emmett Construction. Nearly 3000 sq. ft. historical home boasts 6BD/4BA. Easy access to Main Street events and restaurants. Originally built in 1904 and extensively updated in the past 7 years. Owner may consider Lease option. \$1,498,5000

**DALE MORRIS**

**925.426.4777**



**349 MAIN STREET**  
SUITE 202

**ELAINE STERNQUIST**  
**OWNER/BROKER**

**925.426.7800**



## 4693 AUGUSTINE ST., PLEASANTON

CONTRACTORS SPECIAL!!! Property has one single family home priced at \$498,500 or you have the option of 1 to 4 lots including house plans for homes in the 1650-2350 sq. ft. range. A rare opportunity to build your own home in downtown Pleasanton. Only 2 blocks from Main Street and less than a block from the Pleasanton Library. Call agent for pricing on lots.

**DALE MORRIS**

**925.426.4777**

OPEN SAT 12-4



## 3844 MOHR AVENUE, PLEASANTON

4BD/3BA, 2,637 sq. ft. Built in 1989, features a 3 car garage, tile roof, super custom pool & outdoor kitchen for those great Pleasanton summer days and nights. Mohr Elementary School area. Virtual tour at [www.EastBayAreaHomes.com](http://www.EastBayAreaHomes.com), click on featured property and click on virtual tour to see "Mohr!" Asking \$995,000

**GARY PALMATIER**

**925.931.1600**



## 4102 RENNELLWOOD WY., PLEASANTON

LOCATION, LOCATION, LOCATION! This Pleasanton beauty is located 1 block from one of Pleasanton's nicest parks and only 2 blocks to Safeway. This very nice 3BD/2BA home boasts 2 master suites. Owner is very interested in possibly playing the bank on this nice home with very LITTLE down. Call agent for more information on this financing. Offered at \$628,500

**DALE MORRIS**

**925.426.4777**



## 918 DIVISION ST., PLEASANTON

This downtown historical home 2 blocks from Main Street boasts a nearly 12,000 sq. ft. lot. The inside of this 2 BD/2 BA is very charming. You can build a 2nd home on this lot or keep the existing and make it your own. Very few of these large lots left in downtown. Owner is asking \$877,500 and with the right Buyer may finance the 1st for the Buyer.

**DALE MORRIS**

**925.426.4777**

OPEN SAT/SUN 12-4



## 3436 PARK PLACE, PLEASANTON

Sharp 3BD/2BA single story with over \$132,000 in upgrades. Granite counters with stainless steel appliances, updated bathrooms, light and bright floor plan. Excellent neighborhood, just minutes to schools, shopping, BART and freeway access. [www.3436ParkPlace.com](http://www.3436ParkPlace.com). Offered at \$689,888

**BRIAN AND LEANNA WRIGHT**

**925.580.4524**



## 4555 GATETREE CIR., PLEASANTON

Sought after Gallery model, 4 BD/3BA with approx. 2146 sq. ft. Excellent Pleasanton Valley neighborhood, huge pie shaped lot (9,178 sq. ft.) with paved side yard access, separate workshop, many fruit trees and exotic plants. Call for private showing. [www.4555GatreeCircle.com](http://www.4555GatreeCircle.com). Offered at \$739,888

**BRIAN AND LEANNA WRIGHT**

**925.580.4524**



## COMING SOON IN PLEASANTON

This 5BD/3.5BA home w/large 3 car garage shows just like a model. Owner is a professional carpet & tile contractor so the floor coverings are super. Great location off Mohr and close to everything. Super remodeled yard w/large pool & BBQ. This house will sell even in this market. Call the Gamache team now for a private viewing.

**GAMACHE TEAM**

**925.200.8941**



## 533 ST. THOMAS WAY, PLEASANTON

Rare 4BD town home in Vintage Hills!! Great end unit location steps away from Tawny Park. Kitchen w/ newer counters, inside laundry, family room w/ recessed lighting, formal living room w/ wood laminate floors, custom mouldings throughout, recently remodeled bathrooms, private patio w/ raised planter, Detached garage with auto opener. Offered at \$419,000

**DAVID MORRIS**

**925.699.0999**

OPEN SUN 1-4



## 2538 LARRIKEET CT., PLEASANTON

Meticulously Cared For Birdland Home! 3BR/2BA home on huge lot with covered gated side yard access. The kitchen & nook features 18" stone floors, double built-in oven, breakfast bar, custom granite & tile backsplash. Family room, formal dining room, master suite features double door entry, ceiling fan & slider access to patio. Offered at \$689,000

**DAVID MORRIS**

**925.699.0999**



## 1710 ORCHARD WAY, PLEASANTON

Location!! Location!! Location!! Large 4BD/2BA home in one of the most desirable areas of Pleasanton. Walk to K-12 schools, transportation, shopping and the parks. Over 2100 sq. ft. of living space. Sellers very motivated!! They say "bring us a deal."

**GAMACHE TEAM**

**925.200.8941**

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**2886 W. Ruby Hill Dr., Pleasanton**



6 BR, 5.5 BA, 9,240 sq.ft. Exquisite and tranquil w/spa like backyard, separate guest quarters, theater. Offered at \$4,100,000 OPEN SUN 1-4

**1735 Terra Ct., Pleasanton**



4 BR, 4.5 BA, 6,755 sq.ft. Stunning quality and craftsmanship. Offered at \$3,200,000 OPEN SUN 1-4

**3831 Antonini Way, Pleasanton**



5 BR, 5.5 BA 5,278 sq.ft. Old world finishes, pool size yard. Offered at \$2,099,000 OPEN SUN 1-4

**4141 W. Ruby Hill Dr., Pleasanton**



NEW PRICE! 5 BR, 5.5 BA, 6,800 sq. ft. Beautiful detail and backs to open space. Offered at \$2,599,000 OPEN SUN 1-4

**5855 San Juan Wy., Pleasanton**



4 BR, 2.5 BA, 2,536 sq.ft. Immaculate home, gourmet kitchen, "Sunset" style backyard, walk to town. Offered at \$925,000 OPEN SUN 1-4

**2130 Alexander Wy., Pleasanton**



2 BR, 2 BA, 1,071 sq.ft. Adorable updated townhouse in Pleasanton Village. Offered at \$430,000 OPEN SUN 1-4

**836 Piemonte Dr., Pleasanton**



4 BR, 3.5 BA, 3,845 sq.ft. Amazing golf course/hills view. Offered at \$1,599,000 OPEN SUN 1-4

**OTHER HOMES AVAILABLE IN RUBY HILL**

3303 Camillo Ct.—Offered at \$999,000  
4 BR, single story, private, 2,296 sq.ft.

1988 Via di Salerno—Offered at \$1,777,000  
4 BR, views, 4,616 sq.ft.

3206 Novara Wy.—Offered at \$1,799,000  
4 BR, pool/spa, 4,339 sq.ft.

1691 Orvieto Ct.—Offered at \$2,429,000  
4 BR, pool, panoramic views, 5,803 sq.ft.

1809 Spumante Pl.—Offered at \$3,200,000  
7 BR, cabana, pool, views, theater, elevator, 8,415 sq.ft.

Please visit [www.RubyHill.net](http://www.RubyHill.net) or [www.FabulousProperties.net](http://www.FabulousProperties.net) to view the details of these homes and other listings.

Fran & Dave Cunningham  
925-202-6898

Donna Garrison  
925-980-0273

Debby Johnson-Abarta  
925-989-6844

Susan Schall  
925-397-4244

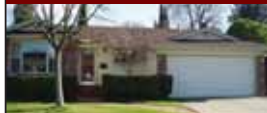


Find out why Keller Williams Tri-Valley Realty sells more homes in Pleasanton than any other company in town!

**6272 ROSLIN CT., PLEASANTON**

Adorable Pleasanton Home! 4 BD, 2 BA home with 1489 sq. ft. Sunny kitchen with garden window & maple cabinetry. Step down family room w/ brick fireplace overlooking private & serene yard. Dual pane windows & side access. \$553,000

1ST TIME OPEN SUN 1-4



NEW LISTING—OPEN SAT 1-4



**6535 SINGLETREE WY., PLEASANTON**  
Pottery Barn Perfect in Pleasanton! Almost 1600 sq. ft. with a beautifully remodeled kitchen, spacious living room, cozy family room overlooking the deck. Landscaped to perfection this is truly a gardeners paradise. \$579,950

**STUNNING PLEASANTON TOWN HOUSE**

Martha Stewart lives here or at least it looks like she does in this beautiful 3 BD townhouse. Sunny kitchen with beautiful floors, cabinetry, counters & recessed lighting. Dual pane windows, crown molding, new garage door...too many upgrades to list!



COMING SOON



**LIVERMORE**—Priced in the high \$800s  
Luxury in Livermore! Stunning granite kitchen with beautiful cabinetry, butler's pantry, & travertine floors. With over 3300 sq. ft. this Prima home will not be overlooked! 4 BD + a great room! This owner has spared no expense but has priced the home below all others! Call today!

**3263 VINEYARD WY., PLEASANTON**

No the price is not a error nor is it a foreclosure! Just a beautiful triple wide with over 1800 sq. ft. It's the perfect place to have your parents nearby! Located in Vineyard Villa, the Senior only mobile home park boasts a wonderful pool and club house. \$199,950



**PLEASANTON**—Wonderful 3 BD, 2 BA home with over 1800 sq. ft. Pride in ownership. Expanded family room with fireplace, updated kitchen and bathrooms. Located on a quiet court, yet walking distance to Val Vista Sports Park. \$364,950

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**4544 SIERRAWOOD LN. PLEASANTON**

Offered at \$685,000

3 BD, 2 BA with 1,721 sq. ft. of living space. Wonderful Westside Pleasanton home in Highland Oaks subdivision. Boasts hardwood flooring, tiled entry, dual-paned window throughout. Park with clubhouse, pool & playgrounds. Walking distance to schools.

**9648 VELVET LEAF CIR. SAN RAMON**

Offered at \$799,000

3 BD, 2 BA in 1,894 sq. ft. Gorgeous 1-story Quebec model in The Bridges. This home has tiled entry, kitchen, nook and family room. Kitchen with Corian countertops and plenty of oak cabinets. Master Bedroom with large master bath and walk-in closet. Situated on a premium lot backing to open space — No Rear Neighbors!



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**573 E. ANGELA ST. PLEASANTON**

Offered at \$799,000

Charming Pleasanton Heights home with panoramic views. Walk to the farmers market, concerts in the park & award winning schools. 3 BD, 2 BA, approx. 1600 sq. ft. of living space, 8456 sq. ft. lot with hot tub and deck. Beautifully updated with maple kitchen cabinets.



**655 NEAL ST. PLEASANTON**

Offered at \$749,000

Gorgeous Pleasanton Heights home. Walk to the farmers market, concerts in the park & award winning schools. 3 BD, 2 BA, approx. 1379 sq. ft. of living space, 7914 sq. ft. lot with hot tub and deck, beautifully updated kitchen w/granite counters, dual pane windows, gorgeous new bathrooms and much more.

**4068 WALNUT DR. PLEASANTON**

Offered at \$799,000

Walk to downtown, quaint home on Candy Cane Lane, wonderful neighborhood and walking distance to great restaurants and shopping. 3 BD, 2 BA, 1344 sq. ft. of living space, 5980 sq. ft. lot, elegant red oak hardwood floors, new landscaping, lush garden, custom brick walkways, full front/back irrigation, attached 2-car garage, recessed and accent lighting throughout, updated kitchen & bath w/heated jetted tub, Italian tile.



**4153 WALNUT DR. PLEASANTON**

Coming soon!  
Custom home currently under construction in an established neighborhood, just a minute walk to downtown. 2000 sq. ft. of living space with 4 BD, 3 BA and inside laundry. Call for details.

**DEANNA ARMARIO**  
(925) 260-2220  
[www.ArmarioTeam.com](http://www.ArmarioTeam.com)



# INVESTMENT REAL ESTATE COMPANY

RESIDENTIAL SALES • INCOME PROPERTIES  
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## 4371 2nd St., Pleasanton

Vintage downtown home located on Pleasanton's most desirable street! Charming original details throughout, hardwoods, detached 2-car garage + basement. Approx. 1200 sq. ft. with 2br, 1.5ba. Walk to Main Street fine dining, cafes, shopping and more! \$795,000



## 306 Neal St., Pleasanton

Amazing opportunity to live in the heart of Downtown. Large single-story home on over 20,000 sq. ft. lot with expansion possibilities. Approx. 2300 sq. ft. w/ 4br, 3ba. Hardwood floors throughout. Sideyard access. 2 blocks to Main St.! \$1,146,000



## 1062 Hearst, Pleasanton

Incredible Kottinger Ranch Home on over 1/2 acre view lot backing to open space. Approx. 3,300 sq. ft. with 5br, 2.5ba. Spectacular yard with pool, spa and waterfall. Once-in-a-lifetime location. \$1,369,000



## 4128 Pleasanton Ave., Pleasanton

10-year-old downtown home with 2,700 sq. ft. of living space. 4br, 3ba + custom loft addition. Extensive millwork and built-in cabinetry. 3 blocks to Main St.! \$1,030,000

## 15 Benjamin Ct., Pleasanton

This large 4br, 2.5ba home is ideally located just 1 block to Main St.! Upgraded and just 10 years old. \$669,000

Coming Soon - 3br, 2ba, 1600 sq. ft. Pleasanton Heights Home \$569,000  
Coming Soon - 7-Unit Downtown Victorian Income Property \$1,069,000

**MIKE CAREY**, Broker

925.963.0569 Cell  
925.846.0506 Office

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## Concierge Real Estate

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### 952 PAMELA PLACE~PLEASANTON

Elegant details hallmark this charming Bonde Ranch home. Located only minutes away from downtown Pleasanton. This beautiful home has approximately 3300 sq. ft. of living space with over a quarter acre lot. The home features five bedrooms, three and one-half baths, custom finished 3-car garage and a detached studio. Soaring ceilings, crown molding, dramatic spiral staircase, gourmet kitchen with granite counters, travertine floors and custom built-ins are just some of the many amenities that this distinctive home offers. **\$1,298,000**



**Andy Poryes**  
925.963.8871  
andyp@apr.com



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OPEN SATURDAY 1-4

www.SunolDream.com

Imagine listening to the water whisking down Sinbad Creek while sitting in your spa on the large private deck. Entertain around your remodeled kitchen w/granite counters & newer SS appliances. 3 bedrms, 2 full baths, 1600 SqFt  
**Offered \$599,987**

www.W-Lagoon.com

This quality Greenbriar home offers 3265 sq.ft. of luxury with soaring volume ceilings, lots of light, 5 bedrms & 4 full baths. Enjoy the large outside kitchen with refrigerator, then jump in the pool! Cook's kitchen includes double ovens, large center island and granite counters. This neighborhood has a massive public park and no HOA dues.  
**New price! \$1,189,987**



1342 W. LAGOON ROAD, PLEASANTON

**SOLD IN PLEASANTON**

|                                       |                                   |
|---------------------------------------|-----------------------------------|
| \$1,725,000.....4549 Mirador Dr.      | \$819,950.....4496 Desertwood Pl. |
| \$1,690,000.....8045 Oak Creek Ct.    | \$817,000.....4031 Schween Ct.    |
| \$859,000.....2724 Laramine Gate Cir. | \$715,000.....4502 Lakewood Ct.   |
|                                       | \$599,000.....6337 Shorewood Ct.  |

apr.com | PLEASANTON | 900 Main Street 925.251.1111 | AndyPoryes.com



# COLDWELL BANKER presents

californiamoves.com



**DUBLIN**  
6052 KINGSMILL TER  
STUNNING VIEWS **\$1,598,000**  
5 BR 5.5 BA Prof designed bckyrd,priv setting,4 car gar/custom upgrades,gated development with comm pl 925.847.2200



**PLEASANTON**  
Open SUN 1 - 4  
MUST SEE INSIDE! **21 CASTLEDOWN ROAD \$1,249,900**  
4 BR 2.5 BA views of Mt. Diablo!Kit opens to fam room/balcony. Formal dining & large master suite 925.847.2200



**PLEASANTON**  
Open SUN 1 - 4  
PREMIUM LOT **3263 VINEYARD AVE., UNIT 140 \$167,000**  
Bckyrd w/rdwd dck, seller help w/rent space w/6800 at close! Refrig incl, tile in kit/ba/entry 925.847.2200



**SAN RAMON**  
Open FRI/SAT/SUN 11 - 5  
CONDOS/TOWNHOUSES PRICES START IN HIGH \$200s  
1 & 2 bd condos/2 bd townhouses,vaulted ceilings avail,w/garages,gated,renovated/upgraded 925.847.2200

### BRENTWOOD

1916 SOFIA WAY  
ABSOLUTELY GORGEOUS! **\$420,000**  
4 BR 2.5 BA w/all the upgrds!Kit w/granite cntns,built-in SS appli,bed down,separate formal liv/din rm 925.847.2200

### DUBLIN

2917 SOUTHWIND LN  
BEAUTIFUL HOME **\$780,000**  
5 BR 4.5 BA frplcs/priv lot,upgrded w/granite slab cntnrts,Tiered cherry cabs, stair railing,SS appli 925.847.2200

7270 PROW WAY  
GORGEOUS VIEWS! **\$724,900**  
3 BR 2 BA Arx 2270 sf,Corner Lot Over 1/4 Acre,Hrdwd Flrs,Bth Bths Upgrded/Rem,Frplcs in Fam Rm/Mstr 925.847.2200

7086 DUBLIN MEADOWS ST. E, UNIT E  
GORGEOUS CONDO **\$299,500**

1 BR 1 BA Living Room w/Fireplace.Approx. 805' w/ VIEWS. Washer/Dryer/Fridge/Micro/Dishwasher Stay 925.847.2200

Open SAT/SUN 1-4  
MODEL PERFECT **8653 FENWICK \$688,000**

3 BR 3 BA + office, 2034 sq.ft., single story, corner lot. Glass sun rm, 3 car garage, side access, RV pad 925.847.2200

### FREMONT/ARDENWOOD

34239 MAYBIRD CIR  
AWESOME HOME! **\$730,000**

4 BR 3 BA 2110 SF, Large Master Suite Across From Award Winning Forest Park Elementary 925.847.2200

Open SAT/SUN 11 - 4  
GREAT HOME! **34529 WINSLOW TER \$630,000**

3 BR 2.5 BA 1611 SqFt, New custom paint & carpet throughout, Large lot w/built in BBQ and fruit trees 925.847.2200

Open SUN 11 - 4  
LUXURIOUS & EXECUTIVE **34258 TRAMPINI COMMON # 81 \$620,000**

3 BR 3 BA Living - 2 Master Suites Upstairs, Full Bed and Bath Downstairs, Desirable End Unit. 925.847.2200

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

### LIVERMORE

3300 DYER RD.  
PRICE REDUCTION! **\$998,000**

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

628 HAGEMANN DR  
GREAT HOME! **\$399,000**

4 BR 2 BA One story, newer kitchen appli, fam rm w/frplc, some dual pane windows, side yrd access 925.847.2200

### PLEASANTON

6729 RANCHO CT.  
GREAT HOME! **\$529,000**

4 BR 2 BA Hrdwd Flrs, Remodeled Kit, Sep Formal Living rm, Frplc, Rem Hall Bth, Cul-De-Sac Location 925.847.2200



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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**Julia Murtagh**

Direct: 925.621.4076

Cell: 925.997.2411

[jmurtagh@apr.com](mailto:jmurtagh@apr.com)

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***Talk to me about Real Estate opportunities in 2009***

***www.JuliaMurtagh.com***



**RECENTLY SOLD  
PROPERTIES**



**4148 Grant Court, Pleasanton**



**475 East Angela, Pleasanton**

Proud to be a member of...  
**"Save Pleasanton Schools"**

Julia Murtagh has lived in the Tri-Valley for the last 12 years and focuses her energy on selling real estate here. She has raised three children in the area and serves on the School Site Council in Pleasanton. She was Top Producer for her company in 2007.

**JULIA'S ACTIVE  
BUYER NEEDS  
INCLUDE...**

- Family looking for 3,000+ sq.ft. home, preferably new in Pleasanton or San Ramon. Up to \$1,500,000
- First time buyer looking for detached home in Pleasanton. Under \$500,000
- Young family looking for a home in Pleasanton, preferably with a pool. Up to \$850,000
- Relocation to Pleasanton. \$700,000-\$800,000



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**GOLDEN EAGLE ESTATE WITH VIEWS OF THE VALLEY**



**1531 Honeysuckle Court,  
Pleasanton**

This gorgeous completely remodeled 5 bedroom, 3 full, 2 half bathroom, 5220 sq.ft. +/- custom home sits on one of the best view lots in Golden Eagle Estates. Cul-de-sac location, approximately 1 acre lot which includes a beautiful serene pool with breathtaking views of the valley. For more information visit [www.1531honeysuckle.com](http://www.1531honeysuckle.com). Offered at \$2,489,000



**925.413.9306**

**925.621.4062**

[susiesteele@apr.com](mailto: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!*

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**Tim McGuire**  
925-462-SOLD

**WWW.TIMMCGUIRE.NET**



*Beyond Full Service—A Concierge Approach to Real Estate*

## McGuire Receives Platinum Service Recognition

Tim McGuire of Alain Pinel Realtors in Pleasanton, CA has repeated the previous year's achievement of being granted the highest level of service achievement in the real estate industry, Quality Service Certified® Platinum. The award is in recognition of earning 100% client service satisfaction in 2008, as measured by Leading Research Corporation (LRC),

A Quality Service Certified (QSC) award status is the only recognition in the real estate industry based on independently validated customer satisfaction survey results. After the conclusion of real estate transactions clients of QSC agents receive a survey, asking them to rate the agent on various aspects of the service process. The surveys are administered and the results are received and compiled by LRC.

Client feedback from the surveys becomes part of the agent's credentials. An overall satisfaction rating is displayed on a consumer website ([www.QualityService.org](http://www.QualityService.org)) where sellers and buyers have the ability to select a real estate professional based upon each agent's validated record of service satisfaction.

"Nothing is more important to a prospective client in selecting a professional than the service results achieved with past clients," says Larry D. Romito, President and CEO of QSC. He adds, "Consumers have greater confidence in service reliability, results and satisfaction with a Quality Service Certified real estate professional because they know the agent's service record has been validated by an independent third party. A 100% service satisfaction record like Tim McGuire has achieved is just awesome."



### 2140 Tanager Ct., Pleasanton

Beautiful Holiday model in Birdland, on a court. 4bd/2ba. Maple/granite kitchen, updated granite baths, custom marble fireplace, large backyard. Offered at \$799,000



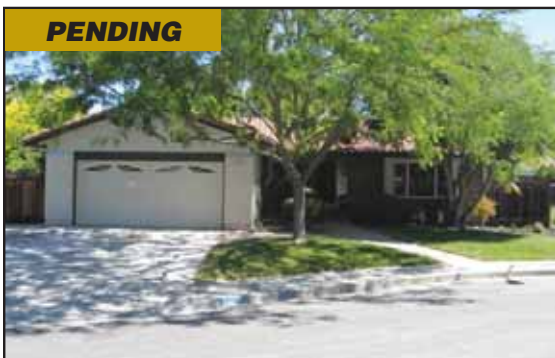
### Pleasanton

5bd/3ba, 3200+/- sq.ft. in Rosepoint area. Completely remodeled in 2007 with pool/spa and views. Call Tim for details.



### 2586 Skimmer Ct., Pleasanton

Beautifully remodeled 4bd/2.5ba, 2164+/-sq.ft. home w/ custom kitchen, hardwood floors, and pebble tech pool. Offered at \$835,000



### 2822 Jones Gate Ct., Pleasanton

Extensively remodeled 3bd/2ba, 1800+/-sq.ft. home located on a secluded court in the "Gates." Offered at \$679,900



### 1831 Halcyon Ct., Pleasanton

4bd/3ba, 2146+/- sq.ft. with full bd/ba downstairs, blocks from schools and parks. Offered at \$799,000



### 9146 Longview Dr., Pleasanton

4bd/3.5ba colonial home nestled along the Pleasanton Ridge w/views, privacy, a wine closet, and in-law suite w/separate entry & driveway. Call for showing. Offered at \$1,250,000



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# 680Homes.com Featured Properties



**ALAIN PINEL**  
REALTORS

**Doug Buenz**

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Direct  
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Expert real estate services

## The latest from The 680 Blog

### Departure Rules Put the Squeeze on Move-Up Buyers

My how things have changed in the real estate market. And perhaps nowhere has the change been more pronounced than for move-up buyers. During the height of the market in 2002-2005, move-up buyers accounted for a significant percentage of real estate transactions, perhaps as much as 60% or more.

The process was simple and straightforward; Buyer owns a house, and buyer has equity in the house. Home prices are going up, and homes are selling in >>Go to [www.680Homes.com](http://www.680Homes.com) to read the rest of this article.



**OPEN SUN 1-4**  
New Custom home with 5 BR + bonus room & office, 5 BTH, almost 1/2 acre lot with views!  
**\$1,999,000 5682 Sunset Creek Ct.**



**PRIME LOCATION!**  
Fabulous Country Fair home with granite & cherry kitchen, hardwood floors, 3 fireplaces, and private almost 1/4 acre lot w/ pool & spa.  
**\$1,199,900**



**GORGEOUS!**  
Bridle Creek Area. 5 BR + Office, 5 1/2 BTH, gourmet granite/cherry/stainless kitchen, .47 acre lot, luxurious master suite, & more!  
**\$1,729,000**



**JUST LISTED!**  
Elegant 4 BR + office & bonus room, 4 1/2 BTH home with 3 fireplaces, granite & stainless kitchen, and resort-like private yard w/ pool and waterfall!  
**\$1,749,500**



**WEST SIDE!**  
West Side Pleasanton! 5BR, 3 BTH, 3 car garage, large private .23 acre lot, granite & stainless kitchen, and more!  
**\$899,000**



**OPEN SAT/SUN 12-5**  
Incredible Styling! Downtown Pleasanton 4 BR plus loft, 3 1/2 BTH, new construction, flat 10,000 sq ft lot, hardwood, granite, & more!  
**\$1,329,000 1624 Cindy Way**



**NEW PRICE!**  
Stunning Mediterranean with 5 BR + office, 4 1/2 BTH, gourmet granite & maple kitchen, 3 fireplaces, and large private .92 acre creekside lot!  
**\$1,495,000**



**OPEN SAT/SUN 12-5**  
Upgrades galore! Fabulous home with 4 BR + loft, 3 1/2 BTH, 3 car garage, almost 1/4 acre lot, & more!  
**\$1,349,000 1640 Cindy Way**



**JUST SOLD!**  
Gorgeous luxury home with 5 BR + bonus room & office, 4 1/2 BTH, over 5000 sq ft with panoramic views!  
**\$1,695,000**

Go to [680Homes.com](http://680Homes.com) for more information on these homes and other properties.



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**ALAIN PINEL**  
REALTORS



**Anni Hagfeldt**

Direct 925.519.3534

anni@apr.com

www.annihagfeldt.com



**Open Saturday & Sunday 1-4**

## 4222 Remillard Ct., Kottinger Ranch

Located in beautiful Kottinger Ranch, this 5 bedroom/4.5 bath custom home on private drive gives amazing views from all around this unique property. Almost 4700 sq. ft. of living space on over 1/2 acre, the first floor features an inviting kitchen with new counter tops and stainless steel appliances, family room with vaulted/beamed ceilings and a guestroom with private bath, downstairs bonus room/game room and office. Master bedroom/bath on second floor. Outdoor BBQ, large deck, beautiful pool and a perfect yard for entertaining. HOA includes pool, tennis courts, cabana club and walking trails. New on the market.

**Offered at \$1,875,000**

**[www.4222remillardct.com](http://www.4222remillardct.com) for virtual tour and more photos**



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**BLAISE  
LOFLAND**



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blaise@blaiselofland.com

apr.com

## PRIVATE CUSTOM ESTATE

**EXCLUSIVE OPEN HOUSE SAT/SUN 1-4  
THIS WEEKEND ONLY**

**JUST REDUCED**



### 3752 TRENERY DRIVE, PLEASANTON

Gorgeous Mediterranean custom home on premium +/- one acre estate lot. Private secluded location. This home has approximately 8,402 square feet (6,141 on main level), seven bedrooms plus private office, and seven and a half bathrooms. Expansive gourmet kitchen. Antique marble, and Brazilian cherry hardwood floors. Extremely private rear grounds—great for entertaining with in-ground swimming pool. Expansive lawn area and beautiful mature landscaping. Circular driveway and oversized four plus car garage. Conveniently located in town near services, activities, and walking distance to desirable Mohr Elementary!

**OFFERED AT \$2,999,000**

### PLEASANTON HEIGHTS

**JUST REDUCED**



#### 857 (UPPER) ABBIE STREET, PLEASANTON

Private upgraded custom single story home on the crest of a hill with floor to ceiling windows to take in panoramic views of Pleasanton Ridge, oak studded hills and gorgeous sunsets. You are secluded yet in the heart of Pleasanton. Walk to Main Street and enjoy downtown Pleasanton. Large private grounds (16,308 sq. ft.) with exceptional views, guest unit/cabana, large patio areas with spa, and sitting/viewing deck for relaxing or entertaining! Save money in your solar powered home. 4 bd, downstairs bonus room (5<sup>th</sup> bd option). Approx. 3,437 sq. ft. including separate guest unit/cabana. Option to expand lower level within existing house footprint! Don't miss it!

**OFFERED AT \$1,189,000**

### SHADOW CLIFF

**JUST REDUCED**



#### 2860 EL CAPITAN DRIVE, PLEASANTON

Check out this updated single story home with three bedrooms, two baths, and approximately 1,140 square feet. Great starter home or investment property! Excellent condition! Lots of additional features including, new interior paint, new carpet and blinds throughout. Wilsonart wood flooring. New kitchen appliances. Central heat/air. Tile Roof. Private rear yard. Neighborhood park.

**OFFERED AT \$529,500**

### SILVER OAKS ESTATES



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

For more information,  
visit [www.SilverOaksEstates.com](http://www.SilverOaksEstates.com)

| LOT | SIZE   | HOME STYLE   | PRICE     |
|-----|--------|--------------|-----------|
| 1   | 34,400 | Single Story | \$599,000 |
| 2   | 23,670 | Two Story    | \$599,000 |
| 3   | 30,030 | Two Story    | SOLD!     |
| 4   | 20,300 | Single Story | \$599,000 |

PLEASANTON 900 Main Street



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



UWE MAERCZ BY APPOINTMENT



**PLEASANTON \$3,499,000**  
8400+/-sf of Luxury on Golf Course. 6bd/6.5ba, library, media room, spa retreat, tech room, gourmet kitchen. Must See!

BLAISE LOFLAND OPEN SAT/SUN 1-4



**PLEASANTON \$2,999,000**  
Georgous Mediterranean custom home. Private secluded location. 7bd/7.5ba, Gourmet kitchen. Antique marble/hdwd flrs. Private rear grounds, pool/spa. Beautiful landscaping. 3752 Trenerly Dr.

SUSIE STEELE BY APPOINTMENT



**PLEASANTON \$2,489,000**  
Gorgeous 5bd/3full/2half bathrooms, bonus room. 5200+/-sf custom home in Golden Eagle Estates with stunning views over 1 acre w/pool. Every upgrade imaginable.

UWE MAERCZ BY APPOINTMENT



**PLEASANTON \$2,399,000**  
Cul de Sac lot, large backyard private sport court, great view. 5719+/-sf, 5bd, 4.5ba, 2 staircases, hardwood floors, granite counters & more!

DOUG BUENZ OPEN SUN 1-4



**PLEASANTON \$1,199,000**  
Elegant 2 story custom over 5400 +/-sf on 1/2 acre corner lot. 5bd/5ba w/office & bonus room. Dramatic upgrades, beautiful views. 5682 Sunset Creek Ct.

DOUG BUENZ BY APPOINTMENT



**PLEASANTON \$1,729,000**  
Bridle Creek area. 5bd + office, 5.5ba. Gourmet kitchen, w/granite/stainless/cherry. Luxurious master suite, .47+/- acre lot & more.

MARTA RIEDY BY APPOINTMENT



**PLEASANTON \$1,430,000**  
Stunning Ruby Hill home w/\$175k in upgrades! 5bd/3ba/3 car garage. Large level backyard. Seller says Sell!!! Hurry!!

M. NOKES/D.BUENZ OPEN SAT/SUN 1-5



**PLEASANTON \$1,329,000**  
1 of 4 new homes in Downtown Pleasanton! Stunning semi-custom 4 bd+loft, features 1st floor master bd, 10,000+ sf lot, covered front porch, 'Barefoot Contessa' kitchen and \$73,000 of upgrades. 1624 Cindy Way

TIM MCGUIRE BY APPOINTMENT



**PLEASANTON \$1,250,000**  
Custom home built in 1971. 4bd/3.5ba, 3304+/-sf home on 1.72+/-wooded acres. Newer granite kitchen, hardwood flrs, in-law/au pair quarters.

OTT/RICHARDS BY APPOINTMENT



**LIVERMORE \$1,250,000**  
Spacious 6bd/5.5ba w/hills/vineyard views. \$100k in upgrades and over \$130k in backyard landscaping. Tropical setting, travertine patio, pool w/waterfall/spa.

MARK JAMES OPEN SUN 1-4



**PLEASANTON \$1,249,000**  
Absolutely Gorgeous! 5bd/3ba/3car. Over 3000+/-sf home. Extensively remodeled. Sunset Magazine rear yard. Pool, spa, palapa. Just 2 blocks from downtown. 18,000+/-sf lot. 616 Windmill Ln.

BLAISE LOFLAND BY APPOINTMENT



**PLEASANTON \$1,189,000**  
Private upgraded custom single story. Large private grounds (16,308+/-sf) Solar powered home. 4bd downstairs bonus room 3437+/-sf including separate guest/cabana.

TIM MCGUIRE OPEN SUN 1-4



**PLEASANTON \$799,000**  
Beautiful Holiday model on large lot. Court location, 4bd/2ba 2172+/-sf. Maple/granite kitchen, granite baths. 2140 Tanager Ct.

ANDY PORYES OPEN SAT 1-4



**SUNOL \$599,987**  
Imagine listening to the water whisking down Sinbad Creek while sitting in your spa on private deck. Upgraded 3bd/2ba offers beautiful granite kitchen & .47+/- acre corner lot. 2559 Kilkare Rd.

MARYJANE DEERING BY APPT



**DUBLIN \$500,000**  
3bd/2.5ba + loft/bdrm. Solar produces electricity. Travertine floors, fresh paint, steel frame construction. 2car garage, care-free yard. Gorgeous!

OTT/RICHARDS BY APPOINTMENT



**LIVERMORE \$399,950**  
Lovely 4bd/2.5ba+loft. 2062+/-sf home. Travertine entry/kitchen/FR. Laminate wood floors. Master bd. w/spacious bath. Upstairs laundry w/built-ins.





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## PLEASANTON



**FOREST HILLS ESTATES** Built in 1996, this 5BD/3BA home has 3 fireplaces, approx. 3,440 sq.ft. on a 10,700 sq.ft. lot w/elevated views of Pleasanton Ridge. **\$1,225,000**

925.989.6500 Delores Gragg

## PLEASANTON



**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. **\$1,085,000**

925.426.3818 Roger Manning

## PLEASANTON



**BIRDLAND** 4BD/3BA, 2,128 sq. ft., sought after location near Blue Ribbon Schools. Custom upgrades, vaulted entry & kitchen, custom white cabinets, and corian countertops. **\$795,500**

925.580.5793 Wendy Washburn

## PLEASANTON



**COURT LOCATION** 3BD 2½BA home of a gardener. Flowering trees, shrubs and vines abound in the lush landscape of this well cared for, upscale home. **\$739,000**

925.200.1909 Karla Brown

## DUBLIN



**SUMMERGLEN.** Open floorplan, 4 BD/2½BA, +den, 2353 sq. ft. Neutral tile flooring, dramatic vaulted ceilings & wood blinds. Beautiful Italian silk draperies included. **\$668,000**

925.858.5400 Sheri Platter

## PLEASANTON - LOT



**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

## PLEASANTON



**GORGEOUS VIEW.** Living area has 2-story wall of windows overlooking oak-studded creek. Downstairs Master bdrm w/fireplace. New granite in Kitchen. **\$529,999**

925.426.3831 Anglea Ochs

## LIVERMORE



**SUNNY BUNGALOW** 3BD/2BA, in a quiet neighborhood has been updated and ready for that new buyer. 2-car drive through garage. Approx. 1,172 sq.ft. **\$368,000**

925.426.3834 Louise Davis

## PLEASANTON - LOT



**GREAT INVESTMENT OPPORTUNITY FOR DEVELOPERS.** 10 Acres of prime land on Happy Valley Road. Build your dream home on this large custom lot. **\$2,650,000**

925.998.1798 George McKean

## PLEASANTON



**KOTTINGER RANCH** Largest floor plan and lot in this small development. 5BD/3BA, 2,384 sq. ft. HOA dues includes membership in KR pool & tennis courts. **\$875,000**

925.413.4278 Jo Hunter

## LIVERMORE - LOT



**BUILD YOUR DREAM HOME** Over 7.9 acres, breathtaking views, double iron gates, cobblestone driveway & rock wall, utilities, water, sewer on site. **\$500,000**

925.998.9692 Danielle Peel

## PLEASANTON - LOT



**LOT #20** - All flat custom home lot on 9th fairway with views of Callippe golf course, Valley and Pleasanton Ridge. All utilities to site. **\$750,000**

925.426.3818 Roger Manning

## SAN LORENZO



**MOTIVATED SELLERS** 3BD/2BA & bonus room, separate living rm & family rm, formal dining, huge kitchen, large private backyard, 2-car garage. **\$549,995**

925.580.5793 Wendy Washburn

## HAYWARD



**FAIRVIEW DISTRICT** Great location in quiet neighborhood for this 3BD/2BA home with fantastic views. Tile in kitchen, entry & bonus/family room on a large lot. **\$360,000**

925.525.2569 Sonali Sethna

## CASTRO VALLEY



**HOME WITH A VIEW** 3BD/2BA home nestled back from the street. Cottage-type feel, but very expansive. Kitchen eating area looks out on spacious deck with city view. **\$295,900**

925.216.3388 Mary Evans

## 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. **\$279,900**

925.216.3388 Mary Evans

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