



Roughing it

Recent kindergarten graduate from Vintage Hills Elementary School, Kip Van Horn, attempted his first mountaineering adventure on Father's Day weekend of 14,1620-elevation Mt. Shasta. Kip climbed within 500 meters of 10,400-elevation Lake Helen the mountain's base camp.

SPORTS DIGEST

Seahawks heat it up at Orinda

As the scorching temperature soared, the Pleasanton Seahawks (PLS) blazed through the water at the Orinda Aquatics swim meet June 27-28. While the Seahawks continued to re-write the PLS All Time Top Ten list, three new team records were achieved in addition to multiple additions to the Top Ten list. Their sizzling performance included many new cuts and Lifetime Best Times (LTB).

Pre Senior Highlights include the following: 11-12 Girls - Eva Chung - 7/8 LTB, new Pacific Recognition Time (PRT) 100/200 breast; Maggie Kauffeld - 7/8 LTB, new Junior Olympic (JO) 50/100 Fly; Rachel Knowles - 7/8 LTB, new Team Records 100/200 free/100 Fly; Cate MacGregor - 5/7 LTB, new Far Western (FW) 100 fly, new JO 100 back; Lillian Sun - 7/8 LTB, new FW 200 free; Katie Woods - 4 LTB, new FW 100 free; Moriah Simonds - 100 percent LTB; 11-12 boys - Maxime Rooney - new FW 100/200 free; 13-14 girls - Bridget Booe - 7/7 LTB, new "A" 100 breast; Elise Cox - LTB 100 free/100 fly; 13-14 boys - Nick Johnston - 7/7 LTB, new PRT 100 back, new FW 100 free; Brian Lee - 6/8 LTB.

The Junior, Pre Junior and Novice groups were also ablaze at Orinda. RJ Scott, Maya Gilchrist, Aaron Li, Wolf Lachance, Kayla Lindsay, Analese Chinn, Alex Gilchrist, Anna Parker and Robert Shi all had outstanding swims, result-

See **SPORTS DIGEST** on Page 32

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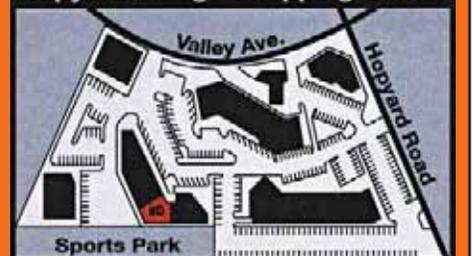


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SPORTS DIGEST

Continued from Page 29

ing in many huge drops in time. Resha Panda established LTB in 8 & Under Girls 100 free/50 back. Audrik Antonio achieved a new "A" time in 8 & Under boys 50 free.

Briarhill gets first win against Sharks

The Briarhill Barracudas swim team of Dublin hosted Pleasanton Meadows Sharks at the Pleasanton Meadows swim club July 11. In the first win of the season for Briarhill, the Barracudas prevailed over the Sharks, final score 573-409.

There were many hard fought races with the following multiple race winners from both teams:

For Pleasanton Meadows: Nick Tucker Boys 11-12, Perry Cheney Boys 11-12

For Briarhill: Brett Melloch Boys 13-14, Crystal Fisher Girls 15-18, Brandon Lind Boy 15-18, Brittney Achziger Girls 11-12, Whitney Dishman Girls 7-8, Joey Grywczynski Boys 7-8, Ann Kenney Girls 15-18, Brent Reed Boys 15-18, Kristin Horrillo Girls 13-14.

Pleasanton Phantom 10B wins championship

Winning all games, taking the girls to the championship game, Pleasanton Phantom played strong defense as well as bringing strong hitting to the game June 27 and 28. Strong defensive plays were made by Alana Mendez throwing several runners out stealing second base, Kyra Sexton playing excellent shortstop and Haley Wesenberg staying strong at first base. Great cutoffs by 2nd base, Taylor Campbell kept runners from getting on base. Flawless pitching by Jillian Pluschke, Nalani Scates and Danielle Williams put hitters to rest early. Putting runs on the board, power hitting from Madalyn Warren, Ragan Lacy, Megan Shackley and Jenyce Dutcher kept defense on their toes. Pleasanton Phantom 10B will be headed to ASA Nationals in Salem, Oregon later this month.

Tidal Waves steamroll Pleasanton Meadows

The Sharks gave it their all at the last of the night meets against Club

Sport July 7 but couldn't match up, losing 622-330.

The Reef Sharks (6 & Under) had McKenna Harris place second in Fly and Luke Scanlon place second in Breast. The Mako Sharks (7-8) are on track. The girls had Meredith Kelly swim up first to the wall in Fly. The boys had Cody Vaeth taking second in Free. David Azuma placed first in back.

The Thresher Sharks (9-10) had another great week. On the girls' side, the Medley Relay team of Alex Landry, Talia Florio, Sidney Vaeth and Madison Burke placed first. Sidney Vaeth picked up first in Fly. Talia Florio placed second in Breast. In the IM race, Sidney Vaeth and Talia Florio got to the wall 1-2. Tara Joshi picked up second in Back. On the boys' Nick Tucker placed second in Fly. In Breast race Tyler Rhoads and Daniel Newman finished 1 and 2. The Sharks swept the back race with Daniel Newman, Tyler Rhoads and Caleb Harris 1-2-3.

The Tiger Sharks girls' medley relay team of Ellen Casad, Kamryn Brown, Kendall Ciesielski and Denise Long came in first. Alyson Isaacs came in second place in Free, Fly and IM. Monique Davidson came in second in Breast. On the boys' side, Nick Tucker came in second in Fly. In Breast Sean Burke got to the wall first. In the IM race Perry Cheney and Nick Tucker swam up first and second to the wall. Colin Burke picked up first in Back.

The Hammerhead Sharks (13-14) held their own. Shelby Craig came in second in Free. Kaala Cheney placed first in Fly and second in Back. On the boys' side, Christopher Azuma came in second in Free. In the Fly race Parker Brown and Connor Green finished 1-2. Chris Bush came in first in Breast and second in IM.

The Great White Sharks (15-18) are on track. Elsa Schwaninger came in second Fly and Joey Silva came in second in Free.

Piranhas drop meet to Stingrays 521-475

The DBAC Piranhas hosted the Del Prado Stingrays July 11 at the Dolores Bengtson Aquatic Center. The final score for the meet was Del Prado 521.5, DBAC 475.5.

The top female swimmers for the DBAC Piranhas were Emily Tinch



Pleasanton Valley routs Rhonewood in close races

The Pleasanton Valley Swim Club was host to the Rhonewood Sharks of Livermore June 27. It was an exciting meet as there were many hotly contested, close events. The final score was PVC - 982; Rhonewood - 685.

Eight team records were shattered by PVC swimmers: 13-14 Girls Medley with a time of 2:05.45- Ali Gonsman, Lissi Knell, Karoline Vanderzee and Claire McLaggen.

Pictured: Hannah Thoe of PVC in the Girls' 7-8 swims the 25-yard butterfly.

(8), Hannah Tsui (10), and Iris Chang (15). The top male swimmers for the DBAC Piranhas were Alex Ren (6), Brian Li (8), Zachary Corbishley (10), Andrew Silva (10) and Justin Pasquale (14). The top female swimmers for the Del Prado Stingrays were Lauren Graham (6), Elaina Gates (14), Megan Doi (11), Stephanie Doi (14), and Niki Doi (17). The top male swimmers for the Del Prado Stingrays were Jake Newman (11), Ryan Hogue (12) and Eric Gates (16).

Tidal Waves seal victory over Gators

In the fifth round of the Tri Valley Swim League season the match between the Club Sport Pleasanton Tidal Waves and the Dublin Green Gators was virtually tied going into the last event of the day July 11

with Club Sport on top by only four points.

If Club Sport won the last event, 200-yard 15-18 men's free relay, they'd win the meet by a mere eight points. If Dublin won, the meet would end in a tie.

In the end, the Club Sport men's free relay team pulled away to win the event and sealed a Tidal Waves victory over the Gators 501-493.

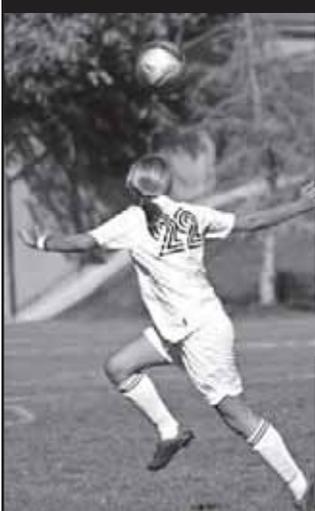
Stingrays overpower Dolphins, 686-288

The Del Prado Stingrays swam past the FAST Dolphins 686-288 on July 8. The Dolphin girls were led by a very strong performance from Paige Heacox (10). For the 9-10 girls, she finished first in the freestyle, IM, backstroke, and anchored the freestyle relay team. Teammates Alison Smith (8), McK-

enna Moura (10), Elizabeth Brown (10), Katie Maloney (6), and Janice Chase (10), also had strong swims. For the boys, Joshua Tabaracci (6), Scott Fitzgerald (17), Max McGee (6), Trevor Ross (16), and Timmy Wu (10), were tops. For the Stingrays, Stephanie Doi (14), also rose to the occasion, with all first-place finishes. She placed first in the freestyle, breaststroke, IM, and in the 200 Yard Medley Relay.

Teammates, Niki Doi (17), Isla Griston (6), Molly Griston (8), Madeline Foster (8), and Madeline Marotto (12), also turned in top performances. The Stingray boys, Taylor Smith (10), and Eric Crispell (14), also placed first in all of their events. They were supported by very strong performances from Jake Newman (11), Tommy Juarez (9), Ryan Hogue (12), Eric Gates (16) and Steven Reimer (8).

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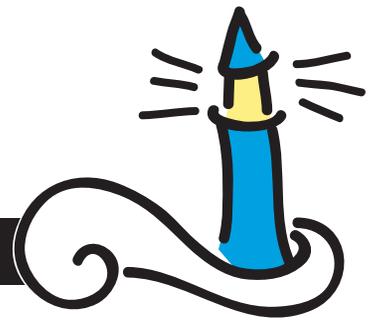
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850 Acreage/Lots/Storage



Weekly waterways:
Roy Proulx and Jill Crowley-Proulx ride through the Panama Canal at the Miraflores locks on a cruise from Fort Lauderdale to San Francisco—with the Weekly of course.



A theatrical Weekly:
Tucker Graham, 8, and dad Peter took the Weekly all the way to Bulgaria to visit Tucker's grandparents, who are living there for a few years teaching in their retirement. Here they are in front of the Bulgarian National Theater in the capital city of Sofia, the site of many plays and national gatherings during Communist times.

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PET OF THE WEEK

Lovely Ivy

Meet Ivy, a 10-month-old, spayed female Australian Cattle dog mix whose motto is go, go, go! Ivy is a high-energy pup that loves to run and play. She is good with most other dogs and with proper supervision she may be okay with cats and kids too. Ivy is shy at first but she warms up to people quickly. Ivy has a hearing deficit and she will need a patient owner who can teach her basic obedience, perhaps with the aid of hand signals. She already sits very nicely when promised a treat. Ivy is mostly white with tan markings, weighs 50 pounds and has the cutest lopsided ears. Visit Ivy at the East Bay SPCA Tri-Valley Adoption Center, 4651 Gleason Drive in Dublin, open from 1 to 8 p.m. Wednesday through Thursday, and 11 a.m. to 5 p.m. Friday through Sunday. Call 479-9670 and visit www.eastbayspca.org to see other pets available for adoption.



Marketplace

Pleasanton Weekly

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Real Estate

OPEN HOME GUIDE AND REAL ESTATE LISTINGS

Affordability, lower rates motivating buyers

1st-time home buyers now 38% of market

By JEB BING

Favorable home prices, record-low interest rates, and the belief that rates will rise in the near future were the primary motivators leading home buyers to purchase in 2009 compared with last year, according to the California Association of Realtors' "2009 Survey of California Home Buyers," released this week.

Sixty-eight percent of buyers said price decreases motivated them to buy a home, while 39 percent reported low interest rates helped them move to a better location. Twenty-three percent claimed the likelihood that rates will move up as the motivating factor.

"After back-to-back years of sharp declines, home sales in California rebounded in 2008 and early 2009," said CAR President James Liptak. "The increase reflected the combination of favorable prices, low mortgage rates, and home buyer tax credits, fueled primarily by sales of distressed properties that accounted for more than half of the state's transactions.

"Housing affordability has improved dramatically in response to the decline in home prices along with historically low mortgage rates, creating a tremendous opportunity for home buyers in California," he added.

Forty-nine percent of all buyers purchased a home through a traditional market sale, while 38 percent purchased a REO/bank-owned property, according to the survey. Reflecting the difficulty in closing short sales—properties selling for less than the loan amount—only 13 percent of buyers purchased a short-sale property.

Home buyers who purchased a REO or bank-owned property experienced the high-

est level of difficulty in obtaining financing, compared with a more traditional transaction. They rated the level of difficulty as 8.9 (on a scale of 1 to 10 with 10 representing the greatest level of difficulty in obtaining financing) compared with a 7.7 for home buyers with a traditional market sale and 7.6 for short-sale home buyers.

Eighty-eight percent of traditional market sales and 75 percent of short sales were financed through fixed-rate mortgages. By contrast, just 43 percent of those who bought a REO/bank-owned property used fixed-rate mortgages.

Financial literacy with respect to mortgage financing appears to have been a challenge for some buyers. For those buyers in a traditional market sale, 32 percent said that they either did not know or were not sure they knew the terms of their loan. The numbers were more encouraging for buyers of REO and short-sale properties, where only 12 percent and 7 percent respectively admitted they were unsure as to the terms of their loan.

According to the survey, the large number of distressed properties on the market provided more choices for home buyers in 2009 than in recent years.

"In contrast to peak years when inventory levels were at record lows, inventory levels over the past several months have been in the range of the long-run average," said CAR Chief Economist Leslie Appleton-Young. "With many homes available on the market at more affordable prices in the past year, home buyers have been devoting more time to considering and carefully selecting their home during the researching and buying process." ■

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7699 Topaz Circle \$639,000
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Livermore

5 BEDROOMS
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 Sun 1:30-4 J. Rockcliff 648-5415

Pleasanton

3 BEDROOMS
3183 Half Dome Drive \$569,000
 Sat/Sun 1-4 Hometown GMAC 989-6500
5625 San Jose Drive \$697,000
 Sun 1-4 Hometown GMAC 426-3833

4 BEDROOMS
1608 Cindy Way \$1,119,000
 Sun 1-5 Alain Pinel Realtors 463-2000
1624 Cindy Way \$1,249,000
 Sun 1-5 Alain Pinel Realtors 463-2000
3737 Nicole Avenue \$1,550,000
 Sun 1-4 J. Rockcliff Realtors 251-2585
4162 Remillard Court \$1,595,000
 Sat/Sun 1:30-4:30 Alain Pinel 577-1944
1713 Via di Salerno \$1,959,000
 Sun 1-4 Keller Williams 989-6844
1691 Orvieto Court \$2,295,000
 Sun 1-4 Keller Williams 202-6298
2801 Gray Fox Court \$2,795,000
 Sun 1-4 J. Rockcliff Realtors 251-2585

5267 Crestline Way \$650,000
 Sun 1:30-4:30 Alain Pinel Realtors 620-4064
5769 San Carlos Way \$699,900
 Sun 1-4 Alain Pinel Realtors 463-2000

5 BEDROOMS
1632 Cindy Way \$1,349,000
 Sun 1-5 Alain Pinel Realtors 463-2000
1436 Irongate \$1,375,000
 Sat 1:30-4:30 Alain Pinel Realtors 621-4064
4 Eaglet Court \$1,995,000
 Sat/Sun 1-4 Alain Pinel Realtors 846-6500
9116 Olson Court \$2,095,000
 Sun 1:30-4:30 Alain Pinel Realtors 621-4064
1867 Sannita Court \$3,200,000
 Sun 1-4 Keller Williams 202-6898

San Ramon

2 BEDROOMS
145 Copper Ridge Road \$200,000
 Sat/Sun 11-5 Coldwell Banker 847-2200

3 BEDROOMS
6194 Lakeview Circle \$639,000
 Sun 1-4 J. Rockcliff 648-5370
792-9 Lakemont Place \$749,950
 Sun 1:30-4 J. Rockcliff 683-5689

4 BEDROOMS
121 Laredo Court \$659,000
 Sun 1-4 J. Rockcliff Realtors 997-1585
5400 Canyon Crest Drive \$798,500
 Sun 1:30-4:30 Alain Pinel 577-1944
192 Woodbourough Way \$929,000
 Sun 1-4 J. Rockcliff Realtors 858-4384

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1713 Via Di Salerno, Ruby Hill, Pleasanton



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1988 Via Di Salerno, Ruby Hill, Pleasanton



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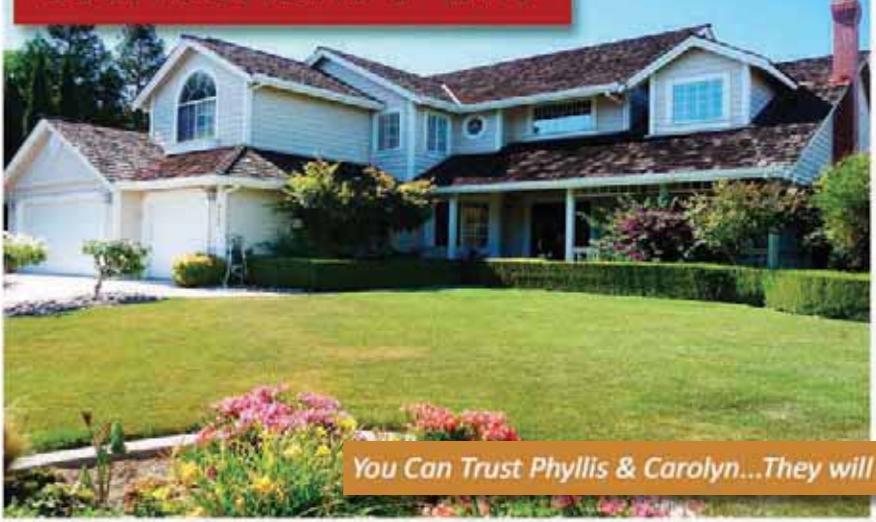
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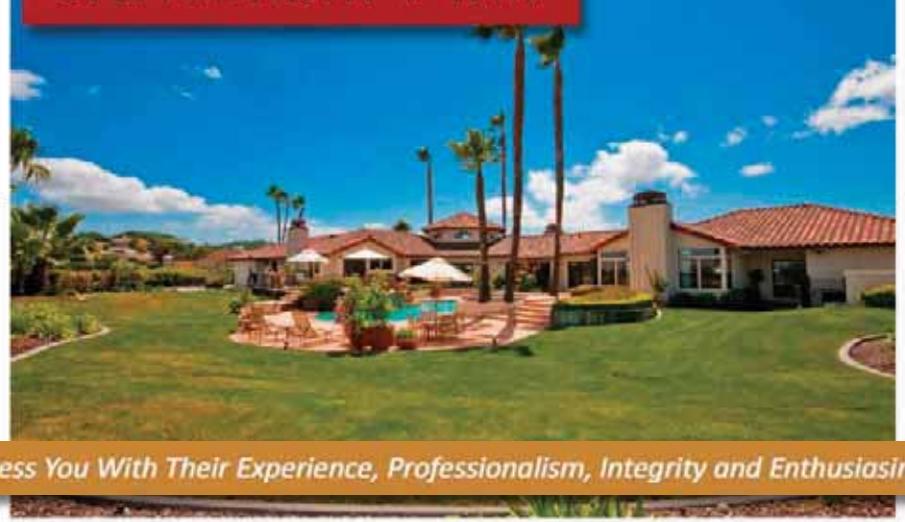
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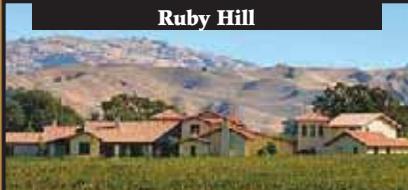
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PLEASANTON

2801 GRAY FOX COURT \$2,795,000
Gorgeous gated Hilltop Estate with panoramic views on 1.91 acres of privacy. Custom Mediterranean single level home with quality and character. Resort-like backyard with pool, spa, swim up bar, barbecue, palm trees. Room for vineyard, tennis court, olive grove, so much more! See www.2801GrayFox.com
PHYLLIS WEINER 925.251.2585
OPEN SUN 1-4

Golden Eagle Estates



PLEASANTON

8044 GOLDEN EAGLE WAY \$3,398,000
Beautiful custom home in gated Golden Eagle Estates. Designer features throughout w/ extensive use of cherry wood, stone & more. Wine cellar, exercise room, workshop, main flr master, Heritage Oak trees, large rooms- Truly elegant. Level park-like backyard with pool, spa, lrg grass area, too much to list!
PEGGY CORTEZ 925.648-5454

www.annemartin.com



PLEASANTON

4603 BLACK AVE \$600,000
Pristine home with many upgrades! Updated kitchen, crown molding, dual pane windows, newer carpet, and glistening hardwood floors. Designer paint. Quaint courtyard and large backyard perfect for entertaining. Walk to award winning Pleasanton schools and Aquatic Park.
ANNE ATHENOUR MARTIN 925.200.5272

Beautiful Custom Home



PLEASANTON

860 CASTLEWOOD PL \$1,995,000
Beautiful custom home built in 1996 by Sterling Builders! Incredible views & location, above the 18th Green and 10th Fairway of the hill course! Huge gourmet Island kitchen with granite! Large master suite with fireplace & walk in closet, office den, oversized 3 car garage.
BRYAN CRAFT 925.855.4141

www.sheilacunha.com



CASTRO VALLEY

21600 EDEN CANYON RD \$1,999,999
Beautiful 4 bedroom 4 bath creek side estate secluded on a landscaped 6 1/2 acres hillside. The home boasts a beautiful 16 ft cobble stone fireplace in the living room with hardwood flooring, vaulted wood ceilings and views from every window.
SHEILA CUNHA 925.251.2561

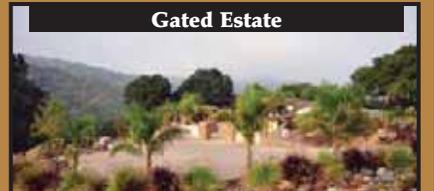
www.estatesandranches.com



OAKLAND

5745 REDWOOD ROAD \$3,300,000
Equestrian Facility, Great location, Backs up to Regional Park Trails, Huge Covered and Outdoor Arena's, great 61 Stalls, 5 Tack rooms, Hay storage, Beautiful 3600 sq.ft. Home, 3 other small cottages, This property being sold "AS IS" The horse facility has been here since 1935.
KRISTY PEIXOTO 925.251.2536

Gated Estate



PLEASANTON

9745 SANTOS RANCH RD \$4,800,000
Fabulous 70A gated estate on the Westside, less than 10 min from downtown. Large house and 5 car garage and views forever! Truly a one-of-a-kind property.
DIANA PARKER 925.216.9117

Blackhawk
4105 Blackhawk Plaza Cir.
Danville, CA 94506
925.648.5300

Blackhawk West
3880 Blackhawk Rd.
Danville, CA 94506
925.736.6000

Danville
15 Railroad Ave.
Danville, CA 94526
925.855.4000

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

Livermore
1983 Second Street
Livermore, CA 94550
925.667.2100

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

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

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

www.rockcliff.com

Featured Properties



Ruby Hill's only fully furnished custom-built home for sale! Mediterranean-style home with 5 BR, 4.5 BA, approx. 6360 sq. ft. and .50 acre lot. Unique design, tasteful décor, quality features including interior courtyard and separate "Casita" or In-Law Unit.
1949 Via Di Salerno, Pleasanton
\$2,749,000



"New Construction" on the Golf Course in Ruby Hill. A Custom-Built 5 BR, 5.5 BA "Tuscan/Mediterranean" Villa with approx. 5600 sq. ft. and quality custom features throughout. Great location and great floor plan with spectacular views.
1901 Via Di Salerno, Pleasanton
\$2,988,000



One of Ruby Hill's finest homes located on one of its finest Golf Course lots! Custom "Santa Barbara" style home with 5 BR, 5.5 BA, approx. 7100 sq. ft., and almost an acre lot. Downstairs Master, fabulous rear yard with pool, spa, BBQ and large lawn area.
1857 Spumante Place, Pleasanton
\$2,900,000



Sitting on the 18th Fairway, this stunning 5 BR, 6 full BA, 2 half BA home is one of the best quality built homes in Ruby Hill with tons of added features. Approx. 9051 sq. ft. and a huge lot that is approx. .68 acres. You couldn't build it today for this price!
1393 Via Di Salerno, Pleasanton
\$3,500,000



Prudential
 California Realty

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

925.417.2250



COLDWELL BANKER presents

californiamoves.com



PLEASANTON
2927 LETHBRIDGE COURT
FABULOUS IN PLEASANTON! **\$759,000**
 4 BR 2.5 BA Apx. 2165 sf,w/huge private bckyrd,lot apx 7150 sf,lrg deck!Great school district,gr8 loc 925.847.2200



PLEASANTON
1561 TRIMINGHAM DR
BEAUTIFUL DANBURY PARK **\$545,000**
 3 BR 2.5 BA New rf,Updtd kit/hrdwd flrs,Vaulted ceilings,Dual pane wndws,bckyrd w/dck/mural/fountain 925.847.2200



PLEASANTON
SUN 1 - 4 **4117 AMBERWOOD CIRCLE**
REMODELED! A MUST SEE **\$340,000**
 2 BR 1 full BA + 2 half Updated end unit with attached garage & private patio. Close to schools and parks 925.847.2200



SAN RAMON
FRI/SAT/SUN 11 - 5 **145 COPPER RIDGE RD.**
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

ALAMEDA

1713 THIRD STREET
GREAT LOCATION **\$318,000**
 3 BR 1 BA Walk to schools/downtown,hrdwd flrs in liv/din/kitchen,updated kitchen w/granite counters 925.847.2200

DUBLIN

11779 JUAREZ LANE
WEST DUBLIN RANCHER **\$559,000**
 3 BR 2 BA apx 1883 sf,corner lot,huge family rm addition,updated baths, newly painted kitchen cabs 925.847.2200

FREMONT

33861 CAPULET CIR
OVER \$150K IN UPGRADES! **\$599,888**
 4 BR 2 BA Detached Office W/Permits of Add'l

100SF,Lrg Mstr W/Wik In Clst,Hrdwd Mple Flrs,6" Bsebord 925.847.2200

5265 MATTHEW TERRACE
DESIRABLE CORNER LOT! **\$540,000**
 3 BR 2.5 BA vaulted ceilings,marble flooring downstairs,new custom paint,wood burning flplc,lrg bckyrd 925.847.2200

LIVERMORE

3300 DYER RD.
PRICE REDUCTION! **\$948,000**
 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
1221 ECHO SUMMIT ST
MUST SEE! **\$534,950**
 4 BR 2.5 BA beautiful hrdwd flrs,many upgrades,very clean,inground pl,across from

park,excellent loc 925.847.2200

2643 BRIARWOOD DR
MUST SEE! **\$455,000**
 5 BR 2 BA dual pane windows,built-in pl,open flr plan,aprox.2300 sq. ft.,11434 sq. ft. lot,2 car gar 925.847.2200

1271 SPRING VALLEY COMMON
BEAUTIFUL HOME! **\$365,000**
 2 BR 1 BA American cherry "Mohawk" flooring, shutters, ceiling fan AC, across from communitiy pool 925.847.2200

PLEASANTON

558 SANTEL COURT
GORGEOUS SINGLE STORY **\$1,799,000**
 4 BR 2 BA office + bonus rm,upgrd kit/opens to family room,pl/spa in backyard,court loc,hrdwd flrs 925.847.2200

21 CASTLEDOWN ROAD
MUST SEE INSIDE! **\$1,090,000**

4 BR 2.5 BA Castlewood!Beautiful open & spacious home! View of MT. Diablo!Gorgeous kit!Must See Inside 925.847.2200

3263 VINEYARD AVE., UNIT 178
SENIOR PARK **\$47,000**
 2 BR 2 BA Senior Park w/Pl,Spa,Club House,Lrg Living rm,Sep Fam rm,Laundry rm w/ Cabs;Kit w/ Island, 925.847.2200

SAN FRANCISCO

10 FLOOD AVE
GREAT LOCATION **\$649,000**
 4 BR 2 BA huge garage,separated unit w/1 bd/1 ba located in back yard,convenient off street parking 925.847.2200

COLDWELL BANKER
 RESIDENTIAL BROKERAGE

Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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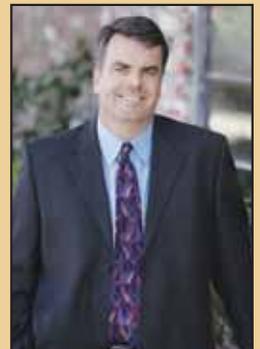
680Homes.com Featured Properties



ALAIN PINEL
REALTORS

Doug Buenz

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Expert real estate services

The latest from The 680 Blog

Cost Does Not Equal Value

Okay, I get it. This is a tough market to determine the value of property. The housing market is volatile, the economy is surging and stalling, buyers are uncertain, and many buyers and sellers are unrealistic. At times it seems that the best way to determine the value of a home is to get out a dartboard, close your eyes, and let it fly.

In a market like this, some sellers don't understand the difference between cost and value. Just because it cost a seller \$40,000 to install new landscaping does not mean it has added \$40,000 in value to >> [Go to www.680Homes.com](http://www.680Homes.com) to read the rest of this article.



1/2 ACRE LOT!

Bridle Creek Area. 5 BR + Office, 5 1/2 BTH, gourmet granite/cherry/stainless kitchen, .47 acre lot, luxurious master suite, & more!
\$1,595,000



OPEN SUN 1-4

Charming 4 BR, 2 BTH single story in quiet location w/ 2 fireplaces, new carpeting, sunny upgraded kitchen, remodeled master bath & more.
5769 San Carlos Way \$699,900



OPEN SUN 1-5

Walk to downtown! 1 story 4 BR, 3 BTH on flat 10k lot. Granite & stainless kitchen, hardwood floors, and more!
1608 Cindy Way \$1,119,000



PENDING SALE!

Fabulous Country Fair home with granite & cherry kitchen, hardwood floors, 3 fireplaces, and private almost 1/4 acre lot w/ pool & spa.
\$999,900



PENDING SALE!

Stunning West Pleasanton custom home with 4 BR + bonus room & office, 4 BTH, .94 acre lot with pool & spa, and parking for 7+ cars.
\$1,789,000



PENDING SALE!

New custom home with 5 BR + bonus room & office, 5 BTH, almost 1/2 acre lot with views!
\$1,600,000



JUST SOLD!

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!
\$1,549,500



SOLD IN 3 DAYS!

Pristine newer 3 BR, 2 1/2 BTH detached home with hardwood floors, sunny gourmet kitchen, vaulted ceilings and luxurious master bath.
\$600,000



JUST SOLD!

Fabulous 4 BR, 3 BTH home in quiet location with designer kitchen, new carpeting, new roof, 3 fireplaces, 3 car garage, and more!
\$850,000

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

apr.com | PLEASANTON | 900 Main Street 925.251.1111



BLAISE LOFLAND



925.846.6500
www.blaiselofland.com
blaise@blaiselofland.com

apricorn

GREY EAGLE ESTATES



OPEN SAT/SUN 1-4

4 EAGLET COURT, PLEASANTON

Experience breathtaking panoramic views from this secluded hilltop home, located in the gated community of Grey Eagle Estates. This beautiful private estate (1.36 acre lot), features 5,460 square feet of living space with five bedrooms, AuPair/Guest Room (4th) and four and a half baths. Large downstairs bonus room and private office (5th). The remodeled gourmet kitchen and master bath. Extensive basement storage area and separate wine cellar. Marble and hardwood flooring. Separate pool house with pool/spa/waterfall/kitchen/bathroom. Tile roof. Four car garage. Don't miss this one! **OFFERED AT \$1,995,000**

SHADOW CLIFF



SALE PENDING

3039 BADGER DRIVE, PLEASANTON

Adorable three bedroom, two and a half bath home in Shadow Cliff. Approximately 1,383 square feet. Great starter home or investment property! Excellent condition! Newer stainless steel kitchen appliances. Vaulted Ceilings, security alarm system and central heating/air conditioning. Tile Roof. Private rear yard with spa. Two car garage. Neighborhood park. **OFFERED AT \$559,000**

CARLTON PLACE



1312 CARLTON PLACE, LIVERMORE

Beautiful upgraded Livermore home located on premium .41 acre lot. Views of Mt. Diablo. Beautifully landscaped grounds, private rear yard with built in pool and spa. Four bedrooms, bonus area, private office, three bathrooms. Approximately 3,680 square feet. Upgraded kitchen with granite countertops and stainless steel appliances. Crown molding and plantation shutters. Bamboo wood floors and 20" custom tile flooring. Three car garage. Concrete tile roof. Minutes from Livermore Valley wineries. **OFFERED AT \$865,000**

PRIVATE CUSTOM ESTATE



JUST CLOSED

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 \$2,795,000**

CASTLEWOOD HEIGHTS



6736 RIDDELL STREET, PLEASANTON

WOW! Don't miss this beautiful home on premium view lot (.39 acre). Panoramic views of Pleasanton Ridge. Quality built in 2002. Beautifully landscaped private rear yard, backs to open space. Five bedrooms + bonus/game room, and lofi/TV area, and separate downstairs exercise room, four bathrooms. Approximately 4,100 sq. ft. Gourmet kitchen with granite countertops and stainless steel appliances. Crown molding, hickory wood flooring and upgraded carpet. Close to Downtown, Castlewood Country Club, Oak Hills Shopping Center, and Mission Hills Park. **OFFERED AT \$1,299,000**

VENTANA HILLS



JUST CLOSED

1141 LUND RANCH ROAD, PLEASANTON

Don't miss this beautiful Gibson model in desirable Ventana Hills. Premium (.34 acre) lot backs to open space. Five bedrooms, fifth bedroom can be bonus, three bathrooms. Approximately 3,179 square feet. Upgraded kitchen with granite. Custom travertine tile flooring, new carpet throughout. Beautiful professionally landscaped grounds with Heritage Oak tree. In-ground pool and spa. Walk to neighborhood park and downtown!
OFFERED AT \$1,259,000

PLEASANTON 900 Main Street

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



M. REIDY/S. MCDONOUGH BY APPT



PLEASANTON \$3,995,000
Magnificent Ruby Hill Italian Villa! Exquisite estate with 6 bd/ 6.5 baths, 9,100 +/-sq. ft. Over 1/2+/- acre level lot. Must see to appreciate!

MARK KOTCH BY APPOINTMENT



PLEASANTON \$3,188,000
Ruby Hill custom 6bd/5ba 2 partial 7986+/-sf. 2 master suites/ Chefs kitchen/game room/17th fairway. 2 laundry rooms, 5 car garage. Pool, spa, outside wet bar and BBQ. On a 30,097+/-sf lot.

UWE MAERCZ BY APPOINTMENT



PLEASANTON \$2,899,000
Style throughout! 7000+/-sf, 7 bd/5ba, 6.5 car garage, on 26k+/-sf lot. Movie theatre plus game room to die for and a 1,600 bottle wine cellar. This spectacular custom estate has it all. Finished to perfection in 2006.

L. GOVEIA/P. GELLMAN BY APPT



PLEASANTON \$2,100,000
5600+/-sf, 5bd/5ba, office, loft, gourmet kitchen, granite, stainless. Sparkling pool & spa on 1/4+/-acre lot. 4car garage with cabinets galore.

ANNI HAGFELDT BY APPOINTMENT



PLEASANTON \$1,779,000
Stunning views from this custom home in desirable Kottinger Ranch. 5bd/4.5ba, on over 1/2 acre. Pool, bonus room – there is no other home like this one!

MOXLEY TEAM BY APPOINTMENT



PLEASANTON \$1,699,000
6bd/6ba, 5096+/-sf home, .33 acres, 2 minutes from 680 and 5 minutes from downtown Pleasanton. Office and bedroom downstairs. Salt water pool with views of Ridge. 3 car garage. Upgrades!

STASIA POIESZ BY APPOINTMENT



PLEASANTON \$1,688,888
Gorgeous contemporary 5 bd plus custom home. Over 4400+/-sf, 4 car garage, 1+/- acre lot. Remodeled kitchen, stainless steel appliances, updated baths. Very private setting in Grey Eagle Estates.

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$1,299,000
WOW! Spectacular Castlewood Heights home on premium lot w/Panoramic Views! 5bd+bonus game room & loft/4ba. Separate downstairs exercise room. Gourmet kitchen/granite/stainless.

SUE MCKINLEY BY APPOINTMENT



PLEASANTON \$1,115,000
2 master bedrooms on Main Floor! Court location with open country views. Custom home with custom features throughout. ADA Compliant.

TIM MCGUIRE BY APPOINTMENT



PLEASANTON \$999,000
Extensively remodeled in '08 and all new! 5bd/3ba with office and bonus room. Gourmet kitchen, granite baths, hardwood floors, sparkling pool and spa.

ANNI HAGFELDT BY APPOINTMENT



PLEASANTON \$989,000
Open the doors to this fully remodeled 5bd/4ba home, too many beautiful features to list. Close to award winning schools, parks, downtown. Must See!

TIM MCGUIRE BY APPOINTMENT



PLEASANTON \$969,000
Stunning single story on corner lot in gated golf course community of Ruby Hills. 4bd/2.5ba, 2296+/-sf with professionally landscaped yard. Must See!

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$865,000
4bd+bonus/private office/3ba. 3680+/-sf. Upgraded kitchen with granite/stainless/crown molding/plantation shutters. Bamboo and custom tile floors.

JEFF REPINE BY APPOINTMENT



LIVERMORE \$669,000
Gorgeous 4bd/2.5ba, 2,471+/-sf. This is a must see! Former model home, custom built-ins, designer tile flooring, tree-lined private backyard with custom brick patio on a 10,652+/-sf lot.

ANDY PORYES BY APPOINTMENT



SUNOL \$549,987
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.

OTT/RICHARDS BY APPOINTMENT



UNION CITY \$389,950
Nice 4bd/2ba starter. Freshly painted/newer carpet/linoleum. Has fireplace, ceiling fans. Large step-down LR. Eat-in kitchen opens to large FR. Backyard has fruit trees. Close to shopping/fwyr.

