

Buying & Selling

A Pleasanton Weekly Publication
Spring 2010



LUXURY MADE AFFORDABLE

(Calculate the Savings)

**BEAUTIFUL DESIGNER
FURNITURE AT
CONSIGNMENT PRICES**

Danville

925.866.6164

1901 Camino Ramon



Corte Madera

415.924.6691

801 Tamalpais Dr.

Saratoga

408.871.8890

600 El Paseo de Saratoga

Mountain View

(650) 964-7212

141 El Camino Real

San Mateo

650.557.8979

1888 S. Norfolk

www.TheHomeConsignmentCenter.com

Ruby Hill home sales showing strength

The first quarter of 2010 has bided well for Ruby Hill. With just over 3 months into the year 29 homes have already sold or gone pending so far. This compares with a total of 48 which were sold or went pending last year. Currently there are 25 homes on the market in Ruby Hill which is less than a 6 month supply – a sign of a healthy market area. The home sales seems to be in line with the high end home market in general, according to a recent CNBC piece which states “sales of high end housing are returning with a near vengeance after two years of double digit declines.” In February this year, sales for homes priced at \$1 million or more increased 35 percent in the West from a year ago, according to the NAR. “What’s creating the high end ‘boom’ is a trifecta of lower interest rates, bank lending and consumer confidence.”

It would be my privilege to discuss with you why I might be uniquely qualified to help you buy or sell one of your most valued assets – your home. I specialize in high end home sales and have lived in Ruby Hill for over 10 years.

Anju Bhatia

J. Rockcliff Realtors

Negotiating Your Interests

Winner of Bay East’s President Award 2006 and 2009

J.Rockcliff Realtors President Club – Top 100

(925) 577-ANJU (2658)

www.RubyHillLiving.com

E-mail: Anju@RubyHillLiving.com



DRE# 01451497

The Fabulous Properties Team
Cunningham • Garrison • Schall



The #1 Resale Team in Pleasanton and Ruby Hill
www.FabulousProperties.net • www.RubyHill.net

1137 Via di Salerno, Ruby Hill, Pleasanton



Exquisite Mediterranean home offering 5,411 sq.ft.; 5 BR/or 4 BR + lg. bonus, exec. office. Premium finishes, spectacular backyd. with pool/spa & breathtaking views of the golf course and Mt. Diablo. **Offered at \$2,250,000 OPEN SUN 1-4**

1121 Via di Salerno, Ruby Hill, Pleasanton



A traditional home of refinement and grace in 6,774 sq.ft., 6 BR, 6.5 BA, bonus room, & exec. office. Extensive use of wood moldings, golf course views. **Offered at \$2,680,000**

KELLER WILLIAMS
KW Broker DRE License #01395362

FOR SALE OR LEASE: 532 Rosso Ct., Ruby Hill, Pleasanton
2,806 sq.ft., 4 BR/3 full BA, lovely backyard and cul-de-sac.
Offered at \$985,000 or lease for \$3,600/mo.

Fran & Dave Cunningham
925-202-6898
DRE License #01226296 & 00930892

Donna Garrison
925-980-0273
DRE License #01735040

Susan Schall
925-397-4244
DRE License #01713497

COLDWELL BANKER presents

californiamoves.com



CUPERTINO
Open SUN 1:30 - 4:30 10630 MINE COURT
4 NEW HOMES AVAILABLE! \$968,000
4 BR 3 BA 1,750 sq.ft., hrdwd flrs, granite counters & Cupertino Schls! Call for more info 925.847.2200



PLEASANTON
6975 JOHNSTON ROAD
PICTURESQUE VIEWS! CALL FOR PRICE
4 BR 3 BA 19+ acres, living w/stone/travertine frplc, stall barn covered indoor arena & MUCH more! 925.847.2200



CASTRO VALLEY
Open SAT 1 - 4 25597 CRESTFIELD CIRCLE
BEAUTIFUL ONE STORY \$638,000
3 BR 2 BA + den, granite counters, SS appli, 1893 sf, in Five Canyons w/ community pool & tennis courts 925.847.2200



SAN RAMON
Open 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

DANVILLE
1349 LAWRENCE ROAD
EQUESTRIAN'S DELIGHT \$1,389,900
5 BR 3 BA 1.4 level acres, pl/spa, covered/lighted arena w/sand ftng, 5 stall barn w/pipe paddocks 925.847.2200

FREMONT
4281 WESTMINSTER CIRCLE
BEAUTIFUL HOME! \$699,950
4 BR 2.5 BA hrdwd flrs, maple cabs, tile flrs, shutters, laundry rm, gr8 flr pln, close to neighborhood park 925.847.2200

OAKLAND
1511 JEFFERSON ST, UNIT 118
HUB OF CITY CENTER! \$250,000
1 BR 1 BA close to stores, shops, restaurants, transportation, quaint corner condo with private patio 925.847.2200

PENDING 2528 LEONA PLACE
QUAINT COMMUNITY \$1,095,000
3 BR 3 BA den/optional 4th bdrm, wonderful floorplan, granite counters/island, 29,000 sf lot w/ privacy 925.847.2200

DUBLIN
8633 BRIARWOOD LANE
GREAT HOME! \$429,000
4 BR 2 BA Bonus rm w/storage, kit w/lrg diningrm, priv backyd/playst, lrg patio, shed, paved RV prkng 925.847.2200

LIVERMORE
21800 MINES RD
COUNTRY LIVING \$375,000
2 BR 2 BA w/amenities! Bunk house w/1 updated bath/laundry area. Wood stove; 3 generators, 4 water tanks 925.847.2200

PLEASANTON
PENDING 558 SANTEL COURT
GORGEOUS SINGLE STORY \$1,640,000
4 BR 2 BA office + bonus rm, upgrd kit/opens to family room, pl/spa in backyard, court loc, hrdwd flrs 925.847.2200

COMING SOON! 1509 TRIMINGHAM
DANBURY PARK BEAUTY \$629,000
3 BR 2.5 BA 1,731 sq.ft., beautiful and must see 925.847.2200

4691 SUMMER GLEN
BEAUTIFUL HOME! CALL FOR PRICE
4 BR 2.5 BA corner lot, kit w/double ovens/spacious family rm w/frplc, walking distance to sch/parks 925.847.2200

4301 CHAUCER COURT
ULTIMATE IN PRIVACY \$760,000
4 BR 2.5 BA 2975 sq ft, 19600 sq ft lot w/solar htd pool, petite Sirah vnyrd/large grassy area for play 925.847.2200

1624 CINDY WAY
BEAUTIFUL HOME! \$1,099,000
4 BR 3.5 BA gourmet eat-in kit w/cherry wd cabs, slab granite, SS appli, cntr island w/sink, 3 car garage 925.847.2200

3263 VINEYARD AVE., UNIT 54
GREAT LOCATION! \$19,900
1 BR 1 BA covered driveway, great loc in prk, comm center has pool, spa, library Mo space rent, \$875 925.847.2200

"If you are a licensed realtor interested in joining our real estate office please contact Will Butler, Manager at 925.847.2257. We look forward to welcoming you to Coldwell Banker!"

COLDWELL BANKER
RESIDENTIAL BROKERAGE

Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



©2009 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office Is Owned And Operated by NRT LLC. DRE License # 00313415

**YOUR FINANCIAL ADVISOR
SHOULD BE MORE THAN JUST
A NAME ON A STATEMENT...**

Your Financial Advisor should be a trusted resource for you and your family...

- Retirement Planning
- Portfolio Management
- 401k/IRA Rollovers
- Individualized, Proactive Service
- And much more...

If you are looking for a firm you can rely on to help you navigate your financial future, please call

Tom Powers, CFP®
925.275.1000
tpowers@calfinad.com
www.calfinad.com



**CALIFORNIA
FINANCIAL
ADVISORS**

2303 Camino Ramon, Suite 250
San Ramon, CA 94583

Maloon, Powers, Pitre & Higgins, LLC is a Registered Investment Advisor

Securities offered through Financial Telesis Inc (Member FINRA/SIPC) CA Ins License 0766085

Buying & Selling

First-time buyers buoyed housing market

Account for 47% of buyers in 2009, highest since 1995

By JEB BING

Affordable home prices, tax credits for home buyers, historically low interest rates, and a large number of distressed properties prompted many first-time home buyers to enter the market in 2009, according to a report by the California Association of Realtors (CAR).

In its "State of the California Housing Market" survey, CAR reported that the percent of first-time buyers increased dramatically in 2009, from 35.9 percent in 2008 to 47 percent in 2009, according to the report. The share of first-time buyers exceeded the long-run average of 38.6 percent and was the highest since 1995, when more than half of all buyers were first timers.

"It is clear that the federal tax credit for home buyers worked well in 2009 and is continuing to drive home sales," said CAR President Steve God-

dard. "The home buyers' tax credit is arguably the most successful strategy employed by the government's efforts to stimulate the economy."

According to a survey conducted by CAR on the effectiveness of the federal tax credit for home buyers, nearly 40 percent said they would not have purchased a home if the federal tax credit was not offered. On the same note, nearly 70 percent of these buyers said the tax credit was either "very important" or "most important" in their decision to buy a home. The large number of distressed properties led to more than half of all first-time buyers purchasing an REO/foreclosure or short sale property.

Statewide, REO/foreclosures and short sales accounted for almost half of all annual sales in 2009, an increase from 35.6 percent in 2008. The median price of distressed properties declined nearly one quarter to \$250,000 in 2009 compared with \$330,000 in 2008. Meanwhile, the median price of non-distressed properties decreased only 10.4 percent to \$485,000 compared with \$541,000 in 2008.

Many sellers sold their homes with a loss in 2009, and those who experienced a net cash loss increased for the fifth consecutive year. With one-third of sellers experiencing a net cash loss in 2009, it was the highest level on record since CAR started tracking net cash losses in 1989, and was more than triple the long-run average of 9.3 percent. Following two consecutive years of significant declines in prices, the median net cash from home sales declined 50 percent last year to \$50,000 from \$100,000 in 2008.

Although sellers experienced a steeper net cash loss, lower home prices across the state sent affordability for first-time buyers to record-high levels in 2009. CAR's First-Time Buyer Housing Affordability Index rose to 64 percent in the third quarter of 2009. The index measures the percentage of households that can afford to purchase an entry-level home in California and also reports first-time buyer indexes for regions and select counties within the state.

Affordable home prices also en-

abled first-time buyers to purchase larger homes. The average size of a first-time buyer's house increased to 1,560 square feet in 2009 compared with 1,300 square feet in 2005. Nearly 80 percent of first-time buyers purchased a single-family home, a slight increase from 78.5 in 2008, but a significant increase from 2005 when only 61 percent of first-time buyers purchased single-family homes.

Lower home prices not only encouraged first-time buyers to purchase entry-level homes, but also lured investors. More than 70 percent of properties purchased by investors were either short sales or REO/foreclosures. The typical investment property was 1,367 square feet and had a median price of \$232,750.

California's median home price hit bottom in February 2009 at \$245,170. Since then, the median home price has increased steadily in month-to-month comparisons, but remained below 2008 levels throughout 2009. The annual median price is projected to increase to \$280,000 in 2010 from \$271,000 in 2009.

Homes priced \$500,000 or less dominated the sales mix throughout 2008 and early 2009, but peaked at 85 percent in January 2009. Meanwhile, the market share of homes sold for more than \$500,000 increased from 15 percent in January 2009 to 25 percent in July 2009, holding steady around that figure for the remainder of last year.

Sales of high-end homes started picking up in late 2009, with the number of closings for homes priced \$500,000 or higher rising 3 percent, and sales of homes priced \$1 million or more experiencing their first year-to-year increase since July 2007. Statewide, annual sales of existing homes are projected to reach 527,500 units in 2010, a 2.7 percent decline compared with 2009's annual rate of 540,000 units.

As conventional loans became more difficult to obtain, the percentage of FHA-insured loans as a first mortgage increased in 2009. The percentage of home buyers utilizing an FHA-insured loan increased to 32 percent in 2009, compared with 18.9 percent in 2008. ■

**Come See For Yourself!
Moulding Superstore
Guaranteed Low Prices**

3 5/8" Crown **56¢** LF

38¢ LF 3 1/4" Coronado Base

1.99 LF 7 1/4" Crown

46¢ LF 2 1/4" Colonial Casing

Excellence in Quality, Service, Pricing



"Since 1976"
1/2 Mile South from
Downtown Pleasanton

5505 Sunol Boulevard • Pleasanton • 925-846-5040

DIABLO FLOORING, INC



CARPET • HARDWOOD • LAMINATE • TILE • VINYL

Diablo Flooring Inc. is here to bring the best possible pricing with the most beautiful and complete installation to the Bay Area. We are a small store which lets us give you the attention needed for a more professional experience. We cater to residential & commercial customers, designer, contractors, and developers.

2 LOCATIONS!

(925) 988-WOOD (9663)

1813 Mt. Diablo Blvd., Walnut Creek, CA

FREE ESTIMATES

(925) 426-RUGS (7847)

5600-D Sunol Blvd., Pleasanton, CA 94566

VISIT OUR SHOWROOM OR

Shop@Home WWW.DIABLOFLOORING.COM



License #898787 • Bonded • Insured up to \$2 Million

ALWAYS looking after your best interests...

Before you hire your next Real Estate Agent, listen to what Phyllis Weiner's past clients have to say:

"Success in Real Estate requires a deep love of the industry, commitment to service, fundamental understanding of market conditions, and aggressive activities. Phyllis' embodiment of these traits resulted in two full price offers in less than a week in a down market. There can be no stronger endorsement than that kind of result."

– Seller: Laguna Oaks, Pleasanton

"We have lived in three states and several homes and we have never felt like the process was easier and more well managed. Thank you again for all your help and making us feel welcomed into this wonderful new town."

– Buyer: Pleasanton

Phyllis Weiner

J. Rockcliff Realtors

(925) 872-1416

www.phyllisweiner.com

E-mail: phyllis@phyllisweiner.com



DRE# 00673849

TWO GREAT OPPORTUNITIES!



Price reduced on this spectacular downtown property! 4 bedrooms, 2.5 baths and 2159 sq. ft. with soaring ceilings, open floor plan, rich flooring and decorator touches throughout. Walk to downtown and all that Pleasanton has to offer.

Priced at \$849,950
728 St. John Circle

COMING SOON - Charming 3 br., 2.5 ba townhome with hardwood floors, updated kitchen, remodeled master bath, high ceilings and a private deck area for entertaining. Ideally located for easy access to downtown, shopping and schools. Call for pricing and available information.



NORM & GRACE NELSON
925/463-6175 (Norm) 925/463-6192 (Grace)
norm.nelson@prurealty.com
DRE# 00953763

The **EXPERIENCED TEAM**
You Can **TRUST** in the
Toughest of Markets!!



資深地產經紀 Lucy Liou 談

如何在第一時間讓買家喜歡您的房子



大多數的買主往往都是憑對房子的第一眼印象來決定買哪一棟房子的，也就是說當買主開車停到你們家門口的 60 秒之內，將會決定他們要不要買這棟房子。所以想要儘快以好價錢來賣掉房子，除了挑選專業房地產經紀人及合理訂價之外，如何增加房子可看性是相當重要的。

首先從房子的外觀講起，除了草皮整理、樹木修剪、最好還能種植五顏六色的花草來增加房子的美觀。除此之外，修理損毀圍牆並重新粉刷、Power Wash 房子的外圍、粉刷大門並把太舊的門把換新也是很重要的。有的房子外觀雜亂無章不說，樹木很久沒有修剪，雖然房子裡面布置的很漂亮，屋主其實花了不少錢整理內部，但是卻很難吸引買主想進去參觀並進一步出價買這棟房子的欲望。

大部分的人喜歡的房子通常都是窗明几淨，寬敞舒適的。所以根據這個原則來看，第一重要的就是把多餘的家具收起來並整理櫥櫃，因為多餘的家具、雜亂的櫃子讓房子看起來很窄小。還有地板如果不能換新的話，最少要做細節清洗。重新粉刷內部更是一個不貴又能讓房子內部煥然一新的投資。要特別建議賣方當您在考慮油漆顏色時，不要放太多個人的色彩進去，要讓買主有想像自己住在裡面的空間。

最後在展示房屋的期間，要特別注意避免煮菜的油煙味，保持空氣清新、新鮮空氣流通、不要把窗簾關起來，而是要把燈打開以增加房子的明亮度，除此之外放一些輕柔的音樂等，這樣才能夠給買主留下難忘的好印象。

專精 Danville、San Ramon, Dublin 和 Pleasanton 地區房地產資深經紀 Lucy Liou 除了提供給賣主專業又熱誠的服務之外，更與當地其他專業精英的服務，如工程、室內設計密切合作，提供賣主最大的方便，讓房屋以最快速度賣到最好的價格

若有興趣知道更多有關東灣金三角地區房地產最新資訊請電：925-819-0752。或上網查詢：
<http://pleasantonneighborhoodssearch.com>，
中文部落格：http://www.trulia.com/blog/lucy_liou
(Licensed by California Real Estate Department #01405184)

forSALE

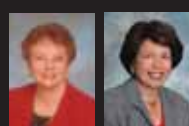
OPEN SAT & SUN 1-4

KELLER WILLIAMS
Tri-Valley Realty



3248 Marilyn Ct., Pleasanton | 4 bedrooms, 2.5 baths | \$ 828,000

The Parkside Neighborhood offers an exceptional living environment just a step away from a picnic under the trees or a little league game at the Pleasanton Sports Park. Enjoy every inch of this beautifully updated home from its pleasant curb appeal, to a lovely entry, to a gourmet kitchen, to an open and bright floor plan, right through to a lovely, spacious backyard. Just a few of this home's features include a 3-car garage, cherry wood cabinets, granite counters and a quiet court location.



INGRID WETMORE & NATALIE KRUGER
DRE 00923379 | DRE 01187582
Ingrid: 925.918.0986 | Natalie: 925.847.7355
www.krugergroup.com



Buying & Selling

Is housing market confidence improving?

By DAVID WALDEN

We have had some good economic news in the past month.

The news has included positive jobs growth, increased consumer spending and increased consumer confidence. Each number, while positive, still reminds us that we have a long way to go.

If we look at the markets you would think we are free and clear from recession and bad news. Oil prices, the stock market and rates have all moved up significantly. On the other hand, if we look at the recovery statistics, we are far from free and clear. A few hundred thousand jobs do not make up for eight million in losses.

Yes, consumer confidence is up. The Conference Board, a New York-based research group, said its Consumer Confidence index rose to 52.5 in March from 46.0 in February. However, a reading of 90.0 is supposed to describe a stable economy and 100.0 a growing economy.

If the numbers are still dismal, why are the markets celebrating? For one, we are climbing out of such a large hole, any move in the right direction feels good.

This quote from CNN/Money seems to give us a second explanation: It's a growing optimism that can best be seen in consumers' actions, not their answers to various polls.

"If you look at what they're saying, they're still very nervous," said Mark Zandi, chief economist at Moody's Economy.com. "But if you look at what they're doing, they're more convinced that things have turned the corner."

Consumer spending is improving at a faster pace than many had expected at this stage in the recovery. We have said this time and

time again. This is a crisis of confidence and this malaise does not end until confidence returns. Even if this is the beginning of the cycle, any evidence of a bolder consumer is going to be good news. Despite this theory, it is still possible that the markets are getting ahead of themselves with regard to the recent gains we have seen. Expect some pull-backs along the way.

The Markets

Rates rose again in the past week to their highest levels since August of last year. Freddie Mac announced that for the week ending April 8, 30-year fixed rates averaged 5.21 percent, up from 5.08 percent the week before. The average for 15-year fixed also rose to 4.52 percent. Adjustables increased as well with the average for one-year adjustables rising to 4.14 percent and five-year adjustables increasing to 4.25 percent. A year ago 30-year fixed rates were at 4.87 percent.

"Once again, rates on home loans followed bond yields higher amid a positive March employment report," said Frank Nothaft, Freddie Mac vice president and chief economist. "The economy added 162,000 jobs, which was the largest monthly gain over the past three years. In addition, revisions raised the January and February figures by a combined 61,000 workers. Excluding government employees, private payrolls rose for the third consecutive month and were the strongest increase since May 2007."

Editor's note: David Walden is a Certified Mortgage & Divorce Planner with Diversified Mortgage Group in Pleasanton. Read the complete story online at PleasantonWeekly.com

PHYLLIS
WEINER
925.872.1416

WWW.PHYLLISWEINER.COM
PWEINER@ROCKCLIFF.COM

CA DRE #00673849

"I highly recommend Phyllis Weiner. She is the utmost professional, with decades of market experience, who works hard to get the best deal for her clients. She is extraordinarily responsive and a joy to work with. Phyllis sold our house in a challenging market, quickly, for a good price. She works hard for her clients and we are happy to recommend her."

-Seller 3267 BELVEDERE CT



J. Rockett
REALTORS

CA DRE #00673849



TWO GREAT
PROPERTIES

Just Listed

7914 PARAGON CIRCLE
LAGUNA OAKS, PLEASANTON

Outstanding Laguna model boasts nearly 4600 square feet of luxury living space, and resort-like backyard including gorgeous pool, spa, outdoor kitchen, firepit, gazebos and more! Plus great views of the Pleasanton Ridge.

\$1,616,800



581 HAPPY VALLEY RD
PLEASANTON

Country seclusion and privacy, yet close to downtown, schools and shopping. You can have the Best of both worlds! Great floor-plan, huge rooms, beautiful yard with pool, spa, and unobstructed views of Mt. Diablo. Room for horses, boats, etc. on 1.29 acres of wooded land.

\$1,098,000

MORE GREAT PROPERTIES AVAILABLE
Call 925.872.1416 or visit me on the web
WWW.PHYLLISWEINER.COM

Bringing integrity to your front door

Julia has been in Sales for the last twenty-five years, and has focused her skills in selling Real Estate in the Tri-Valley. Most recently, Julia received the "Master Achievement" Sales Award in 2009.

"Certified Distressed Property Expert," is a designation earned to those mastering Distressed Real Estate Sales, Julia earned this in 2009. If you're in need of short sale or foreclosure information please go to my website: www.JuliaHelpsDistressedSellers.com

Born and raised in the San Francisco Bay Area, Julia is a true Californian. Having lived in the Tri-Valley for the past fourteen years, she has an extensive knowledge about the housing market in this area. She has raised three children in the city of Pleasanton and currently serves on the School Site Council in Pleasanton.

What sets me apart:
Energetic, Dedicated, Determined,
Full Service and Honest

Julia Murtagh
Alain Pinel Realtors

(925) 997-2411
www.JuliaMurtagh.com
E-mail: jmurtagh@apr.com



DRE # 01751854

Home improvement made easier with FHA 203(k) loans.

You could take advantage of a fixer-upper home and make repairs with an FHA 203(k) rehabilitation mortgage from Bank of America.

With one loan that combines the cost of buying the home with the cost of making repairs, the 203(k) could be ideal for qualified buyers interested in purchasing a home that needs repairs or updating.

The 203(k) advantages include¹:

- Competitive rates
- A wide range of home financing solutions
- Easy application process

For homes needing limited repairs, qualified buyers may opt to use the FHA Streamline 203(k), featuring all of the advantages of the 203(k), except up to \$35,000 of loan proceeds can be applied toward repair or rehabilitation. Of course, we're always available to explain the details so you can select a loan that suits your needs.

Contact us today for more information about how you could turn that fixer-upper into a cozy, comfortable home.



Jim Black, MBA
James Black
Platinum Club
Retail Sales Manager
925-285-4898 (Cell)
866-410-3089 (Fax)
7 Railroad Avenue
Danville, CA 94526
james.tyler.black@bankofamerica.com
www.meetjimblack.com

¹ \$5,000 min. loan amount. Min. down payment for single family residences must equal 3.5% of either the purchase price + cost of improvements or the as-improved appraised value, whichever is less. Improvements for certain "luxury" items are not eligible; ask for details. Where required, work must be performed by a licensed contractor. Timing of resale of property subject to restrictions. Rehab construction must begin within 30 days of closing and all work must be completed within 6 months of closing. Subject to satisfactory appraisal report(s). Not available for investment properties. Restrictions on secondary financing may apply. State restrictions may apply. ©2009 Bank of America Corporation AR79853



**7 Railroad Avenue, Stes. 7&9
Danville, CA 94526**

The Fine Art of Real Estate

Ruby Hill.....Resort style living everyday



Anju Bhatia
real tor
president's club -
top 100

(925) 577-ANJU (2658)
www.RubyHillLiving.com



DRE#01451497



2156 Canosa Court

Seller: "Anju did an outstanding job for us. In addition to working tirelessly on marketing our house, she excelled at negotiating the best possible terms for us on more than one occasion."



1009 Via di Salerno

Buyer: "Anju's understanding of the Ruby Hill marketplace was a great asset in our decision making process. She used an extremely gentle way of influencing and negotiating which turned out to be a great strength in accomplishing our goals."

You can experience the value of a realtor. It would be my privilege to discuss with you why I might be uniquely qualified to help you buy or sell one of your most valued assets – your home.

Putting Your Interests First



DISCOVER HOW TO GET MORE FOR YOUR HOME.
DISCOVER J. ROCKCLIFF REALTORS.

WWW.ROCKCLIFF.COM

THE EAST BAY'S PREMIER REAL ESTATE COMPANY.

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

Livermore
1983 Second St
Livermore, CA 94550
925.667.2100

PARK-LIKE YARD & POOL



8044 GOLDENEAGLEWAY PLEASANTON
Designer features throughout w/ extensive use of cherry wood, stone & more. Level park-like backyard, pool, spa, lrg grass area. Photos - www.8044GoldenEagle.com
Phyllis Weiner 925.872.1416

SECLUSION & PRIVACY



581 HAPPY VALLEY RD PLEASANTON
Close to downtown, schools, shopping. Great floorplan, huge rooms. Beautiful yard w/ pool, spa, patio. Room for horses, boats, etc. Unobstructed view of Mt. Diablo!
Phyllis Weiner 925.872.1416

MT DIABLO VIEWS



2538 VINEYARD AVE PLEASANTON
Lot. Acres Apx: 0.79, located across from Clara Ln, generally level lot with good utility, public water and sewer. Private well. Build your dream home! \$399,950
M. Duffy/ Patterson 925.251.2523

BACK ON THE MARKET



5586 N DUBLIN RANCH DR DUBLIN
Bright and clean. High ceilings, no side neighbors, crown moldings, upgraded tile, Plantation shutters. A must see home!
Joe Frazzano 925.735.7653

COURT LOCATION



6581 WILLOWVIEW CT LIVERMORE
Back of court location. Bed & full bath downstairs. Large family room. Eat-in kitchen plus breakfast bar. Formal living and dining rooms. Close to schools and park.
The Bowers Team 925.785.3795

OUTDOOR KITCHEN



833 PIEMONTE DRIVE PLEASANTON
Dramatic street presence! Huge gourmet kit, sauna, exercise rm, library, 4 fireplaces, 5-car garage. Incomparable 0.70 acres, pool, spa, outdoor kitchen & more.
Diane Gilfether 925.648.5443

ENERGY EFFICIENT



3355 TOURIGA DR PLEASANTON
Highly energy efficient turn key home. Mostly everything has been updated or replaced in the last year. 4Bd, 2.5Ba45K solar system w/ no energy bill. Vintage Hills
Jared Higgins 925.855.4178

NEW CONSTRUCTION



7870 GALWAY CT DUBLIN
New custom, top of the line features incl; solid quartz counters, glass mosaic, designer fireplace, Wolf appliances, home theater w/wet bar, steam shower & more!
Phyllis Weiner 925.872.1416

SOLAR HOME



3587 COLCHESTER LN DUBLIN
A Lennar solar home. Brazilian cherry hardwood flooring and 18" tiles downstairs. Espresso-stained cabinetry & railings, blending contemporary with the traditional.
Roger Clark 925.251.2508

REO/ BANK OWNED



3107 TODDWAY SAN RAMON
Awesome ranch style home, open floor plan, hardwood floors, private backyard, side yard access. 4 bd/ 2ba.
Joe Ledesma 925.251.2559

PANORAMIC VIEWS



2801 GRAY FOX COURT PLEASANTON
Panoramic views, 1.91 acres of privacy. Resort-like backyard w/ pool, spa, swim up bar, barbecue, palm trees. See details: www.2801GrayFox.com
Phyllis Weiner 925.872.1416

10,000+/- SQ.FT. LOT



266 MISSION DR PLEASANTON
3 Bd/ 2Ba, Approx 1,500+/- sq.ft. w/ 10,000+/- sq.ft. lot. Detached studio room, close to park, shopping, schools, and transportation.
Denise Ivaldi 925.251.2532

GREAT OPPORTUNITY!



7904 DRY CREEK DR DUBLIN
AMAZING Location! Resort style backyard w/ pool, spa, putting green, outdoor kitchen & fireplace. Quality upgrades-shutters, granite, cherrywood & much more!
Joe Frazzano 925.735.7653

UPDATED KITCHEN



7330 HANSEN DRIVE DUBLIN
Approx 1,900 sqft, 7,600+ sqft lot, 4 bedrooms, 3 baths, updated kitchen, dual pane windows, updated master bath. Close to shopping and easy freeway access.
Susette Clark-Walker 925.251.2547

OPEN SUN 2-4 3.59 ACRES



35650 PALOMARES RD CASTRO VALLEY
NEW PRICE! Nicely updated 3Bd/ 2Ba, lots of Charm. Redwood Siding, French Patio Doors, Velux Skylights, 3 Car Garage, Near wineries, & so much more!
Kristy & Company 925.251.2536

GOLDEN EAGLE



1515 HONEY SUCKLE CT PLEASANTON
Beautifully appointed w/ wonderful floorplan & incredible backyard. 4 large Bedroom Suites plus Retreat, Library and Bonus Room. 1.10 acre.
Phyllis Weiner 925.872.1416

4 BEDROOMS



3771 PLATT CT N PLEASANTON
Fantastic opportunity for large, 4-bedroom home in established Pleasanton neighborhood. This property has been well-maintained, with an updated kitchen.
Greg Fielding 925.855.4029

MEDITERRANEAN STYLE



7810 BLOOMFIELD TER DUBLIN
Completely remodeled with high end upgrades. AGA gourmet stove, Sub-Zero Frig, Stone stairs, Bonus Room, Farmers sink, Cherry plank floors throughout.
Vickie & Bill Keller 925.583.2182

MODEL PERFECT



5501 DEMARCUS BLVD UNIT 215 DUBLIN
Fully furnished + Appliances! Walk to Bart. Cust Tiffany light fixtures, Close to shops/theatre. Kit w/granite, cherry wood cabs. & gorgeous wood floors. Storage
The Engel Team 925.251.2510

CANYON VIEWS



22234 E LYNDON LOOP SAN RAMON
Very Private "Top of the Hill" Executive Townhome! Shapell built w/ Large Open Gourmet Kitchen, Wood Floors, Easy access to Bart & Commute.
The Engel Team 925.251.2510

Blackhawk East
4105 Blackhawk Plaza Cir.
Danville, CA 94506
925.648.5300

Blackhawk West
3880 Blackhawk Rd. Ste. 200
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
925.385.2330

Montclair/ Piedmont
6116 La Salle Ave., Ste 200
Oakland, CA 94611
510.339.4800

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

Walnut Creek
1700 N. Main St.
Walnut Creek, CA 94596
925.280.8500



115 Announcements

GAIN NATIONAL EXPOSURE
Reach over 5 million young, educated readers for only \$995 by advertising in 110 weekly newspapers like this one. Call Jason at 202-289-8484. This is not a job offer. (AAN CAN)

PREGNANT? CONSIDERING ADOPTION? Talk with caring agency specializing in matching Birthmothers with Families nationwide. LIVING EXPENSES PAID. Call 24/7 Abby's One True Gift Adoptions 866-413-6293 (AAN CAN)

Blastoff is here
Brand New Service!

Danville Band Dinner Concert

FAMILY HEALTH FAIR

Fibromyalgia Pain Stress Mgmt

Javafit-What's In Your Cup?

Livermore Lioness Club seeks new

Mercedes Muffler \$75

PRIVATE SCHOOL SCHOLARSHIPS

SHARPEN UP AT THE FARMERS MARKET

Stress and Pain Mgmt Strategies

130 Classes & Instruction

Free Advice!
We'll Help You Choose A Program Or Degree To Get Your Career & Your Life On Track. Call Collegebound Network Today! 1-877-892-2642 (AAN CAN)

Free Advice!
We'll Help You Choose A Program Or Degree To Get Your Career & Your Life On Track. Call Collegebound Network Today! 1-877-461-5940 (AAN CAN)

Heavy Equipment Training
Learn to operate bulldozer, backhoe, loader, motor grader, excavator. Job placement assistance. Call 888-210-4534. Northern California College of Construction. www.HEAVY4.com promocode: NCPA1. (Cal-SCAN)

HIGH SCHOOL DIPLOMA!
Graduate in just 4 weeks!! FREE Brochure. Call NOW! 1-800-532-6546 Ext. 97 http://www.continentalacademy.com (AAN CAN)

High School Diploma!
Graduate in 4 weeks! FREE Brochure. Call Now! 1-866-562-3650 ext. 60 www.SouthEasternHS.com (Cal-SCAN)

133 Music Lessons

HARP LESSONS FOR ALL AGES
Try Something New! Call Bennetta Heaton (925) 820-1169 - located in Danville -

135 Group Activities

CLUTTERLess (CL) Self Help Mon.

145 Non-Profits Needs

Avon Walk For Breast Cancer

Community Garage Sale & Crafts!

155 Pets



Beautiful Black Cat
Petite 5 year old female, medium length hair, all shots, spayed. Formerly indoor only, relegated to outside after move to new house. Desperately needs a home where she can be inside with people again. Shy at first but very sweet and loving once she gets to know you. (925) 699-1094.

Lost Australian Shepherd - 3/13



201 Autos/Trucks/Parts

MGB 1970 GT - \$5500



Volkswagen 2002 GLS TDi
02 VW Beetle GLS TDi Diesel Sunroof One Owner 44 MPG. Original owner, excellent condition inside out. low milage 71,993. call 530-588-9394. Cathy

202 Vehicles Wanted

Donate Vehicle
Receive \$1000 Grocery Coupons, Your Choice. Noah's Arc, No Kill Animal Shelters. Advanced Veterinary Treatments. Free Towing, IRS Tax Deduction. Non-Runners. 1-866-912-GIVE. (Cal-SCAN)

Donate Your Car
Children's Cancer Fund! Help Save A Child's Life Through Research and Support! Free Vacation Package. Fast, Easy and Tax Deductible. Call 1-800-252-0615. (Cal-SCAN)

210 Garage/Estate Sales

Danville, 61 St. Ann Court, April 17, 9AM - 1PM

Pleasanton, 2701 Laramie Gate Circle, Sat., April 17, 8-2

Three desktop computers, one 28" and two 15" TVs, 5 disc CD player, VCR player and VCR movies, two small computer printers, Super Nintendo, Sega Dreamcast, Sony Playstation, Quisnart and other kitchenware, kitchen china, men's tennis shoes (Addidas, Nike & Jordan), men's jackets and sports jerseys, women's clothing, girls' soccer clothing, books, and more. Rain or Shine!

Pleasanton, 3779 Oak Brook Ct., April 17, 7:00 - 1:00

Multi-family garage sale. A huge variety of stuff! Ranging from new to used Children's toys and clothing. Household stuff and then some!

Pleasanton, 7000 Valley Trails Dr, April 17 8am-3pm

Giant Neighborhood Sale - Sat. 8am-3pm. Valley Trails Neighborhood. Hopyard to Valley Trails Dr. Too many houses and too many items to list.

215 Collectibles & Antiques

(30) 8" MA & Ginny Dolls - \$800.00

Antique - Mahogany End Table - \$75.00

Old Records for sale - \$see ad

Royal Doulton figurine - \$35

230 Freebies

Children's Mystery Book - FREE

240 Furnishings/Household items

1/2 Off Today (Fri) only

3 piece kitchen carving set - \$10

96" Tall Mirrored Sliding Doors - \$125

Antique Oak Curio Cabinet - \$400

Entertainment cabinet - \$75.00

MOBopoly Board Game - \$35

Sleep Comfort Adjustable Bed - \$499

245 Miscellaneous

FREE 6-Room DISH Network
Satellite System! FREE HD-DVR!
\$19.99/mo, 120+ Digital Channels (for 1 year.) Call Now - \$400 Signup BONUS! 1-877-415-8163 (AAN CAN)

Sawmills
New Norwood Lumbermate Pro: handles logs 34" diameter, mills boards 28" wide. Automated quick-cycle-sawing increases efficiency up to 40%! www.NorwoodSawmills.com/300N 1-800-661-7746 ext. 300N. (Cal-SCAN)

Could You Be a Great MOB Boss? - \$35

HOME STAGING DESIGN eBooks - \$12.00

Local Red Worms and worm casting - \$25.00/lb

MOBopoly - Strategy Board Game - \$35

New Strategy Board Game - \$35

Non-stick stove top grill - \$20

Power washer on wheels - \$850.00

RED WORMS FOR COMPOSTING - \$25.00

270 Tickets

Lift Ticket Heavenly Resort - \$50

Lift Ticket Heavenly Resort - \$40



330 Child Care Offered

Live in AuPair Childcare

345 Tutoring/Lessons

Innovative Learning Center

Math & Chemistry Tutoring
Retired Scientist enjoying TUTORING High School & College STUDENTS in algebra, geometry, pre-calculus & chemistry. CALL DOUG @ 925-858-5842

Math Tutoring
High School math and English tutoring: Alg., Geo., Pre-Calc., English. Strive for academic success. Ret. teacher, Cal. credential. 925-462-3807

Private Math Tutor

Patient experienced Math Tutor drives to your place. From Elementary to College, SAT Math, Algebra, Geometry and Trigonometry Please call 925-876-6866

355 Items for Sale

Clothing & Equipment Sale

EDUCATIONAL SUPPLIES



500 Help Wanted

Algebra and Calculus Tutors

Drivers
Local Fremont flatbed runs. Great pay, benefits! CDL-A, 1 yr. exp. req. Estenson Logistics. Apply: www.goelc.com 866-336-9642

550 Business Opportunities

All Cash Vending
Be Your Own Boss! Your Own Local Vending Route. Includes 25 Machines and Candy for \$9,995. MultiVend LLC, 1-888-625-2405. (Cal-SCAN)

560 Employment Information

\$\$\$HELP WANTED\$\$\$
Extra Income! Assembling CD cases from Home! No Experience Necessary! Call our Live Operators Now!
1-800-405-7619 EXT 2450 http://www.easywork-greatpay.com (AAN CAN)

Computer Work

Work from anywhere 24/7. Up to \$1,500 Part Time to \$7,500/mo. Full Time. Training provided. www.KTPGlobal.com or call 1-800-330-8446. (Cal-SCAN)

Drivers - Class A Teams

For SLT w/Hazmat. \$2,000 Bonus. Split \$0.68 for all miles. Regional contractor positions available. 1-800-835-9471. (Cal-SCAN)

EARN \$75 - \$200 HOUR
Media Makeup Artist Training. Ads, TV, Film, Fashion. One week class. Stable job in weak economy. Details at http://www.AwardMakeUpSchool.com 310-364-0665 (AAN CAN)

Int'l Cultural Exchange Rep
Earn supplemental income placing and supervising high school exchange students. Volunteer host families also needed. Promote world peace! 1-866-GO-AFICE or www.afice.org (Cal-SCAN)

Jobs! Jobs! Jobs!
Get paid to train in the California Army National Guard. Up to 100% tuition assistance. Part-time work. Full-time benefits. May qualify for bonus. www.NationalGuard.com/Careers or 1-800-GO-GUARD. (Cal-SCAN)

Medical Assistant

Learn on the job. Good pay, benefits, 30 days vacation/yr, \$ for school. No experience OK. HS grads ages 17-34. Call Mon-Fri 1-800-345-6289. (Cal-SCAN)

Warehousing Trainee

Good pay, regular raises, great benefits, \$ for school, vacation. No experience needed, HS grads ages 17-34. Call Mon-Fri 1-800-345-6289. (Cal-SCAN)



624 Financial Cash Now!

Get cash for your structured settlement or annuity payments. High payouts. Call J.G. Wentworth. 1-866-SETTLEMENT (1-866-738-8536). Rated A+ by the Better Business Bureau. (Cal-SCAN)

645 Office/Home Business Services

Advertise Online
In a network of 50-plus newspaper websites. Border to Border with one order! \$7 cost per thousand impressions statewide. Minimum \$5,000 order. Call for details: (916) 288-6010. www.CaliforniaBannerAdNetwork.com (Cal-SCAN)

Classified Advertising
In 240 Cal-SCAN newspapers for the best reach, coverage, and price. 25-words \$550. Reach over 6 million Californians! FREE email brochure. Call (916) 288-6019. www.Cal-SCAN.com (Cal-SCAN)

Display Advertising
In 140 Cal-SCAN newspapers statewide for \$1,550! Reach over 3 million Californians! FREE email brochure. Call (916) 288-6019. www.Cal-SCAN.com (Cal-SCAN)



715 Cleaning Services

BRAZILIAN HOUSE & WINDOWS CLEAN

726 Decor & Drapery

Changing Spaces
ReDesign, Staging & Color Consults 4 any budget. jilldenton.com 925.998.7747

741 Flooring/Carpeting

Cal Floors-Hardwood Floors
SAVE BIG on ALL our flooring services. For a QUICK QUOTE call 415-706-7199 or call 925-954-5012

748 Gardening/Landscaping

Brad Dodge Designs



801 Apartments/Condos/Studios

Pleasanton, 1 BR/1 BA - 904.00

San Carlos, 2 BR/2 BA
Walk/Shops/Trans.No./smk/pets, Quiet,\$1700.(650)598-7047

805 Homes for Rent

ALL AREAS - HOUSES FOR RENT
Browse thousands of rental listings with photos and maps. Advertise your rental home for FREE! Visit: http://www.RealRentals.com (AAN CAN)

809 Shared Housing/Rooms

ALL AREAS - ROOMMATES.COM
Browse hundreds of online listings with photos and maps. Find your roommate with a click of the mouse! Visit: http://www.Roommates.com. (AAN CAN)

Dublin, 3 BR/3 BA - \$700 (incl)

Pleasanton, 1 BR/1 BA - \$750.00

825 Homes/Condos for Sale

Foreclosed Home Auction
400+ Homes / Auction: April 24. Open House: April 10, 17 & 18. REDC / View Full Listings www.Auction.com RE Broker 01093886. (Cal-SCAN)

Danville, 4 BR/2.5 BA - \$879,000

Dublin, 2 BR/2.5 BA - \$339,000

Dublin, 4 BR/3 BA - \$849,000

Pleasanton, 1 BR/1 BA - \$1,300/mon

San Ramon, 4 BR/2.5 BA - \$619,900

850 Acreage/Lots/Storage

820 Acre Ranches
Near Growing El Paso, Texas. Only \$12,900 SO Down, \$99/mo. Owner Financing, No Credit Checks. Money Back Guarantee. Free Map / Pictures. 1-800-755-8953 www.sunsetranches.com (AAN CAN)

Bank Owned Land!
10 acres. Trout stream, \$39,750. Substantial discounts, limited availability. Beautiful Fish Lake Valley acreage w/year round rainbow trout stream in foothills of Boundary Peak, Nevada's highest mountain. Gorgeous snow-capped views. Great recreational opportunities. Upscale ranch community. Financing available to qualified buyers. Call 1-877-669-3737. (Cal-SCAN)

San Felipe, Mexico
Oceanview Lots. From \$30,000. Financing available. Electric and Water. Toll Free 877-871-9783, Email: vistadel-marsanfelipe@gmail.com; Visit: www.VistaDelMarBaja.com. (Cal-SCAN)

855 Real Estate Services

Avoid Foreclosure
Your First Steps to Avoid Foreclosure is a FREE report that I've prepared for you, available at: www.savehomenow.com

Marketplace

Pleasanton Weekly

<h3>REAL ESTATE</h3> <p>Mike Fracisco REALTOR Fracisco Realty & Investments Residential, Commercial & Property Management</p> <p>direct: 925-998-8131 www.MikeFracisco.com DRE#01378428</p>	<h3>House Painting</h3> <h2>Britannia Painting</h2> <p>30 years expertise Fine Finishes, Interior and Exterior Painting FREE ESTIMATES 925-361-7239</p>
<h3>General Contracting</h3> <p>A-Z Complete Home Repair HANDYMAN SERVICE SINCE 1994 Carpentry/Woodwork Electrical Repairs/Installations Drywall/Texturing Tile/Grout 925.989.6179 / 510.733.5582</p>	<h3>Senior Care Giving</h3> <p>Christine's Personalized Home Care for Seniors "It is my passion to provide professional companionship and home help" • Arrange appts, Pickup Prescriptions • Take to Doctors appts • Grocery shopping/Prepare Meals • Light Housekeeping and more References available 925-998-8997 <i>Reliable & Flexible</i></p>
<h3>Landscaping/Design</h3> <h2>Brad Dodge Designs</h2> <p>LANDSCAPE DESIGNER</p> <ul style="list-style-type: none"> • New & Existing Renovations • Gardens/Lighting/Outdoor Kitchens/Patios/Pool • Consultations <p>(510) 499-7546 www.braddodgedesigns.com brad@braddodgedesigns.com</p>	<p style="text-align: center;">To advertise in the Marketplace call Karen at 925.600.0840 x122 or email kklein@pleasantonweekly.com</p>

PET OF THE WEEK

Yo quiero doggie treats



CATHERINE HANSEN RUSH

What are Andre and Berta looking at with such intensity? Why are they hanging by their toes on the edge of their chair? The answer is – doggie treats! Andre is a brown neutered male Chihuahua mix, and Berta is a black and white spayed female Chihuahua mix. I call Berta "B.B." for short because she is a little round ball of dynamite! If this were a video you would see B.B.'s tail wagging furiously from side to side. Andre and B.B. are senior dogs at about 10 and 8 years of age, respectively. They are proud members of the East Bay SPCA's "Second Chance Club." They are friendly with everyone they meet and are polite with most other dogs. These two sweet older dogs need daily playtime and they love attention. Visit Andre and Berta at the East Bay SPCA - Tri-Valley Adoption Center, 4651 Gleason Drive in Dublin, open 1-8 p.m. Wednesday and Thursday; 11 a.m.-5 p.m. Friday-Sunday. Telephone 479-9670.

2515 Skimmer Court, Pleasanton

Gorgeous home on a court location in the desirable Birdland neighborhood. 4 bedrooms, 2 1/2 baths, approximately 2150 sq ft of living space, and a 3 car garage plus side yard access for a boat or storage. Fabulous floor plan with a sunny open kitchen with breakfast nook that opens to the family room. Upgrades include hardwood floors in entry and kitchen, granite counter tops in kitchen and guest bathrooms and dual paned windows. Formal living room, with vaulted ceilings and sky lights, that flows into the formal dining room. Spacious master suite with large walk-in closet and views of the park. Private back yard with hot tub and large deck with an arbor. **Offered at \$785,000**

SALE PENDING



10749 Inspiration Circle, Dublin

Beautifully appointed 5 bedroom, 4 1/2 bath home situated in the desirable Hansen Hills neighborhood of West Dublin. With approximately 3,320 sq ft of living space, this gorgeous home has a wonderful light and bright open floor plan, designer paint throughout, gourmet kitchen with a large center island with beautiful granite counters. Kitchen opens to spacious family room with built-in entertainment center. Plantation shutters throughout. Lovely formal living & dining room off the entry. Full bed and bath downstairs, upstairs bonus room, spacious master suite that has a custom office with beautiful built-in cabinets. **Offered at \$940,000**

Open Sun 1-4



Emily Barraclough
www.925hometeam.com
emilyb@apr.com
(925) 621-4097

PLEASANTON | 900 Main Street 925.251.1111



OPEN HOMES THIS WEEKEND

Castro Valley

3 BEDROOMS

25597 Crestfield Circle \$638,000
Sat 1-4 Coldwell Banker 847-2200

Cupertino

4 BEDROOMS

10630 Mine Court \$968,000
Sun 1:30-4:30 Coldwell Banker 847-2200

Dublin

5 BEDROOMS

10749 Inspiration Circle \$940,000
Sun 1-4 Alain Pinel 621-4097

Livermore

2 BEDROOMS

1305 2nd Street \$345,000
Sun 1-4 Keller Williams 487-1427

Pleasanton

2 BEDROOMS

5772 Belleza Drive \$425,000
Sun 1-4 Keller Williams Tri Valley 426-3859

3 BEDROOMS

37 Craig Court \$669,000
Sat/Sun 1-4 Prudential Realty 451-5555

3905 Kral Place \$679,000
Sun 1-4 Alain Pinel Realtors 251-1111

4022 Schween Court \$690,000
Sun 1-4 Jim Lavey - Allied Brokers 846-3755

4 BEDROOMS

2487 Tanager Drive \$699,900
Sat/Sun 1-4 Keller Williams Tri Valley 426-3859

7484 Muirwood Court \$799,000
Sun 1-4 Alain Pinel Realtors 251-1111

7478 Alder Court \$799,900
Sun 1-4 Alain Pinel Realtors 251-1111

3248 Marilyn Court \$828,000
Sat/Sun 1-4 Kruger Group 918-0986

728 St. John Circle \$849,950
Sun 1-4 Prudential CA 463-6175

4848 Dolores Drive \$949,500
Sun 1-4 Blaise Lofland 846-6500

5 BEDROOMS

1012 Bartlett Place \$1,100,000
Sun 1-4 Pat Burns 876-2655

897 Sunset Creek Lane \$1,449,000
Sun 1-4 Blaise Lofland 846-6500

4897 Dolores Drive \$1,649,000
Sun 1-4 Alain Pinel Realtors 251-1111

8000 Rockford Place \$1,699,900
Sun 2-5 Alain Pinel Realtors 251-1111

1137 Via di Salerno \$2,250,000
Sun 1-4 Keller Williams 202-6898

3570 Kings Canyon Court \$629,000
Sun 1-4 Alain Pinel Realtors 251-1111

5029 Hummingbird Road \$839,000
Sat/Sun 1-4 Alain Pinel Realtors 251-1111

San Ramon

2 BEDROOMS

344 Eastridge Drive \$279,950
Sun 1:30-4:30 Alain Pinel 785-1586



Julia Murtagh

Direct: 925.997.2411
jmurtagh@apr.com
DRE # 01751854

"Bringing Integrity to Your Front Door"

Talk to me about Real Estate opportunities in 2010

www.JuliaMurtagh.com



Julia's Recently Sold Tri-Valley Homes



Pleasanton Laguna Oaks

La Jolla Model
4 bed, 3+ bath
Represented the Buyer



San Ramon Gale Ranch

4 bed / 2 bath 1600 Sq Ft
Sold in 6 days- \$552,000



Livermore Springtown

2 bed / 1 Bath
1280 Sq Ft Bungalow- \$338,000
Represented VA Buyer

HERE'S WHAT CLIENTS HAVE TO SAY

Julia,
Thank you, thank you, thank you, for all the help you gave my family while selling our old home and buying our new one. Selling a home is so stressful, but your connections in the area made finding the right people to get our home ready easy. From redesigning our front landscaping and staging our home, to bringing gifts for the kids when their toys were packed away, you left no detail undone. Most importantly, however, you were able to help us find the perfect home, at a GREAT price, in the neighborhood we wanted. We will definitely recommend you to everyone we know looking to buy or sell.

Warm Regards,
The Behm Family

Buyer's Needs

- Family looking for 4 bedroom, West Side, under 1 million.
- Executive Family looking for 5 bedrooms with pool under 1.2.
- Couple no kids, 4 bedroom under 700K



Devoted to financial education in our community

I began my real estate career as a mortgage loan officer, and with my warm personality, I did very well. Although I enjoyed the financial reward for my hard work, I somehow felt that this area of the real estate industry was not fulfilling the real purpose of my life. That empty feeling came as I met with people daily who were in financial distress, and there was not much I was able to do to help them. Most of them fell into financial distress because they either purchased a home beyond their means or purchased bad real estate investments without really knowing what they were getting into. I saw many people filing bankruptcy or losing their home to foreclosure (like many people today), and it bothered me that I was not able to do anything for them. I could not stop wondering if with my extensive knowledge of the real estate industry and my strong financial background, was I able to do more?

In the past five years, I have devoted myself to financial education in our community as a Volunteer Money Educator of Eastbay Consumer Credit Counseling Services. I have helped my clients purchase their dream homes within their means as well as teaching them to create real wealth through real estate investments. Additionally, I have learned the ins and outs of assisting people to sell properties that have lost value and gone into distress, allowing them the freedom to make a new start.

Lucy Liou

Keller Williams Realty

(925) 819-0752

www.LucyLiouHomes.com



DRE # 01405184

**LAND DEVELOPMENT • SHORT SALES • BANK OWNED
PROPERTIES • RELOCATIONS • LUXURY ESTATES**

Sold Properties



**1667 Via di Salerno,
Ruby Hill
SOLD
SHORT SALE**

**3050 Talinga Drive,
Los Olivos,
Livermore
SOLD
SHORT SALE**



Buyers Needs

- New(er) high end luxury estate +/- 7,500sf in Pleasanton under \$2,750K
- 4 bedrooms, +/- 2,750sf in Pleasanton, Dublin, under \$900K
- 4-5 bedrooms in Pleasanton, Dublin, Livermore, under \$850K

www.apr.com/uwe

www.HomesatRubyHill.com

E-mail: uwe@apr.com • DRE LIC# 01390383



Uwe Maercz

925.360.8758



900 Main Street
PLEASANTON



**BLAISE
LOFLAND**

DRE# 00882113



925.846.6500
www.blaiselofland.com
blaise@blaiselofland.com

apr.com

PLEASANTON HILLS

OPEN SUN 1-4

JUST LISTED



4848 DOLORES DRIVE, PLEASANTON

Beautiful upgraded Pleasanton Hills home. Four bedrooms, plus office/nursery/workout room, three bathrooms and upgraded kitchen with stainless steel appliances. Approximately 2,710 square feet. Lot size is 10,269 square feet with upgraded landscaping. Located on quiet street with private rear yard. New carpet throughout. Just steps to great neighborhood parks and Main Street Downtown Pleasanton!

OFFERED AT \$949,500

BRIDLE CREEK

OPEN SUN 1-4



897 SUNSET CREEK LANE, PLEASANTON

Single level in Bridle Creek on .29 acre premium view lot. Built by Greenbriar Homes in 2000. Beautiful views of Pleasanton Ridge. Private rear yard with built in pool. Beautifully landscaped. Five bedrooms, four bathrooms. Gourmet kitchen with granite countertops. Crown molding and plantation shutters. Close to Downtown, Castlewood Country Club, Oak Hills Shopping Center, and Mission Hills Park.

OFFERED AT \$1,449,000

CHATEAU COUNTRY ESTATES



788 VINEYARD TERRACE, PLEASANTON

Country Chateau Vineyard Estate on approximately 1 acre secluded lot (40,029 sq. ft.). Professionally landscaped with multiple heritage oaks, adjacent to vineyards. Panoramic views of Mount Diablo and the surrounding hills. This semi-custom beautiful private home built by Greenbriar Homes in 2008 has a total square footage of 6,476. The main house at 5,330 square feet includes five bedrooms plus library (6th), six bathrooms and a super bonus/home theater room. Also included are a four car garage and private carriage house at 1,146 square feet.

OFFERED AT \$2,095,000

apr.com

Go to **open.apr.com** for the Bay Area's only complete online open home guide.



JENNIFER MALAKOFF BY APPT



7033 MORGAN TERRITORY RD \$5,750,000
Over 12,000+/-sf of Luxury Living with ultra-high end features, and quality craftsmanship inside and out. Garage 12 cars and entertain 100s. Stunning Views!

BLAISE LOFLAND BY APPT



788 VINEYARD TER \$2,095,000
Country Chateau Estate on approx 1 acre. Landscaped with heritage oaks & vineyards. By Greenbriar in 2008 has a 6,476 Sq Ft.

DOUG BUENZ SUN 2:00-5:00



8000 ROCKFORD PLACE \$1,699,900
5bd,3.5ba custom home with 6 car(tandem) garage, hardwood floors, granite kitchen, solar power, incredible 1+ acre lot with pool adjacent to hundreds of acres of open space.

SYLVIA DESIN SUN 1:00-4:00



4897 DOLORES DRIVE \$1,649,000
Walk to downtown from this gorgeous 5 bedroom custom home with incredible custom cherry detailing throughout. Gourmet kitchen, pool & spa and formal living room.

BLAISE LOFLAND SUN 1:00-4:00



897 SUNSET CREEK LN \$1,449,000
Immaculate single level in Bridle Creek with premium view lot! Private year round solar heated pool, beautifully landscaped, view of Pleasanton ridge. Gourmet kitchen.



open.apr.com
The Bay Area's only complete online open home guide.

MARK KOTCH BY APPT



2784 LYLEWOOD DR \$1,250,000
4bds/3ba,3500+/-sf home. Expanded FR, formal DR, and LR. Upstairs Bonus room. Built in 1996. Master suite w/ fireplace, near great schools and shopping. Large corner lot.

MAUREEN NOKES BY APPT



3276 CRANBROOK PLACE \$858,800
Gracious and spacious '01 4/3 Dublin Ranch home offers stunning golf course views along with a highly upgraded gourmet kitchen, expanded family room.

TIMOTHY MCGUIRE SAT&SUN 1:00-4:00



5029 HUMMINGBIRD ROAD \$839,000
5bd/3ba, 2,478+/-sq.ft on a 6,825+/-sq.ft lot, remodeled Birch kitchen, Granite baths, Hardwood floors, newer roof and windows, doors, carpet and paint, pool, sunny atrium.

DOUG BUENZ SUN 1:00-4:00



7478 ALDER CT \$799,900
Prime West Pleasanton with stunning views of the Pleasanton Ridge! 4bd/3ba, dramatic vaulted ceilings, granite/stainless kitchen, updated baths, new carpet, Must See!

DOUG BUENZ SUN 1:00-4:00



7484 MUIRWOOD COURT \$799,000
Elegant 4bd 2ba home with hardwood floors, sunny updated kitchen, new carpeting and paint located on a 1/4+/-sf premium lot with sparkling pool!

SUE MCKINLEY BY APPT



3847 CHESHIRE CT \$725,000
Immaculate 4bd 2.5ba, 2150+/-sf home with spa. Updated throughout. Short distance from top rated schools, parks, 580/690 & Bart. Must See!

TIMOTHY MCGUIRE SUN 1:00-4:00



3905 KRAL PLACE \$679,000
3bd + office/2.5ba, 1,745+/-sq.ft on a 7,914+/-sq.ft lot, newer Laminate flooring, 30-yr roof, AC, water heater, Redwood fencing with a spacious backyard and pool.

DOUG BUENZ SUN 1:00-4:00



3570 KINGS CANYON COURT \$629,000
Charming 5bd, 3ba home with granite kitchen, hardwood floors, premium location at end of cul-de-sac. Next to park & Greenbelt!

JEFFREY RUDOLFF BY APPT



2807 WINTHROP AVE \$575,000
Remodeled and located at the end of cul de sac. This 3 bedroom 2 bath with gourmet kitchen, coffered ceilings, slate tile flooring and much more is perfectly priced.

