

A Pleasanton Weekly Publication • Fall 2010

Buying & Selling



PLEASANTON

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Jennifer DeCoite
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Kate Elliott
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Katie Moe
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Kelly Franco
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Sophie Aretta
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Sue Fredrickson
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LIVERMORE
101 E. Vineyard Avenue #103
925.417.2250



Agatha Novoa
925.249.3805



Bobbie Gregory
925.249.6832



Debbie Davis
925.249.6809



James Kyriakakos
925.249.6840



Jan Sancrant
925.249.6806



Janet Cristiano
925.249.6837



Jennifer Bascom
925.249.6830



JoAnn Gillis
925.249.6819



Joe Cristiano
925.249.6818



Lena Paiva
925.249.6836



Marjorie Wallace
925.249.6821



MaryJane Billowitch
925.249.6825



Pam Souza-Williams
925.249.6808



Robert Gibbons
925.249.6810



Sabrina Bascom
925.249.6833



Shane Bohan
925.249.6807



Sylvan Dayspring
925.249.6835



Tracey Esling
925.249.6831



Tracie Rohm
925.249.6834



Wilma Alaie
925.249.6823



Leigh Anne Hoffman
925.918.2912

Tri-Valley Welcomes Lifestyle-Focused Realty Brokerage

One of the East Bay's largest real estate brokerages recently affiliated with Better Homes and Gardens Real Estate and is now doing business as Better Homes and Gardens Tri-Valley Realty. The company's Ruby Hill / Livermore and Pleasanton / Hopyard offices remain owned and operated in conjunction with Mason McDuffie. With the same management and now backed by one of the nation's most recognized and trusted 'house and home' brands.

"We are thrilled about the switch. Better Homes and Gardens Real Estate understands how to connect with consumers in a way that is smart and intuitive. It's a fresh approach to the business that is redefining how people buy and sell homes, while at the same time keeping the 'main street' in real estate," said Janet Cristiano, Better Homes and Gardens Tri-Valley Realty's broker/owner. "Better Homes and Gardens Real



Janet Cristiano, Better Homes and Gardens Tri-Valley Realty's broker/owner

Estate is one of the most consumer-centric brands in the country, giving us more tools and technologies that help us keep our clients at the center of their home search, purchase or sale."

Better Homes and Gardens Tri-Valley Realty maintains all of its partnerships with the Internet's most popular real estate websites and with this transition gains even more recognition. The company also remains committed to technological innovation and will continue to evolve to meet consumers' growing and changing needs.

Contact a Better Homes and Gardens Tri-Valley Realty agent today to learn more about the new face of real estate, and how its first-class technologies can help you with your real estate needs.

Better Homes and Gardens Tri-Valley Realty helps clients by:

· *Being committed to innovation and delivering what homebuyers and sellers really want in today's market: a personal and comprehensive approach to the real estate transaction, one that focuses on their lifestyles and communities, and that provides them with a one-stop-shop for all of the information and tools they need to complete their transaction.*

· *Understanding that today's homebuyers are interested in finding the right community first, and then they turn their attention to the right home. This is what the lifestyle business model is about, addressing consumers' changing priorities and keeping up with them technologically.*

· *By contributing to the communities it serves, including 'going green.' The company's environmentally sustainable business practices include offering clients a paperless solution to the historically paper-laden transaction. The web-based application gives clients 24/7 access to the details of their transaction, allowing them to review and even sign all of the "documentation" needed to keep the transaction moving as smoothly and quickly as possible. This easy-to-use technology allows the client to oversee the transaction from anywhere, anytime using a web-enabled device, like a Smartphone or laptop. "Our agents have the **knowledge, experience and integrity** you have always known and relied on," said Cristiano. "Check out our new websites, www.bhghome.com/rubyhill, www.bhghome.com/livermore and www.bhghome.com/pleasantonhopyard, to see our latest listings and to learn about our new tools."*



Better Homes and Gardens Real Estate, Tri-Valley Realty.

PLEASANTON | 6111 Johnson Court #110 | 925.463.9500



Mia & Bev Team

5124 Georgetown Cir. - Dublin \$669,000
Spacious Dublin Ranch home on quiet street. Great open floorplan with a bright open kitchen that has an island and breakfast bar. This house has the optional flex room off the kitchen and can be used as hobby/play room or office. Private yard with fruit trees!



Mary Ellen & Greg Nieto

6747 Tory Way- Dublin - \$519,000
Picture Perfect! This charming ranch style home is in move in condition! Tile & hardwood floors thru-out, updated kitchen w/tile floor, granite countertop & recessed lights, updated baths, plantation shutters, dual pane windows, good size backyard w/patio cover, eco-friendly low maintenance yards.



Mike D'Onofrio

1536 Murdell Ln. - Livermore- \$469,990
Don't judge this book by its cover...Impressive, spacious and beautiful updated home... Best price per sq. ft. Desirable South Side Location and schools! Huge family room with fireplace, gourmet kitchen with island! Large bedrooms! Side yard access. Private wooded yard. Must see to appreciate. No HOA



Adam Golden

5501 Demarcus BLVD - Dublin - \$375,000
Stunning condition and floorplan. This home contains 3 bedrooms and 2 full baths. Granite countertops, stainless steel appliances and wood floors just to name a few of the upgrades. Close to BART and Dublin shops. Great amenities including gym and game room. 2 parking spots close to the elevator.

LIVERMORE | 101 E. Vineyard Avenue #103 | 925.417.2250



Janet Cristiano

1907 Zenato Place - Pleasanton - \$ 1,790,000
In the gates of Ruby Hill this stunning custom estate features 5 bedrm+office, 4 baths+half bath & 4 car garage. This is a great home on a spectacular lot. Almost an acre lot that backs to dedicated ranch land & borders onto a 3.5 acre estate lot. Privacy at its finest & room for expansion.



Marjorie Wallace

2426 POMINO WAY- PLEASANTON- \$ 1,675,000
Custom Mediterranean Home in Ruby Hill. Attention to detail with stunning designer touches throughout. Master Bedroom and Guest Suite on main floor. 3 patios for effortless entertaining.



Shane Bohan

2802 Vizzolini Ct- Pleasanton- \$ 1,399,000
RUBY HILL-gated community. Best in the Bay area. Guard gated community with perimeter fencing. Old growth landscaping with rolling hills and paths; What a Lifestyleyou deserve the best! Don't forget the home office!



Rob Gibbons

3427 Gravina Pl - Pleasanton - \$ 1,009,000
Single Story former model. You know what that means...all the bells and whistles. Backs to open space...Welcome Home!



530 DOLORES PLACE, PLEASANTON
 • Fabulously Remodeled "Pleasanton Hills" Home
 • 3 Bedrooms, 3 Full Baths, Over 3000 sq ft
 • Sparkling Pool and Spa w/ Waterfalls, Private Rear Yard
 • Ultimate Gourmet Kitchen featured in California Home & Design and Haute Living
Offered at \$1,129,000



211 RACHAEL PLACE, PLEASANTON
 • Beautiful "Country Roads" Townhome
 • 3 Bedrooms, 2.5 Baths, 2 Car Attached garage
 • Cherry Cabinetry, Granite Counters, Hardwood Flooring
 • Walk to Charming Downtown
Offered at \$449,000



2374 ALAMEDA DIABLO, DIABLO
 • Unique Property in Diablo Country Club
 • 5 + bedrooms, 5.5 baths, Over 6000 sq ft
 • Sparkling Pool and Spa, Incredible Views
 • Secluded and Private on Over 4 Acres
Offered at \$2,045,100



3083 CRESTABLANCA DRIVE, PLEASANTON
 • Awesome "Vintage Heights" Custom Home
 • Approx. 3,500 sq. ft.
 • 4 bedrooms, 3 full baths (1 bed & bath down)
 • Hardwood flooring—Beautiful rear yard
Offered at \$1,050,000



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For additional information, photos and virtual tours for any of these properties, visit www.TomIvarson.com or call 925-200-3600

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californiamoves.com



DANVILLE
 Open SUN 1 - 4
HUGE PRICE REDUCTION! 1349 LAWRENCE ROAD
\$1,199,000
 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



DUBLIN
 Open SUN 1 - 4
HUGE PRICE REDUCTION 5229 LONDONDERRY DRIVE
\$660,000
 5 BR 3 BA + bonus rm down.Neutral colors,open flr plan w/ frplc in fam rm.Walk to park! 925.847.2200



PLEASANTON
STUNNING REMODEL 530 DOLORES PLACE
\$1,129,000
 3 BR 3 BA slab granite,crown moldings,huge great room w/full wet bar,hickory floors,custom rock pool 925.847.2200



SAN RAMON
 Open SAT/SUN 12 - 4
CONDOS/TOWNHOUSES AVAIL PRICES START IN HIGH \$200'S 145 COPPER RIDGE RD.
 1 & 2 bd condos/2 bd townhouses,vaulted ceilings avail,w/garages,gated,renovated/upgraded 925.847.2200

DUBLIN

3499 RIMINI LANE GREAT HOME! **\$792,000**
 3 BR 2.5 BA + loft,3 years new,granite counters in kitchen,lots of upgrades!Community pool/club-house 925.847.2200

5990 HILLBROOK PLACE STUNNING HOME! **\$500,000**
 3 BR 3.5 BA adjacent to hills/open space,SS appli, granite counters,hrdwd flrs,plantation shutters 925.847.2200

LIVERMORE

1687 QUAIL CT AMAZING HOME! **\$1,220,000**
 5 BR 3 BA apprx 1 acre,5 car gar,workshop,media rm,updated kit w/SS appli,huge bedrms,hardwd flrs 925.847.2200

DUBLIN

Open OPEN SAT & SUN 1-4
LIGHT & OPEN 736 SUNSET DR
\$490,000
 3 BR 2 BA extended master/liv rm,updated bath,dual pane windows,frplc in fam rm,tile flrs,huge pl 925-367-7414

1866 CORTE CAVA OPEN AND BRIGHT! **\$385,000**
 3 BR 3 BA 1 bedroom and 1 bath downstairs and much more! 925.847.2200

DANVILLE

6975 JOHNSTON ROAD PRICE REDUCED! **\$1,697,000**
 4 BR 3 BA 19+ acres,living w/stone/travertine frplc,9 stall barn covered indoor arena & MUCH more! 925.847.2200

PLEASANTON

5211 CAPARELLI CT AVILA'S FINEST! **\$675,000**
 4 BR 2.5 BA Open Flr Pln w/2 car Garage/Driveway. Eat-In Kit/Dining Area.Cornor Lot.Walk to Comm Pl 925.847.2200

3689 PIMLICO DR GREAT HOME! **\$653,000**
 3 BR 2 BA w/double side yrd access,1 RV sewer hookup,kit w/new cbs,slab granite,tile flrs,updttd bths 925.847.2200

184 JUNIPERO STREET GORGEOUS REMODEL! **\$599,950**
 2 BR 2 BA w/tons of upgrds!Custom kit w/ grnite,,SS appli,breakfast bar,chrry hrdwd,vaulted ceilings 925.847.2200

PLEASANTON

Open OPEN SUN 1-4
BEAUTIFUL! 4386 KRAUSE STREET
\$590,000
 3 BR 2.5 BA many upgrades! Dual pane windows,private backyard with patio and fountain 925.847.2200

211 RACHAEL PL WALK TO DOWNTOWN! **\$449,900**
 3 BR 2.5 BA updated kit w/granite counters,SS appli,hrdwd flrs,2 car attached gar w/built-in cabinets 925.847.2200

SAN RAMON

7912 PERSICA CT GREAT HOME! **\$558,000**
 3 BR 2.5 BA on court location w/lrg yard,tile flrs,granite kitchen,wd flooring upstairs, long driveway 925.847.2200



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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Five keys to smooth sales and bargain buys in a slow housing market

Not everyone who relocates has the luxury of doing it when school is out and the yard looks beautiful. If you're forced to sell your house and/or buy a new one outside peak season, you might have to work a little harder and think creatively.

Anyone who has bought or sold a home has heard the standard advice: Find a good agent, be aware of local home values, fix up the house you're selling and research school districts and crime rates where you're buying.

"It's all good advice, but it's not always enough," says Rich Novak, assistant vice president of Home Solutions, with USAA, a full-service financial services provider serving military personnel and their families. "Families who need to move quickly during a tough real estate market may need to go the extra mile to close a sale."

Keep these five themes in mind from the moment you start planning your next move:

1. Dig deeper: You probably already know to use neighboring home values as a comparison point for selling or buying. But in today's market, some additional homework can pay off. If you need to sell quickly, for example, keep a close eye on what other houses are selling for in your neighborhood and stay ahead of the market by pricing yours lower. In the wake of the bursting real estate bubble, it's also important to have a heightened awareness of foreclosures, both where you're selling and buying. As unfair as it seems, any foreclosures on your street can put a dent in your home's market value. And if foreclosures are still prevalent in the neighborhood you're moving to, it could be a warning sign that values could continue to drop after you buy.

2. Be involved: Just because you're working with a Realtor doesn't mean you can't do some of your own legwork.

"The first 10 days on the market are the most critical to selling a home because new listings tend to get the most attention from buyers," says Brenda Wall, relocation director with ERA Colonial Real Estate in San Antonio, Texas. "Anything a seller can do to get their home ready to sell before putting it on the market would be helpful, including decluttering, cleaning, painting if needed and making the home look spacious and bright."

The Internet and social media have opened limitless new strategies to sell your home and find your next one. Try Craigslist, Facebook, Flickr, and YouTube. And don't be shy, say real estate agents. When you're selling, post pictures that show your home at its best and upload a narrated video tour — because that's what you'd want to see as a buyer. At some real estate agencies, a video tour is becoming the new requirement for sellers.

3. Accept a helping hand: Take advantage of a wide range of services, beyond your local Realtor's, that could help you streamline the buying and selling process. Some cost money, such as home "staging" services that can help whip your house into selling shape. Others are free, such as relocation benefits offered by some employers, or the military's Homeowners Assistance Program. One free service actually helps you while you are out



and about looking for a place to live. For example, Home Circle from USAA provides free home search services on the Web and through an iPhone app that gives you access to the same comprehensive listing information real estate agents use, driving directions to the homes you've searched and organization of pictures taken to help you keep track of all the homes you've seen. Chances are you qualify for some type of assistance through an employer, the government, or an association you belong to — you just have to ask.

4. Get creative: Sometimes it takes out-of-the-box ideas to seal a deal. If you know that a potential buyer is wavering on whether to make an offer on your house, buck convention by making a "reverse offer," where you try to win the sale with an attractive price. Sellers might also sweeten the pot with extra incentives. Money toward closing costs or prepaid homeowner's dues are common buyer incentives, but why not set yourself apart by offering a free trip to a beach resort?

If you're the one buying but can't find the perfect house, ask your agent to look up houses that were recently taken off the market. You might be able to request a "one-time showing" and get a bargain price on a house the owners thought they couldn't sell.

5. Remain flexible: According to the experts, buyers and sellers should keep their pride in check and be willing to make some concessions, especially in a tough market. That means not haggling over minor repairs or refusing to leave behind the chandelier your potential buyer loves. Factor in the cost of keeping up your home for several more months versus just accepting a lower selling price today.

"Always think in terms of the bigger picture. Don't lose a deal over \$500," says Jodi Van Wagner, a Coldwell Banker agent in the Pensacola, Fla., area.

Even in the most sluggish real estate market, an early start and an open mind are two of the best strategies to make your next move go smoothly.

—ARA Content

About the Cover

This stunning Mediterranean style custom home offers spectacular views. It is located at 1907 Zenato Place in Ruby Hill and is listed by Better Homes & Gardens Tri-Valley Realty. For more details, see the property listing on page 3 in the Buying and Selling special section. Cover design by Kristin Herman.

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

<p>2367 E. Ruby Hill Dr., Ruby Hill, Pleasanton</p> <p>NEW ON THE MARKET! Freshly painted in and out. Beautiful 5,455 sq. ft. home featuring 4 BR, 3 1/2 BA, office, huge gourmet kitchen, backs to golf course and views beyond. Offered at \$1,875,000 OPEN SUN 1-4</p>	<p>3604 Valenza Way, Ruby Hill, Pleasanton</p> <p>Beautiful and immaculate 3,851 sq. ft. home with 5 BR, 3 BA, located on a large corner lot. High end features include gourmet kitchen. Offered at \$1,225,000 OPEN SUN 1-4</p>
<p>8155 Regency Drive, Pleasanton</p> <p>NEW PRICE! 5 BR + bonus (or 6th BR) + office, with a gorgeous swimming pool & mature landscaping in desirable Laguna Oaks. 4,592 sq. ft. on .42 acre. Offered at \$1,399,000 OPEN SAT 1-4</p>	<p>471 Trebbiano Place, Ruby Hill, Pleasanton</p> <p>Beautiful home, custom features to include granite counters, stainless appliances, charming backyard with built-in spa. Living space 2,806 sq. ft., 4 BR, 3 BA. Offered at \$998,888 OPEN SUN 1-4</p>

Visit our website to view all of our other listings.

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Builder's Own Custom

3766 Smallwood Court Pleasanton

OPEN Sunday 1-4 PM

Fabulous 360° Views from atop Kottinger Ranch

- Four Bedrooms • Three Full Baths and Two Half Baths
- 6,105 sq. ft. of Living Space on 31,271 sq. ft. Lot with a Grape Vineyard
- Oversized Gourmet Kitchen - Great for Entertaining includes Temperature controlled Pantry/Wine Storage and Viking Commercial Gas Stove
- Distressed Hardwood Floors • Three Car Garage
- Five Fireplaces • Surround Sound System • Alarm System
- Black Bottom Pool with Waterfall and Much More.....

Offered at \$2,395,000

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101 Goldstone Common

Former Model Home! Loaded with custom upgrades.
Granite Slab Counters, Surround Sound, Brazilian Cherry wood floors.
3 bedrooms 2.5 baths, approx. 2105 sq ft.
Offered at \$628,000

925.989.6500

If you are thinking of selling or buying a home, call me for information on current market conditions and options available to you.

Delores Gragg



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Elaine Sternquist
Owner/Broker

Located Above Tully's Coffee Shop Downtown Pleasanton

Buying & Selling

SALES AT A GLANCE

Dublin

Total sales reported: 13
Lowest sale reported: \$119,000
Highest sale reported: \$738,000
Average sales reported: \$444,269

Livermore

Total sales reported: 15
Lowest sale reported: \$176,000
Highest sale reported: \$989,000
Average sales reported: \$458,367

Pleasanton

Total sales reported: 19
Lowest sale reported: \$215,000
Highest sale reported: \$1,850,000
Average sales reported: \$798,105

San Ramon

Total sales reported: 17
Lowest sale reported: \$118,000
Highest sale reported: \$1,064,500
Average sales reported: \$618,412

Source: California REsource

HOME SALES

This week's data represents homes sold during September 2010

Dublin

4724 Chestnut Court HSBC Bank to S. & T. So for \$738,000
3465 Dublin Boulevard #122 Toll Dublin Limited to S. Nichani for \$379,000
3465 Dublin Boulevard #441 Toll Dublin Limited to S. Um for \$362,500
3704 Finnian Way E. Kluchnik to J. Lum for \$360,000
4406 Fitzwilliam Street C. & M. Joe to K. Baban for \$350,000
4196 Magellan Court D. & V. Khatri to Z. Shi for \$642,000
10639 McBride Lane J. & S. Hart to A. & J. Kamangar for \$462,000
7925 Millbrook Avenue Ignacio Trust to D. Farnsworth for \$399,000
4652 Myrtle Drive C. Zhang to S. Palaniswamy for \$600,000
6731 Poplar Way Amato Trust to G. & M. Alves for \$200,000
4922 Redwood Avenue A. Reyes to H. & A. Nagra for \$649,000
7323 Starward Drive #11 Federal National Mortgage to C. Mendiola for \$119,000
8199 Tamarack Drive T. & M. Rowell to A. Medeiros for \$515,000

Livermore

1825 6th Street Federal National Mortgage to D. & L. Frost for \$305,000
262 Albatross Avenue Rambo Trust to R. & K. Grandfield for \$176,000
784 Barleta Lane GMAC Mortgage to C. & A. Zipton for \$800,000
1934 Chardonnay Court K. Kehoe to M. Garcia for \$775,000
529 Cinnabar Drive K. Bell to W. Davis for \$522,500
772 Hattan Drive F. Caceres to T. Houston for \$389,000
1132 Marlys Common M. Orrett to R. Panconi for \$270,000
5519 Oakmont Circle Fas Realty to N. Brown for \$379,000
1015 Redondo Way R. & K. Terkeurst to E. & K. Pitelka for \$465,000
622 Ruth Way L. Carmona to K. & S. Meng for \$325,000
537 Saddleback Circle K. Crowder to D. & L. Yahiro for \$430,000
5935 Singing Hills Avenue Deutsche Bank to Prestwick Investments for \$242,000
524 Sonoma Avenue Turnkey Real Estate Investments to A. & D. Bauman for \$390,000
5749 Stockton Loop R. & J. Harrer to M. & L. Heintz for \$989,000
5243 Wisteria Way Union Success to Best Trust for \$418,000

Pleasanton

4444 1st Street K. Cole to M. Miller for \$850,000
9465 Blessing Drive Matin Trust to Virk Trust for \$1,370,000
3446 Bordeaux Place D. & C. Barbee to E. & C. Elam for \$684,000

3032 Briggs Court Kingsfather Trust to C. & C. Moll for \$1,518,000
5371 Brookside Court Barry Trust to M. Qu for \$490,000
567 Burger Court T. & B. Wilson to R. Liao for \$768,000
7860 Canyon Meadow Circle #B M. Joyce to L. Gill for \$320,000
2801 Gray Fox Court S. Kazarian to D. Gauba for \$1,850,000
3735 Grillo Court Brendel Trust to R. & J. Green for \$835,000
2779 Lotus Street I. & Y. Song to D. & S. Song for \$570,000
3771 North Platt Court M. & N. Crain to V. Nestorov for \$502,000
3375 Norton Way #5 Perrigo Trust to D. Burnette for \$215,000
1510 Poppybank Court D. & M. Seth to Y. Chin for \$585,000
3884 Stone Pointe Way S. & B. Singh to Z. & R. Choudhury for \$630,000
1275 Summer Court Dickinson Trust to A. & A. Buller for \$870,000
4025 Sutherland Court Andre Trust to J. Lu for \$502,000
1117 Tiffany Lane Harborview Mortgage to J. Golomeic for \$450,000
2921 Yorkshire Court N. Kannan to N. & K. Doroshenko for \$705,000
1796 Zenato Place D. Coleman to G. & M. Farris for \$1,450,000

San Ramon

6622 Aberdale Circle D. & K. Bauer to M. & P. Vempati for \$667,000
3708 Andalucia Court T. & L. Nettleton to M. & H. Ogne for \$703,500
2748 Ashwell Lane R. & R. Colbert to Q. Liu for \$574,000
500 Balmoral Court Brookfield Santorini to A. Shen for \$1,064,500
153 Baltusrol Place D. & A. Sibbring to S. Martinovich for \$650,000
166 Berwick Place H. & E. Kelley to Beck Trust for \$628,000
460 Bollinger Canyon Lane #185 Indymac Mortgage to A. Afkar for \$160,000
480 Bollinger Canyon Lane #272 Ready Realty Investment Fund to N. & A. Nagtode for \$118,000
230 Eastridge Drive Steiner Trust to M. Westbrook for \$310,000
3301 El Suyo Drive D. Anzini to B. Hennig for \$570,000
106 Elegans Court Raymond Trust to D. & K. Bauer for \$845,000
2120 Feathermint Drive Wells Fargo Bank to S. & M. Jackson for \$900,000
3206 Glencoe Circle V. Cazzell to B. Sim for \$886,000
527 Shadelands Place National Residential to P. & H. Ternus for \$807,000
2674 Shadow Mountain Drive D. Gregory to R. Kambin for \$395,000
180 Teracina Drive J. Judah to E. Asbell for \$600,000
1060 Vista Pointe Circle Falcon Partners to Yu Trust for \$635,000

Source: California REsource

Loan limits extended for Californians

By JEB BING

Two large Realtor organizations have praised Congress for passing a continuing resolution that included a provision extending through fiscal year 2011 the current conforming loan limit of \$729,750 for high-cost areas, including many locations in California.

The same limits will also be extended to loans insured by the Federal Housing Administration.

The California Association of Realtors (CAR) and the National Association of Realtors (NAR) have long advocated making permanent higher conforming loan limits.

As a result of these efforts, a provision of the Housing and Economic Recovery Act of 2008 included temporarily raising the conforming loan limits from \$417,000 to \$729,750 in high-cost areas and extending the limits through 2009.

The recent action by Congress effectively extends the higher conforming loan limits for Fannie, Freddie, and FHA loans through Sept. 30, 2011. They were set to expire at year's end.

"CAR applauds our congressional representatives for their actions to extend the higher loan limits through 2011," said CAR President Steve Goddard. "Without the extension of the higher loan limits, many California borrowers would have a harder time refinancing homes and obtaining financing for new home purchases."

The conforming loan limit determines the maximum size of a mortgage that government sponsored enterprises Fannie Mae and Freddie Mac can buy or "guarantee." Non-conforming or "jumbo loans" typically carry higher mortgage interest rates than conforming loans, increasing monthly payments and hampering the ability of families in California to purchase homes by making them less affordable. ■

OPEN HOMES THIS WEEKEND

Danville

5 BEDROOMS

1349 Lawrence Road \$1,199,000
Sun 1-4 Coldwell Banker 847-2200

Dublin

3 BEDROOMS

7754 Landale Avenue \$425,000
Sat 11-3/Sun 12-5 Mike Ferketich 453-3472

5 BEDROOMS

5229 Londonderry Drive \$660,000
Sun 1-4 Coldwell Banker 847-2200

Livermore

3 BEDROOMS

1536 Murdell Lane \$469,990
Sun 1-4 Mike DiOnofrio 510-507-2550

736 Sunset Drive \$490,000
Sat/Sun 1-4 Coldwell Banker 367-7414

4 BEDROOMS

2326 Victoria Court \$1,099,000
Sun 1-4 Alain Pinel Realtors 251-1111

969 Dana Circle \$600,000
Sat/Sun 1-4 Alain Pinel Realtors 251-1111

5 BEDROOMS

2951 Picholine Court \$939,000
Sun 1-4 Blaise Loffland 846-6500

Pleasanton

2 BEDROOMS

4036 Ghiotti Court \$425,000
Sat/Sun 1-4 Prudential California Realty 200-8495

49 Upper Golf Road \$749,500
Sat/Sun 1-4 J. Rockcliff Realtors 251-2544

3 BEDROOMS

4386 Krause Street \$590,000
Sun 1-4 Coldwell Banker 847-2200

6535 Singletree Way \$598,000
Sun 1-4 Fabulous Properties 519-8226

4127 Alvarado Street \$619,000
Sat/Sun 1-4 Moxley Team 600-0990

1357 Kolln Street \$649,000
Sat/Sun 1-4 Moxley Team 600-0990

4265 Diavila Avenue \$660,000
Sun 1-4 Prudential California Realty 200-8495

4 BEDROOMS

8155 Regency Drive \$1,399,000
Sat 1-4 Fabulous Properties 519-8226

2367 E. Ruby Hill Drive \$1,875,000
Sun 1-4 Fabulous Properties 980-0273

3766 Smallwood Court \$2,395,000
Sun 1-4 Tom Fox 872-1275

2350 Meadowlark Drive \$691,000
Sat 12-3/Sun 1:30-4:30 Julia Murtagh 997-2411

4520 Lin Gate Street \$770,000
Sat/Sun 1-4 Tom Weaver 461-3023

455 Montori Court \$982,000
Sun 1-4:30 Remax Accord 998-5312

471 Trebbiano Place \$998,888
Sun 1-4 Fabulous Properties 202-6898

5 BEDROOMS

1327 Hearst Drive \$1,195,000
Sun 1-4 Blaise Loffland 846-6500

3604 Valenza Way \$1,225,000
Sun 1-4 Fabulous Properties 202-6898

8155 Regency Drive \$1,399,000
Sat 1-4 Fabulous Properties 202-6898

6740 Via San Blas \$759,000
Sun 2-4 Alain Pinel Realtors 398-6706

5023 Blackbird \$875,000
Sun 1:30-4 Alain Pinel Realtors 251-1111

6 BEDROOMS

838 Sunny Brook Way \$1,599,000
Sun 1-4 Alain Pinel Realtors 251-1111

1809 Spumante Place \$2,999,000
Sun 1-4 Fabulous Properties 202-6898

Sunol

4 BEDROOMS

9877 Foothill Road \$1,890,000
Sun 1-4 J. Rockcliff Realtors 251-2536

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9663 CROSBY DR, PLEASANTON
THE PRESERVE \$1,898,000



5 Bd 4(2) Ba • 5,200+/- SQ.FT., 0.62+/- ACRES
THIS STUNNINGLY BEAUTIFUL TOTALLY CUSTOM HOME IS LOCATED IN THE DESIRABLE WEST SIDE OF PLEASANTON. THE FINEST MATERIALS & WORKMANSHIP THROUGHOUT, BEAUTIFUL VIEWS OF THE HILLS AND VISTAS, BACKS TO OPEN SPACE. EXCELLENT, WELL PLANNED FLOORPLAN.

6645 AMBER LN, PLEASANTON
CARRIAGE GARDENS \$1,398,000



5 Bd 3 Ba • 3,475+/- SQ.FT., 0.49+/- ACRES
BEAUTIFULLY UPDATED CARRIAGE GARDENS HOME. FULL BED & BATH DOWNSTAIRS. UPDATED KITCHEN, MEDIA ROOM, HUGE BONUS ROOM IMPROVED LOT W/ GORGEOUS POOL AND FULL SPORTS COURT. PERFECT FOR HANGING OUT OR ENTERTAINING!

1587 E GATE WAY, PLEASANTON
WALNUT HILLS \$998,000



6 Bd 5 Ba • 3,760+/- SQ.FT., 0.13+/- ACRES
BEAUTIFULLY MAINTAINED HOME W/ A FULL BED & BATH DOWNSTAIRS, PERFECT FOR IN-LAWS, GUESTS OR AU PAIR. LARGE EAT-IN KITCHEN OPENING TO FAMILY ROOM W/ FIRE PLACE. BED/BATH CARRIAGE HOUSE OVER GARAGE WITH GLEAMING WOOD FLOORS AND KITCHEN.

2801 GRAY FOX CT, PLEASANTON
SOLD FOR \$1,850,000



BUYER AND SELLER REPRESENTED BY PHYLLIS AND PETER
GORGEOUS FOX BOROUGH EST MEDITERRANEAN VILLA W/ PANORAMIC VIEWS, 1.91 ACRES. CUSTOM BUILT SINGLE LEVEL HOME WITH QUALITY AND CHARACTER. RESORT-LIKE BACKYARD W/POOL

6636 AMBER LN, PLEASANTON
SOLD ABOVE LIST \$1,502,000



SELLER REPRESENTED BY PHYLLIS AND PETER
RARELY AVAILABLE CUSTOM HOME IN CARRIAGE GARDENS. BEAUTIFULLY DESIGNED AND BUILT. PLUS LIBRARY, PLUS BONUS, AND AN AMAZING LOT WITH PANORAMIC VIEWS, POOL AND MORE!

3737 NICHOLE AVE, PLEASANTON
SOLD AT LIST \$1,495,000



SELLER REPRESENTED BY PHYLLIS AND PETER
EXQUISITE CHAIN OF LAKES CUSTOMIZED HOME; OVER \$400K SPENT IN THE PAST 5 YEARS ON UPDATES AND IMPROVEMENTS. FINEST FINISHES AND AMENITIES THROUGHOUT. GORGEOUS FLAT LOT WITH POOL.

FOR MORE GREAT PROPERTIES, THE PROPERTIES ABOVE, OR ADDITIONAL INFO. ABOUT THE WEINER McDOWELL GROUP CALL US TODAY! 925.251.2585



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PRESENTING THE PROPERTIES OF OUR *Pleasanton & Livermore* OFFICES...

JENNIFER MALAKOFF BY APPT



LIVERMORE \$5,250,000
12,000+/-sf of luxury living with ultra-high end features, and quality craftsmanship inside and out. Garage 12 cars. Stunning Views! 7033 Morgan Territory Road

LINDA TRAUIG OPEN SUN 1-4



PLEASANTON \$1,599,000
Gorgeous "Hillstar" model in Bridle Creek. 6bd,5ba, built in cabinets, office, private guest suite, granite kitchen, resort like backyard, pool, spa. 838 Sunny Brook Way

DOUG BUENZ BY APPT



PLEASANTON \$1,500,000
Gorgeous Castlewood area luxury home, incredible setting next to creek! PRIVATE mature cul-de-sac lot, custom solar pool & spa. 4bd+office,3.5ba. 7909 Doral Ct

LINDA TRAUIG BY APPT



PLEASANTON \$1,499,000
5bd/4ba on .50+/-acre lot. Located on beautiful south side of Pleasanton. Gorgeous carriage house with full kitchen, bath and laundry. 727 Vineyard Terrace

DOUG BUENZ BY APPT



SUNOL \$1,199,900
Stunning remodeled 4bd/3ba Craftsman style home with panoramic views, custom upgrades & finishes situate on a private .79+/-acre lot. 12367 Foothill Rd

CATHY SPENCER OPEN SUN 1-4



LIVERMORE \$1,099,000
Custom built single story on private 1/2 acre lot on court w/view of hills. Back yard oasis with pool, kitchen, fireplace and cabana. 4 BR, 4.5 BA + office. 2326 Victoria Ct

SUE MCKINLEY BY APPT



PLEASANTON \$980,000
2 master BR downstairs! 4 BR + lg bonus rm. Huge gourmet kit w/adjoining family rm. Formal dining/living rm. Quiet court location, country views. 326 Diamond Ct

KIM OTT BY APPT



FREMONT \$949,950
Beautiful Niles nestled against the hills. Soaring ceilings, gorgeous floors, large kitchen w/breakfast bar. More info at www.119blaisdell.com. 119 Blaisdell Wy

STEVE ELDRIDGE BY APPT



DANVILLE \$939,000
This formal model home has a gourmet kitchen with granite counters and has a formal LR and formal DR and is situated on a premium lot. 1450 Menton St

JIM HAYNES BY APPT



LIVERMORE \$925,000
Custom single story 5bd/4.5ba, 3776+/-sf. Many upgrades, cherry wood cabinets and floor. Large kitchen, granite counters, 6 burner Thermador stove. 850 Tolentino Ct

JEFFREY RUDOLPH BY APPT



SAN RAMON \$929,950
This two-story Greystone #6 property features over 2,900 sq.ft. of living area located at the end of a cul-de-sac. Features breathtaking views. 21 Century Oaks Ct

ANNI HAGFELDT OPEN SUN 1:30-4



PLEASANTON \$875,000
Gorgeous desirable Birdland! 5bd,3ba, 2538+/-sf home. Upgraded throughout. Spacious master suite, large sitting/dressing room, crown molding. 5023 Blackbird

KAT GASKINS BY APPT



PLEASANTON \$818,500
Pristine semi-custom home! 2430+/-sf, 4bd,3ba, court location, updated kitchen and baths, new carpet and paint. Serene backyard w/ waterfall. 5791 San Carlos Wy

JOYCE JONES OPEN SUN 2-4



PLEASANTON \$759,500
Del Prado neighborhood. Built in 1971, 5 bd/2.5ba, approx. 2469+/-sf living space, approx. 6700+/-sf lot, eat-in kitchen w/ adjoining family room. 6740 Via San Blas

JOYCE JONES BY APPT



PLEASANTON \$735,950
Updates galore, 4bd, 3ba, w/pool, hot tub, granite counters, white cabinets, raised ceiling w/skylight in kitchen, hardwood flooring, updated baths. 3232 Balmoral Ct

JANNA CHESTNUT BY APPT



PLEASANTON \$709,000
Charming one story in quiet court location. Easy commute access, close to downtown. Updated kitchen and baths with great flowing floor plan. 3124 Thistledown Ct

SALLY MARTIN BY APPT



PLEASANTON \$679,000
Great location! Living space on 1 floor. Kitchen features granite slab, updated cabinetry, appliances & tile floor. Updated bathrooms with stone. 4224 Tamur Court

BRAD SLABAUGH SAT&SUN 1:00-4:00



LIVERMORE \$600,000
Rare find! Features include fenced pool with separate grass area and large RV parking. Updated interior boasts granite kitchen counters w/island. 969 Dana Cir

GINA HUGGINS BY APPT



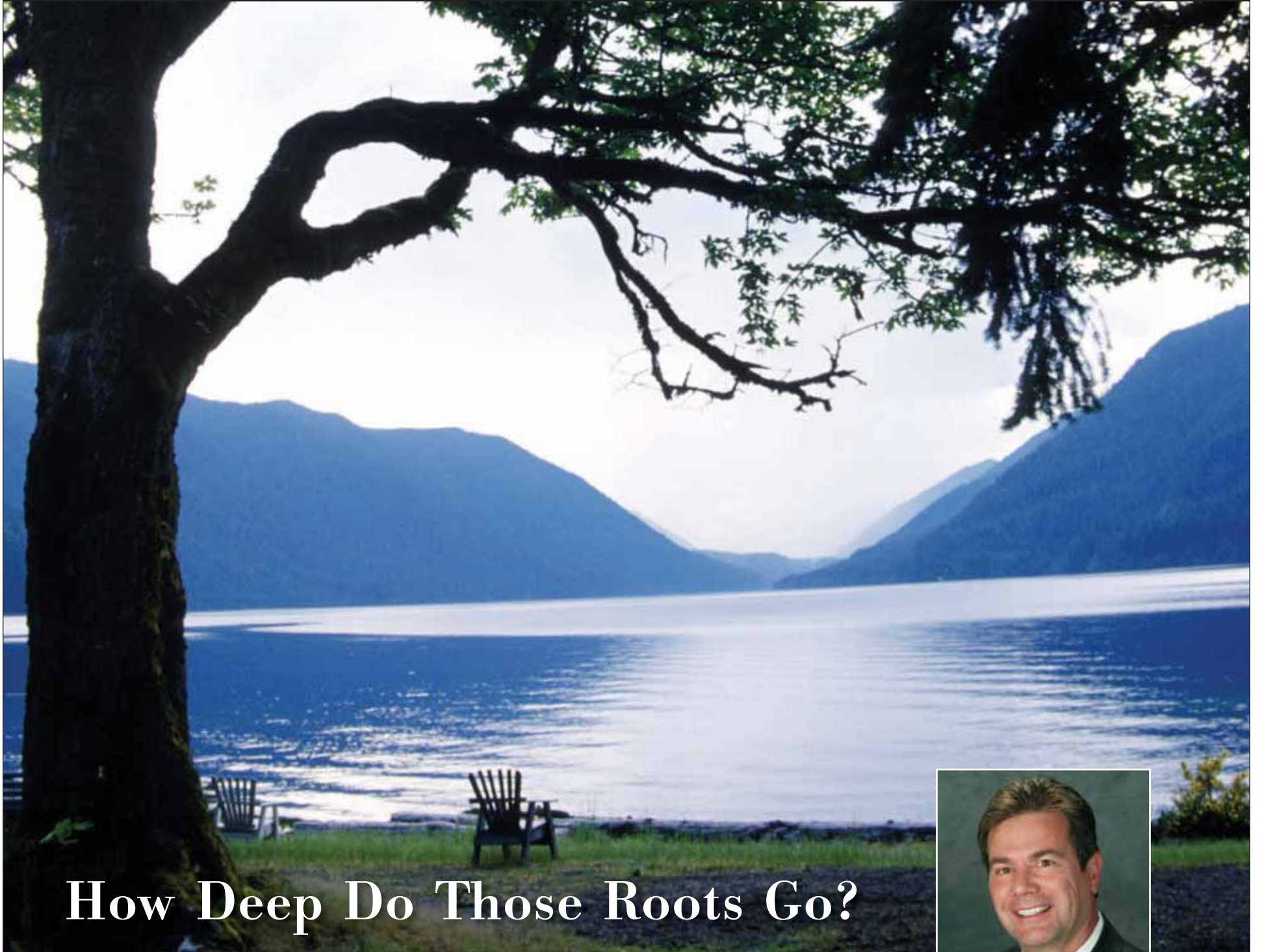
LIVERMORE \$549,500
Beautifully maintained with 5BR/3full BA. Formal living and dining room. Views of Mt. Diablo. Solar heated pool and nicely landscaped yard. 5819 Rainflower Drive

LANCE & KELLY KING BY APPT



LIVERMORE \$379,950
Spacious 4 BR with 2 large BA and almost 1500sf of living space. Great value for this home! Updated kitchen w/oak cabinets, relaxing pool in back! 764 Los Alamos Ave





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The deeper the roots, the more stable and resilient the tree. In real estate, the deeper the roots in the community, the better the service that a company can provide.

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Buying & Selling

Mason-McDuffie Real Estate joins Better Homes and Gardens Real Estate

Two local offices to be renamed

One of the oldest real estate companies in the region, with offices in Pleasanton and Livermore, is getting a new name.

Mason-McDuffie, founded in 1887, has signed a long-term franchise agreement and will now operate as Better Homes and Gardens Mason-McDuffie Real Estate, serving Northern California and western Nevada. The company will remain independently owned.

Mason-McDuffie Co-CEO Frank Richards said the franchise deal will let the company take advantage of new digital tools and strategies.

"Better Homes and Gardens Real Estate understands how to engage consumers in a way that is smart and intuitive. They have a fresh approach to the business that is re-defining how we connect with clients, and ultimately how people buy and sell homes," Richards said. "We are committed to continuing our company's legacy of growth and innovation, and to integrating Web 3.0 tools that will help our agents support today's buyers and sellers."

Mason-McDuffie will bring 1,900 real estate salespeople and 36 offices to the Better Homes and Gardens Real Estate network. Two of the company's East Bay offices, Ruby Hill/Livermore and Pleasanton-Hopyard, will now operate under the name Better Homes and Gardens Tri-Valley Realty.

Mason-McDuffie is the largest franchisee ever to join Better Homes and Gardens Real Estate brand, said Sherry Chris, president and CEO of Better Homes and Gardens Real Estate.

"There is a true synergy between Mason-McDuffie's commitment to innovation and our brand's reputation for developing next-generation tools and resources," Chris said.

Among those tools are Better Homes and Gardens' "social media boot camp" and Pin-Point, a direct marketing platform with a database of more than 85 million consumer contacts. Agents will be able to connect with clients in the ways they prefer to communicate, increasingly via mobile, video and online.

With a sales volume of \$2.8 billion in 2009, Mason-McDuffie ranked among the Top 20 real estate brokerages nationally, according to "REAL Trends" magazine. The company handled more than 7,600 real estate transactions last year, ranking it among the Top 50 nationally, and Mason-McDuffie has consistently been named the top residential real estate brokerage in the East Bay by the SF/East Bay Business Times.

Under the agreement, Better Homes and Gardens Mason-McDuffie Real Estate was appointed a co-principal of the Cartus Broker Network, a real estate referral network. A subsidiary of Realogy — Better Homes and Gardens parent company — Cartus provides employee relocations worldwide and serves the corporate, government and affinity markets. ■



PENDING

3232 Balmoral Ct., Pleasanton
Located in beautiful Pleasanton Meadows
 4 BR, 3 BA, updated eat-in kitchen with granite counters, stainless appliances, hardwood floors, skylight, ceiling fans, pool and hot tub. Close to schools, tennis courts, 2 playgrounds, community pool, green belt, BART and more!
\$735,000



MUST SEE - AVAILABLE

6740 Via San Blas, Pleasanton
Located in desirable Del Prado Neighborhood
 New Listing: Features 5 BR, 2 1/2 BA, built in 1971, eat-in kitchen, adjoining family room with fireplace, recessed lighting, updated bath, entertaining backyard, community pool, close to freeway, downtown Pleasanton and more.
\$759,000



AVAILABLE

11382 Dillon Way, Dublin
Located in West Dublin
 Beautiful Views...4 BR, master bedroom with retreat, or (possible 5th BR), 3 BA, new carpet in family room and downstairs bedroom, crown molding, 6 panel doors, beautifully landscaped front and backyard, close to freeway...MORE!
\$739,888

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NEW CUSTOM SINGLE LEVEL



1588 FOOTHILL ROAD, PLEASANTON

New custom single level home on private country lane off of Foothill Road. This private half acre lot is located adjacent to Golden Eagle with ridge views. Four bedrooms, bonus room/guest quarters, home theater room, private office, lockable 400 bottle wine cellar, 4.5 bathrooms, 4762 sq. ft. Gourmet kitchen with granite slab countertops, top of the line appliances. Oversized three car garage (4th car option). In-ground pool, detached permitted room (office/workout room) seller to credit buyer for brand new landscaping. Near Castlewood Country Club.
OFFERED AT \$1,695,000

BRIDLE CREEK



863 SUNNY BROOK WAY, PLEASANTON

Upgraded Avalon Model in Bridle Creek on premium .28 acre lot. Beautiful views of Pleasanton Ridge. Private rear yard with built in fire pit, custom pergola and putting green. Beautifully landscaped. Five bedrooms, private office plus private guest suite/bonus room (5th), 5.5 bathrooms, 4,434 sq. ft. Gourmet kitchen with granite countertops. Custom tile and hardwood flooring, plantation shutters. Built by Greenbriar Homes in 2001. Located on quiet street with no through traffic. Close to downtown, Castlewood Country Club, Oak Hills Shopping Center, and Mission Hills Park.
OFFERED AT \$1,549,000

VINSANTO



2845 VINE COURT, LIVERMORE

Beautiful highly upgraded home in excellent condition. Panoramic views of vineyards and surrounding hills. Five bedrooms (4th is private office, 5th in guest house/casita), four bathrooms (4th in casita). Approximate total square footage 3,553. Upgraded kitchen with granite countertop & backsplash, two fireplaces, plantation shutters throughout, three car garage. Private gate & rear grounds include separate guest house/casita, expansive exposed aggregate patio, lawn area, fruit trees and vineyards. No backyard neighbors. Close to wineries & golf courses.
OFFERED AT \$849,000

KOTTINGER RANCH



1327 HEARST DRIVE, PLEASANTON

Great location! Beautiful semi-custom home on .40 acre lot. Expansive deck with panoramic views! Private rear grounds. Five bedrooms, 4.5 bathrooms, 4,026 square feet. Upgraded gourmet kitchen with granite countertops, newer paint & carpeting, extensive hardwood floors. Expansive master suite. Community pool, park, tennis courts and open space. Walk to Main Street and award winning schools!
OFFERED AT \$1,195,000

BRIDLE CREEK



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 \$1,379,000

PLEASANTON SEMI-CUSTOM



4150 CREEKWOOD COURT, PLEASANTON

Don't miss this private, Pleasanton home on premium 1/2 acre lot. Large multi media/game room, upgraded kitchen and bathrooms with granite. Five bedrooms, three full bathrooms, hardwood floors, two fireplaces, three car garage, 4,002 square feet. Large secluded park-like rear yard includes expansive Trex deck, in-ground pool, Hot Springs grande covered spa, waterfall/pond, playhouse, zip line, large lawn area, mature redwood trees and large cemented side yard area. Walk to great schools & neighborhood parks.
OFFERED AT \$1,195,000

LOS OLIVOS



JUST LISTED
OPEN SUN 1-4

2951 PICHOLINE COURT, LIVERMORE

Beautiful, Highly Upgraded Los Olivos Home on Professionally Landscaped Private .25 Acre Lot. Don't miss it! Five Bedroom (Bonus Room 5th), 3.5 Bathrooms, Plus Detached Studio/Guest Quarters (1 Bed/1 Bath). Approximately 3889 Square Feet. Gourmet Kitchen with Custom Cabinets, Granite Slab Countertops and Stainless Steel Appliances. Highly Upgraded Spacious Master Suite with Granite. Beautiful Grounds Include, Large Private Patio, Spacious Lawn Area, Garden/Play Set Area, and Atrium/Side Patio. Views of Surrounding Hills. Minutes to Quality Golf Courses and Livermore Valley Wineries.
OFFERED AT \$939,000

ORIGINAL COUNTRY FAIR



PENDING

2468 VIA DE LOS MILAGROS, PLEASANTON

Desirable "Original Country Fair". Excellent location. Convenient to everything. Walk to all levels of schools & parks. Customized highly upgraded home with five bedrooms, 3.5 bathrooms, bonus/game room, 3,787 square feet. Three car garage, remodeled kitchen with granite and custom backsplash, custom cabinets & built-ins, plantation shutters throughout, newer high quality roof, two wood burning fireplaces. Very private beautiful grounds include in-ground black bottom solar heated pool & spa, exposed aggregate patio with flagstone, beautiful landscaping on .27 acre lot.
OFFERED AT \$1,369,000

PLEASANTON 900 Main Street





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JUST LISTED

Open Sat 12-3 & Sun 1:30-4:30



2350 Meadowlark Drive

4 bedroom , 3 bathroom,
just under 2000 sq. ft.
Great floor plan, no rear
neighbors, prime location.
Offered at \$691,000

Today 30% of home sellers are facing distressed sale situations. Here are the top 5 options for those sellers:

- Short sale the home
- Reinstatement
- Forbearance or repayment plan
- Mortgage modifications
- Rent the property

If you would like to know more about your options please call me or visit my website:

www.JuliaHelpsDistressedSellers.com

Great pre-approved buyers ready to go!!!

- All cash buyer, looking for a few acres along Foothill corridor up to 2 million
- 4-5 bedroom family home, close to downtown, nice size backyard up to 1.2K
- Westside neighborhood, 4-5 bedroom with a pool, 900-1.2K

RECENTLY PENDING AND SOLD



CURRENTLY PENDING "Canyon Meadows"

Prime location, 2 bedroom, 2 bath, close to pool, nice condition. Pending in 6 days. Short sale approval within 2 months! Listed for \$265,000



PENDING – REPRESENTED BUYER 4457 Arbutus Court

Great Westside Pleasanton home. Totally updated, 4 bedrooms, 2.5 bathrooms, 2,250 sq ft. court location. There were six offers on this home. Call for pricing.



RECENTLY SOLD BY JULIA 2556 Arlotta Place

Laguna Oaks "Newport" model. Stunning 3800 sq. ft. home, 5 plus bedroom, plus office. Great court location, with custom design landscaping. Sold for \$1,355,000



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Buying & Selling

Windermere-Pearson joins Prudential

Local offices now under Prudential California Realty flag

By JEB BING

The Windermere Welcome Home brokerage has joined Prudential Real Estate with its Pleasanton and flagship San Ramon office, now renamed Prudential California Realty.

The announcement was made by Prudential Real Estate and Relocation Services, Inc., a Prudential Financial, Inc. company that is traded on the New York Stock Exchange as PRU. It stated that Pearson Properties, Inc., which formerly operated as Windermere, has become part of Prudential California Realty. Other Windermere offices affected by the affiliation are in Castro Valley, El Dorado Hills, Livermore, Pleasant Hill and Stockton.

As a result of its new affiliation, broker/owner Gretchen Pearson said her company is poised for additional growth.

"We look forward to carrying the world-renowned Prudential brand, which will bring increased support to our family of agents and their clients as we continue our rapid growth," Pearson said. "Prudential Real Estate is a terrific fit for our company as its vision and values are so closely aligned with our own."

"Prudential Real Estate also offers industry-best technology, training and marketing support, which are essential for our growth-minded company," she said.

Pearson returns to the Prudential Real Estate Network after departing in 2005 for a broker-ownership opportunity at Windermere Welcome Home. She started with one office and grew the company to eight offices by mid-2010.

Concurrently, she assumed regional leadership as president of Windermere Services' Northern California network, and grew that network to 22 offices. Previously, she was chief operating officer for a Prudential franchisee operating in Northern California, Nevada and Texas, where she directed 118 offices and 3,300 agents.

"Gretchen and her team make a wonderful addition to the Prudential Real Estate Network in the important Bay Area market," said Earl Lee, president, Prudential Real Estate and Relocation Services. "The company, with its sound leadership, skilled agents and strong customer focus, has a very bright future under the Prudential flag."

Pearson said her customers and company alike will benefit from Prudential Real Estate and Relocation Services' Online Advantage lead-generation and customer contact system, and from its sizeable presence on Internet search sites. Her sales teams will enhance their skills using Prudential Real Estate and Relocation Services' LearnCenter education portal, which offers professionals 24/7 access to a large array of professional development opportunities and options.

Pearson added that her goal for Prudential California Realty is to simply be remarkable for customers and agents alike.

"Real estate consumers today need skilled and trustworthy consultation to make the best decisions, and they can count on that from Prudential California Realty," she said.

See **PRUDENTIAL** on Page 15

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DRE # 01875289



This downtown Pleasanton Victorian farmhouse features a wrap around porch which overlooks the exquisite 2/3± acre property with 100 year-old refinished barn, cottage, pool and much more!



**5271 CRESTLINE WAY PLEASANTON
LOCATED IN BIRDLAND**



4 BD 2.5 BA Great location!
Updated baths, wood flooring, crown moldings,
POOL & grass area, side yard access.
\$795,000

**7208 ROSECLIFF CT. PLEASANTON
LOCATED IN PHEASANT RIDGE**



5 BD 5.5 BA 5,330sf. on a 13,242sf. lot.
Entertainer's dream! Outdoor kitchen, home
theater, guest suite on main level. High end finishes.
\$1,649,000

**5846 CORTE MARGARITA PLEASANTON
LOCATED IN COUNTRY FAIR**



4 BD 2.5 BA 2,016sf. on a 7,605sf. lot.
Tile floors, granite counters and an open floor plan.
Pool and private lawn. Quiet court location.
\$800,000

**4127 ALVARADO ST. PLEASANTON
LOCATED IN JENSEN/AMADOR**



3 BD 2 BA 1,347sf. open floor plan with
an updated kitchen, wood floors throughout,
new windows and more.
\$619,000

**1077 KOLLN ST. PLEASANTON
LOCATED IN JENSEN / AMADOR**



3 BD 2 BA 1,475sf. on a 6,500sf. lot. Remodeled
and expanded. Master w/ walk in closet. Open floor
plan, updated throughout, pool, spa & side yard.
\$650,000

**910 E MOCKINGBIRD LN. PLEASANTON
LOCATED IN HAPPY VALLEY**



1.2 acre lot with existing structures - buildable lot.
Single level home 1,937sf. 3 BD 2.5 BA. Barn,
workshops, chicken coop!...Endless opportunities.
\$1,235,000

**1357 KOLLN ST. PLEASANTON
LOCATED IN JENSEN / AMADOR**



3 BD 2 BA expanded to 1,734sf.
Spacious family room, updated kitchen and baths,
side yard access and a private rear yard.
\$649,000

COMING SOON

Located in Pleasanton Meadows.
5BD 3BA, 2,441sf. 6,937sf. lot.
Court location, side yard access.
Needs a little TLC
\$690,000

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I would use her services again and would recommend the Moxley Team to my friends and family.
—Tim & Jamie

She maintained a cool head throughout the listing and sale of my home.
—Nancy Bowen

Working with both Kris and Tyler was an absolute pleasure. Being first time home buyers the process was a bit intimidating for my wife and I but in making the decision to trust the Moxleys I know we made the best possible choice. We know that they would fight hard to meet our needs and she did this to the fullest extent. Thank you so much for the help!
—Dan and Caris Noble

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Hacienda Craft Faire
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135 Group Activities

Lady Soccer Players Needed Overwhelmed by CLUTTER? Mondays Single Mingle

140 Lost & Found



Lost Dog Kerry Blue Terrier
Lost Family dog in Pleasanton. Male, Terrier, Blue/Dk Gray color, 40 lbs, neutered, floppy ears, long hair between the eyes, and a long beard. Semi curly hair. Med height. Blue collar with tags and has a microchip. He needs medication and special diet. Last seen 10/9 afternoon around Sycamore Road, Pleasanton. REWARD! My son's best friend! Please call 925 456 5656.

155 Pets

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210 Garage/Estate Sales

Danville, 64 Haskins Ranch Circle, Oct. 17, 11am - 4pm

Pleasanton, 3231 Vineyard Ave., Oct 16, 8-2
Community yard sale with 30 participants at Hacienda Mobile Home Park. Follow the signs and balloons.

Pleasanton, 3649 Dunsmuir Circle, Oct 16, 8am-1pm

Pleasanton, 4082 Alvarado St., OCTOBER 16, 8-2
Saturday ONLY 8-2:00 family garage sale, numerous varieties of exercise equipment, LOTS of Halloween decorations, sports equipment, lawn furniture, luggage, and household items.

Pleasanton, 478 Bonita Ave., Saturday Oct. 16th 8am-2pm THIS SATURDAY ONLY!!!! Multiple Families/ Multiple Addresses!!!! Furniture/Electronics/Clothes/Books/ Many different Kitchen Items/ PLUS much, much more! Please come!! Tell a friend & bring a friend! 478 Bonita Ave./ 461 Bonita Ave.

Pleasanton, 6225 Camino Del Lago, October 16th, 8am-1pm

Pleasanton, 938 Sycamore Creek Way, Oct. 16, 10am-4pm
Multi-family Garage Sale; Children's clothing in excellent condition: infant, girls 4-6t, girls 10-12, boys 5-7 with brands including Justice, Gap, Gymboree, and Lands End; strollers; children's books (K-4), toys, Pottery Barn and other room decor; home decor and much more!

215 Collectibles & Antiques

Royal Doulton figurine - \$30

230 Freebies

Free Firewood - FREE

240 Furnishings/ Household Items

3 piece kitchen carving set - \$10

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245 Miscellaneous

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Add value and appeal with four simple home maintenance projects

Nothing is more important than the first impression

Regardless of whether you're staying or thinking of selling, you want your home to look its best and be an asset to the neighborhood. Attractive homes accrue in value and help build strong, thriving communities. Plus, you'll enjoy living in your house more if you're happy to come home to it every night.

Projects to improve the value and appeal of your home don't have to cost a lot of money or take a lot of time to accomplish, according to Lou Manfredini, Ace Hardware's home expert. "There are four easy and inexpensive projects that I recommend every homeowner undertake."

Update your curb appeal

Curb appeal is, quite simply, what everyone sees first when their car pulls up to your house. "Your mother's advice holds true here -- nothing is more important than a good first impression," says Manfredini. "Strong curb appeal will help set a positive tone for the rest of the house."

Walk out to your sidewalk and take a look at the front of your house, checking for anything that

needs to be cared for. A good first step is to update your exterior hardware, including house numbers, which often become dirty and dated over time.

Create a luscious lawn

Green, lush lawns always receive a lot of attention. Help your lawn reach its full potential by providing it with the proper fertilizer and grass seed. Manfredini recommends making sure that your lawn receives between 1 and 1-1/2 inches of water per week, including rainfall.

Groom your garden

Nothing compliments a great lawn more than a well-manicured garden. After the cold winter months, gardens and flowerbeds can be left looking unruly. Everyone wants outdoor spaces where they can enjoy spending time, so it's important that you tidy up these areas.

An easy way to do this is by spreading new mulch. Traditional mulch is a great option, but if you are looking for something that will last, consider Rubberific Rubber Mulch, which will last for 10

years.

"Homeowners should also trim and prune shrubs and trees to create a refined look," says Manfredini. "A 'jungle theme' makes your house look unkempt." Electric hedge trimmers can make this project simple and easy.

Finally, give your garden a pop of color by planting inexpensive annuals, such as marigolds and snapdragons.

Spruce up with paint

Now that the exterior of your home is looking great, spend some time on your interior. "Interior painting is one of the most inexpensive and simple projects that homeowners can do," says Manfredini. "And, it makes a huge difference!"

Choose neutral paint colors over bold ones. Equally important to the color is the type of paint you select. Ace Paint recently launched a new paint called Royal Finest, which is the first paint to combine ultimate stain resistance and environmental friendliness.

—ARA Content

PRUDENTIAL

Continued from Page 12

"Likewise, our company provides an ideal environment for leading agents who want to further their careers in residential real estate."

Prudential California Realty wants to add more top professionals in the weeks and months ahead, according to Pearson.

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\$300,000	\$1,431/month (APR 4.17%)	\$2,126/month (APR 3.54%)
\$400,000	\$1,907/month (APR 4.1%)	\$2,835/month (APR 3.43%)

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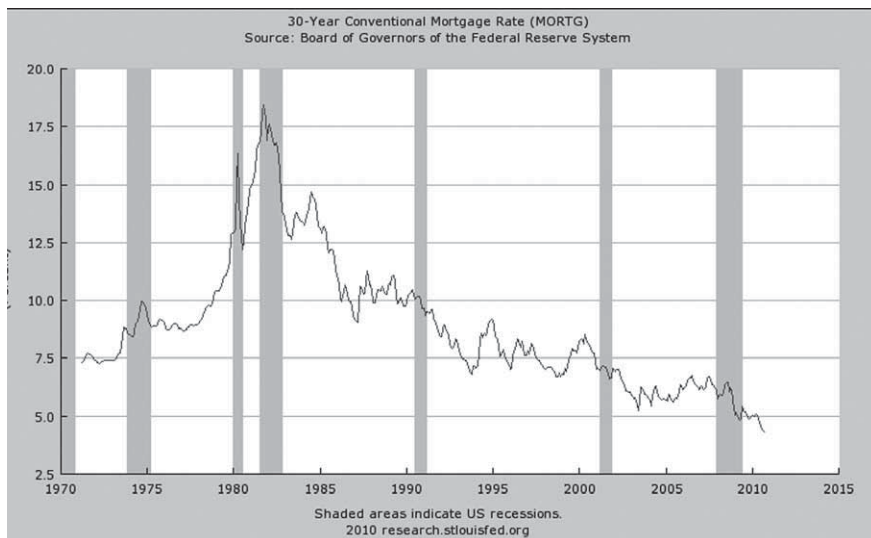


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3113 Madden Way, Dublin \$802,800

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5002 Branford Court, Dublin \$849,800

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21103 Gary Dr. # 312A on Castro Valley border \$275,000

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1819 MADDALENA CT, RUBY HILL
Exquisite, Prime Lot \$1,400,000



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833 PIEMONTE DR, RUBY HILL
Mediterranean Estate \$2,250,000



4 Bd 3(3) Ba • 5,390+/- sq.ft., 0.70+/- Acres
Features, marble, granite, cherry finishes. Open gourmet kit, family rm, game rm, sauna, library, 4 fireplaces, pool, spa, outdoor kitchen & more!
Diane Gilfether 925.648.5443

1225 LOZANO CT, RUBY HILL
Classic Italian Villa \$4,500,000



6 Bd 7(2) Ba • 8,877+/- sq.ft., 0.65+/- Acres
Stunning Ruby Hill Estate. Nestled in an unrivaled setting among olive trees and lush landscaping w/ mile long views of vineyards.
Uwe Maercz 925.360.8758

9663 CROSBY DR, PLEASANTON
The Preserve \$1,898,000



5 Bd 4(2) Ba • 5,200+/- sq.ft., 0.62+/- Acres
This stunningly beautiful home is located in the desirable West side. The finest materials & workmanship thruout, views of the hills & vistas.
Weiner & McDowell Group 925.251.2585

6645 AMBER LN, PLEASANTON
Carriage Gardens \$1,398,000



5 Bd 3 Ba • 3,475+/- sq.ft., 0.50+/- Acres
Beautifully upgraded custom home features 5 spacious bd, improved 1/2 acre lot. Pool, spa, waterfall, slide, sport court and more.
Weiner & McDowell Group 925.251.2585

1587 E GATE WAY, PLEASANTON
Walnut Hills \$998,000



6 Bd 5 Ba • 3,760+/- sq.ft., 0.13+/- Acres
Full bed & bath ds, perfect for in-laws, guests or au pair. Large eat-in kitchen opening to family room w/ fire place. 1 bed/bath carriage house.
Weiner & McDowell Group 925.251.2550

4063 FALLWOOD CT, PLEASANTON
Foothill Farms \$598,800



4 Bd 3 Ba • 1,739+/- sq.ft., 0.18+/- Acres
You will love the money you save with this terrific new listing located on Pleasanton's West Side with views of the Pleasanton Ridge. Quiet cul de sac.
Weiner & McDowell Group 925.251.2550

3258 ROYALTON CT, PLEASANTON
Court Location \$625,000



3 Bd 3 Ba • 1,941+/- sq.ft., 0.15+/- Acres
Value! court location, upgrades; new dbl pane windows, new flooring, new carpet & new baths! New ext/int paint, recessed lights in kitchen.
Khrista Jarvis 925.855.4065

3905 FAIRLANDS DR, PLEASANTON
Lovely Neighborhood \$679,000



4 Bd 3 Ba • 2,540+/- sq.ft., 0.19+/- Acres
Very nice home in lovely neighborhood. Hardwood floors, bonus room, large yard perfect for entertaining, great schools & much more!
Lisa Doyle 925.855.4046

5063 MONACO DR, PLEASANTON
Pleasanton Hills \$975,000



5 Bd 3.5 Ba • 3,079+/- sq.ft., 0.18+/- Acres
Semi-custom Pleasanton Hills home w/Mt Diablo View! 5 bedrooms plus theatre room w/fireplace plus den! Theatre, remodeled kit w/pine cabinets.
Diane Sass 925.583.2168

RACoon HOLLOW CT, PLEASANTON
Beautiful Custom Home \$1,458,000



6 Bd 3.5 Ba • 3,366+/- sq.ft., 0.80+/- Acres
Private park-like setting w/ valley views. Open layout w/ grand entry & luxurious master suite. Crown molding & custom designer features.
Peggy Cortez 925.648.5454

2670 TREVOR, PLEASANTON
Fabulous Opportunity \$625,000



3 Bd 2.5 Ba • 0.07 +/- Acres
Featuring open floorplan. 1,614 sq.ft w/ attached 2 car garage. Laundry room upstairs with a corner lot location. Light and airy feel throughout!
Julia Kim 925.648.5405

6224 GUYSON CT, PLEASANTON
Val Vista \$599,000



4 Bd 2 Ba • 1,489+/- sq.ft., 0.14+/- Acres
Remodeled rancher, court. All new kitchen granite counters. Extensive new lighting, flooring & moldings. Close to schools, shopping and freeway
Glen Landrum 925.837.7110

2743 HUFF DR, PLEASANTON
REO/ Bank Owned \$629,900



3 Bd 2 Ba • 1,574+/- sq.ft., 0.12+/- Acres
Great single story home w/ gourmet kitchen, cozy living room w/ fireplace, spacious master bath and tranquil backyard patio.
Joe Ledesma 925.251.2559

49 UPPER GOLF RD, PLEASANTON
Open House Sat & Sun 1-4 \$749,500



2 Bd 2 Ba • 2,000+/- sq.ft., 0.27+/- Acres
High ceilings, hardwood floors, rock fireplace. Hm could use up dating, car port easily converted into 2 car garage. Basement work shop.
Steve & Lorraine Mattos 925.251.2544

7294 KOLB PL, DUBLIN
West Dublin Beauty \$649,000



4 Bd 3 Ba • 2,026+/- sq.ft., 0.16+/- Acres
Updated and Expanded Briarhill Beauty Beautiful West Dublin home! Located on a cul-de-sac, this home has it all.
Susette Clark-Walker 925.251.2547

6115 LEDGEWOOD TER, DUBLIN
Gourmet Kitchen \$899,900



5 Bd 4.5 Ba • 4,005+/- sq.ft., 0.14+/- Acres
Tile entry, gourmet kitchen w/ granite counter tops & maple cabinets, one bed & bath downstairs, backs to open space.
Joe Frazzano 925.735.7653

647 BONITA AVE, PLEASANTON
Pleasanton Heights \$668,000



3 Bd 3 Ba • 1,838+/- sq.ft., 0.19+/- Acres
Charming pottery barn cottage in downtown. Newer walnut floors throughout, crown mouldings, 3 remodeled bathrooms. Walk to downtown.
The Weiner McDowell Group 925.251.2550

9877 FOOTHILL RD, SUNOL
Open House Sun 1-4 \$1,890,000



4 Bd 3 Ba • 3,027+/- sq.ft., 16+/- Acres
Exceptional Pleasanton Ridge Access. Newly Built "2009" Custom Home. Pleasanton Ridge Water. Panoramic Views. Single Story Dream Home.
Kristy and Company 925.251.2536

Blackhawk East

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.
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