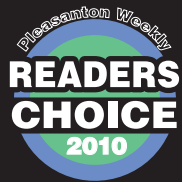


Buying & Selling

A Pleasanton Weekly
Publication
Spring 2011





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1724 Zenato Place, Pleasanton

French Country custom 4 BR home on private lot with pool, spa, and waterfall. Overlooks vineyards. Master suite on lower level with marble master bath. Hardwood floors throughout. Granite counters, kitchen island and wet bar. Approx. 4000 sq. ft. of living space. **Offered at \$1,689,000**



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 REALTOR®

Jo: 413.4278; Carla: 200.2142
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 carla@carlahunter.com
 DRE # 00692588 and 01463436



Open Sun 1-4

3231 Vineyard Avenue #53, Pleasanton

3 BD, 2 BA, 1404 sq.ft. Beautiful manufactured home in scenic and tranquil senior park (55+). The home for sale has never been lived in. The large kitchen features a gas range, walk-in pantry and solid surface work island. Financing available. **Asking \$154,000**



Dennis Gerlt

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SOLD! Represented buyer

2792 Spotorno Court, Pleasanton

Well maintained Ruby Hill beauty with quality and style tucked away on a court location. The home features a remodeled kitchen and family room, boasts 4600 square feet of living space including a large second level bonus room, and has a huge backyard. A must see!



DeAnna Armario
 REALTOR®

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 DRE # 01363180



Open Sat/Sun 1-4

2350 Gloria Court, Pleasanton

Beautifully updated 4 BR, 3 BA single story with in-law unit, backing to Pleasanton Ridge. Main house is 3363 sq. ft. In-law unit is 1200 sq. ft. Custom gourmet kitchen, master suite with sitting area, oasis backyard with pool, spa, covered patio, built in BBQ. **Offered at \$1,649,000**



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Pleasanton

Simply stunning! New hardwood floors, solid wood doors, crown molding & a gourmet quartz kitchen are just a few of the upgrades to this downtown home. With over 1800 sq ft, 3 bedrooms & 3 baths, this is truly a rare find.



Vacation, investment home shares held even in 2010

Lifestyle factors continue as primary motivation for vacation-home buyers

By JEB BING

The market share of vacation- and investment-home sales held steady in 2010, although the sales volume declined along with the overall market, according to the National Association of Realtors.

NAR's 2011 Investment and Vacation Home Buyers Survey, covering existing- and new-home transactions in 2010, shows vacation-home sales accounted for 10% of transactions last year while the portion of investment sales was 17%, both unchanged from 2009.

"Despite extraordinarily tight credit conditions for purchasing a second home, the market share for vacation and investment homes held steady," NAR Chief Economist Lawrence Yun said. "A sizeable number of buyers made deals with all-cash offerings."

All-cash purchases have become prevalent in the second-home market in recent years, with 59% of investment buyers paying cash in 2010, as did 36% of vacation-home buyers.

With an overall decline in home sales during 2010, the volume of 543,000 vacation-home sales was down 1.8% from 553,000 in 2009. Investment purchases fell 7.8% to 867,000 in 2010 from 940,000 the previous year. Primary residence sales declined 5.6% to 3.81 million from 4.04 million in 2009.

Foreclosure or trustee sales accounted for 17% of investment purchases and 11% of vacation-home sales in 2010, compared with 5% of primary purchases.

"Second-home buyers purchased more distressed homes at discount than did buyers of primary residences," Yun said.

The median vacation-home price was \$150,000 in 2010, down 11.2% from \$169,000 in 2009, while the median investment-home price was \$94,000, which is 10.5% below the \$105,000 median in 2009.

By contrast, the median primary residence price declined a relatively modest 4.5% to \$176,700 last year from \$185,000 in 2009.

The typical vacation-home buyer in 2010 was 49 years old, had a median household income of \$99,500, and purchased a property that was a median distance of 375 miles from his or her primary residence. NAR reported that 31% of vacation homes were within 100 miles and 41% were more than 500 miles.

Investment-home buyers had a median age of 45, earned \$87,600, and bought a home that was fairly close to their primary residence, a median distance of 19 miles.

"The fall in home prices has opened opportunities for more families to enter the second-home market," Yun said. "The median income of investment buyers today is lower than it's been in recent years."

"While the median income of vacation-

home buyers in 2010 is slightly above 2007 when it was \$99,100, the median income of an investment-home buyer is 5.7% below \$92,900 in 2007," he added.

"Even if purchases are delayed due to economic circumstances, the underlying long-term demand — the desire for purchasing second homes — remains because people in their 30s and 40s will reach the prime age for buying and will drive the second-home market in coming decades as conditions permit," Yun added.

Currently, 40.7 million people in the U.S. are ages 50-59, a group that dominated sales in the first part of the past decade and established records for second-home sales. An additional 43.8 million people are now in the primary buying demographic of 40-49 years old, while another 40.4 million are 30-39.

Lifestyle factors continue to be the primary motivation for vacation-home buyers, with the desire for rental income driving investment purchases. Vacation homes were more likely to be located in a rural area, while investment homes were more likely to be in a suburban location.

"Vacation-home buyers want the property for their own personal use, with 84% saying the primary reason for buying was to use for vacations or as a family retreat," Yun said. "Rental income generation was the primary motive for investment buyers. At the same time, nearly half indicated they sought to diversify their investments or saw a good investment opportunity."

NAR reported that 34% of vacation-home buyers said they plan to use the property as a primary residence in the future, as did 10% of investment buyers. Also, 21% of investment buyers and 14% of vacation buyers purchased the property for a family member, friend or relative to use.

"Some of these buyers purchase a home for their son or daughter to use while attending school," Yun explained.

Vacation-home buyers plan to keep their property for a median of 13 years while investment buyers plan to hold their property for a median of 10 years.

Geographically, 36% of vacation homes purchased in 2010 were in the South, 27% in the West, 19% in the Northeast, and 15% in the Midwest; and 3% were located outside of the U.S.

The distribution of investment properties differed from vacation homes: 32% were in the South, 24% in the West, 21% in the Northeast, and 20% in the Midwest; 3% were purchased outside of the U.S.

NAR's analysis of U.S. Census Bureau data shows there are 7.9 million vacation homes and 41.6 million investment units in the U.S., compared with 74.8 million owner-occupied homes. ■

About the Cover

These stunning Pleasanton homes are listed by Alain Pinel Realtors. For more details, please see the property listings in the Buying & Selling special section. Top: 1226 Shady Pond Lane, presented by The Moxley Team on page 12; bottom row from left: 7966 Foothill Knolls Drive, presented by Doug Buenz on page 13; 933 Laguna Creek Lane, presented by Blaise Lofland on page 14; and 2375 Fairfield Court, presented by Tim McGuire on page 15.



#1 TEAM in the Tri-Valley, \$11M in Sales Year to Date
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6535 Singletree, Val Vista, Pleasanton



Pottery Barn perfect 1,560 square foot, 3 bedroom, 2 bathroom home with remodeled kitchen, wood floors, covered front porch. Offered at \$588,000. OPEN SUN 1-4.

2186 Pomezia Ct., Ascona in Ruby Hill



Immaculate and beautiful home with many upgrades, 3,850 sq.ft., 5 bedrooms, (or 4 plus office), 3 full baths, end of court location. Offered at \$1,269,000. OPEN SUN 1-4.

2381 Romano Cir., Ascona in Ruby Hill



Beautiful light and bright setting backing to open space, 3,457 sq.ft., 4 bedrooms, (master downstairs), 3 full baths. Offered at \$1,210,000. OPEN SUN 1-4.



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1654 Holly Circle, Pleasanton

Charming, Cozy & Warm

Wonderful artsy cottage like home, is wonderfully warm with lots of windows for light. Location is very private with a large yard backing to Iron Horse Trail and views of the ridge. Features 4 bdrm/3 ba., 1975 s.f. (approx), including formal dining room and eat in kitchen with beam ceilings, Large bedrooms with one conveniently located on first floor. New carpet, tile floors and freshly painted. Many upgrades original contractor lived here. Offered at \$624,900

7370 Hillsdale Drive, Pleasanton

Highly Desirable One Story
Wonderfully appointed home features an updated kitchen w/granite counters, wood floors opens to family room with wood burning fireplace. Completely remodeled baths with granite counters, travertine flooring and custom tile. Spacious floorplan includes 4 bdrm./2 ba., 2215 s.f. (approx.) with expanded master suite & bath, plus formal dining room. Yard with pool backs to park. Conveniently located within walking distance to new BART station. Offered at \$719,900



PENDING

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HOME SALES

This week's data represents homes sold during March 2011

Dublin

- 7023 Allegheny Drive** T. & A. Adams to S. Lai for \$405,000
- 7308 Bedford Way** F. Valentich to F. Navarro for \$395,000
- 8262 Cardiff Drive** A. Halluin to Z. Xiao for \$349,000
- 4230 Clarinbridge Circle** S. Bear to S. Santo for \$263,000
- 3245 Dublin Boulevard #132** Greenleaf Properties to N. Kalaga for \$315,000
- 3385 Dublin Boulevard #229** Federal National Mortgage to K. Carson for \$285,000
- 7063 Dublin Meadows Street #C** Carrington Mortgage to G. Ding for \$260,000
- 10738 Dulsie Lane #100** D. Coler to D. Kline for \$383,000
- 8705 Edenberry Place** T. & S. Nelson to K. Nouripour for \$390,000
- 4766 Fawn Way** A. & J. Wegrzynowski to S. Yarlagadda for \$651,000
- 7836 Gate Way** L. & S. Smoot to E. & R. Mitchell for \$290,000
- 4314 Keegan Street** Triwin Realty Group to L. Pyle for \$362,000
- 6970 Mansfield Avenue** Hsi Asset Trust to K. Chung for \$323,000
- 5686 Maymont Lane** V. & D. Bassine to Chu Trust for \$730,500
- 8414 Mulberry Place** Kokko Trust to A. Hirpara for \$470,000
- 3213 Oak Bluff Lane** J. & N. Lee to P. & N. Jagtap for \$750,000
- 7532 Oxford Circle #17** Federal Home Loan Mortgage to B. Adams for \$348,000
- 5910 Penwood Lane** Wells Fargo Bank to S. Thompson for \$750,000
- 4195 Preciado Drive** G. & J. Shiao to A. Shaikh for \$565,000
- 4510 Sandyford Court** Tri Valley Golden Investments to S. Sharma for \$391,000
- 10783 Sornoway Lane** R. Chandra to R. & C. Scofield for \$390,000
- 4006 Tryon Place** L. & D. Valerio to H. Singh for \$671,000

Livermore

- 1827 5th Street** Bear Stearns to M. & T. Daya for \$305,000
- 883 Alison Circle** Structured Asset Mortgage to O. Venezuela for \$560,000
- 558 Amberwood Way** Aurora Loan Services to S. & A. Froelich for \$598,000
- 958 El Caminito** Harborview Mortgage to Valley Property Investors

for \$260,000

- 5545 Firestone Road** R. Pino to S. Crouch for \$360,000
- 2123 Francesco Court** M. Ferketich to S. & G. Bains for \$660,000
- 2716 Gelding Lane** Amtrust Reo to E. & K. Rannachan for \$425,000
- 5524 Goldenrod Drive** C. Kuruc to T. & S. Mistretta for \$504,000
- 827 Havasu Court** J. Bajer to B. Toy for \$345,000
- 1488 Helsinki Way** Tharp Trust to E. & J. Pauli for \$460,000
- 1032 Lynn Street** Boyer Trust to K. & B. Dasher for \$427,500
- 4946 Lyra Court** J. & C. Gruger to C. Brown for \$246,500
- 1201 Meadow Drive** Provident Funding Associates to D. Schwedler for \$349,000
- 757 North K Street** P. & S. Mueller to C. & L. Walter for \$265,000
- 6223 Owl Way** Indymac Mortgage to J. Cushman for \$380,000
- 2682 Pickfair Lane** Green Star Properties to C. Galotta for \$432,000
- 4189 Pinon Way** W. Loney to K. Dale for \$280,000
- 1687 Quail Court** Trimmer Trust to D. Baird for \$1,080,000
- 579 Ruby Road** HSBC Bank to E. Ahern for \$398,000
- 5321 Sandra Way** Livermore Valley Investments to S. & M. Walston for \$565,000
- 711 South M Street** Livermore Valley Investments to W. & L. Manley for \$285,000
- 1295 Spring Valley Common** S. Lowder to K. Gasper for \$220,000
- 9544 Tesla Road** T. & M. Crawford to Leberz Livermore for \$1,060,000
- 909 Ventura Court** Wells Fargo Bank to Hallmark Community Services for \$235,000
- 2889 Vine Court** S. & J. Perry to L. & S. Persi for \$850,000
- 581 Zircon Way** Mcgee Trust to K. Reggans for \$439,000

Pleasanton

- 3913 Alma Court** Federal National Mortgage to A. & C. Yang for \$403,000
- 2371 Bay Meadows Circle** Aitken Trust to S. Yount for \$485,000
- 1640 Calle Santiago** Bienek Trust to L. Sparks for \$305,000
- 2736 Camino Segura** A. Sugiarto to L. Ding for \$820,000
- 5051 Carducci Drive** V. Mangipudi to R. Kaveri for \$785,000
- 4320 Chapman Way** J. Grilli to L. Rosenga for \$530,000

- 811 Division Street #15** A. Robertson to L. & B. Muzinich for \$159,000
- 3614 Dunsmuir Circle** M. Nallani to S. Subramanian for \$743,000
- 7267 Hickorywood Lane** D. Kim to K. Subbiah for \$1,055,000
- 1657 Holly Circle** G. Manning to B. Mok for \$520,000
- 6417 Inglewood Drive** D. & L. Perry to B. Hersch for \$449,000
- 3467 Isle Royal Court** Wells Fargo Bank to Y. Tang for \$461,500
- 2728 Labecca Court** Pon Trust to L. Li for \$683,000
- 4082 Nevis Street** G. & P. Mehta to C. Hu for \$578,000
- 4219 School Street** P. & C. Wilson to S. Fisher for \$595,000
- 2818 Tudor Court** Vincent Trust to Green Trust for \$1,415,000

San Ramon

- 9085 Alcosta Boulevard #376** H. Anvari to M. & S. Tirman for \$198,000
- 543 Amherst Court** Marcus Trust to D. & E. Tow for \$649,000
- 511 Burns Circle** Weston Trust to Puranik Trust for \$780,000
- 400 Canyon Woods Place #F** E. Rodriguez to V. Fatourehchi for \$280,000
- 203 Compton Circle #A** M. Snow to C. Mullins for \$157,000
- 164 Copper Ridge Road #37** Legacy Copper Ridge to B. Sheridan for \$325,000
- 39 Copper Ridge** Legacy Copper Ridge to J. Frazier for \$235,000
- 9561 Davona Drive** C. & D. Melanson to S. & J. Verstrepen for \$470,000
- 3151 Hastings Way** Kearney Trust to Raimondi Trust for \$1,050,000
- 5012 Holborn Way** US Bank to S. Hong for \$940,000
- 515 Joree Lane** C. Reistetter to M. Chu for \$395,000
- 539 Kingsbridge Court** M. & E. Fletcher to B. & C. O'Connor for \$1,300,000
- 3342 Loreto Drive** H. Cheema to V. & M. Vasudeva for \$695,000
- 2601 Melbourne Way** RBI Financial Group to L. Bian for \$795,000
- 796 Pradera Way** Bancroft-Brite Trust to H. Chi for \$730,000
- 109 Rodriguez Court** C. Rocha to J. Reddy for \$954,000
- 88 Shaw Place** V. & M. Hildebrand to C. & S. Berger for \$533,000
- 9667 Velvet Leaf Circle** S. Seevers to T. & S. Degoosh for \$789,000
- 705 Watson Canyon Court #201** J. Lim to J. Miller for \$150,000

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Realtors oppose high down payment requirements

Say proposal would impede economic, housing recovery

By JEB BING

High down payment requirements being proposed by federal regulatory agencies as part of the upcoming rulemaking under the Dodd-Frank Wall Street Reform and Consumer Protection Act will unnecessarily burden homebuyers and significantly impede the economic and housing recovery, according to the National Association of Realtors.

Six agencies, including the Department of Housing and Urban Development, Federal Deposit Insurance Corp., Federal Housing Finance Agency, Federal Reserve, Office of the Comptroller of the Currency, and the U.S. Securities and Exchange Commission, are developing a proposed risk retention regulation under the Dodd-Frank Act that requires lenders that securitize mortgage loans to retain 5% of the credit risk unless the mortgage is a qualified residential mortgage (QRM); FHA and VA mortgages would also be exempted. The purpose is to create strong incentives for responsible lending and borrowing.

"As the leading advocate for home ownership NAR supports a reasonable and affordable cash investment requirement coupled with quality credit standards, strong documentation and sound underwriting," said NAR President Ron Phipps, broker-president of Phipps Realty in Warwick, R.I.

"A narrow definition of QRM, with an unnecessarily high down payment requirement, will increase the cost and reduce the availability of mortgage credit, significantly

delaying a housing recovery," he added.

NAR believes that Congress intended to create a broad QRM exemption from the 5% risk retention requirement to include a wide variety of traditionally safe, well-underwritten products. Congress chose not to include a high down payment among the criteria it specified in the Dodd-Frank Act to guide the regulators in defining a QRM.

Strong evidence shows that responsible lending standards and ensuring a borrower's ability to repay have the greatest impact on reducing lender risk, the NAR stated.

Phipps added: "We need to strike a balance between reducing investor risk and providing affordable mortgage credit. Better underwriting and credit quality standards have greatly reduced risk.

"Adding unnecessarily high minimum down payment requirements will only exclude hundreds of thousands of buyers from home ownership, despite their credit-worthiness and proven ability to afford the monthly payment, because of the dramatic increase in the wealth required to purchase a home," he continued.

"Saving the necessary down payment has always been the principal obstacle to buyers seeking to purchase their first home. Proposals requiring high down payments will only drive more borrowers to FHA, increase costs for borrowers by raising interest rates and fees, and effectively price many eligible borrowers out of the housing market." ■

SALES AT A GLANCE

Dublin

Total sales reported: 22
Lowest sale reported: \$260,000
Highest sale reported: \$750,000
Average sales reported: \$442,568

Livermore

Total sales reported: 26
Lowest sale reported: \$220,000
Highest sale reported: \$1,080,000
Average sales reported: \$461,115

Pleasanton

Total sales reported: 16
Lowest sale reported: \$159,000
Highest sale reported: \$1,415,000
Average sales reported: \$624,156

San Ramon

Total sales reported: 19
Lowest sale reported: \$150,000
Highest sale reported: \$1,300,000
Average sales reported: \$601,316

Source: California REsource



Beautiful 2 bedroom, 1 bath house 980sqft for sale in Pleasanton area, single level extensively remodeled home close to great neighborhood parks and award winning schools. Remodeled bathroom and Kitchen with granite slab countertops, new appliances and custom cabinets. New dryer and washer completely remodeled two car garages with new door.

Contact: Sorin Capatina

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Not an REO or Short Sale! Beautiful home with manicured landscaping and curb appeal. Formal living & dining with vaulted ceiling, open floor plan with 4 BR and 2 BA has an updated kitchen with stainless steel appliances. Family room with fireplace has French doors to the back yard. Recessed lighting throughout along with plantation shutters. Won't last...see it NOW! Please stop by, take a look and bring all your real estate questions. **Call Steve today!**
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REO — This stunning former model home features 6 BR & 4.5 BA, and a spacious master suite with a walk-in closet, built-in organizers, and a master bath with a tub and a separate shower. The gourmet kitchen has beautiful granite slab counters, maple cabinets, a built in sub zero refrigerator, gas cooktop, breakfast island, built-in double oven and a wine chiller. This home offers a full bedroom and bath downstairs, as well as a six seat home theater, a four-car garage, stunning views, and so much more!
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\$1,298,000 • 3,675+/- sq.ft., 0.50+/- Acres Carriage Gardens single level home! Great floorplan with oversized rooms, 3 fireplaces, Master w/retreat. Salt, solar pool, spa and cabana w/bath, tree house.

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5578 BECK LN. LINDENWOOD, LIVERMORE



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\$749,900 • 4 Bd • 3 Ba • 2,776+/- sq.ft. Cul-de-sac, views of Community Park & hills. Granite counter-tops, hickory flooring, 2 fireplaces, luxurious master suite w/ jetted tub and large walk-in closet.

9745 SANTOS RANCH RD. PLEASANTON



PEGGY CORTEZ (925) 648.5454

\$2,998,000 • 2,170+/- sq.ft., 70+/- Acres Gated Santos Ranch; renovate existing 4,850 +/- Tahoe-like home or build a grand mansion. Minutes to freeway & downtown

219 E ANGELA ST. DOWNTOWN, PLEASANTON



WEINER MCDOWELL GROUP (925) 251.2550

\$1,099,000 • 4 Bd • 3 Ba • 2,278+/- sq.ft. Classic Tudor architecture, and just 2 blocks from downtown Pleasanton! 300 sq.ft. carriage house. Gourmet kitchen, hardwood floors, solid wood arched doors.

1225 LOZANO CT. RUBY HILL, PLEASANTON



UWE MAERCZ (925) 360.8758

\$4,299,000 • 6 Bd • 7(2) Ba • 8,877+/- sq.ft. Catch your breath, prepare for what lies beyond the gorgeous entry of this Italian Villa. Unrivaled setting among olive trees & lush landscaping, views of vineyards...

1159 CANYON HILLS RD. CAN. HILLS, SAN RAMON



WEINER MCDOWELL GROUP (925) 251.2550

\$784,950 • 4 Bd • 2(1) Ba • 2,360+/- sq.ft. Exceptional home, gated community. Beautifully maintained and upgraded. Excellent curb appeal, great private yard, awesome Master Bath!

5240 GENOVESIO DR., PLEASANTON



LISA DOYLE (925) 855.4000

\$539,000 • 2 Bd • 2 Ba • 1,156+/- sq.ft. Exquisite, oversized PRIME lot in a highly desirable setting with Mt Diablo & vineyard views. The largest lot available in Ruby Hill, to accommodate any size and style home!

1996 PASEO DEL CAJON, PLEASANTON



JOE FRAZZANO (925) 735.7653

\$738,800 • 5 Bd • 3 Ba • 2,358+/- sq.ft. Beautifully updated & maintained home. Dwnstrs bd & full bth. Bright & open kitchen & fam room combo. Updat-ed kitchen w/ granite counters. No popcorn ceil. & more!

820 SATURN WY. THREE FOUNTAINS, LIVERMORE



TOM E. CHANCE (925) 487.6360

\$574,950 • 4 Bd • 2 Ba • 1,920+/- sq.ft. South Livermore Location. Dual Side Yard Access. Large Master Suite w/access to refreshing inground pool. Close proximity to Great Schools. walking trails, parks & more.

7717 COTTONWOOD LN. PLEASANTON



OPEN SUN 1-4



MCDANIEL CALLAHAN TEAM (925) 838-4300

\$619,900 • 3 Bd • 2 Ba • 1,593+/- sq.ft. Located on desirable tree lined lane in Highland Oaks. Single level w/ recessed lighting & hardwood floors. Kitchen family room combo w/ double sliding doors, pool & more!

1819 MADDALENA CT. RUBY HILL, PLEASANTON



UWE MAERCZ (925) 360.8758

\$1,298,000 • Lot and Land • 1.27+/- Acres Exquisite, oversized PRIME lot in a highly desirable setting with Mt Diablo & vineyard views. The largest lot available in Ruby Hill, to accommodate any size and style home!

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

Livermore

1983 Second St.
Livermore, CA 94550
925.667.2100

Montclair/Piedmont

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Oakland, CA 94611
510.339.4800

Pleasanton

5075 Hopyard Rd Ste. 110
Pleasanton, CA 94588
925.251.2500

Orinda

89 Davis Rd.,
Orinda, CA 94563
925.253.7000

Walnut Creek

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Walnut Creek, CA 94596
925.280.8500

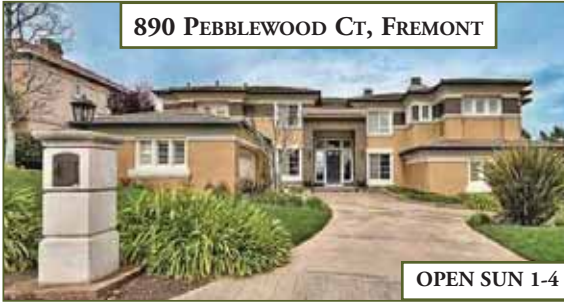
1818 SANNITA PL, PLEASANTON



This cosmopolitan home commands expansive public rooms, 12-ft. ceilings, incredible views and an unrivaled Ruby Hill location. This home features 5 bedrooms, 5.5 baths, approx. 6,441 sq. ft. of living space on more than half an acre lot featuring breathtaking vistas. **Listed for \$2,729,888**

Located just minutes from shopping, I-680/880, Silicon Valley, & top-rated Fremont schools. This one-of-a-kind 4 bedroom, 4.5 bath, 4 car garage, two-story estate with approx. 4,568 sq. ft. of living space on almost half an acre lot providing views of the Bay and Mission Peak. **Listed for \$2,299,000**

890 PEBBLEWOOD CT, FREMONT



OPEN SUN 1-4

5353 SHERIDAN RD, SUNOL



OPEN SUN 1-4

Enjoy private, peaceful country living daily with modern conveniences in this newer, custom-built French country chateau. Nestled on the Sunol ridge with breathtaking views of rolling hills and seasonal creek. It features 6,000 sq. ft. of living space on a secluded, approx. 30,875 sq. ft. lot. 6 spacious bedrooms, 4.5 luxurious bathrooms, 2.5 car garage. **Listed for \$1,888,888**

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ORIGINAL COUNTRY FAIRE, PLEASANTON

1159 CANYON HILLS RD
CANYON HILLS, SAN RAMON

NEW PRICE! 6605 AMBER LANE
CARRIAGE GARDENS, PLEASANTON



5 Bd 3.5 Ba • 3,259+/- SQ.FT. CALL FOR PRICE AND DETAILS
FABULOUS "AMADOR" MODEL IN DESIRABLE ORIGINAL COUNTRY FAIRE, PLEASANTON. KITCHEN FEATURED IN DIABLO MAGAZINE, PARK LIKE YARD WITH POOL, SPA, ETC. 5 BEDROOMS, 3 1/2 BATHS, 3259 SQ.FT. CALL FOR PRICE AND PREVIEW APPOINTMENT!



4 Bd 2.5 Ba • 2,360+/- SQ.FT. UPDATED! \$784,950
WELCOME TO THIS EXCEPTIONAL HOME LOCATED IN THE GATED COMMUNITY. BEAUTIFULLY MAINTAINED AND UPGRADED TO PERFECTION, THIS HOME WILL PLEASE YOUR FUSSIEST BUYERS. EXCELLENT CURB APPEAL WITH PROFESSIONALLY LANDSCAPED YARDS & MUCH MORE!



4 Bd 3.5 Ba • 3,675+/- SQ.FT., 0.47 ACRE LOT \$1,298,000
CARRIAGE GARDENS SINGLE LEVEL HOME, ONE OF BEST LOCATIONS IN PLEASANTON! GREAT FLOORPLAN WITH OVERSIZED ROOMS, 3 FIREPLACES, MASTER W/RETREAT. HUGE PRIVATE FLAT LOT, WITH SALT, SOLAR POOL, SPA, CABANA W/BATH, TREE HOUSE. FUN!

6645 AMBER LN, PLEASANTON
3,475+/- SQ.FT. CALL FOR PRICE



219 E. ANGELA, PLEASANTON
2,178+/- SQ.FT. CALL FOR PRICE



1586 LOGANBERRY PLEASANTON
PENDING REPRESENTING SELLER



JUST SOLD! 9663 CROSBY DR, PLEASANTON
REPRESENTED BUYER AND SELLER, CALL FOR PRICE AND DETAILS.



OPEN HOMES THIS WEEKEND

Fremont

- 4 BEDROOMS**
890 Pebblewood Court \$2,299,000
 Sun 1-4 Sherri Stoneberger 510-504-7177
4298 Othello Drive \$748,000
 Sat/Sun 11-5 Coldwell Banker 847-2200

Livermore

- 4 BEDROOMS**
21 Sparrow Street \$635,000
 Sun 1-4 Alain Pinel Realtors 251-1111
1117 Riesling Circle \$730,000
 Sun 1-4 Coldwell Banker 847-2200
5 BEDROOMS
2331 Gamay Common \$1,085,000
 Sun 1-4 Alain Pinel Realtors 251-1111
6 BEDROOMS
889 Trinity Hills Lane \$860,000
 Sun 1-4 Steve Mohseni 400-7533

Pleasanton

- 2 BEDROOMS**
4150 Rennellwood Way \$450,000
 Sun 1-3:30 Louise Davis 200-2457

3 BEDROOMS

- 3231 Vineyard Avenue #53 \$154,000**
 Sun 1-4 Jo and Carla Hunter 413-4278
2125 Rheem Drive \$429,000
 Sun 1:30-4:30 Alain Pinel Realtors 251-1111
1835 Harms Drive \$538,000
 Sun 1-4 Coldwell Banker 847-2200
2937 Garden Creek Circle \$578,000
 Sun 1-4 Joe Davis 510-926-0571
6535 Singletree Way \$588,000
 Sun 1-4 Fabulous Properties 519-8226
2812 Garden Creek Circle \$599,500
 Sun 1-4 Blaise Lofland 846-6500
7717 Cottonwood Lane \$619,900
 Sun 1-4 Brian Nicolson 510-290-6678
5816 San Juan \$879,000
 Sun 2-5 Julia Murtagh 997-2411

4 BEDROOMS

- 317 Diamond Court \$1,169,000**
 Sun 1-4 Mark James 216-0454
2381 Romano Circle \$1,210,000
 Sun 1-4 Fabulous Properties Team 202-6898
2350 Gloria Court \$1,649,000
 Sat/Sun 1-4 DeAnna Armario 260-2220

- 1724 Zenato Place \$1,689,000**
 Sun 1-4 Tom Fox 872-1275

- 4159 Crisfield Lane \$669,000**
 Sun 1-4 Steve Mohseni 400-7533

- 653 Claret Court \$709,950**
 Sun 1-4 Melda Telford 789-0233

- 852 Madeira Drive \$735,000**
 Sun 1-4 Jim Lavey - Allied Brokers 846-3755

- 3471 Kamp Drive \$939,000**
 Sun 1-4 Earl Rozran 876-6575

5 BEDROOMS

- 2186 Pomezia Court \$1,269,000**
 Sun 1-4 Fabulous Properties Team 202-6898

- 2426 Pomino Way \$1,639,000**
 Sun 1-4 Marjorie Wallace 699-1978

- 7966 Foothill Knolls Drive \$1,999,000**
 Sun 1-4 Alain Pinel Realtors 251-1111

- 1867 Sannita Court \$2,749,000**
 Sun 1-4 J. Rockcliff Realtors 251-2568

- 2224 Greenwood Road \$849,000**
 Sun 1-4 Alain Pinel Realtors 251-1111

6 BEDROOMS

- 3741 Newton Way \$1,400,000**
 Sun 1-4 Melissa Pederson 858-1984

- 1226 Shady Pond \$1,550,000**
 Sun 1-4 Alain Pinel Realtors 251-1111

Sunol

- 6 BEDROOMS**
5353 Sheridan Road \$1,888,888
 Sun 1-4 Sherri Stoneberger 510-504-7177

Oakdale

- 4 BEDROOMS**
15303 Orange Blossom Road \$850,000
 Sun 1-4 Gene & Cindy Williams 918-2045



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 4 BR 3 BA Plus Library, Positano Home. Granite Kit, crown molding, cherry wood cabinets, 3 Car garage. 925-872-6888



LIVERMORE
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IMMACULATE CONDITION!! \$235,000
 2 BR 2.5 BA Granite Kit, 1 car garage, Upstairs Laundry, Close to Highway, shops and dining 925.847.2200



PLEASANTON
 Open SUN 1 - 4
GREAT HOME!! 1835 HARMS DRIVE
\$538,000
 3 BR 2.5 BA Freshly Painted, New Carpet, Dual-Pane windows. Upgraded tile on counters in kit and entry. 925.847.2200



SAN RAMON
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CONDOS/TOWNHOUSES AVAIL PRICING START'S IN HIGH \$200'S
 1 & 2 bd condos/2 bd townhouses, vaulted ceilings avail, w/garages, gated, renovated/upgraded 925.847.2200

DUBLIN

Open SAT/SUN 1 - 4
SPECTACULAR VIEW!! 2440 FORINO DRIVE
CALL FOR PRICING!!
 5 BR 3 BA Approx 2584 Sq.Ft. Built in 2010. Eat-In Kit/Fam Rm. Granite Slab in kit. w/Island. 925.847.2200

Open SAT/SUN 1 - 4 5200 N. FORESTDALE CIRCLE
DUBLIN RANCH HOME! **CALL FOR PRICING!**
 5 BR 3 BA This home has gorgeous granite countertops w/maple cabinets. Main level bonus/hobby rm. 925.847.2200

FREMONT

41845 CHADBOURNE DRIVE
MISSION SAN JOSE HOME! \$788,888
 3 BR 2 BA Hardwood Flrs, new carpet, fresh paint, dual-pane windows. New kit. SS Appl., Gas cooktop. 925.847.2200

Open SAT/SUN 11 - 5 4298 OTHELLO DR
COMPLETE REMODEL! \$748,000

4 BR 2.5 BA Ardenwood Beauty! 2052 Sq.ft. Dual Pane Windows, new roof, and new carpet. 925.847.2200

34319 EUCALYPTUS TER.
ARDENWOOD NEIGHBORHOOD! \$665,000

3 BR 2.5 BA 1646 Sq.Ft. Laminate Wood flooring in Kitchen Large Master Ste. 2 car garage. 925.847.2200

LIVERMORE

Open SUN 1 - 4 1117 RIESLING CIRCLE
CHARMING DOWNTOWN CUSTOM! \$730,000

4 BR 2.5 BA Beautiful 2 Story w/large gourmet kitchen, SS appliances, lovely backyard & 3 car garage 925.847.2200

MORGAN HILL

17065 COPPER HILL DRIVE
COMING SOON! \$698,000

4 BR 2.5 BA Vaulted Ceilings, skylights, separate family room. 2681 sq ft. Beautiful 20,500 lot 925.367.7414

PLEASANTON

6975 JOHNSTON RD.
AN ELEGANT DEMEANOR \$1,687,000

4 BR 3 BA Artfully individual richly appointed hm. Generous floorplan. 2 fireplaces. Family room. 925.847.2200

4465 CLOVEWOOD LN
COSMETIC FIXER! \$620,000

5 BR 2.5 BA Well Kept. Hrdwd flrs, kit w/New GE Range & Dishwasher. Breakfast bar & spacious dining area. 925.847.2200

SAN LEANDRO

15215 FARNSWORTH STREET
WASHINGTON MANOR HOME! \$225,000

3 BR 1 BA Built in 1950. Remodeled kit. w/wood cabinets & Granite. Hardwood flrs. Dual pane windows. 925.847.2200

SAN RAMON

2536 CRANFORD WAY
BEAUTIFUL HOME! \$974,950

4 BR 4 BA Over 4000 Sq. Ft. w/Huge Bonus Room. Gourmet Eat-In Kit. Granite Slab, SS Appl. & Tile flrs. 925.847.2200

235 COPPER RIDGE
BEAUTIFULLY UPDATED!! \$299,000

2 BR 2 BA Lovely moldings, hardwood floors, beautiful stained cement counters, one of a kind find! 925.847.2200



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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Marjorie & Jan Present

OPEN SUNDAY 1-4



2426 Pomino Way
 5 bedroom 4 1/2 baths 4200 sq. ft. custom home in Ruby Hill. \$1,639,000



1889 Via Di Salerno
 1/2 acre buildable lot in Ruby Hill. Adjacent to 13th Fairway. \$849,000



1230 Mattox Rd., Hayward
 22,920 Sq. Ft. Lot. \$439,000



200 Broadway, Oakland
 Condo in Jack London Sq. Upgraded and City Views. \$350,000



Marjorie Wallace
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 925 417-2250 office
 marjorie.wallace@bhghome.com



Tri-Valley Ruby Hill
 101 Vineyard Ave. # 103, Livermore



Jan Sancrant
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Pleasanton Weekly

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115 Announcements

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135 Group Activities

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LIONESS Club welcomes New members

140 Lost & Found

Lost ruby earring

150 Volunteers

Railroad Volunteer Opportunities



201 Autos/Trucks/Parts

Porsche 2004 Cayenne Turbo - \$24,995

202 Vehicles Wanted

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210 Garage/Estate Sales

Pleasanton, 3231 Vineyard Ave, Current

215 Collectibles & Antiques

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220 Computers/Electronics

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2 lg. custom, swivel tan leather chairs; oak roll top desk & chair; lg. walnut office desk; bl. leather chair; 2 padded bar stools; tall bl. candelabra; adj. antique table; 32" wood bookshelf; sm. white bath cabinet; 2 lamps; oak captain's chair; 8 decorator pillows. Call 925-837-5416

245 Miscellaneous

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PET OF THE WEEK

Lowkee, a rescued kitty



If Lowkee looks familiar to you, that is because he was shown on Animal Planet's "Confessions: Animal Hoarding." He was the last cat to be rescued from a home in Kings County with more than 80 other animals. Lowkee is about 6 years old and very sweet. Although he is shy at first, he warms up to people quickly. To learn more about Lowkee and all of his friends in Kitty City, call 426-8656 or visit www.valleyhumane.org. Valley Humane Society is located at 3670 Nevada St. in Pleasanton and is open from 11 a.m.-5 p.m. Tuesday-Saturday.

Mortgage company launches program to help 1st-time buyers

Cherry Creek Mortgage offers personalize plan for renters

Pleasanton-based Cherry Creek Mortgage Co. has launched a new "Path2Buy" program to help buyers and renters purchase a home for the first time.

The program's focus is on first-time home buyers because every housing recovery in history has been led by the first-time buyer, said Path2Buy founder Tom Ward.

Ward's market research showed that renters today are on the fence about purchasing a home for many reasons, the first and biggest of these being faulty information. The Path2-Buy program assists renters by creating a personalized plan that shows how they would likely fare if they bought in five months or in

five years.

Ward said that when he asked renters if they planned on renting for all of their lifetime, most answered, "No, but I just don't plan to buy right now."

Ward said his program helps consumers who have never owned a home develop their own personal home buying plan.

Cherry Creek Mortgage, located at 4301 Hacienda Drive in Pleasanton, is the first certified Path2Buy office in the East Bay.

For more information on Cherry Creek's plan, go to www.path2buy.com/TW or contact Cherry Creek at 474-1125.

—Jeb Bing

Dronkers moves to Better Homes and Gardens Tri-Valley Realty

Realtor was formerly with Keller Williams Realty, Clorox

Local Realtor Roy Dronkers, who has headed the Valley Real Estate Network for the last two years, has moved from Keller Williams Realty to a new alliance with Better Homes and Gardens Tri-Valley Realty.

Dronkers will work out of the firm's Ruby Hill office, according to Sophie Aretta, the

branch manager.

After leaving a successful career with the Clorox Co., Dronkers became a Realtor in 1986 in the Pleasanton/Tri-Valley area. Over the years, he has helped more than 500 families buy or sell a home in the Tri-Valley area.

—Jeb Bing

Open Sunday 1-4



Custom home

317 Diamond Court, Pleasanton

4 bedrooms, 3 full bathrooms, 3 car garage. 3544 sq. ft. Stunning interior. Real pride of ownership. Low maintenance yard.

\$1,169,000

www.317DiamondCt.com to view the virtual tour



Mark James

925.216.0454 • markjames@apr.com • DRE# 00697341

apr.com | PLEASANTON 900 Main Street 925.251.1111



Julia Murtagh

Direct: 925.997.2411

jmurtagh@apr.com

www.JuliaMurtagh.com

DRE #01751854

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it is time to make your move.

"Bringing Integrity to Your Front Door"

JULIA'S 1ST QUARTER 2011 SALES



"Canyon Meadows"

Prime location, 2 BR, 2 BA, close to pool, nice condition. Pending in 6 days. Short sale approval within 2 months! **Sold for \$265,000 on 3/8/11**



5611 Highland Drive, Danville

6,112 sq. ft. stunning country estate with 6 BR, 5 BA, plus a 2 BR guest house on five acres of luxury living. **Sold for \$1,935,000 on 3/18/11**



5179 Muirwood Drive, Pleasanton

West side home, has 5 BR and 3 BA, with just under 3,000 sq. ft. of living space. Gorgeous updated home. **Sold for \$915,000 on 3/18/11**



3524 Milleford Drive, Pleasanton

Laguna Oaks single story home with 4 BR, 3.5 BA has 3,182 sq. ft. of living space. Beautiful floorplan. **Sold for \$1,225,000 on 4/1/11**



2474 Tapestry Way, Pleasanton

The largest model in "Windsor". 4 BR, 3 BA, 2,033 sq. ft. Julia represented Seller & Buyer. **Sold for \$685,000 on 4/5/11**

Buyer Needs:

- Executive family, 3,000 sq.ft., 4 BR, \$900-1.2k
- Smaller detached home, around \$500K, Pleasanton or Danville
- West Pleasanton location, larger home with pool

In 2011 there will be 430,000-500,000 Short Sales in the USA. If you think you may be one of these sellers, make sure you are working with a Real Estate Professional that is experienced in this area. Please view my website dedicated to distressed sellers:

www.JuliaHelpsDistressedSellers.com



Client Testimonial for a Recent Short Sale Listing

Julia navigated the complexities of a short sale and successfully sold our home in an incredibly short time period. Her in-depth knowledge of the neighborhoods shows. She priced the house right to get multiple bids and worked with the bank to expedite the short sale, with backup offers in hand.

—Sabrina Wong



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TYLER MOXLEY**

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**4 GENERATIONS OF
REAL ESTATE
SERVICE AND EXPERIENCE**



**1226 SHADY POND LN. PLEASANTON
LOCATED IN PHEASANT RIDGE**



Amazing backyard! 6 BD 6 BA 5,096sf. on 15,712sf. lot. Top of the line upgrades throughout. Private location, BD, office & full bath on main level.

\$1,550,000

**3768 NICOLE AVENUE, PLEASANTON
FOREVER MOHR ESTATES**



4 BD 2.5 BA Single Story. Pool/spa, side yard access and a detached casita with full bath AND a full wine cellar under the casita. Private 1/2 acre lot, three car garage.

\$1,550,000

**9632 BROADMOOR DR. SAN RAMON
LOCATED IN SAN RAMON ROYAL VISTA**



4 BD plus office, 3 BA, 3,195sf. plus finished attic. Built in 2010 with top of the line materials. Gourmet kitchen, hand made mouldings, energy efficient & entertainers dream home.

HIGH \$800,000s

**3265 NORTHAMPTON CT. PLEASANTON
LOCATED IN PLEASANTON MEADOWS**



5 BD 3 BA 2,441sf. on a 6,937sf. lot. Great location with side yard access. Bedroom and full bath on main level.

Open floor plan.

\$714,000

**3123 MONTPELIER CT. PLEASANTON
LOCATED IN PLEASANTON MEADOWS**



4 BD 2 BA 1,701sf. single level home. Near greenbelt. Dual panel windows. Living room, family room and dining room.

\$635,000

**1152 CRELLIN RD. PLEASANTON
LOCATED IN VINTAGE HILLS**



4 BD 2 BA 1,612sf. on a 6,534sf. lot. Newly remodeled kitchen with vaulted ceilings. Marble entry, french doors, wood laminate flooring throughout. Custom interior paint, side yard access.

\$599,950

**4025 CHADWICK PLACE, DUBLIN
LOCATED IN TASSAJARA CREEK**



4 BD 2.5 BA 1,972sf. on a 3,613sf. lot. Nice open floor plan, great location! Two story, built in 2003. Modern style.

\$589,000

**4190 PEREGRINE WY. PLEASANTON
LOCATED IN HERITAGE VALLEY**



2 BD 2 BA 1,280sf. on a 3,486sf. lot. SINGLE LEVEL, updated flooring and bathrooms. Private backyard.

\$465,000

**2125 RHEEM DR. PLEASANTON
LOCATED IN MOHR PARK**



3 BD 2.5 BA 1,490sf. on a 2,730sf. lot. Open floor plan, vaulted ceilings. Walking distance to Mohr Elementary!

\$429,000

The latest from The 680 Blog

Pleasanton Market! 1st Quarter in Review!

The Pleasanton market saw strong activity in the first quarter of 2011, with 116 closed sales of single family homes. This was up slightly from the 108 sales in the first quarter of 2010, despite the fact that last year the first quarter saw a spike in activity due to the buyer tax credits that were offered on the Federal and State level. In general, we saw strong sales activity in the lower price ranges, and the higher price ranges continued to see mostly sluggish activity.

The median sales price for single family homes in the first quarter was \$684,000, which is down from the 2010 figure of \$723,000. This is a 5.3% decline year over year. As I have stated on numerous occasions, the median price is a broad market indicator that has some value in terms of tracking market movements, but it is not the only value indicator. The median price per sq ft for all sales was down slightly, coming in at \$339 in Quarter 1 of this year, down from \$344 last year. Not much of a change.

Average days on market was up to 73 for this year, compared to 52 for the first quarter of 2011. So clearly, some homes are taking longer to sell, especially as the price range goes up. Distressed sales, both bank owned homes and short sales, continue to represent 20 to 25% of the market activity, and they can certainly have an impact on price levels. Most experts predict an increase in distressed sales in the upper end of the market going forward.

When you look at the first quarter stats for this year by price range, several interesting trends emerge:

* 82% of the sales activity is in the lower price ranges (under \$1 million). This market is much stronger, with the highest price per sq ft (\$341), significantly lower average days on market (64), and the highest ratio of sales price to list price (95.6%). Clearly the lower price ranges are showing some strength, with multiple offers becoming more common. However, as noted by the median price and the median price per sq ft, even when there are mul-

Pleasanton 1st Quarter Stats 2011 (single family homes)

| | All | Under \$1 Million | \$1.0 - \$2.0 Million | Over \$2.0 Million |
|---------------------|-------|-------------------|-----------------------|--------------------|
| Closed Sales | 116 | 95 | 18 | 3 |
| Median \$ per sq ft | \$339 | \$341 | \$334 | \$309 |
| Avg Days on Mkt | 73 | 64 | 101 | 206 |
| % sales/List price | 93.3% | 95.6% | 93.4% | 79.2% |
| % distressed sales | 22.4% | 23.2% | 11.1% | 66.7% |

Pleasanton Q1 2011 vs. Q1 2010

| | Q1 2011 | Q1 2010 |
|---------------------|-----------|-----------|
| Closed Sales | 116 | 108 |
| Median \$ per sq ft | \$339 | \$344 |
| Avg Days on Mkt | 73 | 52 |
| % sales/List price | 93.3% | 95.0% |
| % distressed sales | 22.4% | 25.9% |
| Median Sales Price | \$684,000 | \$723,000 |

iple offers, buyers are very cautious about value and in general do not aggressively bid even if there is competition

* As the price range goes up, the average days on market increases dramatically.

>>Go to www.680homes.com for more real estate information!



Doug Buenz

The 680 Group



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Direct 925.463.2000

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DRE #00843458

In this turbulent market, there is no substitute for experience and professionalism. Call me today to discuss your real estate needs!

"When it came to selling our home, we interviewed seven real estate professionals, all with great credentials. We chose to go with Doug because of his track record, market knowledge, professionalism, concise thinking, and utter confidence. Doug's performance far exceeded our already high expectations. His follow through was terrific. Selling a house in a buyer's market is hard, but having the right partnership with a realtor is priceless"
— Steve & Vicki S.

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



JUST LISTED!

Fabulous custom home with 6 BR plus bonus room, 4 BTH, 3 car garage, hardwood floors, updated kitchen, pool, spa, and 1/2 acre private creekside lot!
\$2,250,000



GOLDEN EAGLE!

Elegant Golden Eagle custom home with 4 BR plus office, 3 1/2 BTH, new cherry & granite kit, plantation shutters, and incredible .42 acre flat lot!
\$1,450,000



OPEN SUN 1-4

7966 Foothill Knolls Dr
Fabulous estate home with 6 BR + loft & office/rec room, 5 BTH, 4 car garage, stone flooring, dream kitchen, and private 1.1 acre lot with pool, sports court, outdoor kitchen and views!
\$1,999,000



PENDING!

Luxurious 4 BR, 3 BTH home with 3 car garage, vaulted ceilings, hardwood floors & stone floors, and resort like yard with pool, outdoor kit, and firepit!
\$929,000



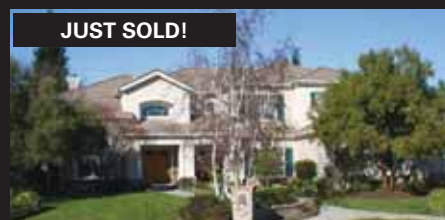
PENDING!

Charming 5 BR, 3 BTH home with stone flooring, vaulted ceilings, designer carpeting, Anderson windows, plantation shutters, and a private 1/4 acre lot with sparkling pebble tech salt water pool & BBQ on cul-de-sac!
\$879,000



JUST SOLD!

Charming single story 4 BR, 2 1/2 BTH home with hardwood floors, open kitchen, vaulted ceilings, and a premium 1/3 acre flat lot with sparkling pool in cul-de-sac location.
\$850,000



JUST SOLD!

Prime Laguna Oaks luxury home with 5 BR plus office, 3 1/2 BTH, 4 car garage, granite kitchen, 3 fireplaces, and .30 Acre flat cul-de-sac lot with sparkling pool, spa, and outdoor kitchen!
\$1,439,000



JUST SOLD!

Fabulous single story 4 BR, 3 BTH home on an incredible private .90 acre wooded flat lot with gate. Gourmet kit with island, huge master suite & more!
\$1,230,000



JUST SOLD!

Remodeled 4 BR, 2 1/2 BTH charmer with hardwood floors, new carpeting, new granite kitchen, remodeled baths, new roof, and large 10k lot with pool and views of the ridge!
\$765,000





BLAISE LOFLAND



925.846.6500
 www.blaiselofland.com
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PHEASANT RIDGE



933 LAGUNA CREEK LANE, PLEASANTON
 Beautiful Pheasant Ridge home on professionally landscaped .30 acre lot. Panoramic views of Pleasanton Ridge. This semi-custom built by Greenbriar in 2007 has a total square footage of 5,096. Six bedrooms plus bonus (media prepped) (7th), six bathrooms. Gourmet kitchen with granite and stainless appliances, three car garage, beautiful grounds include built-in BBQ, outdoor fountain, large lawn area & slate meditation area. Walk to neighborhood park, convenient to downtown and award winning Pleasanton schools. **OFFERED AT \$1,475,000**

CANYON MEADOWS



7860 - G CANYON MEADOWS CIRCLE, PLEASANTON
 Beautiful Pleasanton single level condo, spacious floorplan with three bedrooms, two remodeled bathrooms, 1,257 square feet. Excellent condition, completely remodeled kitchen with granite slab countertops, tile & laminate flooring, updated light fixtures. Patio with storage. Walk to community clubhouse, pool/spa, gym/exercise facility & tennis court(s). Close to award winning schools and Stoneridge Mall. **OFFERED AT \$319,500**

RUBY HILL

JUST REDUCED



4355 CAMPINIA PLACE, PLEASANTON
 Gorgeous upgraded single level home on .60 acre premium lot. Located in the desirable Ruby Hill private gated community. Four bedrooms, plus private office, three bathrooms, custom gourmet kitchen with granite countertops. Extensive crown molding & built-ins, Brazilian cherry flooring, expansive master suite. Professional landscaping includes: built-in BBQ, viewing/sitting area, views of surrounding hills & vineyards, covered patio and extensive lawn area. 3-car garage. Ruby Hill community amenities: *clubhouse, golf course, swimming pool, *tennis courts, large park and greenbelts (*discounted memberships now available). Close to several wineries. **OFFERED AT \$1,449,000**

STONERIDGE PARK

OPEN SUNDAY 1-4



2812 GARDEN CREEK CIR, PLEASANTON
 Beautiful Pleasanton single level close to great neighborhood parks & award winning schools. Open floor plan with three bedrooms, two updated bathrooms, 1,720 square feet. Excellent condition remodeled master bathroom, spacious family room/kitchen area. Hardwood flooring, updated fixtures, vaulted ceilings, completely finished garage. Large private rear yard with mature trees and landscaping. 6,264 square foot lot. Convenient to downtown. **OFFERED AT \$599,500**

GOLDEN EAGLE ESTATES LOT



8019 GOLDEN EAGLE WAY, PLEASANTON
 Beautiful large premium 1.08 acre lot in desirable Golden Eagle Estates gated community. Panoramic views! One of a couple of remaining lots. Build your own dream home or plans are approved and ready to start for a 6,300 sq ft. 5 bedroom, 6 bathroom home with 4 car garage, plans available for custom rock sculpted pool with waterslide and waterfall, pool cabana and custom outdoor kitchen with pizza oven, outdoor shower. Community amenities include: pool, tennis courts and access to Augustin Bernal Park. Located adjacent to Castlewood Country Club. Five minutes from charming downtown Pleasanton. **OFFERED AT \$1,000,000**

PONDEROSA

SOLD



6914 CORTE MADRID, PLEASANTON
 Beautiful single level, extensively remodeled home in Ponderosa. Three bedroom, two completely remodeled bathrooms. Remodeled gourmet kitchen with granite slab countertop, expansive center island/breakfast bar and stainless appliances. Hardwood flooring, crown molding and upgraded fixtures. 1,612 square feet. Newer roof. Professional landscaping with brick trimmed aggregate patio and lawn area. Across from Del Prado Park. Close to Pleasanton's Sports Park and minutes from downtown. Award winning schools. **SOLD FOR \$645,000**

KOTTINGER RANCH

SOLD



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! **SOLD FOR \$1,163,500**

DANVILLE RANCHER

SOLD - REPRESENTED BUYER



752 TURRINI DRIVE, DANVILLE
 Large beautifully updated ranch style home on over 1/3 acre premium lot in Danville! Three bedrooms, private office (4th), three bathrooms. Gourmet kitchen with granite slab countertops and stainless appliances. Large master suite and bath, professionally landscaped with outdoor kitchen, in-ground pool, boat/RV parking, and side yard access. **SOLD FOR \$900,600**

GREY EAGLE ESTATES

SOLD - REPRESENTED BUYER



27 GREY EAGLE ESTATE, PLEASANTON
 Secluded 5,904 sq ft. custom home on premium 5.3 acre estate in desirable, gated Grey Eagle Estates. Panoramic Views of the valley and Mt. Diablo. Five bedrooms, plus bonus room, office, 2nd office/hobby room, 3.5 bathrooms. Four car garage. Beautiful grounds include private vineyard, in-ground pool and spa. **SOLD FOR \$1,900,000**

PLEASANTON SEMI-CUSTOM

SOLD



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. **SOLD FOR \$1,120,000**

NEW CUSTOM SINGLE LEVEL

SOLD



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, 4,762 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. **SOLD FOR \$1,625,000**

VENTANA HILLS

SOLD! REPRESENTED BUYER & SELLER



998 HOPKINS WAY, PLEASANTON
 Beautiful, highly upgraded home on premium lot in Ventana Hills. Four bedrooms, formal office (4th), 2 1/2 bathrooms, 2,550 square feet. Completely remodeled kitchen and master bath. New hardwood flooring, newer carpet, three car garage. Private rear yard with panoramic views, built-in BBQ island, backs to open space on 9,216 square foot lot. Walk to Main Street downtown & great neighborhood park. **SOLD FOR \$1,065,000 "AS IS"**





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

BLAISE LOFLAND BY APPT



PLEASANTON \$1,449,000
Upgraded single level, .60 +/- acre lot. Ruby Hill gated community, gourmet kitchen w/ granite, 4bd/3ba, + office(5th). Professional landscaping w/ built-in BBQ, viewing/sitting area. 4355 CAMPINIA PL

TREVOR CREAGER BY APPT



PLEASANTON \$1,350,000
This gorgeous lot has stunning 360 degree panoramic views! 3.5+/-acre parcel. Bring your horses & building plans! You will not find another like it! 622 HAPPY VALLEY RD

MARK JAMES BY APPT



PLEASANTON \$1,169,000
Gorgeous, pristine custom home with too many upgrades to list. Shows like a model! Quiet street and low maintenance yard. Visit: www.317DiamondCt.com 317 DIAMOND CT

KAREN CROWSON SUN 1-4



LIVERMORE \$1,085,000
Gorgeous one story in a small gated development of 22 custom homes. 5bd/3.5ba, fabulous kitchen. Beautifully landscaped corner lot, swimming pool, BBQ island, putting green. 2331 GAMAY CMN

BLAISE LOFLAND BY APPT



PLEASANTON \$1,000,000
Premium 1.08+/-acre lot. Golden Eagle Estates gated community. Panoramic views! Plans available & ready to build your dream home or plans approved for 6300+/- 5 bd/6ba home! 8019 GOLDEN EAGLE WY

SYLVIA DESIN OPEN SUN 2-5



PLEASANTON \$879,000
Don't miss this lovely well-maintained home close to downtown, 680 freeway & shopping. Newer roof, windows & HVAC. Full bed & bath downstairs. Quiet neighborhood, large yard. 5816 SAN JUAN WY

SHERRI SOUZA BY APPT



LIVERMORE \$875,000
Large custom 4bd/3ba, 3417+/-sf home with large 14,378+/-sf lot. Gourmet kitchen, formal living & dining, kitchen open to family room. 3 car garage, indoor laundry, well taken care of. 1539 FREDERICK MICHAEL

MARK LAFFERTY BY APPT



DISCOVERY BAY \$849,950
Beautiful single story home located on deep water. Features include granite counter tops, stainless steel appliances, new carpet, two fire places, 3 car garage, & much much more. 3909 LIGHTHOUSE PL

DEBI BODAN BY APPT



LIVERMORE \$849,000
Elegant home upgraded with a gourmet kitchen, hardwood floors, shutters and more. Premium lot with three car garage, side access, stamped patio with arbor and room for a pool. 1096 CARRARA WY

ANNI HAGFELDT BY APPT



PLEASANTON \$849,000
This 5bd/3ba home offers hardwood floors, granite counter tops in Kitchen, new carpet and much more, close to sports park, award winning schools. 5023 BLACKBIRD WAY

DAN GAMACHE SUN 1-4



PLEASANTON \$849,000
Truly a special property! Pristine 5bd/3ba single story in the ultimate family neighborhood! 2423+/-sf home, expanded garage, enlarged FR and LR, new master bed & bath. Must see! 2224 GREENWOOD RD

TIM MCGUIRE BY APPT



PLEASANTON \$819,000
4bd/2.5ba, "Monterey" model in a cul-de-sac, 2101+/-sf, granite kitchen, newer appliances, new windows, hardwood floors, remodeled baths, inside laundry, pool, side yard access. 2375 FAIRFIELD CT

KAT GASKINS BY APPT



PLEASANTON \$793,500
Amazing semi-custom home! Beautifully remodeled and upgraded! Court location close to downtown! 2430+/-sf with a bed and full bath on main level! Large lot! Mature landscaping! 5791 SAN CARLOS WY

KAREN CROWSON SUN 1-4



LIVERMORE \$635,000
4/3 Primrose model has bonus room, full bed & bath downstairs. Tile and hardwood flooring. In ground pool, covered patio, wide side yard access for RV/boat and 12x18 workshop/studio. 21 SPARROW ST

KAREN CROWSON BY APPT



LIVERMORE \$599,999
Sharp Murietta Meadows home, freshly painted and new carpeting. Tile flooring throughout lower level. Full bedroom and bath downstairs. Formal living and dining rooms. Spa with gazebo. 63 SPARROW ST

BLAISE LOFLAND SUN 1-4



PLEASANTON \$599,500
Open floor plan, 3bd/ 2 updated baths, 1720+/-sf home. Remodeled master bd, hardwood flooring, updated fixtures, vaulted ceilings, new dual pane windows, private large backyard. 2812 GARDEN CREEK CIR

MOXLEY TEAM BY APPT



PLEASANTON \$465,000
Charming single story contemporary garden style 2 bd/2full ba home. Open FR and LR, Breakfast bar in kitchen, wood flooring, master opens to brick patio, near park and shopping. 4190 PEREGRINE WY

MAUREEN NOKES BY APPT



PLEASANTON \$459,950
Just Reduced \$40,000! Spacious 1900+/- 3/2.5 townhome. Sprawling open spaces, 3 pools, tennis, clubhouse. Large patio, formal dining, master bd w/retreat, 2 f/p, 2-car attached garage. 7509 ROSEDALE CT

JO ANN LUISI BY APPT



LIVERMORE \$425,000
Beautifully updated home. Spacious front porch. Hardwood floors. Crown molding. Recessed lights. Dual pane windows. 6 panel doors. Updated kitchen and baths. French doors in master. 574 CALIENTE AVE

MOXLEY TEAM OPEN SUN 1:30-4:30



PLEASANTON \$429,000
Two story home, move in ready! 3bd/2.5ba, 1490+/-sf, vaulted ceilings gas range, pantry & generous storage in kitchen, indoor laundry, close to Mohr Elementary. 2125 RHEEM DR





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

ROSEMARY DUTRA BY APPT



LIVERMORE \$2,800,000
Cabernet Vineyards voted Best Winery 2009 SF Gate! Single family home, tasting rooms, full income producing winery, barrel room, equipped garage, crush pad, horse pasture, private driveway. 5700 GREENVILLE RD

JO ANN LUISI BY APPT



DANVILLE \$1,949,950
Rare opportunity for a sports enthusiast! One of a kind estate featuring a spacious custom home, large multi-purpose out building, and private, lighted, baseball field. 8115 CAMINOTASSAJARA

DOUG BUENZ OPEN SUN 1-4



PLEASANTON \$1,999,000
Exquisite Mediterranean estate! 6bd+loft +detached office/rec room, 5ba, 4 car garage, tumbled stone & granite, private 1.1 acre lot w/pool, outdoor kitchen, sports court & views. 7966 FOOTHILL KNOLLS DR

JUNE NYE-NEBEL BY APPT



PLEASANTON \$1,795,000
Fabulous custom 1 story situated on 1+acre. State of the art finishes. 4bd/3.5ba + library + 1100+/-sf bonus room. Total 5700+/-sf. Please call 877-689-3267 for more info. 8043 ROCKFORD PL

DANIEL ALPHER BY APPT



PLEASANTON \$1,610,000
Inviting 4391 sq ft estate nestled on a court with over 334k in upgrades. Quality, charm & designer touches embrace this 4 BR, 4.5 BA luxury home! www.3372SagewoodCt.com. 3372 SAGEWOOD CT

MOXLEY TEAM SUN 1-4



PLEASANTON \$1,550,000
Amazing backyard! 6BD 6BA 5,096sf on 15,712sf. lot. Top of the line upgrades throughout. Private location, BD, office & full bath on main level. His & hers closets and large open bath. 1226 SHADY POND

LINDA TRAUIG BY APPT



PLEASANTON \$1,524,000
Premium oversized lot, resort like backyard, pool, spa, custom built-ins, private guest suite, gourmet kitchen with large wine refrigerator and more. This home has it all! 838 SUNNY BROOK WAY

LINDA TRAUIG BY APPT



PLEASANTON \$1,499,000
5bd/4ba on .50+/-acre lot. South side of Pleasanton. Gorgeous carriage house with full kitchen,bath and laundry. Must See! 727 VINEYARD TERRACE

BLAISE LOFLAND BY APPT



PLEASANTON \$1,475,000
Professionally landscaped .30+/- acre lot, panoramic views. 5096+/-sf. 6bd + bonus(media prepped 7th), 6ba. Built in BBQ, large lawn area. Walk to park! 933 LAGUNA CREEK LN

DOUG BUENZ BY APPT



PLEASANTON \$1,450,000
Gorgeous 4bd+office/den. Over \$400K in recent improvements & designer upgrades throughout! Situated on private, mature .42+/-acre creek side cul-de-sac lot, custom pool, spa, BBQ & more! 7909 DORAL CT



A View From The Top

The higher you perch, the farther you can see. When you have exceptional vision to start with, it's no wonder that you can spot opportunities before others do. And capitalize on them.

Alain Pinel Realtors began 20 years ago with vision of changing the way real estate business is conducted. Today, our financial strength, focus and experience enable us to lead the Bay Area real estate industry in home sales. And to plan on being here for a long time to come.

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Don Faught

Vice President
Managing Broker
Pleasanton and Livermore
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