

Real Estate

OPEN HOME GUIDE AND REAL ESTATE LISTINGS

Stabilizing housing market is key to economic recovery, Realtors say

Seek curb on regulations that could dampen buyers' abilities to finance home purchases

By JEB BING

Stability in the housing market will lead to a quicker and greater economic recovery, according to the National Association of Realtors.

In a letter to Shaun Donovan, secretary of Housing and Urban Development; Timothy Geithner, secretary of the Treasury; and Gene Sperling, director of the National Economic Council, NAR offered its recommendations for helping stabilize and revitalize the housing industry and economy.

"As the nation's leading advocate for homeownership and housing issues, NAR understands how integral homeownership is to the nation's economy," said NAR President Ron Phipps, broker-president of Phipps Realty in Warwick, R.I. "A strong housing market recovery is essential to the nation's economic strength."

"The housing market is in a fragile recovery, and our goal is to ensure that regulatory or legislative changes help lead the way out of today's economic struggles and not jeopardize the recovery," he added.

In its letter, NAR cautioned that recent proposals could make a near-term housing recovery almost impossible, not to mention making it harder for millions of hard-working families to own their own homes.

Phipps said more regulations and legislation that tighten access to credit and affordable safe mortgages are not the solution to righting the housing market and economy.

"We want to make sure that any legislative and regulatory changes don't jeopardize a housing and economic recovery, so that anyone who is able and willing to assume the responsibilities of owning a home has the opportunity to pursue that dream," he said.

NAR urged support for policies that ensure qualified borrowers can obtain safe and sound mortgage financing. The organization called on regulators to revise the high down payment requirements of the Qualified Residential Mortgage (QRM) exemption

from risk retention requirements under the Dodd-Frank Act. A broad QRM definition would encourage sound lending and reduce future defaults without delaying or denying homeownership to millions of creditworthy borrowers, the NAR said.

NAR also asked regulators to reduce the overcorrection in underwriting standards for mortgages from the Federal Housing Administration and government-sponsored enterprises because the now-too-stringent standards are preventing qualified borrowers from getting loans.

"Mortgage availability remains a concern, and borrowers continue to find it increasingly difficult to find affordable mortgage options," Phipps said. "Requiring a higher down payment does little to reduce default risk, and only strips home buyers of their savings and increases the number of borrowers who are unable to purchase a home."

"We cannot have a viable housing market and economic recovery until creditworthy borrowers are able to obtain mortgage financing," he added.

NAR is also recommending extending the FHA and GSE mortgage loan limits, which it calls critical to providing liquidity in today's housing market. Reverting to the statutory limits on Oct. 1 would reduce limits in 669 counties and 42 states and territories; the average decline in loan limits will be more than \$68,000.

NAR said it also believes that the National Flood Insurance Program is essential to a properly functioning real estate market, and urged Congress to pass a long-term reauthorization of the program before it is set to expire Sept. 30. The program ensures access to affordable flood insurance for millions of homeowners.

"We look forward to working with Congress and the administration to not only preserve, but also strengthen the American dream for future generations," said Phipps. ■



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6026 Acadia Court, Pleasanton



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3533 Mercato Court, Ruby Hill



NEW PRICE! 4 BR, 3.5 BA, 3,907 sq. ft. Gorgeous single story custom home with upgraded features, on a quiet cul de sac. Offered at \$1,499,000 **OPEN SUN 1-4**

CONSIDERING A SHORT SALE?

If you're finding the pressure of your mortgage and bills too much, you're not alone. Many who bought their homes in the UP years are finding it hard to keep up. If you'd like to have a confidential conversation about what a short sale entails, give us a call. We just closed a short sale on a larger custom home, getting the bank's approval in ONE WEEK. While we can't promise this for everyone, we are very effective at representing our sellers in this hard time, allowing you to move ahead with your life.

Call Susan Schall at 925 519-8226 with your questions.

Totally confidential.



Fran & Dave
Cunningham
925-202-6898

DRE License #01226296 & 00930892

Donna
Garrison
925-980-0273

DRE License #01735040

Susan
Schall
925-519-8226

DRE License #01713497

SALES AT A GLANCE

Dublin

Total sales reported: 11

Lowest sale reported: \$299,500

Highest sale reported: \$780,000

Average sales reported: \$564,455

Livermore

Total sales reported: 25

Lowest sale reported: \$235,000

Highest sale reported: \$920,000

Average sales reported: \$445,260

Pleasanton

Total sales reported: 19

Lowest sale reported: \$230,000

Highest sale reported: \$1,800,000

Average sales reported: \$923,000

San Ramon

Total sales reported: 27

Lowest sale reported: \$130,000

Highest sale reported: \$1,001,000

Average sales reported: \$577,648

Source: California REsource

Open Sun 1-4



4790 SUTTER GATE AVE, PLEASANTON

Offered at \$599,000

Location, location, location! Remodeled Gates home. Walk to sports park! Beautifully updated with slab granite counters, designer paint, new flooring, new baths, huge backyard!



404 PINE HILL LANE, PLEASANTON

Offered at \$879,000

Carmel style downtown Craftsman mini-estate! Studio apt over garage. Over 1/3 acre. Zoned for 2nd home on property!



2765 CAMINO CASA BUENA, PLEASANTON

Offered at \$890,000

Stunning Ponderosa! Featuring beautiful wood floors throughout most of the home, remodeled baths, 4bed/3baths, 1bed/1bath downstairs, gourmet kitchen, plantation shutters, 3 car garage, pool/spa. Move in now!



Gail Boal

DRE# 01276455

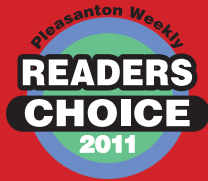
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Tom Fox

Broker Associate
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www.TomFox.com
 Tom@TomFox.com
 DRE # 00630556



4276 Churchill Drive, Pleasanton
 5 bedrooms, 2.5 baths. Community pool, tennis, park side access. One block to Fairlands school.
\$709,000



3159 Lansdown Court, Pleasanton
 Pleasanton Meadows Cortez model on a cul-de-sac near the greenbelt, cabana and Fairlands Elementary. 4 BR, 3 BA. Priced low — buyer can do own upgrades. **\$565,000**



DeAnna Armario

REALTOR®
 925.260.2220
www.armariohomes.com
 DRE # 01363180



1320 Bordeaux Street, Pleasanton

Absolutely gorgeous 4 BR, 3.5 BA home was completely rebuilt in 2005. With generously sized rooms and living areas, the 3825 +/- sq. ft. residence sits on an expansive 19291 +/- sq. ft. lot featuring a private, oasis style backyard with pool and built-in BBQ. **Offered at \$1,500,000**



Connie Cox

925.766.3198
connie@conniecoxhomes.com
 DRE # 01081927



Open Sunday 1-4

lighting and new interior doors. New patio plus side yard access. **\$589,950**



Open Sat/Sun 1-4

with fireplace and two big bedrooms. Single level with easy care yard. Great Pleasanton location. **\$425,000**

3681 Virgin Islands Ct, Pleasanton

Lovely 3 BD, 2.5 BA home with NEW kitchen and remodeled baths. Upgrades everywhere including fresh paint, crown molding, recessed lighting and new interior doors. New patio plus side yard access. **\$589,950**

2574 Heatherlark Circle, Pleasanton

Why buy a condo with association fees and no garage when you can have this darling patio home with 2-car attached garage? Living room with fireplace and two big bedrooms. Single level with easy care yard. Great Pleasanton location. **\$425,000**



Cindy and Gene Williams

REALTORS®
 925.918.2045
www.williamsteam.net
 DRE # 01370076 and 00607511



www.1673PrimaDrive.com

1673 Prima Drive, Livermore — Open Sun 1-4pm

Gorgeous 5 bedrooms, 3 baths, 3 car garage, over 3300 square feet with upgrades galore. 1 bedroom/full bath downstairs!



Dennis Gerlt

Broker Associate
 925.426.5010
www.dennisgerlt.net
 DRE # 01317997



SOLD! Represented buyer

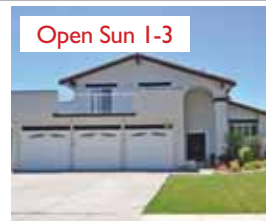
215 Obsidian Way, Livermore

Beautiful, must see executive home with designer touches, gourmet kitchen, formal dining, crown molding, expansive patio for entertaining with pool and spa. Located in Sandhurst neighborhood. Full bedroom and bath on main level with door to pool area. **Offered at \$765,000**



Dave & Sue
Flashberger

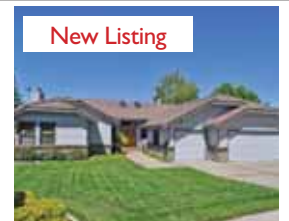
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www.SoldinaFlash.com



Open Sun 1-3

Pretty in Parkside!

Beautiful 4 bdrm, 3 bath Parkside home in Pleasanton. Sunny granite kitchen with stainless steel appliances overlooking a sparkling pool. Remodeled bathrooms. Just a short stroll to Sports Park!



New Listing

Downsizing in Pleasanton Isn't Easy

until you see this fabulous one level Vintage Heights home! 4 bdrms, 2.5 baths, almost 2900 sq ft with a 3 car garage. New cement roof, windows, central heat & air. Call for a private showing.



Gail Boal

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 DRE # 01276455



Open Sun 1-4

4790 Sutter Gate Ave, Pleasanton

Location, location, location! Remodeled Gates home. Walk to sports park! Beautifully updated with slab granite counters, designer paint, new flooring, new baths, huge backyard! **Priced at \$599,000**



Natalie Kruger

REALTOR®
 925.847.7355
www.krugergroup.com
 DRE # 01187582



2421 Livorno Court, Livermore

Discover a trail into Tuscany. This stunning home features 5 bedrooms, 3.5 luxurious bathrooms, approx. 3,573 sq.ft. of living space on an expansive approx. 11,411 sq.ft. lot. Over \$250K in upgrades — owned by a contractor! This is a must see! **Offered at \$969,950**



HOME SALES

This week's data represents homes sold during June 2011

Dublin

- 5340 Aspen Street** M. & R. Trolan to P. & R. Gupta for \$652,500
- 7709 Bonniewood Court** American Home Mortgage to Springtime Properties for \$299,500
- 6866 Brighton Drive** E. & E. Nagy to E. Villanueva for \$405,000
- 8663 Fenwick Way** G. Wetzell to S. Jacobson for \$628,000
- 3712 Finnian Way** B. & J. Cachola to L. Cheung for \$325,000
- 5758 Newfields Lane** Sovereign Bank to Y. Jian for \$780,000
- 7357 Quartz Circle** M. & B. Kelley to Aitchison Limited for \$555,000
- 10636 Roys Hill Lane** S. Wells to A. Sohn for \$400,000
- 11842 West Vomac Road** Ayraud Trust to Allen Trust for \$629,000
- 4732 Woodrose Circle** O. Sharma to A. Niliaram for \$760,000
- 5430 Woodshire Lane** A. & E. Cha to M. Gurumoorthy for \$775,000

Livermore

- 1739 3rd Street** Federal National Mortgage to R. & C. Rivera for \$255,000
- 6053 Autumn Leaf Common** S. Gilbert to B. Ingemansson for \$400,000
- 2354 Bluebell Drive** MP RES I to G. & N. Thomas for \$330,000
- 1855 Calle Del Sueno** S. Loprinzo to W. & A. Gable for \$375,000
- 760 Carla Street** P. Upp to D. & L. Moreno for \$430,000
- 723 Catalina Drive** Downey Savings to E. Nelson for \$440,000
- 5275 Diane Lane** L. Baldwin to D. & J. Rodriguez for \$473,000
- 313 El Caminito** M. Davis to R Dublin Limited for \$280,000

- 1177 Elm Street** K. Brown to J. & S. Volkman for \$275,000
- 345 Garden Common** C. Maiden to M. Wogen for \$275,000
- 1540 Heidelberg Drive** J. & P. Boyd to D. & B. Lott for \$568,000
- 2667 Horseshoe Court** J. & H. Green to E. Trost for \$470,000
- 450 Huntington Way** F. & R. Beville to H. Kochanski for \$320,000
- 5117 Irene Way** R. & K. Watson to J. & L. Garcia for \$432,000
- 927 Jefferson Avenue** New Century Home Equity to G. Short for \$251,000
- 1621 Park Street** J. Deocampo to I. Zlatev for \$235,000
- 3502 Ridgecrest Way** Patrick Lyman & Associates to S. & A. Delema for \$615,000
- 3524 Ridgecrest Way** Citigroup Mortgage to R. Manganaro for \$550,000
- 5946 Running Hills Avenue** E. Gormley to J. & J. Schnurbusch for \$299,000
- 6369 Scenic Avenue** Bear Stearns to J. Greenwood for \$363,500
- 1877 Sterling Place** R. & K. Lewis to M. & K. Callahan for \$860,000
- 5548 Stockton Loop** N. Menzies to J. & R. Stamps for \$860,000
- 731 Via Del Sol** Indymac Mortgage to M. & S. Schmucker for \$430,000
- 2427 Wellingham Drive** US Bank to A. & E. Sanchez for \$425,000
- 2507 White Crane Circle** B. & A. Wise to Norfleet Trust for \$920,000

Pleasanton

- 2541 Arlotta Place** Messenger Trust to S. & J. Herman for \$1,320,000
- 3557 Ballantyne Drive** Buckley Trust to K. & K. Karmaniolas for \$745,000
- 5711 Belleza Drive** V. Uribe to S. Zhu for \$330,000
- 5112 Blackbird Drive** Berg Trust to Y. Tai for \$700,000

- 803 Bonde Court** T. & J. Scofield to P. Kesseling for \$775,000
- 3039 Briggs Court** Ashley Trust to K. & L. Davidson for \$1,375,000
- 4355 Campinia Place** Smith Trust to E. Riveros-Valle for \$1,372,500
- 4675 Corday Court** K. & K. Karmaniolas to E. Brandtman for \$560,000
- 4241 Garibaldi Place** E. Gorfinkle to J. Palma for \$595,000
- 5240 Genovesio Drive** K. & J. Lee to Clark Trust for \$490,000
- 3232 Harvey Court** G. Kurisu to S. & A. Ferro for \$850,000
- 852 Madeira Drive** D. Alvarez to G. Brooke for \$698,000
- 8035 Mountain View Drive #A** E. Bent to K. & S. Savanur for \$230,000
- 119 Neal Street** Bloom Trust to Messenger Trust for \$1,037,500
- 8045 Oak Creek Drive** G. & J. Swanson to E. & C. Lin for \$1,360,000
- 3341 Prairie Drive** D. & L. Kenney to Lamb Trust for \$1,085,000
- 3739 Raboli Street** P. & J. Thomas to T. & E. Keegan for \$1,800,000
- 5418 Ridgevale Road** Twarowski Trust to B. & D. May for \$715,000
- 1724 Zenato Place** Kelley Trust to K. & C. Moore for \$1,499,000

San Ramon

- 3840 Aragon Lane** J. Cunningham to F. Chen for \$630,000
- 2680 Basswood Drive** A. & M. Ybarra to K. Sambath for \$580,000
- 1713 Blakesley Drive** B. & M. Crockett to C. Ho for \$735,000
- 1791 Blakesley Drive** C. Kim to P. & A. Inamdar for \$714,000
- 216 Canyon Woods Way #C** Wells Fargo Bank to C. Lehnhoff for \$277,500
- 46 Copper Ridge** Legacy Copper Ridge to D. Lee for \$329,000

- 502 Destiny Lane** S. Gee to B. & D. Terry for \$345,000
- 328 Eastridge Drive** K. Daly to A. Erman for \$253,000
- 2567 Harlow Lane** A. & G. Deguzman to K. & T. Kathrani for \$720,000
- 3933 Jamie Place** HSBC Bank to R. & R. Bansal for \$1,001,000
- 2112 Joree Lane** E. Mautz to A. Popov for \$405,000
- 215 Kittery Place** Anderson Trust to D. & S. Baird for \$559,000
- 2910 Marlboro Way** M. & R. Dalisay to M. & M. Day for \$615,000
- 2618 Meadow Glen Drive** Bank of New York to K. Hornett for \$352,000
- 2336 Millenium Lane** T. Carr to A. Alfred for \$625,000
- 109 Mintaro Court** G. & J. Zierott to C. Kandasamy for \$739,000
- 312 Norris Canyon Terrace #1** A. & A. Bilich to F. & G. Lam for \$270,000
- 2108 North Donovan Way** Ng-Cheong Trust to K. & L. Inokuchi for \$593,000
- 216 Plumpointe Lane** N. Bastani to Y. Luo for \$466,000
- 5009 Queensbury Way** A. Challa to T. Ramu for \$749,000
- 63 Rainbow Bridge Way** D. & C. Poulin to N. & T. Lewis for \$789,000
- 245 Reflections Drive #15** Federal Home Loan Mortgage to I. Yu for \$130,000
- 212 Riverland Court** State Farm Bank to J. & M. Wong for \$925,000
- 2016 Sorrelwood Court** Bac Home Loans to S. Bhowmick for \$910,000
- 2575 Tamworth Lane** D. & B. Leavy to S. & S. Nair for \$930,000
- 2049 Watermill Road** D. & M. Laufle to S. Becker for \$500,000
- 2810 Yarmouth Way** J. & B. Wilhite to S. Prabhu for \$455,000

Source: California REsource

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DUBLIN
7518 CALLE VERDE RD
GREAT FLOOR PLAN! **\$25,000**
 4 BR 2.5 BA Light & Bright Kit/Fam rm combo. Dual pane windows throughout. Hardwood floors in bedrooms. 925.847.2200



PLEASANTON
3061 BADGER DR
UPDATED & EXPANDED BEAUTY **\$660,000**
 3 BR 2.5 BA Great home w/hardwd flrs, recently updated Kit & baths, freshly painted inside & out. 925-519-0508



SAN RAMON
5252 FIOLO LOOP
WINDEMERE COMMUNITY! **\$575,000**
 4 BR 2.5 BA This home has upgrades throughout! Kit. SS appliances, Granite counters. Includes Side Yard 925.847.2200



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

FREMONT

34585 WINSLOW TER
ARDENWOOD HOME! **\$620,000**
 3 BR 2.5 BA 1611 Sq. Ft. Lots of Upgrades! Kit. w/ Marble counter tops. Vaulted ceilings, Large Master Ste. 925.847.2200

LIVERMORE

4706 BEL ROMA RD.
LOVELY RANCH HOME! **\$2,250,000**
 4 BR 2.5 BA Formal Dining & Living rm. Lrg Fam. Rm w/wet bar. Remodeled Kit w/Granite. 6 Stall horse barn 925.847.2200

2833 ALNWICK AVE. #2
SHEA HOME COMMUNITY **\$289,999**
 2 BR 2.5 BA Condo Built in 2008. Kit w/Granite, Tile flrs, SS Appli. Attached 2 Car garage. Community Pool. 925.847.2200

PLEASANTON

6329 CORTE ESPERANZA
PONDEROSA HOME **\$949,950**
 4 BR 3 BA Many upgrades! 4.5" Plantation Shutters. Brazilian Hardwood flrs in Kit+Tea Stained Cabinets 925.847.2200

4058 SUFFOLK WAY
FAMILY PARADISE! **\$654,900**
 4 BR 3 BA Home features: Granite Kit counters, updated cabinets, laminate flrs, many upgrades throughout 925.847.2200

Open SUN 11 - 2 **4262 DIAVILA AVE**
DESIRABLE LOCATION! **\$650,000**
 3 BR 2.5 BA Beautiful Brazilian Cherry floors. Vaulted Ceilings. Plantation Shutters. Fireplace in Fam. Rm 925.847.2200

4212 TAMUR COURT

COMING SOON! **\$520,000**
 3 BR 2 BA New paint & new flooring Located across the street from Kottinger park, & walk to downtown! 925-784-6815

SAN LEANDRO

Open SAT 1 - 4 **55 HARLAN ST**
GREAT LOCATION! **\$279,000**
 3 BR 1.5 BA Refinished Hardwood flrs. Freshly Painted. Large Kit. Newer furnace & roof. Enclosed patio. 925.847.2200

SAN LORENZO

16019 VIA DEL SOL
UPDATED PROPERTY! **\$275,000**
 3 BR 1.5 BA Hardwood Flrs thu-out. Oak Kit. Cabinets. Solarium in Kit. Beautiful Entry. Lrg Fam. Rm 925.847.2200

SAN RAMON

5118 HOLBORN WAY
HOME WITH A VIEW! **\$995,000**
 4 BR 3.5 BA Bright & Open Flr Plan. Hardwood flrs downstairs. Upgraded Kit w/Granite. Fam Rm w/ Fireplace 925.847.2200

3083 RIVIERA WAY
GREAT HOME! **\$475,000**
 4 BR 2.5 BA Huge Formal Living & Dining Area. Fam. Rm w/Fire Pl & Wet Bar. Lrg Eat-In Kit. Lrg Lot. 925.847.2200

TRACY

2669 HANDSTAND WAY
REDBRIDGE NEIGHBORHOOD **\$414,000**
 4 BR 2.5 BA Mahogany wood flrs from entry through kit and Fam. rm. Kit w/S.S. appl. Community Amenities. 925.847.2200



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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Available Listings



603 Blossom Ct, Pleasanton
4 bedrooms, 4 baths, approx 5000+ sqft, Bonus room, Separate Office and Spa room - Premium Location! Large and flat 31,080 sqft lot.
\$1,668,000



4691 Finch Way, Dublin
4 bedrooms, 2.5 baths, approx 2400+ sqft, Separate Office, Loft (4th bedroom) and Bonus room.
\$710,000

Recently Pending and Sold



533 St. John St., Pleasanton



2359 Greenberry Ct., Pleasanton
Represented the buyer



698 Austen Wy., Livermore
Represented the buyer

For photos and virtual tours visit www.deloresgragg.com

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OPEN HOMES THIS WEEKEND

Alamo

6 BEDROOMS

1311 Laverock Lane \$3,199,000
Sun 1-4 Michael Hatfield Broker 984-1339

Blackhawk

3 BEDROOMS

306 Live Oak Drive \$879,000
Sun 1-4:30 Alain Pinel Realtors 314-1111

Danville

3 BEDROOMS

8 Anthurium Ct \$649,000
Sun 1-4 Keller Williams Realty 855-8333

4 BEDROOMS

238 Joaquin Dr \$699,000
Sat 1-4/Sun 1-3 Keller Williams Realty 855-8333

5 BEDROOMS

1250 Country Lane \$1,599,950
Sun 1-4 Coldwell Banker 847-2200

430 Antelope Ridge Way \$849,950
Sat/Sun 1-4 Keller Williams Realty 855-8333

6 BEDROOMS

206 Monterosso Ct \$1,189,000
Sun 1:30-4:30 Coldwell Banker 837-4100

Livermore

3 BEDROOMS

143 Diamond Drive \$380,000
Sun 1:30-4:30 Moxley Team 600-0990

4 BEDROOMS

583 Amberwood Way \$739,000
Sun 1-4 J. Rockcliff Realtors 667-2100

18 Cascata Ct \$867,900
Sun 1-4 Fracisco Realty 337-3750

5 BEDROOMS

1673 Prima Dr \$860,000
Sun 1-4 Keller Williams Tri-valley 397-4200

Pleasanton

3 BEDROOMS

5082 Crestwood Ct \$685,000
Sun 1:30-4:30 Moxley Team 600-0990

7211 Valley View Ct \$464,000
Sun 1-4 Bhg Tri-valley Realty 463-9500

1014 Wat Ct \$538,888
Sun 1-4 Bhg Tri-valley Realty 463-9500

7791 Desertwood Ln \$649,500
Sun 1-4 Alain Pinel Realtors 251-1111

575 Del Sol Ave \$949,000
Sat 1:30-4:30 Moxley Team 600-0990

3679 Reflections Dr \$589,000
Sun 1-4 Bhg Tri-valley Realty 463-9500

4262 Diavila Ave \$650,000
Sun 11-2 Coldwell Banker 847-2200

4 BEDROOMS

23 Silver Oaks Ct \$1,493,600
Sat/Sun 1-4 Keller Williams Tri-valley 397-4200

3533 Mercato Ct \$1,499,000
Sun 1-4 Keller Williams Tri-valley 397-4200

5840 Corte Margarita \$869,000
Sun 12-5 Bhg Tri-valley Realty 463-9500

4875 Dolores Dr \$999,000
Sat 1-4/Sun 2-4:30 Alain Pinel Realtors 251-1111

3983 Fairlands Dr \$569,000
Sun 1-4 Fracisco Realty 337-3750

5 BEDROOMS

857 Montevino Dr \$1,125,000
Sun 1-4 Alain Pinel Realtors 251-1111

8266 Moller Ranch Dr \$1,199,800
Sun 1-4 Keller Williams Tri-valley 397-4200

1127 Deer Creek Ct \$1,200,000
Sat/Sun 1:30-4:30 Silver Creek Realty Group 600-8880

San Ramon

4 BEDROOMS

409 Bridle Ct \$1,425,000
Sun 1-4:30 Coldwell Banker 837-4100

9632 Broadmoor Drive \$869,898
Sun 1:30-4:30 Moxley Team 600-0990

For marketing opportunities contact Andrea Heggelund at (925) 600-0840 x110 or e-mail aheggelund@pleasantonweekly.com.

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Open Sun 1-4

Gina Piper

5748 Belleza Drive - Pleasanton - \$425,000
Beautifully upgraded unit with remodeled gourmet kitchen w/ granite & SS appliances, new UV coated dual pane windows, custom remote controlled blinds. Spacious living room with gas log fireplace and ceiling fan. Upgraded hall bath. Light and bright end unit.



Open Sun 1-4

Andrea and Earl Rozran

219 Birch Creek Dr., - Pleasanton - \$560,000
Great Townhome near Downtown with 3 Bedrooms PLUS Office and Two and a half Baths. Light, bright, and only 4 years new! Upstairs Laundry, Plantation Shutters, and Gourmet Kitchen w/ SS Appliances and Slab Granite. Also, Two-Car Attached Garage. Don't Miss This One!



Open Sun 1-5

Bill Wells

5840 Corte Margarita - Pleasanton - \$869,000
Beautifully decorated home with spectacular backyard close to downtown Pleasanton and steps from Hansen Park. 3-car garage, hardwood floors, new tile in upstairs baths, alarm system & custom window coverings are just a few amenities of this home. One bdrm/ba downstairs.



Open Sat 1-4

Sue Fredrickson

216 Country Meadows Ln. - Danville - \$485,000
Open, spacious, light and airy, this townhome is waiting for you! Tons of upgrades, including hardwood floors and granite countertops in kitchen and baths. Lots of storage. Bonus room on the second level for office, playroom, game room or guest quarters. Terrific schools and terrific price!



Open Sun 1-4

Gene Gonzalez

9052 Craydon Cir. - San Ramon - \$134,000
One bedroom condo located in San Ramon's SunnyGlen retirement community. Completely remodeled kitchen features new cabinets, quart countertops, stainless steel appliances, tile flooring and new lighting. Spacious bedroom features a walk in closet.



Open Sun 1-4

Cindy Gee

3679 Reflections Dr. - Pleasanton - \$589,000
Adorable Pottery Barn!!! Move in ready, updated, Granite, wide hardwood, Plantation Shutters, crown moulding & professional landscape backyard!! Close to downtown. Gorgeous, a must see!



Open Sun 1-4

Cindy Gee

7211 Valley View Ct. - Pleasanton - \$464,000
Gorgeous updated townhome, move-in, Granite, wood laminate floors, designer paint, Granite shower and both bath counters, mirror closet doors, Large yard 2 car garage close to shopping, 680, 580, bart, award winning schools, resort style living pool, tennis & walking trail. A must see!



Open Sun 1-4

Sue Condon

1014 Wat Ct. - Pleasanton - \$538,888
Step into this gorgeous kitchen and enjoy cooking. Then a short stroll to Main St. to take in the sites of downtown Pleasanton! This impressive 3 Br 2 bath 1750 Sq. ft. 11 year old home is waiting for you!!

J. Rockcliff



Realtors

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<p>6605 AMBER LN PLEASANTON</p> <p>WEINER / MCDOWELL (925) 251.2585</p> <p>\$1,249,000 • 3,675+/- sq.ft., 0.50+/- Acres Carriage Gardens, single level! Great floorplan w/ oversized rooms, 3 fireplaces, master w/retreat. Salt solar pool, spa & cabana w/bath, tree house.</p>	<p>5580 PASEO NAVARRO PLEASANTON</p> <p>WEINER / MCDOWELL (925) 251.2585</p> <p>\$1,049,950 • 5 Bd • 3 Ba • 3,315+/- sq.ft. Absolutely gorgeous, remodeled in the heart of Pleasanton! Every detail and amenity is top quality. No rear neighbors! Backs to beautiful park.</p>	<p>788 VINEYARD TER PLEASANTON</p> <p>UWE MAERCZ (925) 360.8758</p> <p>\$2,188,888 • 5 Bd • 6 Ba • 5,330+/- sq.ft. Country Estate, w/ main house & separate guest quarters. Theater & Gourmet Kitchen. Heritage Oak Trees & private Driveway on 0.91 acres.</p>	<p>8012 GOLDEN EAGLE WAY PLEASANTON</p> <p>PEGGY CORTEZ (925) 648.5454</p> <p>\$3,998,000 • 5 Bd • 5(3) Ba • 8,585+/- sq.ft. Private Mediterranean Estate. Porte Cachere, grand entry, gourmet kitchen, theater. Guest house, pool, BBQ & "Wailua" gazebo & more.</p>	<p>1225 LOZANO CT PLEASANTON</p> <p>UWE MAERCZ (925) 360.8758</p> <p>\$3,999,000 • 6 Bd • 7(2) Ba • 8,877+/- sq.ft. Prepare for what lies beyond the gorgeous entry of this Italian Villa. Unrivaled setting among olive trees & lush landscaping, views of vineyards...</p>
<p>9999 LONGVIEW LN PLEASANTON</p> <p>OPEN SUN 1-4</p> <p>UWE MAERCZ (925) 360.8758</p> <p>\$2,999,000 • 6 Bd • 5(3) Ba • 8,330+/- sq.ft. Gated custom westside French Chateau w/ stunning grounds, elevator, private tennis court, indoor pool, casino/theater and much more!</p>	<p>6014 SEQUOIA CT PLEASANTON</p> <p>LISA DOYLE (925) 855.4000</p> <p>4 Bd 2 Ba • 2,235+/- sq.ft., 0.16+/- Acres Wonderful neighborhood across from beautiful park, court. All fresh paint, huge family room, great space for the price.</p>	<p>1041 GERMANO WAY PLEASANTON</p> <p>UWE MAERCZ (925) 360.8758</p> <p>\$3,299,000 • 5 Bd • 5(3) Ba • 8,299+/- sq.ft. Mediterranean Villa on Premium Lot with Panoramic Views of Mt. Diablo, Overlooking Creek, Majestic Oaks and 15th Fairway.</p>	<p>1502 VIA DI SALERNO PLEASANTON</p> <p>UWE MAERCZ (925) 360.8758</p> <p>\$2,899,000 • 6 Bd • 6.5 Ba • 7,100+/- sq.ft. Mediterranean Estate w/ Impressive Dual Wrought-Iron Staircase Grand Entry Foyer Staircase, open Kitchen/Nook/Family Room Area & more!</p>	<p>892 MADEIRA PLEASANTON</p> <p>OPEN SUN 1-4</p> <p>CINDY ENGEL (925) 580.5107</p> <p>\$699,000 • 4 Bd • 2.5 Ba • 1,993+/- sq.ft. Walk to Vintage Hills Elem., remodeled, kitchen w/slab granite, painted cabs, new baths w/ tile floors & enclosures, big yard, close to park!</p>
<p>583 AMBERWOOD WAY LIVERMORE</p> <p>OPEN SUN 1-4</p> <p>COREY GREEN (925) 583.2173</p> <p>\$739,000 • 4 Bd • 3 Ba • 3,201+/- sq.ft. Beautiful Entertaining Pool. Light and bright gourmet kitchen, family room, formal living & dining rm, huge master. Tons of Upgrades!</p>	<p>5439 CAMEO CT PLEASANTON</p> <p>DAVID AZIMI (925) 251.2580</p> <p>\$429,900 • 3 Bd • 2.5 Ba • 1,614+/- sq.ft. This beautiful townhouse located right across from STONERIDGE MALL, close to parks. REO/Bank Owned.</p>	<p>2188 MCLEAN PLACE LIVERMORE</p> <p>PATRICK MARAVELIAS (925) 890.1254</p> <p>\$1,200,000 • 3 Bd • 4.5 Ba • 4,062+/- sq.ft. Stunning one of a kind, custom home in the heart of Livermore Wine Country. Every detail of this home has been carefully considered. Pool.</p>	<p>1647 QUAIL CT LIVERMORE</p> <p>DIANE SASS (925) 583.2168</p> <p>\$1,150,000 • 4 Bd • 2.5 Ba • 3,513+/- sq.ft. Single story custom. HUGE gourmet kitchen recently done w/slab granite, decor 6 burner gas stove. Huge pool w/electric cover.</p>	<p>3932 HILLSIDE AVE LIVERMORE</p> <p>COREY GREEN (925) 583.2173</p> <p>\$664,000 • 4 Bd • 3 Ba • 2,872+/- sq.ft. Updated Kitchen & Appliances. 1 Bed/ Bath Dwnstrs & Large Master Upstrs. Gorgeous backyard w/ Sideyard Access & 3 Car Gar! Walk park.</p>
<p>8083 BRITTANY DR DUBLIN</p> <p>OPEN SUN 1-4</p> <p>TOM E. CHANCE (925) 583.2175</p> <p>\$799,950 • 4 Bd • 3.5 Ba • 3,077+/- sq.ft. Pristine Condition w/ views of the Tri-Valley. Updated Kitchen w/Granite. Huge Master Suite w/ Retreat. Wetbar - Vaulted Ceilings, Large Loft.</p>	<p>1441 CALVARY LN LIVERMORE</p> <p>MAX DE VRIES (925) 525.0116</p> <p>Call for Price • 4 Bd • 2 Ba • 3,322+/- sq.ft. This classic Ranch style home on 1 acre of land with 6 horse stalls, is uniquely located near the heart of Livermore.</p>	<p>2068 CABERNET WAY LIVERMORE</p> <p>GAIL HENDERSON (925) 980.5648</p> <p>\$1,175,000 • 4,428+/- sq.ft., 0.34+/- Acres Largest model in Arroyo Crossings Estates w/ 5 BRs, LOFT, OFFICE, MUD ROOM, 4.5 ba., walk to downtown & school, large private backyard.</p>	<p>2501 TAMWORTH LN SAN RAMON</p> <p>CINDY ENGEL (925) 580.5107</p> <p>\$1,095,000 • 4 Bd • 4 Ba • 3,824+/- sq.ft. Pebble sheen pool, prem lot, 4 car garage, office, bonus rm, cust blt-ins, crown mouldings, close to hike trails, top-rated schools. 300k in upgrades!</p>	<p>9877 FOOTHILL RD SUNOL</p> <p>KRISTY & COMPANY (925) 251.2536</p> <p>4 Bd 3 Ba • 3,027+/- sq.ft., 19.89+/- Acres Magnificent Location, This home is only 2 years new w/ views, Single story, all located next to Pleasanton Ridge Park, Great Castle Brook Horse Barn.</p>

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

6116 La Salle Ave., Ste. 200
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

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



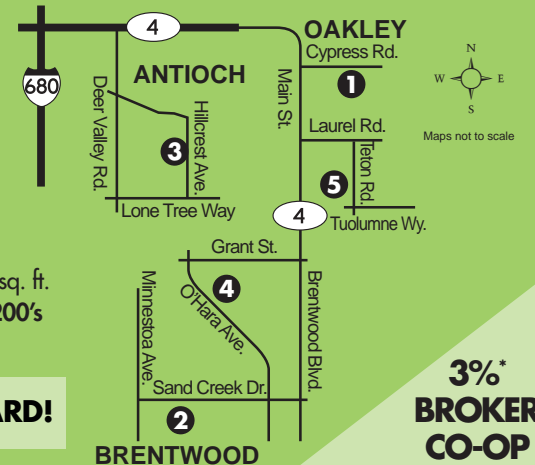
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- | | | | | |
|---|--|--|--|---|
| 1 ANCHOR BEND
at Summer Lake
4 plans from
2,232 to 2,876 sq. ft.
From the upper \$200's | 2 CARMEL ESTATES
6 plans from
2,232 to 3,457 sq. ft.
From the upper \$300's | 3 COPPER RIDGE
5 plans from
2,353 to 3,673 sq. ft.
From the upper \$200's | 4 MARIPOSA
4 plans from
2,034 to 2,576 sq. ft.
From the low \$300's | 5 PARKLANDS
4 plans from
2,034 to 2,712 sq. ft.
From the mid \$200's |
|---|--|--|--|---|



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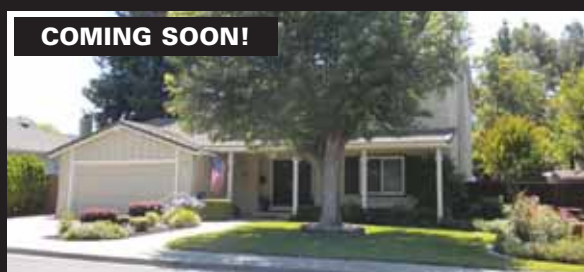


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www.joyceandrick.com



NEW LISTING! OPEN SAT/SUN 2-4

3148 Weymouth Court - Pleasanton Meadows
4 bd (possible 5th bd), 3 ba (1 bd and full ba downstairs), no rear homes, new carpet, family room/kitchen combo, cul-de-sac location with extra parking. Community pool, playground, and tennis courts. **Offered at \$770,000**



COMING SOON!

2780 Willowren Way, Pleasanton - Birdland
4 bedrooms, 2 1/2 baths, granite kitchen counters, oak cabinets, BEAUTIFULLY landscaped yards.
Call for Pricing



AVAILABLE

3298 Monmouth Court - Pleasanton Meadows
4 bdrms, 3 full baths (1 bd & ba downstairs), updated kitchen, solar panels, end of cul-de-sac, backs to greenbelt w/ playground and community pool.
Offered at \$749,000



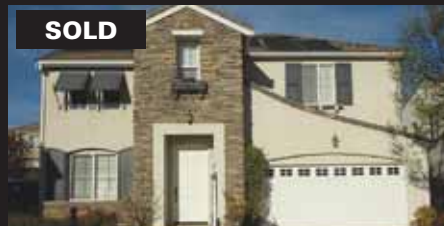
SOLD

7881 Knollbrook Dr - West Pleasanton
3 bdrms, 2 baths, updated kitchen w/ granite counter tops & stainless appliances. Three skylights, hardwood flooring, bay window, huge side yard access. **Sold for \$635,000**



SOLD...MULTIPLE OFFERS

450 Bonita, Pleasanton - Downtown Pleasanton
4 bedrooms, 3 updated baths, updated galley kitchen with granite countertops, stainless appliances, hardwood flooring, MORE!
Sold for \$739,000



SOLD

524 Andreas Court, San Ramon - VERY HAPPY BUYERS
BEAUTIFUL Windermere. 5 bedrooms, 3 1/2 baths home.
Sold for \$1,025,000



SOLD

3923 Pestana, Livermore - VERY HAPPY BUYERS
4 bedrooms, 2 baths, updated kitchen with stainless appliances, granite counters, step down family room, living room with brick fireplace and more.
Sold for \$355,000





Julia Murtagh

925.997.2411

jmurtagh@apr.com

JuliaMurtagh.com

DRE #01751854

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AVAILABLE



JUST LISTED

4875 DOLORES DRIVE

Open Saturday 1-4 & Sunday 2-4:30

Warm and inviting Pleasanton Hills home offers major upgrades and a park-like backyard with a pool. This 4 bedroom / 3 bathroom home has a fantastic location close to downtown, shopping, schools and freeway access.

LISTED AT \$999,000



6432 INGLEWOOD DRIVE

Great home in Val Vista, 3 bedroom / 2 bathroom 1555 sq ft. Super cute home with upgraded gourmet kitchen, huge park-like backyard, great curb appeal, walk to schools, shops and great freeway access.

LISTED AT \$585,000

RECENTLY PENDING



PENDING

**5071 Monaco Dr
Pleasanton**

4 BR / 3 BA home features granite kitchen, crown molding and stunning views. \$995,000



**REPRESENTED
BUYER**

**8172 Moller Ranch Dr
Pleasanton**

Gorgeous 4 BR home, stunning hardwood floors, upgrades throughout. \$774,900

COMING SOON IN AUGUST

Sorrento at Dublin Ranch, Firenze collection, LUSERNA Model. \$50k in upgrades. Built in 2007. 2160 sq.ft. \$520,000. **Call Julia for more details.**

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Today, nearly 1 out of every 4 homeowners in America is behind on mortgage payments. These are tough and frustrating times. Foreclosure can be avoided, your credit can be saved, and your financial future can be salvaged. Please review my dedicated website for more information. JuliaHelpsDistressedSellers.com



Emily Barraclough

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BY APPOINTMENT



3717 BRANDING IRON PLACE, DUBLIN

Just listed! Don't miss this 3 bedroom, 2 1/2 bath townhome situated in the desirable Silvera Villas neighborhood of Dublin. With approximately 1654 sq ft of living space, this gorgeous home has a wonderful light and bright open floor plan. This home features many upgrades throughout. **OFFERED AT \$465,000**

OPEN SUN 1:30-4:30



1422 WHISPERING OAK WAY, PLEASANTON

Beautifully appointed 5 bedroom, 3 1/2 bath, 2988 sq ft home close to schools, parks, downtown, and hwy 680. Kitchen upgraded with granite counters, ss appliances, breakfast nook & newer patio glass door. Spacious master suite has a stunning upgraded bathroom & large walk-in closet. **OFFERED AT \$899,000**

PENDING



942 VENTURA AVENUE, LIVERMORE

Don't miss this completely updated 3 bedroom, 1 bath home in South Livermore! Newer laminate wood floors throughout the home, recently updated kitchen with dark wood cabinets, stainless steel appliances & granite counters. **OFFERED AT \$279,900**

**PENDING -
REPRESENTING BUYER**



5763 CREEKVIEW DRIVE, DUBLIN

Fantastic home located in East Dublin. Many upgrades throughout including slab granite kitchen counters with center island and a Kitchen Aid built-in refrigerator. Large family room with gas fireplace and lots of natural light. Large master suite with huge walk in closet and upgraded master bathroom. 1 bedroom and full bath on main level. **OFFERED AT \$739,900**

PLEASANTON 900 Main Street



The latest from The 680 Blog

Pleasanton Market Update - Taking a Breather

After a big jump in pending sales of single family detached homes in May, Pleasanton came back to earth in June. Pending sales fell from 82 in May to 65 in June, the same level they were in February and March. That's still higher than the 55 pending sales posted in June of 2010. Homes priced between \$1 million and \$2 million led the drop in sales. While that segment made up about a quarter of Pleasanton's sales and inventory in June, it accounted for over half the decline in pending sales. This comes after a spike in sales activity in that segment in May.

Overall, pending sales fell 21% in June, from 82 in May to 65 in June. Inventory rose 15% during the month to 220, an increase of 28 over May's inventory. There were 3.4 months of inventory relative to pending sales in June, up from 2.3 months in May. June's relative inventory level was still below April's 4.0 months.

Homes priced under \$1 million accounted for 67% of Pleasanton's

inventory and 75% of pending sales. That's an increase in the mix of these homes for both sales and inventory over May when the mix was 63% and 67%, respectively. Pending sales fell 11%, from 55 in May to

49 in June. Inventory rose from 121 in May to 148 in June, a 22% increase. Inventory relative to pending sales increased >> **Go to www.680homes.com to read the rest of this article.**



Doug Buenz

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925.251.1111
Direct
925.463.2000
680Homes.com

CA DRE# 00843458

High Performance Real Estate



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



OPEN SUN 1-4

Fabulous French Country custom with 5 BR + office & retreat, 4 full & 2 half BTH, hardwood floors, 4 car garage, and private .62 acre lot with pool.
\$1,779,000
1194 Via di Salerno



OPEN SUN 1-4

Pristine remodeled single story! 3 BR, 2 BTH, hardwood floors, cherry & granite kitchen, dual pane windows, and large 8000 sq ft lot with paved side access!
\$649,500
7791 Desertwood Lane



OPEN SUN 1-4

Walk to Vintage Hills School! Spacious single story home with 3 BR, 2 1/2 BTH, 3 fireplaces, sunny updated kitchen, vaulted ceilings, and large 8600 sq ft private creek side lot!
\$679,500
755 Concord St



JUST LISTED!

Country living yet close to everything! Fabulous 4 BR, 3 BTH home remodeled with designer upgrades on 2+ acres with sports court, and more!
\$1,199,900



JUST SOLD!

Fabulous estate home with 6 BR + loft & office/rec room, 5 BTH, 4 car garage, stone flooring, dream kitchen, and 1.1 acre lot with pool, sports court, outdoor kitchen and views!
\$1,840,000



JUST SOLD!

Old world charm in a private oasis! Stunning single story custom home. 4 BR, 4 1/2 BTH, private .75 acre lot with pool & security gate, and exceptional quality!
\$1,785,000



apr.com | PLEASANTON | 900 Main Street 925.251.1111



DRE#01349446



Tim McGuire
925-462-SOLD

WWW.TIMMCGUIRE.NET



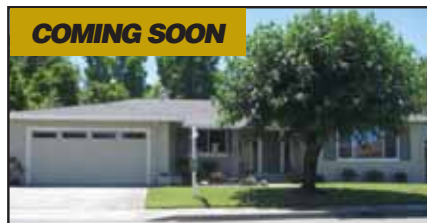
Beyond Full Service—A Concierge Approach to Real Estate



NEW LISTING OPEN SAT/SUN 1-4

4792 Canary Drive, Pleasanton
Birdland

Single story "Gatewood" model, 4bd/2ba, 2,112+/-sq.ft, granite/alder kitchen, new baths, windows, doors, furnace/AC, tile floors and paint.
Offered at \$779,000



COMING SOON

5230 Hummingbird Road, Pleasanton
Birdland

4bd/2ba "Holiday" model, 2,167+/-sq.ft, newer roof, windows, Pergo floors, garage door, HVAC system, crown molding and inside laundry.
Please call for details



ACTIVE OPEN SUN 1-4

4649 Klamath Court, Pleasanton
The Gates

Charming single story, 3bd/2ba home with new roof, carpets, baseboards, paint, windows, garage door, plus large landscaped backyard and RV parking.
Offered at \$525,000

COMING SOON
Several single story models in Birdland/Pleasanton Valley.
Call for details.



ACTIVE

4483 Shearwater Court, Pleasanton
Birdland

4bd/2ba "Colony" model, 1,923+/-sq.ft on a 6,825+/-sq.ft lot, remodeled eat-in granite kitchen, oak hardwood floors, Travertine gas fireplace and mantle, dual pane windows.
Offered at \$779,000



PENDING IN 3 DAYS

1608 Loganberry Way, Pleasanton
Pleasanton Valley

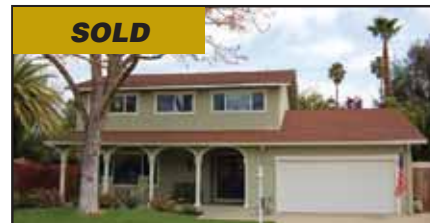
Absolutely turnkey "Terrace" model, remodeled throughout, 3bd/2ba, 1,377+/-sq. ft, walnut kitchen, SS appliances, custom tile baths, hardwood floors, park-like back.
Offered at \$685,000



SOLD IN 2 DAYS

1515 Greenwood Road, Pleasanton
Pleasanton Valley

3bd/2ba "Country" model in Pleasanton Valley, 1,854+/-sq.ft on a 6,858+/-sq.ft lot, remodeled kitchen, hardwood floors, newer windows, roof, remodeled master.
Sold for \$709,000



SOLD

2375 Fairfield Court, Pleasanton
Pleasanton Valley

4bd/2.5ba, "Monterey" model, 2,101+/-sq.ft, granite kitchen, newer appliances, hardwood floors, newer windows, remodeled baths, inside laundry, pool and side yard access
Sold for \$779,000



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REAL ESTATE
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AVAILABLE

**3616 NICOLE AVENUE,
PLEASANTON**

**LOCATED IN
MOHR/MARTIN ESTATES**

5 BD 3.5 BA 4,460sf. on a 3/4 acre lot.
This custom built home offers a
remodeled kitchen with large island,
breakfast nook, granite counters
& Brazilian cherry floors. Large
master & additional bedroom on
main level. Large private backyard
with pool, patio and deck area
overlooking the grand landscape.
\$1,825,000



AVAILABLE

**2020 MARTIN AVENUE,
PLEASANTON**

**LOCATED IN
MOHR/MARTIN ESTATES**

4 BD/OFFICE 3 BA 3,107sf. + 1,100sf.
guest home OR an additional 2 car garage
on a 26,932sf. lot. Updated gourmet
kitchen with cook island and generous
storage. Kitchen overlooks the expansive
private rear yard with pool, bocce court,
fire pit & spacious grass area. Detached
guest home offers a kitchenette,
bedroom, bathroom and living space.
\$1,595,000

**3623 CAMERON AVE. PLEASANTON
LOCATED IN MOHR/MARTIN ESTATES**



PENDING

4 BD 2.5 BA 3,291sf. on a 39,892sf lot.
Country elegance close to town. This single story
offers a private well, pool, volleyball court,
horseshoe court and so much more!
\$1,325,000

**2281 DOCCIA COURT, PLEASANTON
LOCATED IN RUBY HILL**



JUST SOLD

5 BD 3 BA 3,396sf. on a 9,151sf. lot.
Bedroom, office & full bath on main level. Large
gourmet kitchen w/ imported Italian tile and tumbled
marble flooring. Custom 1,000 bottle wine room.
\$1,176,000

**575 DEL SOL AVENUE, PLEASANTON
LOCATED IN DOWNTOWN PLEASANTON**



OPEN SAT 1:30-4:30

3 BD 2.5 BA tri-level home with 2,266sf. on a 6,490 sf. lot.
Recently upgraded, kitchen offers cherry wood cabinets,
recessed lighting, and gas cooking. Amazing views from
two covered patios! Walking distance to downtown!
\$949,000

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



OPEN SUN 1:30-4:30

4 BD + office, 3 BA, 3,195sf. + finished attic. Built in
2010 with top of the line materials. Gourmet kitchen,
handmade mouldings, energy efficient & entertainer's
dream home. Backs to the 4th hole green.
\$869,898

**3858 MOHR AVENUE, PLEASANTON
LOCATED IN CHARTER OAKS**



AVAILABLE

3BD 2BA 1,948sf. on 7,500sf. lot.
Highly updated single level home with open floor plan.
Private, nicely landscaped backyard. Movie in ready
and within walking distance to Mohr elementary.
\$750,000

**1522 POPPYBANK CT. PLEASANTON
LOCATED IN CHARTER OAKS DUETS**



AVAILABLE

4 BD 2.5 BA 2,020sf. on a 2,850sf. lot.
Open kitchen w/ granite countertops and tile floor-
ing. Large master w/ cherry cabinets and large tub.
Private backyard perfect for entertaining.
\$630,000

**5082 CRESTWOOD CT. PLEASANTON
LOCATED IN PLEASANTON VALLEY**



OPEN SUN 1:30-4:30

Charming 3 BD 2 BA 1520sf. on a 11,119sf lot.
Refinished wood flooring throughout, updated
kitchen. Spectacular rear yard with professional
landscaping on a private and spacious lot.
\$685,000

**1967 FIORIO CIRCLE, PLEASANTON
LOCATED IN DANBURY PARK**



JUST LISTED

OPEN SUN 1:30-4:30

3BD 2.5BA 1732sf. on a 2850sf. lot. Recently
updated throughout, this home offers an open floor
plan with vaulted ceilings. Private backyard with
patio and grassy area. Close to parks and shopping.
\$529,000

**COMING
SOON**

In Central Pleasanton in
The Gates Neighborhood.

4BD 2.5BA 2,103sf.

on a 7,000sf. lot.

Priced in the mid \$500,000s



BLAISE LOFLAND



925.846.6500
www.blaiselofland.com
blaise@blaiselofland.com
DRE# 00882113
apr.com

DOWNTOWN

OPEN SUNDAY 2-5



335 DEL SOL AVENUE, PLEASANTON
Location, location, location. Desirable downtown quiet court location! Beautiful upgraded home, 5 bedrooms, 2.5 bathrooms with 2350 square feet. Remodeled kitchen with granite slab countertops, custom backsplash and stainless appliances. Newer upgraded hardwood flooring, plantation shutters, dual pane windows, newer brushed nickel hardware and fixtures. Lots of upgrades including 30 year roof. Elevated lot with private secluded tranquil grounds includes TimberTech deck, mature trees. Walk around the corner at Neal and in one minute you are at the Farmers Market and can also enjoy all the other downtown amenities! Award winning schools! **OFFERED AT \$939,500**

OAK MANOR



819 OAK MANOR COURT, PLEASANTON
As soon as you enter you will be impressed with the unique elegance. Gorgeous custom home on private .62 acre lot. Approximately 4,541 square feet, four bedrooms (two master suites) plus office/wine room and bonus loft area and 5.5 bathrooms. Quality, high end equipment and finishes throughout. Gourmet kitchen with granite slab counters and stainless steel appliances. Hardwood floors. Oversized four car garage. Beautifully landscaped Tahoe-like grounds with mature trees. Two minutes to Castlewood Country Club. **OFFERED AT \$1,649,000**

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. Upgraded 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 \$1,439,000**

LAGUNA OAKS

PENDING IN 2 DAYS



2505 ARLOTTA PLACE, PLEASANTON
Best location in Laguna Oaks! Desirable Newport model on premium .40 acre lot. Quiet premium court location. Four bedrooms, bonus room, plus formal office. Private guest/in law/au pair quarters (4th). Three and a half bathrooms. Approximately 3,830 square feet. Large gourmet kitchen, granite countertops, custom backsplash, tile flooring and large eating area. Spacious master suite with views of Pleasanton Ridge, and large walk in closet. Beautifully landscaped rear yard with ultimate privacy. Expansive lawn areas (pool site). A short walk to the community pool, park, and tennis courts. **OFFERED AT \$1,319,000**

VINTAGE HILLS

PENDING IN 3 DAYS



3593 ARBOR COURT, PLEASANTON
Beautiful single level in quiet court location. Excellent condition. Four bedrooms, two bathrooms, 1766 square feet. Remodeled gourmet kitchen with new cabinetry and stainless appliances. Wood flooring, fully cased windows, new light fixtures, new hardware, upgraded bathrooms. Private premium .26 acre lot with large park-like rear grounds. Pebble tech free form pool, brick patio, covered patio area, wood deck and spacious lawn area. Walk to great neighborhood Parks. Convenient to downtown. Award winning Pleasanton schools. **OFFERED AT \$739,500**

FOOTHILL KNOLLS

PENDING



7863 FOOTHILL KNOLLS, PLEASANTON
Beautiful single story on private premium .35 acre lot. Three bedrooms, two bathrooms, approximately 2,150 square feet. Completely remodeled kitchen with granite slab countertops, custom backsplash, custom cabinetry and high end European appliances. Hardwood flooring, French doors, vaulted ceilings, newer windows, newer tile roof. Master suite includes custom built-in closet/dresser area, French doors to rear grounds, private bathroom with dual sinks. Very private professionally landscaped rear grounds, with no rear neighbors. Recently re-plastered and tiled pool/spa with new equipment. Built-in kitchen/BBQ island with refrigerator. Mature trees, patios and lawn areas. **OFFERED AT \$949,000**

CHARTER OAKS

SOLD



1549 MAPLE LEAF DRIVE, PLEASANTON
Highly upgraded four bedroom, plus bonus/teen room, three bathrooms. Approximately 2,541 square feet. Completely remodeled kitchen with granite slab countertops, custom backsplash, custom cabinets & stainless steel appliances. Brazilian cherry hardwood flooring, upgraded carpet & remodeled master bath. Newer interior paint. Three car garage. Completely re-landscaped private rear grounds with built-in BBQ/kitchen, custom fire pit/sitting area, slate patio, garden and play areas. Tile roof. Convenient to downtown, neighborhood park and award-winning schools! **SOLD FOR \$880,000**

SAN RAMON

SOLD



215 KITTEERY PLACE, SAN RAMON
Excellent quiet court location. Four bedrooms, 2.5 bathrooms with 2008 square feet. Spacious kitchen, large living room & family rooms. Lots of picture windows for viewing & natural light, vaulted ceilings. Spacious master suite with retreat and his & hers closets. Newer roof. Large rear yard with two patios (one covered), covered side yard access. Large 6,958 square foot lot. Walk to Walt Disney Elementary, Pine Valley Middle School, California High School and great neighborhood parks. Great curb appeal. **SOLD FOR \$559,000**

SYCAMORE HEIGHTS

SOLD



1092 SYCAMORE CREEK WY, PLEASANTON
Wow! Private premium 20,180 sq ft estate lot. Panoramic views of Pleasanton Ridge, the valley and Mount Diablo. Large rear grounds with expansive lawn area and patio. Backs to open space. Five bedrooms, plus den, bonus room option (5th), five and a half bathrooms. Approximately 5,000 sq ft. Large gourmet kitchen with granite slab countertops and stainless steel appliances. Crown molding throughout, new custom flooring, extensive upgraded light fixtures, new interior paint throughout. Close to downtown, Castlewood Country Club, Oak Hills Shopping Center, and Mission Hills Park. Award winning schools! **SOLD FOR \$1,490,000**

RUBY HILL

SOLD



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. **SOLD FOR \$1,382,500**

KOTTINGER RANCH

SOLD



4241 GARIBALDI PLACE, PLEASANTON
Highly upgraded Kottinger Ranch duet with four bedrooms, 2.5 bathrooms. Remodeled kitchen with granite slab countertops & custom backsplash. Completely remodeled bathrooms. Plantation shutters, crown molding, hardwood flooring and upgraded carpet. Professionally landscaped private backyard includes aggregate patio and mature trees. Excellent quiet location on private 4,014 square foot lot with no rear neighbors. Community amenities include: pool, clubhouse, tennis courts, park and open space. Walk to downtown, Kottinger Park & award winning Vintage Hills Elementary. **SOLD FOR \$595,000**

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**



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155 Pets



Orange Tabby still missing
Hellion, my 4 year old orange tabby male is still missing from 4/9/11. He has short hair, a long thin tail and lean long body. He is neutered and is not wearing a collar. He is microchipped. Last seen in the Santa Rita Road - Stoneridge Drive near the Arroyo. His brother and I desperately miss him. Any information please call Melissa at 510-381-3261. A reward is offered.

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REAL ESTATE

809 Shared Housing/ Rooms

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

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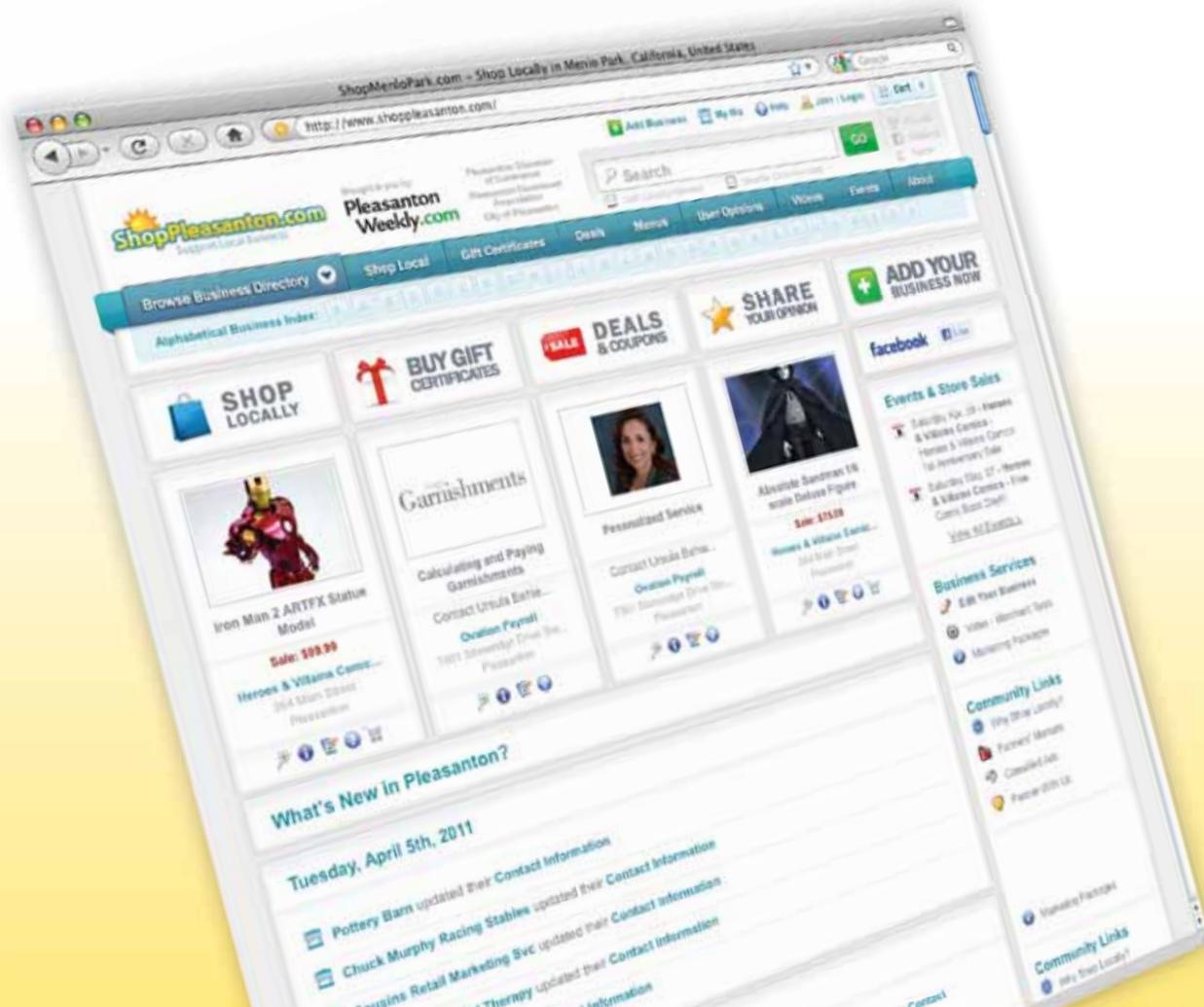
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