

WHAT'S HAPPENING AROUND THE VALLEY — MUSIC, THEATER, ART, MOVIES AND MORE



By **MONIKA PETKOVA**

An inspirational speaker named Spencer West addressed students at Foothill High School last December, during my junior year. His moving speech described his experiences in Africa as a volunteer for the Me to We organization, which offers service abroad trips and sells books, clothes and jewelry to profit the Free the Children foundation.

Like my fellow classmates, I felt awe and gratitude toward our guest speaker, but it was also an unsettling experience. I longed for the passion and self-fulfillment Spencer radiated. Restless and eager, I signed up for Me to We's service abroad trip to Kenya last summer, admittedly uncertain as to what I was looking for. What I received was a true learning experience — about Kenya, about our own community, and about myself.

The purpose of the trip was to construct a new school for a community called EorEwuaso. The building process was extensive — digging trenches, mixing cement, wheel barrowing, making mortar, laying bricks, cutting the wiring, crushing rocks, covering the foundation — but the end result was the formation of both the school and the first piece of my newfound identity.

Some of the other pieces are still difficult for me to come to terms with. My deepest insight into the hearts of the locals came during a water walk with two of the moms in the community.

In many respects, they did not seem so different from the moms of Pleasanton. They talked about how they were proud of their children, and wanted them to do well in school.

But when we reached the river and I watched them fill their canisters with murky, brown water, all commonality fell away. As I carried the 20-liter, 50-pound canister on my back, one of the moms walked beside me.

"We are lucky that the river is so close," she told me, smiling, "Most people must walk 6 kilometers."

I asked her how many we had to walk.

"Just one," she replied, as if she was extraordinarily lucky in her fate.

Water scarcity has become an alarming issue. Globally, a child dies every eight seconds from drinking dirty water, and in Kenya alone half the population lacks safe drinking water. Yet despite grim statistics, educating the community is difficult. When I told one of the mothers that she should boil her water, she dismissed it as impractical.

"Boiling water requires firewood," she told me, "and there is neither time nor energy for that."

I insisted, claiming that her children would get sick. She shrugged.

"They are at first ... and then after a couple years, they stop," she said.

But my facilitator offered perhaps the most shocking story about a well Me to We had

constructed in a local community only a couple years earlier.

"At first, everyone was just really confused," she said. "They'd never seen water so clear before. They didn't even know what it was."

Yet amid these types of problems I came face to face with, living in an African village also showed me the true meaning of harmony within a community. The unity of EorEwuaso was unlike anything I had ever encountered. Friendships with neighbors are not only polite; they are the essential fabric that binds people together.

The people have even developed a "Merry-Go-Round" system, in which all the families put as much money as they can afford into one cumulative stockpile at the end of the month. The entire sum goes to a different

family each time, allowing them to purchase a larger investment, such as a donkey or a bicycle.

To put it simply, people are never isolated from another, be it physically or emotionally. The strength of their bonds is encouraging, uplifting and something from which even our own community can draw inspiration.

EorEwuaso has made me redefine the true meaning of generosity.

"We will all pray that you have a safe flight back to America," the principal of the local school told us Me to We volunteers during our goodbye ceremony. "You will always have a home here in Kenya."

The women then presented each of us with a handcrafted, beaded bracelet. The beads alone must have cost them half their monthly income.

The principal ended his speech with one final statement: "We will never forget what you have done for us."

When I came back from Kenya, people had one general statement to make to me: "Wow, now you must really realize how lucky you are." And I wholeheartedly agree. Service abroad trips allow us to fully appreciate the opportunities in our own lives once we see those who are less fortunate.

But I have realized that there are also things we can learn from the less fortunate. Despite the poverty and hardship the people of EorEwuaso face, they also carry with them the purest ideals of friendship and hospitality.

As a town, it is important for us to be reminded of these ideals and to emulate them. After all, we too are striving for a community bound by what is important: generosity, warmth, compassion and hope for an even brighter future.

—**Monika Petkova, a senior at Foothill High, is starting an online fundraiser for sponsoring a well in Africa at [www.thewaterproject.org/community/profile/monika-petkova](http://www.thewaterproject.org/community/profile/monika-petkova) for people to donate money directly to help her fundraise.**



When Monika Petkova traveled to Kenya last summer with Me to We to build a school, she learned not only about the village but also about herself, with her deepest insight coming on a walk with the women to the river 1 kilometer away for murky water.

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# Holiday Heart and Hearth

## Emergency! Bring out the gifts

Forget someone? Or just run out of time?

By DOLORES FOX CIARDELLI

Don't be caught unprepared when some friend appears on your doorstep in the next week or two full of holiday cheer — including a nice gift for you.

"I'm so glad you stopped by," is the appropriate response, "because I have a gift for you."

The lesson here is that you should have an emergency gift or two resting under your tree alongside the other presents.

Obviously such presents have to come under the category of generic but so what? Candy always works for me. Other ideas are candles, gift cards to local coffee houses, jams and jellies, specialty napkins, cookies, homemade or otherwise, wine or a plant.

Don't worry that the gift you receive is more personal than the gift you give: True friends don't track such things and can understand that you might have run out of time, money and/or ideas.

Be sure to choose something that you would be happy to unwrap and use yourself. It may end



up that you're more organized than you thought and you remembered everyone.

Then there's the other type of emergency gift — the one you knew all year you would be giving but, gee, the time passes quickly and here it is almost Christmas.

It might be hard to choose the perfect electronic gift for that special someone but what about a messenger bag to schlep it around in? These range from masculine to feminine, from staid to super cool.

To make a gift special, target a person's interest. If she's worried about climate change, give a book

on the subject and a warm scarf. Or a not-so-warm scarf (read "inexpensive") that makes a statement as an accessory.

In the same vein, gift baskets are easy to assemble and personal as you buy (even at the grocery store) things you know your loved one will enjoy. For someone close, spend a little more on the central gift then add less expensive items to the basket that show you went to some trouble to please the recipient.

A gift to a charity in a person's name is a heartfelt gesture that honors both the giver and the recipient. Oxfam offers opportunities from \$15 for art supplies for kids to \$25 for mosquito nets to \$50 for a goat. Closer to home, remember the Pleasanton Weekly Holiday Fund, where there is no cost for administration and donations are matched by the Tri-Valley Community Foundation.

Cash or a gift card may seem impersonal but they are usually appreciated. Unless it's really last minute — like Christmas Eve evening — you still have time to go downtown to find a beautiful or creative receptacle in which to present the gift.

No gift conversation is complete without mentioning re-gifting, which is passing along to someone else an unwanted or unneeded gift you've received. It might just be a matter of taste and you know it would make the perfect gift for someone else.

As practical as re-gifting might be, there is some etiquette, which has evolved as re-gifting has increased in popularity. Perhaps it's always been around, but since Jerry Seinfeld coined the term a decade ago, it's really caught on.

- The gift should be new and in its original wrapping
- Never re-gift homemade items.
- Be sure you know where it came from so you don't give it back to the original giver.
- If the gift is expensive you may want to let the recipient know it's a re-gift so the person doesn't feel obligated to give you an equally expensive gift.
- Don't package the item so it appears to be from a different retailer. Think of the embarrassment if the recipient tries to return it to the wrong store.
- The most important thing is to make sure the gift is something the new recipient will actually enjoy. You are not giving it away for that person to have something to re-gift.

If you want to make sure that your gifts are never re-gifted to someone else, remember to shop smart but not give on price alone. Get creative and give something heartfelt. And remember, the time to shop is now. ■

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# Making 'Lasting Memories'

Looking for teens to form special bonds with seniors

"Lasting Memories" will be made at Pleasanton's Parkview Assisted Living Home from Dec. 26-31, thanks to Christina Mitine. She is working on her Girl Scout Gold Award and decided to make a difference by engaging teenagers in her project to create memorable mementos for Parkview residents.

"The Pleasanton community lacks programs involving interaction among teenagers and senior citizens," Christina explained.

She will have a four-day event of scrap booking, from 1:30-4:30 p.m. daily from Dec. 26-30, during which teenagers will assist Parkview seniors in designing personal scrapbook pages.

"Each page will mirror their most precious memories and allow all to see their once-in-a-lifetime experiences," Christina said.

The project will culminate with a Winter Senior Ball from 2-4 p.m. Dec. 31 where the teens and seniors will celebrate their new friendships.

Patricia Rawlings, activities director at the Parkview, happily agreed to assist Christina with this project,



CONTRIBUTED PHOTO

Adelya Godlevska celebrates her 80th and final birthday on Dec. 3, 2010, with her granddaughter Christina Mitine. Their relationship inspired Christina to give teens a chance to bond with seniors for her Girl Scout Gold Award project.

serving as her Gold Award Project Advisor, Christina reported.

"As a Girl Scout of 10 years, my goal for my Gold Award is to make a difference in the lives of valuable members of my community — the seniors — many of whom have not had the opportunity to engage with teenagers," Christina said.

She got to know her maternal grandmother when she lived with her family for seven years, plus Christina has volunteered at the assisted living home.

"I have created special bonds with the seniors," she said. "Watching my grandma pass away showed me the beauty of our relationship — unique and worthy with pure happiness — which has inspired me to take a stand and organize a bonding event."

"I intend to brighten up the days of elders through the formation of a new bond between teenagers and seniors," she added. "The more volunteers, the better."

If anyone in the community has a moment to spare during the holiday season to share smiles and joys with Parkview residents, contact Christina Mitine at [chriissy96@comcast.net](mailto:chriissy96@comcast.net).



## Pet project feeds animals in need

Girl Scout Junior Troop 1268 collected more than 300 pounds of dog and cat food recently going door to door in their neighborhoods, where they found people were very generous in their efforts to help out the troop and the animals. The effort was made in order for the girls to earn their Bronze Award, the highest honor a Girl Scout Junior can earn. They donated the food to the East Bay SPCA. Troop members are Devyn Baldus, Kira Broacha, Isabella Clark, Jasmine Erickson, Emily Smith, Zoe Morgenroth, Katie Murphy, Savana Sadler, Delaney Soble and Andreeanne Sannajust.





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**Holiday Happenings**

**‘SLEEPING BEAUTY’** Pleasanton’s Civic Arts Stage Company is presenting the classic tale “Sleeping Beauty” in the comedic “panto” style, filled with music, dance and magic, at 7:30 p.m., Friday-Saturday, Dec. 16-17; 2 p.m., Saturday-Sunday, Dec. 17-18, at Amador Theater, 1155 Santa Rita Road. Tickets are \$10, \$15 and \$18 for adults; \$6, \$9 and \$12 for children and seniors. Call 931-4848 or visit [www.firehousearts.org](http://www.firehousearts.org).

**VALLEY DANCE THEATRE’S ‘THE NUTCRACKER’** Valley Dance Theatre will present “The Nutcracker” at 7 p.m., Saturday, Dec. 16-18; and at 2 p.m., Saturday-Sunday, Dec. 17-18, at Bankhead Theater, 2400 First St., Livermore. Cantabella Children’s Chorus and Harmony Fusion will perform the pre-show carols, and the Asbury Ringers will ring in the theater lobby Dec. 16-18. Tickets are \$24, \$27 and \$33 for adults; \$18 for

students 17 and younger. Call 373-6800 or visit [www.valley-dancetheatre.com](http://www.valley-dancetheatre.com).

**ADVENT/CHRISTMAS CONCERT** Enjoy the diverse music of the various choirs at the Catholic Community of Pleasanton. The concert is from 7-8:30 p.m., Friday, Dec. 16, at St. Elizabeth Seton Church, 4001 Stoneridge Drive. Food, fellowship and caroling will follow the concert at the Activity Center. For more information, call Mark Sullivan at 474-2776 or email [jsullivan@catholicsofpleasanton.org](mailto:jsullivan@catholicsofpleasanton.org).

**CASH COUNTRY CHRISTMAS** Firehouse Arts Center will host “Cash Country Christmas” with James Garner and his band in a tribute to Johnny Cash at 8 p.m., Saturday, Dec. 17, at the Firehouse Arts Center, 4444 Railroad Ave. Tickets are \$15, \$20 and \$25 for adults; \$20 for seniors; and \$12 for children. Call 931-4848 or visit [www.firehousearts.org](http://www.firehousearts.org).

**‘THE GREAT CHRISTMAS GETAWAY’** This musical follows the detours and temptations that challenge Brody, Ashley and other class officers as they search the mall for the perfect gift for their homeroom teacher. The performance, to help the entire family celebrate the Christmas season, is free and begins at 5 p.m. Dec. 18 and Dec. 24 in the worship center at Centerpointe Church, 3410 Cornerstone Ct. Call 846-4436 or visit [www.centerpointechurch.org](http://www.centerpointechurch.org).

**‘CHRISTMAS AT THE MISSION’** Under the direction of their new conductor, Michael Morris, the Ohlone Chamber Singers proudly present its 26th annual Christmas at the Mission Concert featuring Schubert’s Magnificat and Rutter’s Gloria with a full, 10-piece brass ensemble. See it at 8 p.m., Saturday, Dec. 17, or at 4 p.m., Sunday, Dec. 18, at Old Mission San Jose, 43300 Mission Blvd., Fremont. Tickets are \$8-\$15. Call (510) 659-6031 or visit [www.smithcenter.com](http://www.smithcenter.com).

**‘Laureates Speak of the World’**

14 poets will share works at Firehouse event

Pleasanton Poet Laureate Cynthia Bryant will host Poets Laureate and Poets Laureate Emeritus for “Laureates Speak of the World” at 2 p.m.

Sunday at the Firehouse Arts Center. Bryant and 13 other California poets will convene to read their poetry, including Pleasanton’s last Poet

Laureate Deborah Grossman. The program will be followed by holiday treats, opportunities to meet and speak with the laureates, purchase their books and have them signed.

The program also will include James Blue Wolf, Albert Flynn DeSilver, Stephanie Freele, Parthenia M. Hicks, Ronnie Holland, Penelope La Montagne, Juanita Martin, Michael McLaughlin, Jim Ott, Sam Pierstorff, Connie Post and Mary Rudge.

Cynthia Bryant is currently serving as the seventh Poet Laureate for Pleasanton; she also was the city’s fourth Laureate from 2005-07. She was first published in 1997 after winning third place in a national poetry contest and has since been published in more than 30 anthologies, numerous websites, and an e-book.



**Cynthia Bryant**

Deborah Grossman is the author of “Goldie and Me,” a book about family, friendship and freedom, and is a board member of the Ina Coolbrith Circle. She is also an independent food, wine and travel journalist who writes for publications such as Wine Enthusiast and Decanter.

Jim Ott was the second Poet Laureate of Pleasanton, 2001-03. A teacher of writing at Las Positas College since 1997, he is active on several foundations and boards in the Tri-Valley area. He hosts a television program called In a Word about books and authors on Tri-Valley Community Television.

Firehouse Arts Center is located at 4444 Railroad Ave. in downtown Pleasanton. Admission is \$5; free to students with ID. For more information, call 931-4847. ■

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## Senior Accountant

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## 560 Employment Information

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## PET OF THE WEEK

### Meet Midnight

Midnight is a striking young female anxious to show others her kitten-like attitude. She loves to cuddle and run around after toy mice, and Valley Humane Society workers say anyone would be very lucky to have this feline friend in their home. Visit Valley Humane Society from noon to 6 p.m. tomorrow for its Home for the Holidays event with discounted adoptions on all adoptable animals. The goal is to have no animal left in the shelter by Christmas morning. To learn more, call 426-8656 or visit [www.valleyhumane.org](http://www.valleyhumane.org). Valley Humane Society is located at 3670 Nevada St. in Pleasanton and is open 11 a.m.-5 p.m., Tuesday-Saturday.

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## 809 Shared Housing/Rooms

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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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JEFF HANK

## New home sales rise 1.3% in October

While encouraging, sales activity still below normal

By JEB BING

Sales of newly built, single-family homes inched up 1.3% to a seasonally adjusted annual rate of 307,000 units in October, according to newly released data from the U.S. Commerce Department.

The gain is from a downwardly revised rate in the previous month, and marks the best pace of new-home sales activity since last May.

"Builders have been seeing some marginal improvement in sales activity over the past few months, particularly in select markets where consumer confidence is higher due to improved economic conditions," said Bob Nielsen, chairman of the National Association of Home Builders and a home builder from Reno, Nev.

"While this trend is encouraging, overall sales activity is still well below normal due to the effects of overly-tight credit conditions for builders and buyers, the continued flow of distressed properties on the market, and

inaccurate appraisal values on new homes," Nielsen added.

NAHB Chief Economist David Crowe agreed.

"Today's report is right in line with our forecast for modest and gradual improvement in sales activity through the remainder of the year," Crowe said. "Particularly encouraging is the fact that builders continue to hold down their inventories to match the current sales rate, with the number of new homes for sale now down to a sustainable, 6.3-month supply."

Regionally, new-home sales held unchanged in the Northeast and gained 22.2% in the Midwest and 14.9% in the West in October. The South was the only region to post a decline, of 9.5%.

Meanwhile, the nationwide inventory of new homes for sale held at an all-time record low of just 162,000 units in October, which is a 6.3-month supply at the current sales pace. ■

## Deadline approaches for mandatory IRA withdrawals

After age 70-1/2, some taxes must be paid on retirement funds

By JASON ALDERMAN

Reaching your 70th birthday is cause for celebration. But thanks to our quirky tax code, a potentially more important milestone arrives six months later.

IRS rules say that you must begin taking required minimum distributions (RMDs) from your IRAs and other tax-deferred retirement accounts beginning in the year you reach age 70-1/2.



Jason Alderman

Failure to make these mandatory withdrawals by Dec. 31 each year can result in severe penalties, so if you or someone you know is approaching that threshold, read on:

Congress devised IRAs, 401(k) plans and other tax-deferred retirement accounts to encourage people to save for their own retirement. You generally contribute "pretax" dollars to these accounts (except for Roth plans), which means the money and its investment earnings are not subject to income tax until withdrawn.

In return, Congress decreed that RMDs must be withdrawn and taxed each year after you reach 70-1/2. Furthermore, unless you meet certain narrow conditions, you'll have to pay an excess accumulation tax equal to 50% of the RMD you should have taken, plus take the distribution and pay taxes on it.

In a few cases you can delay or avoid paying an RMD:

- If still employed at 70-1/2, you may delay RMDs from your 401(k) or other work-based account until you actually retire, without penalty; however, regular IRAs are subject to the rule, regardless of work status.
- Roth IRAs are exempt from the RMD rule; however Roth 401(k) plans are not.
- You can also transfer up to \$100,000

directly from your IRA to an IRS-approved charity. Although the RMD itself isn't tax-deductible, it won't be included in your taxable income and lowers your overall IRA balance, thus reducing the size of future RMDs.

Another way to circumvent the RMD is to convert your tax-deferred accounts into a Roth IRA. You'll still have to pay taxes on pretax contributions and earnings; and, if you're over age 70-1/2, you must first take your minimum distribution (and pay taxes on it) before the conversion can take place.

Ordinarily, RMDs must be taken by Dec. 31 to avoid the penalty. However, if it's your first distribution you may wait until April 1 the year after turning 70-1/2, although you still must take a second distribution by Dec. 31 that same year.

Generally, you must calculate an RMD for each IRA or other tax-deferred retirement account you own by dividing its balance at the end of the previous year by a life expectancy factor found in one of the three tables in Appendix C of IRS Publication 590:

- Use the Uniform Lifetime Table if your spouse isn't more than 10 years younger than you, your spouse isn't the sole beneficiary, or you're single.
- Use the Joint and Last Survivor Table when your spouse is the sole beneficiary and he/she is more than 10 years younger than you.
- The Single Life Expectancy Table is for beneficiaries of accounts whose owner has died.

Although you must calculate the RMD separately for each IRA you own, you may withdraw the combined amount from one or more of them. The same goes for owners of one or more 403(b) accounts. However, RMDs required from 401(k) or 457(b) plans must be taken separately from each account.

To learn more about RMDs, read IRS Publication 590 at [www.irs.gov](http://www.irs.gov). ■

## OPEN HOMES THIS WEEKEND

### Blackhawk

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

### Danville

**5 BEDROOMS**  
**755 El Pintado Rd \$1,875,000**  
 Sun 2-4 Alain Pinel Realtors 314-1111

### 6 BEDROOMS

**206 Monterosso Ct \$1,075,000**  
 Sun 1:30-4:30 Coldwell Banker 837-4100

### Livermore

**4 BEDROOMS**  
**7793 Peppertree Rd \$629,000**  
 Sun 1-4 J Rockcliff Realtors 200-4130  
**1092 Geneva Street \$575,000**  
 Sun 1-4 Keller Williams Tri-valley 200-2457

### Pleasanton

**3 BEDROOMS**  
**5744 San Carlos Way \$780,000**  
 Sun 1-4 Prudential Ca Realty 249-1600

### 4 BEDROOMS

**15 Silver Oaks Ct \$1,399,880**  
 Sun 12-4 Keller Williams Tri-valley 397-4200

**4184 Creekwood Ct \$1,079,000**  
 Sun 1-4 Alain Pinel Realtors 463-2000

**2913 Amoroso Ct \$1,090,000**  
 Sun 1-3 Keller Williams Tri-Valley 463-0436



Find more open home listings at [pleasantonweekly.com/real\\_estate](http://pleasantonweekly.com/real_estate)

For marketing opportunities contact Andrea Heggelund at 600-0840 x110.

## SALES AT A GLANCE

### Dublin (Nov. 2 - Nov. 14)

Total sales reported: 16  
 Lowest sale reported: \$250,000  
 Highest sale reported: \$695,000  
 Average sales reported: \$443,313

### Pleasanton (Nov. 2 - Nov. 14)

Total sales reported: 18  
 Lowest sale reported: \$340,000  
 Highest sale reported: \$1,300,000  
 Average sales reported: \$727,056  
 Average sales reported: \$582,717

Source: California REsource

## HOME SALES

This week's data represents homes sold during November 2011

### Dublin

**3751 Branding Iron Place** Harrison Trust to B. Vanton for \$375,000  
**7442 Brigadoon Way** E. & D. Woo to C. & C. Jordan for \$415,000  
**8366 Brittany Drive** Morgan Stanley to A. & N. Andeshmand for \$652,000  
**7497 Burnham Way** Ing Bank to J. & C. Sisneros for \$366,500  
**4100 Clarinbridge Circle** M. Merriman to J. Zarifkar for \$250,000  
**3579 Cydonia Court** KB Home to P. & D. Mistry for \$695,000  
**8358 Cypress Court** Rodprops Limited to T. Bolger for \$391,000  
**5425 De Marcus Boulevard #102** E. & I. Fuentes to J. Lo for \$310,000  
**3385 Dublin Boulevard #241** M. & J. Acenas to W. Zhou for \$250,000  
**7978 Elgin Lane** US Bank to C. & K. Choi for \$370,000  
**6731 Hickory Lane** M. & C. Thompson to B. & J. Hauzer for \$414,000  
**4643 Pheasant Court** M. & K. Okuhara to N. Hoang for \$555,000  
**11264 Rothschild Court** E. & V. Hathaway to Primas Trust for \$649,000  
**7615 Shady Creek Road** D. & A. Ditlevsen to M. & R. Hoyt for \$575,000  
**6598 Sierra Lane** Dublin Tralee Limited to T. & N. Ha for \$430,000  
**7476 Tamarack Drive** Tri-Valley Golden Investments to K. & T. Lee for \$395,500

### Pleasanton

**6610 Arlington Drive** J. & W. Flanagan to Choudhry Trust for \$1,300,000  
**4311 Bristolwood Road** Schoenheit Trust to K. & S. Shrapnell for \$645,000  
**4465 Clovewood Lane** Gallo Trust to A. Simpelo for \$465,000  
**1050 Country Lane** K. & E. Lynch to S. & P. Carter for \$1,300,000  
**1109 Donahue Drive** D. Madappa to G. Ravi for \$465,000  
**7551 Driftwood Way** J. & D. Gehring to Anderson Trust for \$475,000  
**999 East Mockingbird Lane** P. & S. Carter to Pellowski Trust for \$1,255,000  
**7358 Elmwood Circle** G. & E. Accardo to J. & Y. Franks for \$610,000  
**4364 Fairlands Drive** Federal Home Loan Mortgage to P. Hung for \$340,000  
**2718 Maria Street** Wells Fargo Bank to J. Seo for \$648,000  
**7894 Meadowbrook Court** F. & D. Woodard to A. Amiri for \$640,000  
**3980 Mt. McKinley Court** E-Trade Bank to Find Fast Real Estate for \$500,000  
**4449 Pleasanton Avenue** Chandra Tariq to Shawer Trust for \$629,000  
**5482 San Juan Way** Ward Trust to R. & E. Terpstra for \$536,000  
**2506 Sanderling Drive** Cranford Trust to S. & J. Melin for \$700,000  
**5809 Stonecliff Vista Lane** J. Harryman to L. & I. Cheong for \$810,000  
**4058 Suffolk Way** M. & D. Hoffman to B. & W. Connolly for \$625,000  
**616 Varese Court** Shawer Trust to Reddy Trust for \$1,144,000

Source: California REsource

*There is no time more fitting to say "Thank You" and to wish you a Happy Holiday Season and a New Year of Health, Happiness and Prosperity*

**Represented Buyer**



5724 Highbluff Terr., Pleasanton



5190 Genovesio Dr., Pleasanton



2001 Sorrelwood Ct., San Ramon



2457 Raven Rd., Pleasanton



5271 Crestline Wy., Pleasanton



166 Joaquin Cir., Danville



3159 Lansdown Ct., Pleasanton



1020 Sycamore Creek Wy., Pleasanton



1109 Donahue Dr., Pleasanton

**Also Represented Buyer**  
 3231 Vineyard, #128, Pleasanton  
 2810 Yarmouth Ct., San Ramon  
 5251 Grasswood Ct., Concord  
 22031 Queen St., Castro Valley

**Listings Sold**



1630 Laguna Hills Wy., Pleasanton



1109 Donahue Dr., Pleasanton



3856 Appian St., Pleasanton



1339 Valley Ave., Pleasanton



3828 Appian St., Pleasanton

**Also Sold**  
 5501 Demarcus Blvd, #266, Dublin  
 5555 Southbrook Dr., Clayton  
 32673 Brenda Way, Union City  
 22062 Cameron St., Castro Valley  
 22766 Olive Dr., Hayward

**Pending**



2108 Alexander Wy., Pleasanton



3608 Rocking Horse Ct., Dublin



2703 Maria St., Pleasanton

**Also Pending**  
 694 Peters Ave., Pleasanton  
*Represented Buyer*

**Coming Soon**  
 Birch Creek Terrace  
 Creekside Drive  
 both in Pleasanton

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<p><b>1225 LOZANO COURT</b>   RUBY HILL</p> <p><b>BED 6</b>   <b>BA 7(2)</b>   <b>8,877<sup>±</sup> Sq.Ft.</b>   <b>0.65<sup>±</sup> ACRES</b></p> <p>Stunning, classic Italian Villa in one of Bay Area's most desirable locations. Catch your breath &amp; prepare for what lies beyond the gorgeous entry of this estate. Nestled in an unrivaled setting among olive trees &amp; lush landscaping w/ mile long views of vineyards.</p> <p><b>THE UWE MAERCZ TEAM</b>   925.251.2568</p>	<p><b>9999 LONGVIEW LN</b>   PLEASANTON</p> <p><b>BED 6</b>   <b>BA 5(3)</b>   <b>8,330<sup>±</sup> Sq.Ft.</b>   <b>3.85<sup>±</sup> ACRES</b></p> <p>A gated westside French Chateau custom estate with stunning grounds, elevator, private tennis court, indoor pool, casino/theater, 450 gal salt water fish tank, finished attic, vista terrace etc. Incredible level of detail!</p> <p><b>THE UWE MAERCZ TEAM</b>   925.251.2568</p>	<p><b>3545 CALLE ALEGRE</b>   COUNTRY FAIRE</p> <p><b>BED 4</b>   <b>BA 3</b>   <b>2,916<sup>±</sup> Sq.Ft.</b>   <b>0.29<sup>±</sup> ACRES</b></p> <p>Wonderful remodeled and upgraded Trinity model in Original Country Fair! Perfect location, floorplan and amazing backyard including saline pool, spa, waterfalls and spillways. Downstairs bedroom and full bath, maple cabinetry, newer roof &amp; windows.</p> <p><b>WEINER McDOWELL GROUP</b>   925.251.2550</p>	<p><b>5775 JOHNSTON RD</b>   PLEASANTON</p> <p><b>BED 3</b>   <b>BA 2</b>   <b>2,474<sup>±</sup> Sq.Ft.</b>   <b>4.10<sup>±</sup> ACRES</b></p> <p>Come Experience Country Living - prestigious Tasajara Ranches, mins to vibrant Shopping &amp; Entertainment. Newer roof, paint &amp; carpet.+office, plantation shutters, central vaccum, bath/heated floors, new irrigation system. Barn/Garage w/ 2+ stalls.</p> <p><b>CORTEZ &amp; PESTAL</b>   925.648.5300</p>	<p><b>7923 SAWGRASS CT</b>   GOLDEN EAGLE</p> <p><b>BED 4</b>   <b>BA 3.5</b>   <b>4,320<sup>±</sup> Sq.Ft.</b>   <b>0.68<sup>±</sup> ACRES</b></p> <p>Welcome to this exceptional home located in the prestigious gated community of Golden Eagle in Pleasanton. Remodeled and upgraded throughout with exquisite attention to detail.</p> <p><b>WEINER McDOWELL GROUP</b>   925.251.2550</p>
<p><b>1695 GERMANO WAY</b>   RUBY HILL</p> <p><b>BED 5</b>   <b>BA 6.5</b>   <b>7,330<sup>±</sup> Sq.Ft.</b>   <b>0.65<sup>±</sup> ACRES</b></p> <p>Elaborate Italian Villa with +/-7,330 sf, 5 bedrooms, 6/1 bathrooms, stunning tile work and built less than four years ago. This home offers an impressive entry foyer, stately office, movie theatre, expansive kitchen, walk-in wine cellar and more.</p> <p><b>THE UWE MAERCZ TEAM</b>   925.251.2568</p>	<p><b>4614 BLACK AVE</b>   PLEASANT VALLEY</p> <p><b>BED 3</b>   <b>BA 2</b>   <b>1,377<sup>±</sup> Sq.Ft.</b>   <b>0.17<sup>±</sup> ACRES</b></p> <p>A rare find for a single level home on a corner lot in the Pleasant Valley District. Upgraded windows and roof last six years. Walking distance to schools, Amador Community Park and Post Office. Close to downtown.</p> <p><b>TOM BRAMELL</b>   925.583.2180</p>	<p><b>7903 DRY CREEK DR</b>   DUBLIN</p> <p><b>BED 4</b>   <b>BA 3.5</b>   <b>3,449<sup>±</sup> Sq.Ft.</b>   <b>0.20<sup>±</sup> ACRES</b></p> <p>Resort style backyard with pool. 4 bedrooms + large loft, 3 car garage, cul-de-sac location, numerous upgrades including cherry cabinets, slab granite, upgraded flooring, wrought iron, Brazilian cherrywood flooring. Don't miss this one!</p> <p><b>THE JOE FRAZZANO TEAM</b>   925.735.7653</p>	<p><b>7781 CLIFDEN COURT</b>   THE RIDGE</p> <p><b>BED 5</b>   <b>BA 5</b>   <b>4,606<sup>±</sup> Sq.Ft.</b>   <b>0.47<sup>±</sup> ACRES</b></p> <p>Magnificent Former Model Estate built by Taylor Woodrow! Every option you could imagine; natural stone, marble, hardwood, wood paneling, crown mouldings, built-in speakers &amp; more! Master suite w/ retreat &amp; balcony. Panoramic views. a kind</p> <p><b>THE JOE FRAZZANO TEAM</b>   925.735.7653</p>	<p><b>8615 MINES RD</b>   LIVERMORE</p> <p><b>LOTS AND LAND</b>   <b>16.53<sup>±</sup> ACRES</b></p> <p>Extraordinary 16.5 Acre Horse property. Property has 3 wells. A beautiful 5800 William Poole Three Story traditional home has been designed. The plan is negotiable to go with property. Site has been approved for 8 stall barn.</p> <p><b>CAROLE CLINE</b>   925.683.0488</p>
<p><b>3056 RIVERS BEND CIR</b>   NEW PRICE</p> <p><b>BED 5</b>   <b>BA 3.5</b>   <b>2,878<sup>±</sup> Sq.Ft.</b>   <b>0.12<sup>±</sup> ACRES</b></p> <p>Gorgeous. 5th bed room converted into suite and attached to master bedroom, to relax, to watch movie privately/with friends of choice. Has formal living room and family room, travertine/carpet floor, granite counter top, shutters, fully landscaped.</p> <p><b>MAX DE VRIES</b>   925.251.2514</p>	<p><b>140 LEE AVENUE</b>   LIVERMORE</p> <p><b>BED 4</b>   <b>BA 3</b>   <b>2,080<sup>±</sup> Sq.Ft.</b>   <b>0.13<sup>±</sup> ACRES</b></p> <p>Spacious 2 Story Home w/ Lovely added Bonus Room &amp; Bedroom w/ Separate Entry. 4 Bed - 3 updated Ba. Refinished Hardwood Floors. Relaxing family rm adjacent to Updated Eat-In Kitchen. Mature Landscaping &amp; even a Balcony for your relaxation.</p> <p><b>MICHAEL SWIFT &amp; ASSOCIATES</b>   925.251.2588</p>	<p><b>533 STARLING AVE</b>   LIVERMORE</p> <p><b>BED 3</b>   <b>BA 2</b>   <b>1,328<sup>±</sup> Sq.Ft.</b>   <b>0.15<sup>±</sup> ACRES</b></p> <p>Come see this 3 bedroom 2 bath Corner lot home, before its to late! It also has side yard access. REO/ Bank owned.</p> <p><b>DAVID AZIMI</b>   925.251.2580</p>	<p><b>7793 PEPPERTREE RD</b>   SILVERGATE</p> <p><b>BED 4</b>   <b>BA 3</b>   <b>2,240<sup>±</sup> Sq.Ft.</b>   <b>0.21<sup>±</sup> ACRES</b></p> <p>Desirable Westside in Silvergate Highlands! Laminate &amp; wood flrs, dual pane windows, updated kit &amp; baths. Master bd downstairs w/ private bath. Amazing parklike yard on 2 lots with RV access. Minutes to 580/680 &amp; BART, schools, shopping &amp; restaurants.</p> <p><b>CATHY DEAN &amp; KARI WAHL</b>   925.200.4130</p>	<p><b>2889 RUTHERFORD CT</b>   LIVERMORE</p> <p><b>BED 4</b>   <b>BA 3.5</b>   <b>3,504<sup>±</sup> Sq.Ft.</b>   <b>0.30<sup>±</sup> ACRES</b></p> <p>Wonderfully location at the end of a cul-de-sac, near vineyards &amp; open fields. Spacious entry way, gourmet kitchen &amp; grand master bedroom suite. This home has a large backyard w/ a private apartment/office above the garage.</p> <p><b>SARAH ARNOLD</b>   925.253.7074</p>
<p><b>3322 EAST AVENUE</b>   LIVERMORE</p> <p><b>BED 1</b>   <b>BA 1</b>   <b>432<sup>±</sup> Sq.Ft.</b>   <b>0.51<sup>±</sup> ACRES</b></p> <p>Great development opportunity on this half acre lot. Zoned RG-16 - up to 8 units possible.</p> <p><b>UWE MAERCZ</b>   925.251.2568</p>	<p><b>25509 FOGGY GLEN</b>   CASTRO VALLEY</p> <p><b>BED 4</b>   <b>BA 2.5</b>   <b>1,720<sup>±</sup> Sq.Ft.</b>   <b>0.06<sup>±</sup> ACRES</b></p> <p>Castro Valley Real Estate for Sale; located just off the Five Canyons Parkway this Abbywood home features an open floor plan with a cozy front and back yard. Convient access to I580 and Recreation Center Rd, property backs up to open space.</p> <p><b>MICHAEL SWIFT &amp; ASSOCIATES</b>   925.251.2588</p>	<p><b>3429 ASHBOURNE CIRCLE</b>   NORRIS CANYON</p> <p><b>BED 5</b>   <b>BA 5.5</b>   <b>5,017<sup>±</sup> Sq.Ft.</b>   <b>0.33<sup>±</sup> ACRES</b></p> <p>This Norris Canyon, San Ramon beauty backs up to open space and the Bishop Ranch Regional Open Space. Features a wonderful pool and waterfall, spa and an excellent space for outdoor entertaining.</p> <p><b>DAVID AZIMI</b>   925.251.2580</p>	<p><b>7420 HANSEN DR</b>   BRIAR HILL</p> <p><b>BED 4</b>   <b>BA 3</b>   <b>2,220<sup>±</sup> Sq.Ft.</b>   <b>0.23<sup>±</sup> ACRES</b></p> <p>Home is original &amp; will need some updating. Excellent floor plan with one bedroom downstairs. Nice lot and location w/ some southern views of valley. Big yard, swimming pool, patio and lawns. Laboratory. Laboratory.</p> <p><b>CINDY ENGEL</b>   925.251.2510</p>	<p><b>1524 GREEN VALLEY</b>   DANVILLE</p> <p><b>BED 4</b>   <b>BA 2.5</b>   <b>2,402<sup>±</sup> Sq.Ft.</b>   <b>0.23<sup>±</sup> ACRES</b></p> <p>Custom built rancher completed in 2007. Open floor plan. Chef's kitchen w/custom island, walnut cabinets, granite slab, + SS appl. Distressed walnut hrdwd floors. Amazing bathrooms. Ringed-shaped extended gated driveway/ detached oversized gar.</p> <p><b>MICHAEL SWIFT &amp; ASSOCIATES</b>   925.251.2588</p>

<b>Blackhawk East</b> 4105 Blackhawk Plaza Cir. Danville, CA 94506 925.648.5300	<b>Blackhawk West</b> 3880 Blackhawk Rd. Danville, CA 94506 925.736.6000	<b>Danville</b> 15 Railroad Ave. Danville, CA 94526 925.855.4000	<b>Lafayette</b> 3799 Mt. Diablo Blvd. Lafayette, CA 94549 925.385.2330	<b>Livermore</b> 1983 Second St. Livermore, CA 94550 925.667.2100	<b>Montclair/Piedmont</b> 6116 La Salle Ave., Ste. 200 Oakland, CA 94611 510.339.4800	<b>Pleasanton</b> 5075 Hopyard Rd Ste. 110 Pleasanton, CA 94588 925.251.2500	<b>Orinda</b> 89 Davis Rd., Orinda, CA 94563 925.253.7000	<b>Walnut Creek</b> 1700 N. Main St. Walnut Creek, CA 94596 925.280.8500
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**DUBLIN**  
**3475 RIMINI LN**  
**UPGRADED AND IMMACULATE!** **\$699,999**  
 4 BR 3 BA Kit w/Granite Slab,Cntr Island w/brkfst bar.Oversized Mstr Ste.& bath.Crown Molding,& More 925.847.2200



**LIVERMORE**  
**945 WAVERLY CMN**  
**SPACIOUS TOWNHOME** **\$425,000**  
 4 BR 2.5 BA Formal Dining.Separate Liv & Fam Rm.Tumbled marble & wood laminate flrs.Private Backyard. 925.847.2200



**PLEASANTON**  
**5128 BLACKBIRD DR**  
**GREAT LOCATION BY PARK** **\$789,000**  
 4 BR 2.5 BA 2364 Sq.Ft.Upgraded Kit w/beautiful cabinetry,hrdwd flrs,granite counters.Expanded Fam Rm. 925.847.2200



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

## CASTRO VALLEY

**o CULL CANYON RD.**  
**GORGEOUS 100+ACRES** **\$1,298,000**  
 Many oak trees.Hard to find so much land in Bay Area.Close to BART/Airports/Freeways 925.847.2200

**5167 CHESNEY GLEN DRIVE**  
**GORGEOUS HOME!** **\$510,000**  
 4 BR 2.5 BA Modern Decor.Laminate Flring on Main Flr.Spacious Kitchen w/Maple Cabinet & Pantry Closet 925.847.2200

**5309 JENSEN RD**  
**NICE VIEW LOT/LAND!** **\$349,000**  
 Some grading done. Not too far up Jensen Road. Short Sale w/one lender. 925.847.2200

**17244 ROLANDO AVE**  
**SINGLE STORY HOME!** **\$250,000**  
 2 BR 1 BA Beautifully landscaped yard.Gorgeous

hrdwd flrs.Wood-burning fireplace.Dual Pane Windows 925.847.2200

## CONCORD

**1739 BERRYWOOD DRIVE**  
**WONDERFUL HOME!** **\$379,000**  
 4 BR 2.5 BA Remodeled kitchen with new appli. Lrge Fam. Rm,Liv.Rm & Formal Dining. Rm.Private backyard 925.847.2200

## DISCOVERY BAY

Open SUN 1 - 4 **540 STIRLING CT**  
**COURT LOCATION!** **\$269,900**  
 3 BR 2.5 BA Home is like New!Hardwood flooring. Loft Area upstairs, possible 4th bdrm.Laundry Upstairs. 925.847.2200

## HAYWARD

Open SUN 1 - 4 **1457 MACATERA AVE #250**  
**MANUFACTURED HOME!** **\$144,900**  
 3 BR 2 BA Newer manufactured home. Kitchen with

island,upgraded cabinets,flooring.Too many extras. 925.847.2200

## LIVERMORE

**764 LELAND WAY**  
**SUNSET WEST COMMUNITY!** **\$385,000**  
 4 BR 2 BA Single Story Home!Great Flr plan w/spacious rms.Beautiful well maintained front/backyard. 925-216-3006

## MODESTO

**3617 JARENA DRIVE**  
**GREAT NEIGHBORHOOD!** **\$128,000**  
 3 BR 2 BA Great Location! Tile Roof. Modern Home. 2 Car Garage. Landscaped Front Yard. AC/Heat 925.847.2200

## OAKLAND

**3070 MIDDLETON ST**  
**SHEFFIELD VILLAGE W/VIEW** **\$339,000**

2 BR 1.5 BA Dual Pane Windows.Hardwood Floors in living/dining rm.Eat-In Kitchen.Downstairs rum-pus rm. 925.847.2200

## ORINDA

**595 DALEWOOD DRIVE**  
**COMING SOON!** **CALL FOR PRICING!**  
 5 BR 4.5 BA Plus Office.Living Rm & Family Rm w/ Fireplace.Fam/Kit Combo w many upgrades.Hrdwd Flrs. 925.847.2200

## SAN LEANDRO

**13791 AURORA DR**  
**LOVELY HOME!** **\$329,950**  
 3 BR 2 BA Remodeled Kit.Formal Dining w/laminate flrs.Lrge Living Rm.Dual Pane Windows.Fresh Paint. 925.847.2200



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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# Shop Local

Good for **Business**. Good for **You**.  
 Good for the **Community**.

When you shop locally, good things happen to make our community stronger:

Discover and enjoy the rich diversity of Pleasanton businesses at **ShopPleasanton.com**, the new online guide to all local businesses featuring listings, customer opinions, web links, photos, maps, coupons, special deals, gift certificates, promotional event listings and much more.

- Sales tax dollars, which fund schools and local services, stay in the community.
- You help to sustain the unique and diverse businesses that make our shopping areas vibrant.
- You show how much you value the expertise of these businesses and the quality service they offer their customers.
- You reduce your carbon footprint by not driving outside the community to shop.
- And when you shop at locally owned businesses, you also support our friends and neighbors who are running these businesses, donating to community events and causes, hiring our kids and getting involved in making Pleasanton a better place.



# ShopPleasanton.com

Connecting local residents with local businesses

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For more information  
 e-mail [info@ShopPleasanton.com](mailto:info@ShopPleasanton.com)  
 or call 925.600.0840 ext. 123

**PLEASANTON | 6111 Johnson Court #110 | 925.463.9500 | www.bhghome.com/pleasanton**



**Norm Nelson**

**161 Bellington Cm. – Livermore - \$190,000**  
Upgraded and sharp home in great complex - Gated community close to everything! Lots of upgrades, remodeled kitchen and hall bath, cathedral ceilings in master plus one car garage. Easy access to Las Positas College and I580. great price for this property - One lender.



**Rosie Yandell**

**1217 Blossom Cir. – Livermore – \$799,000**  
Warmth & charm abound in this unique custom single story with a tranquil stream in the backyard (designed by our garden nursery). Open floorplan with too many special features to mention—dual fireplace in master. Walking distance to community center & schools. Per city ok for sr. Care facility.



**Jennifer DeCoite**

**7843 Cypress Creek Ln. - Pleasanton - \$829,000**  
Beautiful, updated 3 bed 2.5 bath single level home with over 2,500 sq. ft. of living space in a lovely gated community. New hardwood floors, tile floors and granite countertops. New warm shades of paint throughout home. Ridgeline views and highly desirable creekside of development.



**Sandy Parkins**

**5501 Demarcus Blvd. – Dublin - \$265,000**  
Beautiful 2 bedroom condo. Hardwood floors throughout, stainless steel appliances, granite counter tops. 2 underground parking spaces in secured building & secured access to unit from garage & street. Community has 2 spas, fitness center & recreation rm. All appliances stay, including W/D.



**Cindy Gee**

**60 Foster Dr. – San Ramon – \$849,000**  
Wonderful 5 bed. home located in the foothills of San Ramon. Desirable open floorplan/cathedral ceilings/ lots of windows, very bright sunny, sparkling pool/ spa/slide. Large master suite, custom tile kitchen floor w large island, open to extend family room, Views of the hills, close to shops, school and freeway.



**Gina Piper**

**3471 Pickens Ln - Pleasanton – \$480,000**  
Beautiful townhome that feels like a single family home. Lot's of light and high ceilings. walk to shopping, dining and BART. Don't miss this great opportunity. Very spacious home with a lot of space in backyard. No one above or below. Great floor plan in desirable neighborhood



**Gina Piper**

**632 Ruby Rd. – Livermore - \$620,000**  
Don't miss this SPECTACULAR remodel, new kitchen, new bathrooms, new floors, new roof, new landscaping, new garage door, practically new everything. 2 master suites, new electrical & plumb, designer & glamorous master bath\*this place is AMAZING \*need in-law suite? This is the house! Quarts kitchen counters.



**Sachi Churilo**

**3263 Vineyard Ave #194 – Pleasanton - \$29,500**  
Inviting Quiet, Lovely Front Porch. 2 Bedrooms and 1 Full Bath. Long, Spacious Covered Car Port for 2 Car Parking. Newer Updated Kitchen: GE Profile Stainless Appliances, Refrigerator, Washer & Dryer. Pantry. Storage Shed. Air Conditioning. 'As is Sale'.

**1334 STONE CANYON CT, PLEASANTON**  
LOCATED IN IRONWOOD ESTATES



**PENDING**

5 BD 4.5 BA 4,205sf. on a 10,588sf. lot. Over \$50,000 in upgrades. Open floor plan with high ceilings. **Bedroom/office is on the 1st level with adjoining bath.** Highly upgraded kitchen with granite counters, large island with sink, and stainless steel appliances. Custom fountain in rear yard surrounded by garden area.  
**\$1,350,000**

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



5 BD 3 BA 3,291sf. on a 39,892sf. lot. Flat 1 acre lot. Country elegance close to town. Updated kitchen offers neutral appliances, dinette area, breakfast bar, granite counters with full height backsplash, recessed lighting and opens into the family room. This single story offers a private well, pool, volleyball court, horseshoe court and so much more!  
**\$1,325,000**

**5260 RIDGEVALE WAY, PLEASANTON**  
LOCATED IN PLEASANTON VALLEY



4 BD 2.5 BA 3,043sf on a 10,750sf. lot. Hardwood floors throughout. **Large downstairs great room** with built-in bar and vaulted ceilings. Remodeled kitchen with granite counters and excess storage. Expanded master suite with retreat. Pool and spa in rear yard. Perfect for entertaining!  
**\$995,000**

**3710 RIESLING COURT, PLEASANTON**  
LOCATED IN VINTAGE HILLS



**PENDING**

5 BD 3 BA 2,925sf. on a 10,331sf. lot. Open floor plan with bedroom & bath on main floor. Spacious kitchen with lots of storage. New carpet & roof. Master suite with large walk-in closet. Pool and spa in backyard.  
**\$750,000**

**4055 ALVARADO STREET**  
LOCATED IN THE JENSEN NEIGHBORHOOD



5 BD 3 BA 1,802sf on a 6,955sf. lot. Updated kitchen offers wood floors, pantry, granite counters, breakfast bar. Private deck and pool offered in rear yard. **LOCATED IN THE HEART OF PLEASANTON!**  
**\$612,000**

**725 ORION WAY, LIVERMORE**  
LOCATED IN SOUTH LIVERMORE



3 BD 2 BA 1,608sf. on a 10,000sf. lot. Single story in South Livermore. Expanded and updated kitchen, family room and master suite. Spectacular, huge rear yard with side yard access.  
**\$534,000**

**MOXLEY**  
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# The latest from The 680 Blog

## Pleasanton Market Update - Demand remains steady

Pending sales of single family detached homes in Pleasanton remained surprisingly strong in November, while inventory fell sharply. With the holiday season around the corner, perhaps potential sellers decided to stay on the sidelines until the New Year. Buyers, however, were out and remained active. Sales were mostly flat from October across market segments and inventory fell across the board.

Overall inventory fell for the fourth consecutive month, from 173 at the end of October to 125 at the end of November, a 28% decline. This is certainly a normal seasonal pattern. Pending sales remained strong at 51 units, down only three from October. By comparison, there were 42 pending sales in November of 2010. Inventory relative to pending sales fell to 2.5 months, from 3.2 months at the end of October.

The story was the same in the market for home priced under \$1 million, where sales remained strong and inventory fell. Inventory dipped 29% in November to 82 homes, from 105 at the end of October. Pending sales

meanwhile help steady at 42 homes, a drop of only one from October. There was two months worth of inventory in this segment relative to pending sales at the end of November, compared to 2.7 months at the end of October. This price range accounted for 66% of Pleasanton's inventory and 82% of pending sales, little change from October.

The market for homes priced between \$1 million and \$2 million behaved the same as the rest of the market. Inventory dropped 29% to 30 >> [Go to www.680homes.com](http://www.680homes.com) to read the rest of this article.



**Doug Buenz**

Office  
925.251.1111  
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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.*



**COMING SOON**

Luxurious 5 BR, 5 1/2 BTH home in The Preserve shows like a model with approx. 5700 sq ft on premium 1/2 Acre view lot! **\$1,595,000**



**OPEN SUN 1-4**

**4184 Creekwood Ct.** Single Story 4 BR, 3 1/2 BTH home on private 1/2 Acre lot with granite kitchen, hardwood floors, pool, and 4 car garage! **\$1,079,000**



**MOLLER RANCH**

Moller Ranch beauty shows like a model! Pristine 3 BR, 2 1/2 BTH home with hardwood floors, granite kitchen, plantation shutters, downstairs master BR. Private lot! **\$799,000**



**2+ Acres!**

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**



**PENDING SALE**

Upgraded 4 BR, 2 1/2 BTH Stoneridge area home with vaulted ceiling, granite kitchen, hardwood floors, new carpeting, new roof, 3 car garage, and private yard! **\$819,000**



**JUST SOLD!**

Pristine upgraded Vintage Hills 4 BR, 2 1/2 BTH home shows like a model! Cherry & granite kitchen, 3 car garage, hardwood floors, vaulted ceilings, and private, .31 acre yard with sparkling pool! **\$885,000**

[ap.com](http://ap.com) | PLEASANTON | 900 Main Street 925.251.1111



**BLAISE LOFLAND**



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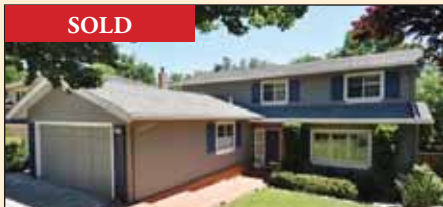
### WALNUT GLEN ESTATES



**3891 PICARD AVENUE, PLEASANTON**

Wow! Better than new because it is done & ready! Extensively designer remodeled, single level, plus upstairs bonus room/au pair/guest quarters! Premium corner .34 acre lot! Four bedrooms plus bonus, four bathrooms, 3588 square feet. Completely remodeled gourmet kitchen with new granite slab countertops, designer backsplash & new stainless appliances. Remodeled bathrooms with granite slab countertops, custom marble flooring & surround. New interior & exterior paint, new carpet, new Travertine flooring! Vaulted ceilings, plantation shutters, crown molding, new door hardware & light fixtures! Security alarm system & intercom! Finished three car garage! Tile roof. Professionally recently upgraded landscaped grounds with spacious lawn area & patios. Award winning Pleasanton schools! Walk to neighborhood parks! **OFFERED AT \$1,269,000**

### DOWNTOWN



**SOLD**

**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! **SOLD FOR \$830,000**

### ESTATES OF MOHR PARK



**JUST REDUCED**

**2248 KAMP COURT, PLEASANTON**

Premium private large (12,691 sq ft) lot in excellent court location with in-ground pool & spa! Highly upgraded five bedrooms, three bathrooms. Approximately 3,369 square feet. Completely remodeled kitchen with granite slab countertops, custom cabinets & stainless steel appliances. Remodeled master bathroom with new granite & tile. Three car garage. Professionally landscaped private rear grounds with in-ground pool, spacious deck and large lawn area. Just a few minutes to downtown. Just around the corner from Nielsen Park. Award winning schools! **OFFERED AT \$1,149,000**

### KOTTINGER RANCH



**SOLD — REPRESENTED BUYER**

**1348 HEARST DRIVE, PLEASANTON**

Excellent location!!! Panoramic views of surrounding hills. Backs to open space, no rear neighbors. Great condition, move in ready! Five bedrooms, 3.5 bathrooms, 3300 square feet. Recently updated gourmet kitchen with granite slab countertops! Spacious master suite with fireplace & large bathroom. Open living room, family room and formal dining room. French doors, hardwood flooring. Three car garage. Beautiful, professionally landscaped grounds include, in-ground pool, spacious deck, gazebo, large lawn areas and 135 wine producing grape vines, private vineyard! Community amenities include tennis courts & pool! Walking distance to Main Street and downtown! Award winning Pleasanton schools! **SOLD FOR \$1,400,000**

### 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 \$1,565,000**

### FOOTHILL KNOLLS



**SOLD**

**7863 FOOTHILL KNOLLS, PLEASANTON**

Beautiful single story on private premium .35 acre lot. Three bedrooms, two bathrooms, approximately 2,150 sq. ft. 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 AND SOLD FOR \$949,000**

### CANYON OAKS



**SOLD**

**5809 STONECLIFF VISTA LN, PLEASANTON**

Newer beautiful home built in 2004. Great location, backs to open space with views of Mount Diablo, Pleasanton Ridge & surrounding open space! Three bedrooms plus loft/office, two & a half bathrooms, 2401 square feet. Custom tile flooring. Gourmet kitchen with granite countertops, stainless appliances. Spacious master suite. Oversized two car garage. Beautiful landscaping. Walk to new sports park & award winning Hearst Elementary, Pleasanton Middle School, Oak Hill Shopping Center & Main Street! Convenient to Callippe Golf Course & Castlewood Country Club. **SOLD FOR \$810,000**

### LAGUNA OAKS

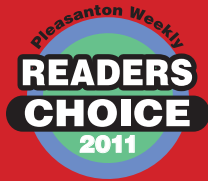


**SOLD**

**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. **SOLD FOR \$1,300,000**

PLEASANTON 900 Main Street



*KW*  
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 REALTOR®  
 925.260.2220  
[www.armariohomes.com](http://www.armariohomes.com)  
 DRE # 01363180

**35 Upper Golf Road, Pleasanton**  
 Stunning 6 BR & 4.5 BA Craftsman style home built in 2010. Hillside home boasts quality construction, luxurious detailing, and a secluded location at the end of one of the most desirable streets in Castlewood Country Club. Features expansive valley views. **Offered at \$1,499,000**



**Jo and Carla Hunter**  
 REALTOR®  
 Jo: 413.4278; Carla: 200.2142  
 jo@johunter.com  
 carla@carlahunter.com  
 DRE # 00692588 and 01463436

**RETIRE TO PLEASANTON!** Relax and enjoy this lovely 2 bedroom, 2 bath home with over 1400 sq ft. 1992 model w/ vaulted ceilings & open floor plan. Freshly painted inside. Open & bright kitchen w/white cabinets, gas stove & ample counter-top space. Large master bedroom w/walk-in closet & large bath w/ separate shower & jetted tub. Senior Park w/club house & many amenities. One resident must be 55+. Asking \$59,000.



**Gail Boal**  
 REALTOR®  
 925.577.5787  
[www.gailboal.com](http://www.gailboal.com)  
 DRE # 01276455

**1097 Lexington Way, Livermore**  
 Beautiful single story 5 bedroom, 3 bath home in popular Kristopher Ranch. Wonderful floor plan. Backyard is an entertainer's delight complete with pool/waterfall/spa and outdoor BBQ. **Offered at \$829,000**



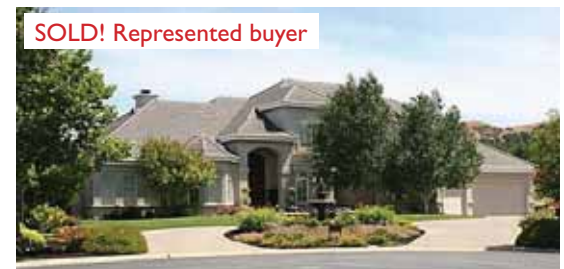
**Louise Davis**  
 REALTOR®  
 925.200.2457  
[www.LouiseDavis.com](http://www.LouiseDavis.com)  
 DRE #00551850

**1092 Geneva St., Livermore**  
**Sunset East Lancaster Model!!!**  
 Most popular model in Sunset East. 4 Bedroom, 2 bath, 3 car garage, Fireplaces. Remodeled Kitchen, Dual Paned Windows, New Roof, Great Yard. Sunset Park just down the street. Walk to Downtown. Fabulous Location! Merry Christmas to All!



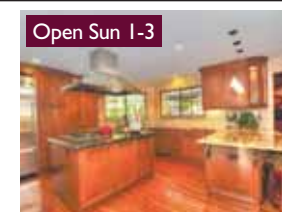
**Connie Cox**  
 925.766.3198  
[connie@conniecoxhomes.com](mailto:connie@conniecoxhomes.com)  
 Lic. # 01081927

**2735 Valley Trails Drive, Pleasanton**  
 5 BR, 2 BA, 2481 sq. ft. Remodeled kitchen. Big, open kitchen-family room combo with vaulted ceiling. Extra large bedroom upstairs can be master or bonus room. Office loft overlooks family room. View of hills & ridge line with no rear neighbors. Large paved side yard access.



**Dennis Gerlt**  
 Broker Associate  
 925.426.5010  
[www.buytrivalleyhomes.com](http://www.buytrivalleyhomes.com)  
 DRE # 01317997

**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!



**Dave & Sue Flashberger**  
 REALTORS®, GRI, CRS, SRES  
 925.463.0436  
[www.SoldinaFlash.com](http://www.SoldinaFlash.com)

**All You Want For Christmas... in one large package!**  
 A beautiful 4 bedroom, 2.5 bath Vintage Heights custom home that comes complete with two fireplaces for Santa, huge family room for the tree, formal dining for Christmas dinner, 3 sleigh garage and a large yard for the reindeer. A gift for a lifetime for only \$1,090,000

**Jingle Our Bell...**  
 and we'll show you this 3 bedroom, 2 bath Pleasanton home with over 1400 square feet. There is a two car garage and a Santa sized list of extras. Delightful, tranquil and yours for only \$479,000



**Cindy and Gene Williams**  
 REALTORS®  
 925.918.2045  
[www.williamsteam.net](http://www.williamsteam.net)  
 DRE # 01370076 and 00607511

**1641 Vetta Dr, Livermore** Outstanding 5 bed (6 potential) & 4.5 ba home w/ 3500+ sq ft. 1 bed/ba downstairs. Upgrades throughout incl \$27k in solar (no PG&E). **Offered at \$914,900**

