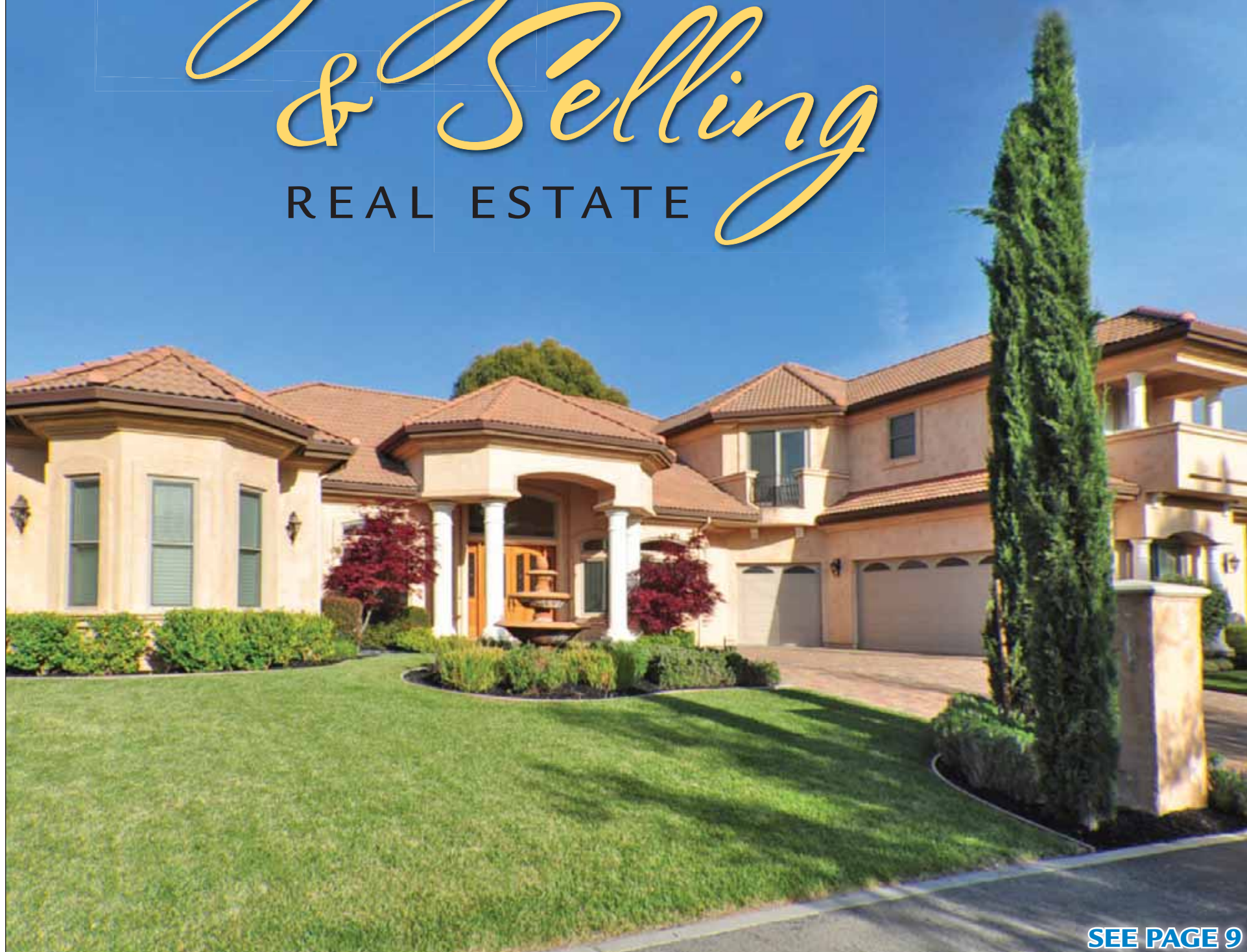


These homes
sponsored by



Buying & Selling

REAL ESTATE



SEE PAGE 9



SEE PAGE 13



SEE PAGE 11



SEE PAGE 15

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



Gina Piper

415 Abbie St. – Pleasanton – \$ 815,000
STUNNING DOWNTOWN REMODEL! Get ready to Entertain! Low lit crown molding thru-out. Travertine flooring. Cherrywood cabinet w/granite counters. S/S appliances. Vaulted 9' ceilings. No rear neighbors w/gorgeous views of Ptown ridge. Beautiful back yard w/fountain and BBQ. WALK to Downtown!



Linda Newton

626 Emerald St. – Livermore – \$415,000
Beautiful! Nice neighborhood & well maintained home on southside. Spacious kitchen, dining & family room. Remodeled kitchen with good size counter space, cabinets & pantry. Great curb appeal & beautiful back yard w/pool, spa, waterfall & solar heating. Large side yard access & parking. Beautiful!



Gina Piper

4087 Ghiotti Ct. – Pleasanton – \$359,000
This one is so adorable! You will LOVE it! High ceilings, light filled, tons of windows & very open floor plan. Private balcony. Newer flooring in kitchen & baths. Inside laundry. Attached garage. Walk to BART, shopping and restaurants! Dual-pane windows. The WORKS!



Mia Teetsel Team

5138 Hartland Ct. – Dublin – \$ 869,000
Wonderful court location. Beautiful hardwood floors downstairs, crown-molding throughout. Large bright kitchen with cherry cabinets, granite countertops and butlers pantry. Huge bonus room and large bedrooms. 1 bedroom and 1.5 baths downstairs. Large backyard with redwood trees.



Andrea & Earl Rozran

3435 Palmer Pl – Pleasanton – \$1,105,000
One of a Kind 4 BR, 3 BA Home with Large Bonus Room & Mud room w/ Separate Entrance were added to original "Alder" model & Downstairs Bedroom was Enlarged. Court Location and Large Private Lot w/ Pool & Spa. 3509 sq ft from prior appraisal. Not verified by Realtors or sellers.



Bill Wells

5656 Sonoma Dr. – Pleasanton – \$ 479,950
Gorgeous home with updated kitchen & baths — granite counter tops in both. 2BR + den/office, Plantation shutters, beautiful tile entryway, laminate floors in LR/DR, inside laundry, newer central air & water heater. Great location within walking distance to downtown Pleasanton & easy access to I-680.



Linda Slagle

4133 Stanley Blvd. – Pleasanton – \$419,000
Location, Location, Location for this cheery town-home 1 blk fr Main St & downtown's dining, shops & events! Bright, airy home w/nature views fr many windows. Flexible floorplan, kit w/bkfst bar, spacious bedrms. Inviting bkyd w/deck & garden! Close to Livermore wine region. PL schools!



Open Sun 1-4

Cindy Gee

337 Yearling Ct. – Pleasanton – \$ 2,398,000
Gorgeous Custom Home, Nestled in the Heart of Westside Pleasanton, Prestigious, Oak Tree Farm. Boasts approx. 5800 sq. ft. of Living. Sparkling Pool, Private yard, Executive office with Fireplace, Wine Cellar and Bar. Custom Cherry Cabinets, Granite, Hardwood floors and Much More...Must See!!!

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presents

californiamoves.com



DUBLIN

Open SAT/SUN 1 - 4:30 **5131 MONTIANO LANE**
HIGHLY UPGRADED HOME! CALL FOR PRICE
5 BR 3.5 BA Gorgeous Kit w/Granite, Island, & Eat-In Kit/Fam. Rm Combo. In-Law Ste. w/Kit. Lrg Bckyrd. 925.847.2200



LIVERMORE

Open SAT/SUN 1 - 4 **4706 BEL ROMA RD.**
LOVELY RANCH HOME! \$1,995,000
4 BR 2.5 BA 6 stall horse barn w/pipe paddocks. Formal Din/Liv.Lg Fam.Rm.Lovely Kit w/granite.Pool. 925.847.2200



PLEASANTON

2852 CAMINO SEGURA
BEAUTIFULLY LANDSCAPED CALL FOR PRICE
4 BR 2.5 BA Updated Kit.w/granite.New Paint.Fam. Rm/Eat-In Kit.Dining w/sliding doors to backyard. 925.847.2200



SAN RAMON

Open SAT/SUN 12 - 4 **145 COPPER RIDGE RD.**
CONDOS AVAILABLE PRICING STARTS IN LOWER \$300'S
2 bd condos, Vaulted Ceilings avail, w/Garages, Gated Community, Renovated/Upgraded 925.847.2200

DANVILLE

1250 COUNTRY LANE
CUSTOM RANCHER W/POOL! \$1,499,000
5 BR 3.5 BA Upgraded home w/in-law Apt.Kit/Ba w/Granite.Formal Liv/Din Rm.5 Stall Barn & raised garden 925.847.2200

DISCOVERY BAY

540 STIRLING CT
NEW PRICE-COURT LOCATION! \$259,888
3 BR 2.5 BA Home is like New!Hardwood flooring. Loft Area upstairs, possible 4th bdrm.Laundry Upstairs. 925.847.2200

DUBLIN

Open SAT/SUN 1-4 **8091 JADE CIR**
OPPORTUNITY KNOCKS CALL FOR PRICING
3 BR 2 BA 1616 Sq. Ft.Open Flr Plan.Hrdwd Flrs,Backs to Open Space.Close to schools.Won't Last Long! 925.847.2200

LIVERMORE

Open SAT/SUN 1 - 4 **573 HELIGAN LANE #3**
FABULOUS LAYOUT! \$485,000
3 BR 3 BA Kit w/Granite & SS Appliances.Bonus Rm.Recessed Lighting.Tankless Wtr Heater.Gas Fireplace 925.847.2200

MODESTO

3617 JARENA DRIVE
GREAT NEIGHBORHOOD! \$122,000
3 BR 2 BA Great Location! Tile Roof. Modern Home. 2 Car Garage. Landscaped Front Yard. AC/Heat 925.847.2200

SANTA CLARA COUNTY

17065 COPPER HILL DR
HOLIDAY LAKES ESTATES \$615,000
4 BR 2.5 BA Beautiful Bkyrd.Open Flr Plan.Vaulted Ceilings.Lrg Family Rm w/Fireplace 925.847.2200

OAKLAND

Open SAT/SUN 1-4 **1196 79TH AVENUE**
CONTEMPORARY HOME! \$199,950
3 BR 2 BA Hrdwd flrs.New Kit.Cabinets w/Granite counters/New Appliances.Landscaped Front/Rear yrd. 925.847.2200

2941 CAPP STREET
FIXER UPPER IN GOOD AREA \$179,000
2 BR 1 BA Built in 1900's.Sun-Splashed Lot.De-tached Garage w/Two Storage Units.Easy Access to Fwy's 925.847.2200

PLEASANTON

Open SUN 1-4 **715 MONTEVINO DR**
GORGEOUS CUSTOM HOME \$1,190,000
4 BR 3.5 BA Incredible Views!Gourmet Kit opens to Fam.Rm Hrdwd Flr. Guest Ste&Office on 1st flr. 925.847.2200

1541 WHISPERING OAK WAY
BEAUTIFUL HOME \$949,000

4 BR 3.5 BA Granite Counters,Lg Bdrms & Master w/Retreat,3 Car Gar,750 sq ft Studio w/ Kit & Full Bath 925.847.2200

1122 CONCORD ST
VINTAGE HILLS HOME \$819,000

5 BR 3 BA 1 Bed/Bath Downstairs.Hrdwd Flrs,Upgraded Kit.w/Granite & Oak Cabinets.Private Bkyd w/pool 925.847.2200

SAN LEANDRO

632 WOODLAND AVE
\$289,000

3 BR 1.5 BA Fixer Upper Craftsman in Broadmoor. Needs Everything! Huge Yard! Great Area! Won't Last! 510-851-3551

State's median home prices gain

'Housing market continues to perform at solid pace,' Realtor says

By JEB BING

California home sales declined in March from February's pace, while the median home price snapped a 16-month annual price decline and posted its first year-over-year gain, the California Association of Realtors reported.

"While home sales were down statewide, the housing market continued to perform at a solid pace by historical standards," said CAR President LeFrancis Arnold.

"In fact, sales jumped significantly in most regions of the state, with many areas experiencing double-digit gains," he added. "Tight inventory and robust home sales, particularly in the San Francisco Bay Area, fueled the substantial increase in the March median home price."

Closed escrow sales of existing, single-family detached homes in California totaled a seasonally adjusted annualized rate of 505,360 units in March, according to information collected by CAR from more than 90 local Realtor associations and statewide MLS reports.

Sales in March were down 4.5% month-over-month and 2.3% year-to-year. The statewide sales figure represents what would be the total number of homes sold during 2012 if sales maintained the March pace throughout the year. It is adjusted to account for seasonal factors that typically influence home sales.

The statewide median price of an existing, single-family detached home jumped 9.2% to \$291,080 in March from February's \$266,660 median price and was up 1.6% from a revised \$286,550 recorded in March 2011. The month-to-month increase was the largest since March 2004.

"Housing inventory remains extremely tight throughout the state and at levels severely under normal market conditions," said CAR Vice President and Chief Economist Leslie Appleton-Young.

"In areas, such as Los Angeles and Riverside counties, where the Federal Housing Finance Agency (FHFA) wants to implement the REO bulk sale pilot program, inventory



is running at levels well below the long-run average," he added. "These low inventory levels demonstrate that the pilot program is not necessary in California."

The pilot program calls for the sale of more than 600 Fannie Mae-owned foreclosed homes in Los Angeles and Riverside counties to institutional investors.

Other key facts of CAR's March 2012 resale housing report include:

- California's housing inventory declined in March, with the Unsold Inventory Index for existing, single-family detached homes decreasing to 4.1 months in March, down from a revised 5.4 months in February and down from the 5.4-month supply in March 2011. The index indicates the number of months needed to sell the supply of homes on the market at the current sales rate. A 7-month supply is considered normal.

- Interest rates edged up slightly in March. Thirty-year fixed-mortgage interest rates averaged 3.95% during March 2012, down from 4.84% in March 2011, according to Freddie Mac. Adjustable-mortgage interest rates averaged 2.77% in March 2012, compared with 3.22% in March 2011.

- The median number of days it took to sell a single-family home fell to 53.1 days in March 2012 and was down from a revised 57 days for the same period a year ago. ■

Mortgage rates decrease in first week of April

Mortgage applications decreased 2.4% from one week earlier, according to data from the Mortgage Bankers Association's (MBA) Weekly Mortgage Applications Survey for the week ending April 6.

The MBA also reported that the average contract interest rate for 30-year fixed-rate mortgages with conforming loan balances (\$417,500 or less) decreased to 4.10% from 4.16%, with points remaining unchanged at 0.43 (including the origination fee) for 80% loan-to-value ratio (LTV) loans. This is the lowest 30-year fixed rate since March 9, 2012. The effective rate decreased from last week.

The average contract interest rate for 30-year fixed-rate mortgages with jumbo loan balances (greater than \$417,500) decreased to 4.43% from 4.46%, with points decreasing to 0.36 from 0.49 (including the origination fee) for 80% LTV loans. This is the lowest 30-year jumbo rate since March 9, 2012.

The effective rate decreased from last week.

The average contract interest rate for 30-year fixed-rate mortgages backed by the FHA decreased to 3.87% from 3.89%, with points decreasing to 0.55 from 0.58 (including the origination fee) for 80% LTV loans. This is the lowest FHA rate since March 9, 2012. The effective rate decreased from last week.

The average contract interest rate for 15-year fixed-rate mortgages decreased to 3.37% from 3.40%, with points decreasing to 0.37 from 0.41 (including the origination fee) for 80% LTV loans. This is the lowest 15-year fixed rate since March 9, 2012. The effective rate decreased from last week.

The average contract interest rate for 5/1 ARMs decreased to 2.89% from 2.93%, with points increasing to 0.38 from 0.35 (including the origination fee) for 80% LTV loans. This is the lowest 5/1 ARM rate since March 9, 2012. The effective rate decreased from last week.

—Jeb Bing

About the Cover

These stunning Pleasanton homes are listed by Alain Pinel Realtors. For more details, see the property listings in the Buying & Selling special section. Top: 5739 Ohana Place, presented by Doug Buenaz on page 9; bottom row from left: 369 Oak Lane, presented by Blaise Lofland on page 13; 3351 Sagewood Court, presented by the Moxley Team on page 11; and 1138 Mills Court, presented by Tim McGuire on page 15.

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Cindy Gee
Realtor, Notary
GRI, CDPE
925.963.1984
925.218.1210
cindy.gee@BHGHHome.com
DRE# 1307919

JUST LISTED!

337 Yearling Court

Welcome to Casa Yearling and Oak Tree Farm. A unique lifestyle that blends elegant living with the serenity of a rural past. Highly upgraded 5800 sq. ft. executive home, secluded backyard with sparkling pool — an entertainers delight. 5 bed, 4.5 bath, executive office with fireplace and patio, wine cellar with bar attached. Gorgeous kitchen includes granite, upgraded stainless appliances, 2 dishwashers and hardwood floors. Huge master suite and bonus room. Close to shopping, commute, schools. Must see! Offered at \$2,398,000



Open Sunday 1-4



Laguna Oaks

COMING SOON!

2577 Arlotta Place

Resort style living, 4 bed, 3.5 bath, 3886 sq. ft., gorgeous open floorplan, stainless appliances, wine cellar, Corian counters. Call Cindy for information.



7943 Paragon Cir.
Laguna Oaks beauty!



843 Genevieve Pl.
Bonde Ranch beauty!



60 Foster Dr.
in San Ramon



8363 Rhoda, Dublin
5 bedroom, 3.5 bath



PRESENTED BY **Sonali Sethna** AND TEAM

OPEN SUN 1-4



5206 ZARO COURT, PLEASANTON

This 4bdrm/2.5 ba beauty is the Largest Floorplan in the Avila Community and Sits on an approx 3600 sq ft Corner Lot with a Low Maintenance Yard. Totally Updated with \$75k in Upgrades. This 1983 sq ft Home has a Unique Open Floorplan Featuring Outstanding Quality Throughout.

OPEN SUN 1-4



5950 BLACK AVENUE, PLEASANTON

In one of Pleasanton's most charming neighborhoods with tree lined streets, walking distance to 3 levels of schools, a park and shopping. This Totally Remodeled Floor Plan has Tons of Upgrades. This Awesome Home Offers 5bdrm/2.5ba, approx 2882 sq ft on an approx 9000 sq ft lot with side RV access.

For Private Showings and More Information
Please Call

Sonali Sethna

REALTOR® Lic#01194792



925.525.2569
SonaliSells.com

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PLEASANTON REAL ESTATE OVERVIEW

MARKET VIEW

Avg. Listing Price

\$955,853

Week ending Apr. 04



+\$36,268

+3.9%

week over
week

Median Sales Price

\$505,000

Jan. '12 - Mar. '12



-\$105,000

-17.2%

year over
year

142 Homes for Sale **25** Open Homes

554 Recently Sold **198** Foreclosures

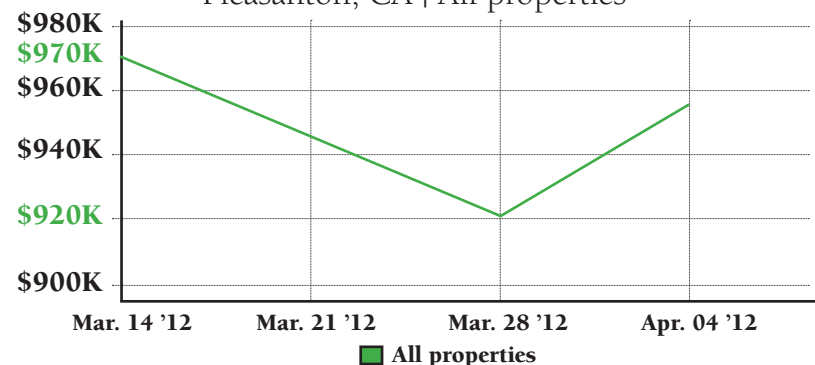


MARKET TRENDS

The median sales price for homes in Pleasanton, CA for Jan. '12 to Mar. '12 was \$505,000 based on 150 home sales. Compared to the same period one year ago, the median home sales price decreased 17.2%, or \$105,000, and the number of home sales decreased 27.5%. Average price per square foot for Pleasanton, CA was \$295, a decrease of 4.8% compared to the same period last year. There are currently 142 resale and new homes in Pleasanton on Trulia, including 25 open houses, as well as 198 homes in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process. The average listing price for homes for sale in Pleasanton, CA was \$955,853 for the week ending Apr. 04, which represents an increase of 3.9%, or \$36,268, compared to the prior week.

Average Listing Price

Pleasanton, CA | All properties



Pleasanton Sales – Jan. '12 to Mar. '12

Avg. Listing Price	\$955,853	+3.9%	week over week
Median Sales Price	\$505,000	-17.2%	year over year
Avg. Price/Sq. Ft.	\$295	-4.8%	year over year
Number of Sales	150	-27.5%	year over year

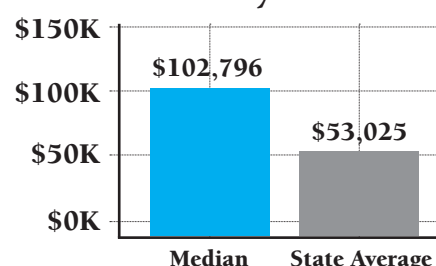
Pleasanton Listing Prices

Number of Bedrooms	Week Ending Apr. 4	week over week	Week Ending Mar. 28	Week Ending Mar. 21	Week Ending Mar. 14
2 bedrooms	\$181,522	-14.0%	\$211,158	\$247,019	\$252,918
3 bedrooms	\$556,645	-2.0%	\$567,988	\$539,392	\$581,555
4 bedrooms	\$953,296	+3.7%	\$919,469	\$875,388	\$961,992
All properties	\$955,853	+3.9%	\$919,585	\$942,692	\$970,138

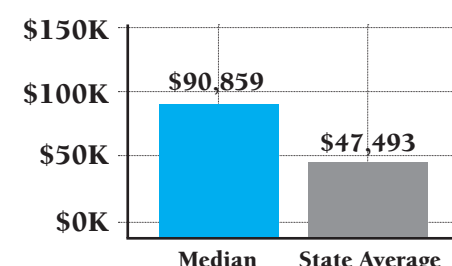
Nearby Cities

Cities	Median Sales Price	Avg. Listing Price
Dublin	\$500,000	\$587,751
Sunol	\$506,000	\$1,431,618
Livermore	\$363,750	\$647,198
San Ramon	\$505,500	\$736,134
Danville	\$696,101	\$1,069,780

Family Income



Household Income



SOURCE: TRULIA.COM — APRIL 2012

OPEN HOMES THIS WEEKEND

Alamo

2 BEDROOMS

1398 Danville Blvd **\$329,000**
Sun 1-4 Keller Williams Realty 855-8333

4 BEDROOMS

1473 Paseo Nogales Rd **\$1,299,950**
Sun 1-4 Alain Pinel Realtors 314-1111

5 BEDROOMS

1494 Finley Ln **\$1,075,000**
Sun 1-4 Alain Pinel Realtors 314-1111

6 BEDROOMS

1311 Laverock Lane **\$2,694,000**
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

Dublin

5 BEDROOMS

6107 Ledgewood Terr **\$930,000**
Sun 1-4 J. Rockcliff Realtors Inc. 580-5107

Livermore

3 BEDROOMS

573 Heligan Ln #3 **\$485,000**
Sat/Sun 1-4 Coldwell Banker 847-2200

2188 McLean Pl **\$1,179,999**
Sun 12-3 J. Rockcliff Realtors Inc. 251-2530

957 Cayuga Drive **\$387,500**
Sun 1-4 Keller Williams Tri-valley 918-2045

4 BEDROOMS

4706 Bel Roma Rd **\$1,995,000**
Sun 1-4 Coldwell Banker 847-2200

1545 Yukon Pl **\$949,950**
Sun 1-4 J. Rockcliff Realtors Inc. 251-2585

2046 Pinot Ct **\$1,124,000**
Sun 1-4 J. Rockcliff Realtors Inc. 583-2173

Pleasanton

2 BEDROOMS

1563 Calle Enrique **\$299,950**
Sat/Sun 1-4 Alain Pinel Realtors 251-1111

3 BEDROOMS

4281 Diavila **\$675,000**
Sun 1-4 Alain Pinel Realtors 251-1111

2101 Palmer Dr **\$1,029,000**
Sun 1-4 Keller Williams Tri-valley 397-4326

4 BEDROOMS

640 Varese Ct **\$1,950,000**
Sun 1-4 Fabulous Properties 980-0273

5286 Blackbird Dr **\$749,000**
Sat/Sun 1-4 Tim McGuire 895-9950

4444 Foothill Rd **\$1,990,000**
Sun 1-4 Keller Williams Tri-valley 397-4200

715 Montevino Dr **\$1,190,000**
Sun 1-4 Coldwell Banker 847-2200

3351 Sagewood Ct **\$1,295,000**
Sun 1:30-4:30 Moxley Team 600-0990

6070 Inglewood Dr **\$575,000**
Sun 1:30-4:30 Moxley Team 600-0990

5 BEDROOMS

4925 Monaco Dr **\$899,000**
Sat/Sun 1-4 Keller Williams Tri-valley 260-2220

9616 Crosby Dr **\$1,549,500**
Sun 1-4 Faran Honardoost 922-0822

337 Yearling Ct **\$2,398,000**
Sun 1-4 Bhg Tri-valley Realty 963-1984

6 BEDROOMS

9999 Longview Ln **\$3,499,000**
Sun 1-5 J. Rockcliff Realtors 251-2500

San Ramon

3 BEDROOMS

2615 Meadow Glen Drive **\$299,000**
Sun 1-3:30 Coldwell Banker 935-7100

4 BEDROOMS

109 Barberry Ln **\$965,000**
Sun 1-4 Keller Williams Tri-valley 397-4200

308 Pine Valley Ct **\$825,000**
Sun 1-4 Coldwell Banker 837-4100

5 BEDROOMS

3152 Enfield Street **\$844,000**
Sat/Sun 1-4:30 Alain Pinel Realtors 251-1111

For more Real Estate information and open homes
visit pleasantonweekly.com/real_estate/

Look out for the Fall Buying and Selling issue August 17th.

For advertising contact Andrea Heggelund at 925-600-0840 x110
or 707-363-1934 or email aheggelund@pleasantonweekly.com



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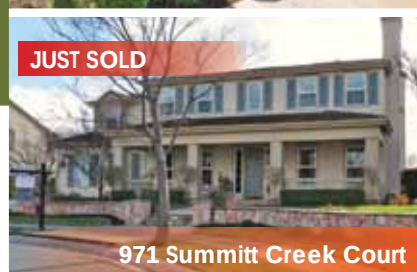
PHYLLIS WEINER **925.251.2585**
PETER MCDOWELL **925.251.2550**

Open Sun 1-4



1545 Yukon Place

JUST SOLD



971 Summit Creek Court

NOW PENDING



993 Summit Creek Court

PENDING IN 4 DAYS



8226 Regency Drive



OPEN SUNDAY

YOUR HOME MIGHT BE WORTH MORE THAN YOU THINK... IT'S CERTAINLY WORTH A CALL.

1545 YUKON PL S. LIVERMORE 1545Yukon.com

An exceptional home in the Portofino neighborhood of desirable South Livermore! This luxurious 4 bedrooms plus office and bonus room with 3777 sq.ft. on a fabulous 1/3 acre lot with pool, spa, playhouse and gorgeous oak tree.

JUST LISTED / OPEN SUNDAY 1-4 \$949,950

971 SUMMIT CREEK CT PLEASANTON 971SummitCreek.com

One of the finest homes in the desirable Bridle Creek neighborhood! This luxurious 4,455 square foot home features 5 Bedrooms plus Library and Media Room, including a private Guest Suite downstairs.

SOLD / 14 Days on the MLS \$1,665,000

993 SUMMIT CREEK CT PLEASANTON, CA 993SummitCreek.com

Welcome to this exceptional home in the wonderful Bridle Creek Community. The "Avalon" model features 5 spacious bedrooms, 4 1/2 baths, with 4434 square feet of luxurious living space. A separate "cabana" studio home adds another 450 square feet of living space

PENDING / 12 Days on the MLS Offered at \$1,648,000

8226 REGENCY DR PLEASANTON 8226Regency.com

One of the best lots and locations in Laguna Oaks! Wonderful floorplan w/ the Master, Office & 1 additional bedroom on the main floor. Incredible backyard w/ pebble-tec pool, spa, waterfall & slide.

PENDING SALE/ 4 Days on the MLS Offered at \$1,478,000

J. Rockcliff
Realtors



WMGHOMES.COM

With taxes paid, what records should you keep?

Record-keeping no fun, but small price to pay in case of an IRS audit

By JASON ALDERMAN

If the memory of hours spent hunting for and organizing paperwork to file your taxes is still fresh, think about doing some financial spring cleaning so next year's tax preparation won't be such an ordeal.

Many people hold onto mounds of receipts and account statements because they're not sure when it's safe to toss them. (By toss, I mean shred — don't give identity thieves any ammunition.) Here's when you wouldn't want to lack proper documentation:

■ If audited by the IRS you must be able to justify deductions, charitable contributions, income, etc.

■ Track stock and fund transactions so when you sell you'll only be taxed on profits above the purchase amount; also to justify claiming a loss on your taxes.

■ To claim tax credits/deductions for home improvements, such as energy-efficiency upgrades or for medical reasons.

■ If you make nondeductible (after-tax) contributions to an IRA or 401(k), to prove you've already paid taxes on the amount.

■ Your heirs will need your financial documents to settle your estate.

The IRS has several periods of limitations during which you can be asked to produce records proving income, deductions or credits you claimed: Normally, they have up to three years after your tax return to request documentation. However, if you failed to report income that is more than 25 percent of



Jason Alderman

the gross income on your return, they have six years. If you file a claim for losses from worthless securities, it's seven years. If you don't file a return or file a fraudulent return, there is no statute of limitations.

So, you should probably hold onto back-up documentation for seven years, to be safe. These records include:

■ W-2 and 1099 income forms.

■ Year-end bank and brokerage statements showing interest earned.

■ Receipts, cancelled checks or other proof of payment for deducted expenses.

■ Home purchase or closing statements, insurance records and receipts for improvements.

■ Homeowners, car and medical insurance claim payouts.

■ Investment statements (stocks, bonds, mutual funds retirement accounts, etc.).

IRS Form 552 contains detailed instructions on what to save and for how long (www.irs.gov). Hold onto certain documents for even longer than IRS audit requirements. For example:

■ Keep records for investments and major assets at least as long as you own them.

■ Save records and tax forms relating to retirement accounts, at least until you've drained their balances.

■ Toss monthly and quarterly loan statements after receiving year-end summaries, but always retain final payoff notices in case the loan erroneously goes into collection and you need proof.

■ Save all tax returns and attachments (Schedules, W-2 form, etc.) indefinitely. The same goes for hard-to-replace personal documents such as birth, marriage and



death certificates, divorce, adoption and military discharge papers, will, power of attorney, etc.

You can always save actual documents and receipts. But if your goal is to reduce paper clutter, scan copies and save as PDF files. Back up electronic "soft copies" on an encrypted flash drive or external hard drive in case your computer crashes. And,

if you're worried about fire, theft or other disasters, store additional copies in a safety deposit box or with a trusted friend.

Recordkeeping is no fun, but compared to tearing the house apart to prepare for an audit, it's a small price to pay.

Jason Alderman directs Visa's financial education programs.

Shop Local

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

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.

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

- 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

Learn more about the value of locally owned businesses at ShopPleasanton.com

ShopPleasanton is also available in a mobile version.



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1225 Lozano Ct Pleasanton	2407 Skylark Way Pleasanton	6107 Ledgewood Ter Dublin	3678 Foothill Rd Pleasanton	2020 Charmont Ct Livermore
		 Open Sun 1-4		 Coming Soon
bd 6 ba 8 sqft+/- 8,877 \$3,799,000	bd 4 ba 2.5 sqft+/- 3,236 Call for Price	bd 5 ba 4 sqft+/- 3,844 \$930,000	bd ba acres+/- 5.16 \$899,000	bd 5 ba 3.5 sqft+/- 4,900 Call for Price
Stunning, classic Italian Villa in one of Bay Area's most desirable locations. Catch your breath & prepare for what lies beyond the gorgeous entry of this estate. Nestled in an unrivaled setting among olive trees & lush landscaping w/ mile long views of vineyards.	The home is in an ideal location of a highly sought after area called Birdland. Again, an appropriate name since you can sit out by the waterfall (your private oasis) in the morning sipping coffee and reading the paper and hear a variety of little birds singing their songs.	Views of TriValley, Mt Diablo & Dublin Hills! Dub Ranch Beauty w/ 5 Beds, Bonus/Game Room, 4 Baths. Master & Guest Suite on Main Level. Premium lot location w/ access to open space. Walk to golf course, swim club & award winning schools.	Nice 5 acre parcel with Gorgeous Valley Views. West End of Old Foothill Rd. has black Gate entry to private road. 2 containers on property. Home at end of private road not included. Owner will finance, consider trades. All Services to front of parcel.	Italian Villa, custom home located within walking distance to the vineyards and downtown restaurants and wineries. Thoughtfully designed throughout to include custom appointed amenities, located in the heart of the Livermore Wine Country.
Uwe Maercz 925.251.2568	Michael Swift 925.251.2588	Cindy Engel 925.580.5107	Steve Mattos 925.4267978	Cindy Engel 925.580.5107
9999 Longview Ln Pleasanton	8012 Golden Eagle Wy Pleasanton	1545 Yukon Pl Livermore	1944 Fiorio Cir Pleasanton	3510 Saddlebrook Pl Dublin
 Open Sun 1-4		 Open Sun 1-4		
bd 6 ba 6.5 sqft+/- 8,330 \$3,499,000	bd 5 ba 6.5 sqft+/- 8,585 \$3,498,000	bd 4 ba 2.5 sqft+/- 3,777 \$949,950	bd 2 ba2 sqft+/- 1,369 \$525,000	bd 4 ba 3 sqft+/- 2,522 \$650,000
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!	Fabulous private custom Mediterranean in resort-like setting has it all. Porte Cachere, grand entry, gourmet kitchen, awesome theater w/ theater seating, stunning arcade & exercise rms. Vast lawns & wrap-around decks, guest house, pool/spa.	An exceptional home in the Portofino neighborhood of desirable South Livermore! This luxurious 4 bedrooms plus office and bonus room with 3777 sq.ft. on a fabulous 1/3 acre lot with pool, spa, playhouse and gorgeous oak tree.	Updated end unit! Vaulted ceiling, skylight, big bedrooms. Full bed&bath downstairs. Granite kitchen, tile floor in kitchen & bath. Recent updates: plantation shutters, laminate wood floors, neutral paint & carpet, H2O heater, lawn & roof! Walk to park, shopping, dining.	No rear neighbors! 5th bedroom is master bedroom retreat. Located in CUL-de-SAC location. Needs some TLC. One bedroom and bath downstairs.
Uwe Maercz 925.251.2568	Peggy Cortez 925.209.3451	Weiner/ McDowell 925.251.2585	Daniella Estrada 925.280.6448	Debra Allen 925.251.2530
804 Amberwood Way San Ramon	5537 Satin Leaf Way San Ramon	3994 Pimlico Dr #0 Pleasanton	2046 Pinot Ct Livermore	188 Heligan Ln #5 Livermore
			 Open Sun 1-4	
bd 5 ba 3.5 sqft+/- 3,471 \$1,129,000	bd 4 ba 3.5 sqft+/- 4,307 \$1,399,950	bd 2 ba 1 sqft+/- 897 \$203,700	bd 4 ba 4 sqft+/- 4,340 \$1,124,000	bd 3 ba 3.5 sqft+/- 1,548 \$449,950
Grand entrance, dramatic staircase, large marble foyer. Formal dining, elegant living room. Bedroom suite on main level. Updated kitchen, hardwood floors. Spacious master! Huge yard. Large pool & built in BBQ. Located in prestigious Hills at Bent Creek. Court Location.	Magnificent single story at the pointe on the 7th hole of the Bridges Golf Course... amazing views! Over \$500k in upgrades throughout, ss kitchen appliances, large island, master suite w/ sitting area, 2 way fireplace & huge custom walk in closet, 1200 bottle wine cellar!	End-unit, almost 900 square foot, with a large family room with open kitchen and breakfast counter. Laundry closet FA1Z/CAC and an fenced in patio for privacy. The condo has laminate flooring thru out and the property comes with an assigned parking space.	Beautiful South Livermore Home located in the Exclusive Chardonnay Estates. This home has it all...including 4 Lg Bds, 1 Bd Dwnstrs, Huge Bonus/Media Rm, 4 Baths. Gourmet Kit and Grt Rm. Huge Priv Bckyrd with Built in BBQ. Top rated schools. Tennis Court Park.	"Designer Home" Chef's Kitchen: Slab granite, mosaic tile backsplash, stainless appliances, great room and kitchen - balcony off of greatroom, sit up breakfast bar, surround sound, downstairs master suite, 2 car garage, Recreation Center, Activity Park (Pool, tot lot).
Esther Langhofer 925.855.4078	Khrista Jarvis 925.855.4065	Max de Vries 925.251.2514	Corey Green 925.583.2173	Cindy Engel 925.580.5107
3100 Terra Granada Walnut Creek	6950 Crow Canyon Rd Castro Valley	1267 Lillian St Livermore	2188 McLean Place Livermore	17860 Almond Rd Castro Valley
			 Open Sun 12-3	 Open Sun 1-3
bd 2 ba 2 sqft+/- 1,474 \$449,900	bd 4 ba 3.5 sqft+/- 2,700 \$883,000	bd 4 ba 2.5 sqft+/- 2,102 \$475,000	bd 3 ba 4(2) sqft+/- 4,062 \$1,179,999	bd 5 ba 2.5 sqft+/- 1,922 \$699,950
Unit 2. Park at the front door & enter your updated home with vaulted beam ceilings, gas fireplace, 3 skylights, 2 patios & expansive view. This freshly painted side by side duplex offers a den, bonus room, granite counters in both baths & a walk in SPA tub. Rossmoor Community.	Country Colonial Charming This Gated Entrance to this Country Charming property is great. The main home is 2,700+/- sq.ft., updated kitchen and most windows are new, flooring thru out the home is newer and so much more. Cottage which is over 850 sq.ft. all on 1 Acre.	Fabulous huge backyard w/pond & waterfall, tree covered walkways, fruit trees, raised planting beds, dog run & SYA. Remodeled kitchen w/SS appliances, hardwood floors & new carpet, Remodeled Master Bath, 2 fireplaces, lg sun porch, 1yr old roof, newer driveway!	Custom home (Court location), Special lighting system, gourmet kitchen, baking center, office; den, theatre / exercise bonus room w / half bath and kitchenette above garage, travertine flooring, 3 fireplaces, BBQ pool, and raised - bed garden.	Dream Location, Freshly painted, Newer Carpets, Great home larger than it looks, Detached drive through two car garage, Desired school district, Large finished basement, Investor/ Home owners dream property, barn, three parcels with sale of home.
Andy Poryes 925.251.2570	Kristy and Company 925.251.2536	Diane Sass 925.583.2168	Patrick Maravelias 925.251.2530	Kristy and Company 925.251.2536

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925.736.6000

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Lafayette, CA 94549
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925.251.2500

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Velvet, like Valentino, is stunning with long black hair, although she is female. She adores people and playing with toy mice. Both are just over a year old and would make paw-some pets. These two sweethearts lived in a hotel parking lot for six months until a good Samaritan came to their rescue and surrendered them to Valley Humane Society. They were starving and desperate for attention. Now, they are healthy and ready for a forever home, together! Call 426-8656 or go to www.valleyhumane.org to see other adoptable dogs and cats. Valley Humane Society is located at 3670 Nevada St. in Pleasanton.

The latest from The 680 Blog

5 Things You Should Know About the Current Market

What a difference a few months can make. The stock market is up, the economy appears to be thawing, the real estate market is strong, and gas is under \$3.00 a gallon (I wish). So it is a good time to take a step back and see the Pleasanton and Tri-Valley real estate market from a broader perspective. Here are 5 things you should know about the current market:

1. No inventory. Inventory is at near record lows. As of this writing, there are 97 single family homes for sale in Pleasanton, 35 in Dublin, and 74 in San Ramon. These are well below normal levels, and these conditions are creating some issues in the market. For sellers, this is great news. Low inventory and strong demand leads to a multiple offer market. Indeed, homes that are well priced and in good condition with no major flaws are seeing multiple offers in most cases. This is less true as the price range goes up of course, but even in the upper price ranges there is strong demand. So it is indeed a great time to sell right now. For buyers, lack of inventory creates problems. When a buyer sees a house they really like, it is quite likely that other buyers like it as well, and they will be forced to compete for the property. Obviously, this lowers the odds

of getting any particular house, and some buyers will loose out on 3 or 4 houses before they finally get aggressive and write a strong enough offer to get the house. So the overall frustration level for buyers has risen as the inventory has shrunk.

2. Appraisals. With the increase in multiple offers and bidding up of prices, appraisals will become increasingly important. When it is a strong seller's market, appraisals become a drag on the market, keeping prices in check. It does not matter if you find a buyer who is willing to pay \$5,000, \$10,000 or even \$20,000 over the asking price. It still has to appraise in most cases, unless the buyer waives their appraisal contingency. So it is important for both the buyer and seller to keep an eye on the likely appraised value so transactions don't hit a snag when the appraisal comes in.

3. Cash is King. Never has this been more true than right now. All cash buyers have a big advantage in the market place. Lenders are a royal pain in the you-know-what right now. Everyday it seems that we get requests from lenders for ridiculous things like an explanation of why the buyer had a >> **Go to www.680homes.com to read the rest of this article.**



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Stunning Castlewood Mediterranean! Hardwood flooring, huge gourmet granite kitchen, bonus room, and a large private .57 Acre lot with sweeping views! **\$1,379,000**

JUST SOLD!



Fabulous luxury home in pristine country setting! 5 BR plus bonus room, loft, & office, 7 baths, 1 acre flat lot with outdoor kitchen, granite, hardwood floors, and designer features inside & out **\$1,795,000**

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APR's Don Faught Named California Association of REALTORS® President-Elect

Don Faught, Vice President and Managing Broker of Alain Pinel Realtors Pleasanton and Livermore Valley offices, has been named President-Elect in 2012 and President in 2013 by the California Association of REALTORS®. As President-Elect, Don represents more than 168,000 REALTOR® members statewide.

Don is also a member of the prestigious REALTORS® Political Action Committee "Hall of Fame." To date, there are just 345 members in RPAC's "Hall of Fame," and Don is one of only 33 "Hall of Fame" members in California. Don was selected as a member due to his financial commitment to RPAC, as well as the amount of personal time he has dedicated the Association.

Throughout his more than 24 years in the real estate business, Don has become increasingly involved in the industry at the local, state and national levels. After becoming a C.A.R. Director in 1997, Don's long list of high level positions with C.A.R. includes 2010-2011 Treasurer, Chair of the Strategic Planning and Finance Committee, Chair of Federal Issues and Executive Committee Liaison. Don has also served as a National Association of REALTORS® Director since 2002 and is currently the Chair of the Economic Issues and Commercial Real Estate Trends Forum and a member the Strategic Planning Committee. Don has received designations as a Certified Residential Specialist (CRS) and is a Graduate of the REALTOR® Institute (GRI).

As President-Elect, Don aims "not to just simply hold an office or title, but to gather all REALTORS® to transform an industry." His first goal includes recognizing the individual members that make up C.A.R. and inspire these members to take action by getting involved in their communities and the industry. Don strives to implement consistent procedures and practices by the banks to ensure the need for stability in the market. Don said, "REALTORS® are the Homeowners Lobbyist and it is our responsibility to help them." Finally, Don promises the dedication to find and develop innovative tools for the future success of REALTORS® and their continued relevance to the consumers they serve.



DRE # 00971395

Don Faught

Vice President, Alain Pinel Realtors

Pleasanton & Livermore Manager

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PENDING!

(3 offers - 9 days)

2076 Valley Oak Ct. Pleasanton

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Buying & Selling

SALES AT A GLANCE

Dublin

Total sales reported: 11

Lowest sale reported: \$275,000

Highest sale reported: \$620,000

Average sales reported: \$441,545

Livermore

Total sales reported: 19

Lowest sale reported: \$87,500

Highest sale reported: \$667,000

Average sales reported: \$381,579

Pleasanton

Total sales reported: 13

Lowest sale reported: \$175,000

Highest sale reported: \$1,680,000

Average sales reported: \$642,577

San Ramon

Total sales reported: 9

Lowest sale reported: \$175,000

Highest sale reported: \$1,020,000

Average sales reported: \$476,556

Sunol

Total sales reported: 1

Lowest sale reported: \$506,000

Highest sale reported: \$506,000

Average sales reported: \$506,000

Source: California REsource

HOME SALES

This week's data represents homes sold during March 2012

Dublin

6981 Amador Valley Boulevard J.

Haussener to K. Ehret for \$410,000

11700 Amarillo Court M. & C. Moses to M.

Pilot for \$450,000

3308 Araldi Lane D R Horton to S.

Chamakura for \$562,000

4744 Boxwood Way N. Busser to Y. Shen for \$583,000

7424 Brighton Place Lopez Trust to S.

Amladi for \$620,000

7644 Burnham Way DR & RK HIGA

Properties to B. & J. Roudabush for \$470,000

4220 Clarinbridge Circle Tip Fund to S.

Martha for \$345,000

3385 Dublin Boulevard #341 C. Eng to C.

Tang for \$275,000

4318 Keegan Street #23 I. Lopine to G.

Goon for \$340,000

7008 Lancaster Court Wells Fargo Bank to

M. Ramirez-Torres for \$417,000

8654 Wicklow Lane T. & M. Surrea to B.

Duong for \$385,000

Livermore

1071 Alison Circle R. & C. Birkhahn to

Wetherell Trust for \$597,000

2460 Bess Avenue J. Woltner to S.

Prabhakar for \$615,000

567 Colusa Way E. Castaneda to A. & L.

Bicker for \$340,000

4287 Cornell Way R. & D. Hall to C. Niessen

for \$390,000

5914 Cypress Point Drive L. Dyckman to J.

Howell for \$375,000

574 Dovecote Lane #1 Marifat Family

Limited to J. & J. Cariveau for \$335,000

93 Fawn Drive Bank of America to D. Klebes

for \$429,000

1374 Hillcrest Avenue Harp Trust to E. & K.

Miller for \$385,000

323 Hummingbird Lane R. Camacho to C.

Kaehms for \$340,000

2830 Kennedy Street C. Olken to A. Mara

for \$240,000

4756 Kimberley Common US Bank to

Krebill Trust for \$360,000

445 Lorren Court M. & E. Ibsen to L.

Nosenzo for \$650,000

1085 Murrieta Boulevard #317 Federal

National Mortgage to P. & C. Keck for

\$109,500

1087 Murrieta Boulevard #342 Bank of

New York to D. & L. Kenney for \$87,500

175 Selby Lane #2 Shea Homes to K.

Ambrose for \$300,000

624 Shelley Street J. & T. Brown to K. & A.

Owsley for \$370,000

4166 Sonia Street Livermore Grove to G.

Baluyot for \$667,000

1632 Sunset Drive B. & C. Dyer to J. Tolson

for \$285,000

3987 Yale Way Tip Fund to J. Green for

\$375,000

Pleasanton

8110 Arroyo Drive Redhawk Investors to

Tang Trust for \$175,000

3038 Bersano Court M. Burstein to X. Li for

\$1,355,000

4614 Black Avenue Emch Trust to S. & J.

Rothi for \$525,000

1566 Calle Enrique US Bank to T. & H. Hu

for \$284,000

7765 Canyon Meadow Circle #B Deutsche

Bank to V. & A. Santurkar for \$250,500

7730 Canyon Meadow Circle #F S.

Williams to K. Silveira for \$195,000

1 Castledown Road M. Xie to T. Liew for

\$1,200,000

4175 Garatti Court K. Romanko to M. & M.

Gore for \$540,000

665 Oak Circle D. Brott to M. Madden for

\$636,000

7923 Sawgrass Court Goble Trust to C.

Adams for \$1,680,000

4526 Tahoe Court R. Callahan to J. & V.

Gorman for \$700,000

1111 Tiffany Lane Stubbs Trust to J.

Saturnio for \$484,000

3919 Vine Street T. Hathaway to V. Wu for

\$329,000

San Ramon

647 Abrigo Court Wiltz Trust to S. & D.

Urbani for \$420,000

51 Eagle Lake Court #11 S. Etemadi to M.

& F. Akbari for \$326,000

2210 Joree Lane Ing Bank to C. Nese-Forte

for \$322,000

3090 Lakemont Drive #1 C. Bates to P.

Sagrafena for \$349,000

2637 Meadow Glen Place Boursaw Trust to

M. Goteni for \$305,000

124 Pearlgrass Court Rabara Trust to L. &

R. Gill for \$717,000

2255 South Donovan Way C. Bae to B.

Padakanti for \$655,000

809 Thayer Court M. & S. McLaughlin to J.

& G. Enns for \$1,020,000

775 Watson Canyon Court #341 Federal

Home Loan Mortgage to Y. Wu for \$175,000

Sunol

670 Kilkare Road BCAP LLC Trust to E.

Chan for \$506,000

Source: California REsource



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9480 BLESSING DR., PLEASANTON

Located in the Pleasanton Hills, this 183+/- acre privately owned land known as Blessing Ranch is located at the edge of the luxurious Preserve Neighborhood. Blessing Ranch has all utilities run to edge of property and offers numerous buildable pad options. Blessing Ranch is tucked away in the Pleasanton Ridge and is bordered by East Bay Regional Parks District. Not only does Blessing Ranch offer privacy, but also some of the best views of the Pleasanton/ Livermore Valley. Blessing Ranch is located about 7 minutes from the 580/680 interchange. For more information contact the Moxley Team.

\$4,000,000

3623 CAMERON AVE, PLEASANTON LOCATED IN MOHR/MARTIN ESTATES



Nestled on a 1 ACRE lot in a highly sought after location, this 5 BD, 3 BA home offers a double door entry to the living room w/open beam vaulted ceilings. The kitchen is updated w/granite counters, a breakfast bar, JenAir cook top, pantry & a dinette area. Dual side yards offer room to expand! A private well, pool & volleyball court are additional features on this home.

\$1,299,000

3314 HUDSON CT, PLEASANTON LOCATED IN PLEASANTON MEADOWS



4 BD, 2.5 BA, 2,142sf. on a 9,985sf. lot Private court location; this charming home sits on a spacious lot w/ beautiful landscaping. Kitchen offers eat-in kitchen & opens to the formal dining area. Rear yard offers pool, spa expansive grassy area and **SIDEYARD ACCESS**.

\$799,000

3351 SAGEWOOD CT, PLEASANTON LOCATED IN IRONWOOD ESTATES



4 BD, 3.5 BA, 3,182sf. on a 12,068sf. lot. Highly upgraded & located on a private court, this home boasts an open floor plan & spacious rear yard. The kitchen offers granite counter tops, large prep island w/sink, double oven, eat in kitchen, gas range, pantry, & stainless steel appliances. The master bedroom allows access to the rear yard. The fourth bedroom/optional office allows access to the courtyard. Front and rear yards are professionally designed and feature a gazebo, fire pit, covered patio & spacious grassy area.

\$1,295,000

6070 INGLEWOOD DR., PLEASANTON LOCATED IN VAL VISTA NEIGHBORHOOD



4 BD, 2 BA, 1,607sf. on a 6,507sf. lot. This 4 bedroom, single level home is move in ready w/many upgrades throughout! New tile floors, new carpet, newer air system & furnace. The kitchen offers recessed lighting and opens to the spacious great room. Offering well established fruit trees, a garden and **SIDE YARD ACCESS**.

\$575,000

1363 BRIONES CT, PLEASANTON LOCATED IN IRONWOOD ESTATES



5 BD, 4.5 BA, 4,205sf. on a 10,829sf. lot. This newly constructed home is located in a private court & offers an open floor plan, vaulted ceilings, a highly upgraded kitchen, & a spacious bonus room upstairs. **ONE BEDROOM/OFFICE** is located on the first level w/an adjoining full bath. The spacious and private rear yard offers a pebble tech pool & spa along w/a gazebo & sun deck.

\$1,430,000

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!

\$980,000

4091 NEVIS STREET, PLEASANTON LOCATED IN JENSEN NEIGHBORHOOD



3 BD, 2 BA 1,243sf. on a 6,000sf. lot. Highly sought after home in Jensen Neighborhood. Hardwood floors; spacious family room with fireplace. Updated kitchen with pantry, breakfast bar and eat in kitchen. Large bedrooms. Close to Alisal Elementary, downtown and shopping!

\$545,000

Congressman asks FHFA to back off REO initiative

Program would hurt market, raise costs for taxpayers, Brea representative says

California Congressman Gary Miller (R-Brea), along with 18 other members of California's congressional delegation, issued a letter last week to Edward J. DeMarco, acting director of the Federal Housing Finance Agency (FHFA), urging DeMarco to refrain from implementing the agency's "REO Initiative" pilot program in California because it would negatively impact California's housing market and raise costs for taxpayers.

The REO Initiative pilot program calls for the sale of more than 600 Fannie Mae-owned foreclosed homes in Los Angeles and Riverside counties to institutional investors.

The California Association of Realtors believes this pilot program is not beneficial to the California market because housing inventory is extremely low and demand is high, CAR President LeFrancis Arnold pointed out. Home buyers in most of California's markets are experiencing multiple offers, including for distressed and foreclosed properties.

According to CAR data, sales of bank-owned homes are closing in an average of less than 60 days and often above the list price without government intervention.

"We commend the California congress-

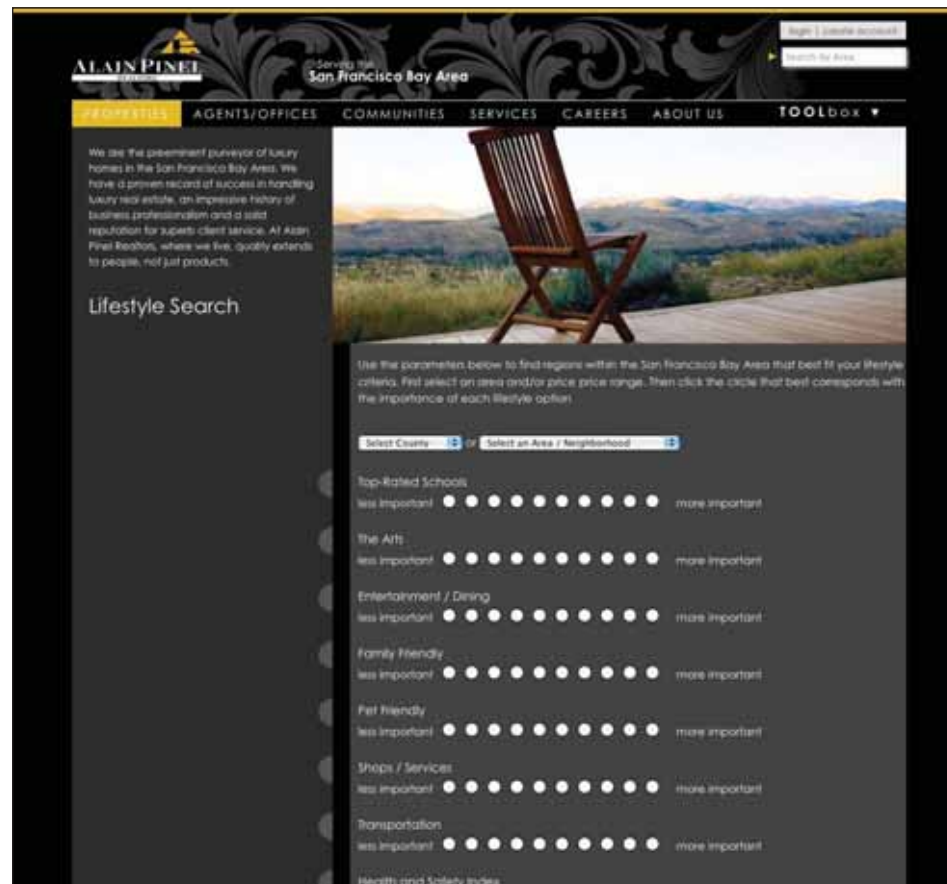
sional delegation's letter to Mr. DeMarco," Arnold said. "They clearly understand that this program may be a viable solution in states where there is a large inventory of unsold foreclosures."

"However, carrying out this plan in California would potentially further delay a housing recovery and, ultimately, result in greater losses for the taxpayer," he added.

Miller's letter stated:

"We are concerned that including California counties in this initiative is in direct conflict with your duty as conservator to preserve and conserve the Company's assets. In California, there is no question that disposing properties through bulk sales will yield a lower return for the GSEs and taxpayers than through traditional disposition methods. This means that such a program will increase losses to the taxpayer and GSEs."

The 19 California Congressional members who backed the letter include Miller, Jerry Lewis, Ken Calvert, Jeff Denham, Elton Gallegly, Dana Rohrabacher, Buck McKeon, Duncan Hunter, Brian Bilbray, Mary Bono Mack, Susan Davis, Brad Sherman, Joe Baca, Grace Napolitano, Judy Chu, Jim Costa, Adam Schiff, Barbara Lee and Howard Berman. ■



WWW.APR.COM

This screenshot of the newly redesigned apr.com shows some of the lifestyle search options. Users can find regions within the San Francisco Bay Area that best fit their lifestyle criteria by selecting the importance of each lifestyle option such as top-rated schools, arts and entertainment.

Alain Pinel launches newly designed Website

Site offers recent listings, open home searches, even school district information

By JEB BING

Alain Pinel Realtors (APR) has launched its newly redesigned website, apr.com, showcasing many new enhancements, including expanded property search capabilities as well as a modern and sophisticated look.

The site's expanded property search offers refinement options such as a school district search, most recent listings and keyword search. Also featured are an open house search of all MLS-listed properties in the Bay Area, an international property search which offers the ability to find homes worldwide and an agent/office search which helps consumers find the right agent and/or office for their needs.

Lifestyle search, provided by Onboard Informatics, helps consumers locate their ideal communities and properties based on type of neighborhood and proximity to entertainment/dining, the arts, shops/services, transportation and schools. In coming months, census data will be added to all community information on the newly redesigned site, as well as point of interest data to all maps, using "Onboard" data as well.

Expanded property detail pages now include school ratings, community information, real-time market statistics, property history, area amenities and social media sharing tools. Community overviews feature local market statistics, unique photos, custom descriptions and local area demographics.

A full gallery of APR's past campaigns showcases a collection of the firm's award-winning images and branding. A buyer and

"Our new site puts an unprecedented amount of information and resources in the hands of the online consumer."

Stephen Skinner,
APR Vice President of Technology

seller toolbox provides site visitors with mortgage and cost of living calculators, rent vs. buy comparisons, and other helpful tools.

"The rapid pace of innovation at Alain Pinel Realtors continues to pick up speed with the recent introduction of a powerful new version of apr.com," said Stephen Skinner, APR vice president of Technology.

"Our new site puts an unprecedented amount of information and resources in the hands of the online consumer," he added. "The site now includes industry-leading search capabilities including lifestyle search, property keyword search and the ability to search for homes based on school district information."

Skinner added: "The new apr.com makes a strong statement about our ongoing commitment to provide the best online technology and marketing tools to our consumers and agents." ■

PAID ADVERTISEMENT

Coming Soon - Livermore

Highly upgraded single level home on premium cul-de-sac, 9927 square foot lot! Three bedroom, two bathrooms, with approximately 1500 square feet. Upgraded kitchen and bathrooms, wood flooring and new carpet. Large park-like private rear yard with extensive custom stamped concrete work and custom patio overhead structure with fan. Spacious grass areas, Side-yard access and separated storage area with spacious shed.

Blaise Lofland
Alain Pinel Realtors

(925) 846-6500
blofland@apr.com
blofland@blaiselofland.com
www.blaiselofland.com



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OAK LANE



369 OAK LANE, PLEASANTON
 Former Friden Estate Hunting Lodge - "Moonlight Oaks." Private Driveway leads to 1.2 acre estate lot in premium wooded, secluded location. This is an entertainers dream home. Extensive use of quality Redwood timber. Recently upgraded, desirable single level with tastefully maintained historic charm. Panoramic views of nature and historic majestic Oaks. Approximately 3800 Square Feet with three bedrooms, three remodeled bathrooms, large gourmet kitchen, and incredible Great room with large Yosemite style fireplace and open beam ceiling. Large basement for storage and detached two-room wine cottage.
OFFERED AT \$1,479,000

OAK MANOR

PENDING!



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 \$1,549,000

OAK PARK

PENDING!



247 TOMAS WAY, PLEASANTON
 Completely remodeled, single level in Oak Park. Remodeled gourmet kitchen, remodeled bathrooms, newer dual pane windows, crown molding, hardwood floors, upgraded baseboards, central air conditioning, and private rear yard. Newer doors, door trim, and hardware, upgraded light fixtures and fans. Close to downtown and shopping. **OFFERED AT \$549,000**

NORTHWAY DOWNS

JUST SOLD - REPRESENTED BUYER



2534 SECRETARIAT DRIVE, PLEASANTON
 Great central Pleasanton location that's close to schools & all conveniences. Three bedroom, two bath, 1421 square foot duet. Open family room with vaulted ceilings and cozy fireplace, dining area, & breakfast bar. Expansive master suite with plantation shutters. Private backyard with mature landscaping. **SOLD FOR \$465,000**

VINTAGE HILLS

SOLD - REPRESENTED BUYER



1320 BORDEAUX STREET, PLEASANTON
 Completely remodeled, gorgeous custom home with loads of special features. Brazilian cherry hard wood floors & cabinets, granite counters, & stainless steel appliances. Family room, library, large master suite with luxurious bath. Entertainer's backyard with pool & BBQ. **OFFERED AT \$1,190,000**

WALNUT GLEN ESTATES

SOLD!



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! **SOLD FOR \$1,205,000**

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

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**

FOOTHILL KNOLLS

SOLD!



7863 FOOTHILL KNOLLS, PLEASANTON
 Beautiful single story on private premium .35 acre lot. Three bedrooms, two bathrooms, approximately 2,150 sf. 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

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**

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



ALAIN PINEL REALTORS

SPECIALIZING IN THE MARKETING OF DISTINCTIVE PROPERTIES AND ESTATES

For over 20 years, Alain Pinel Realtors has revolutionized Bay Area real estate practices - delivering the highest level of service in the industry. We are dedicated to excellence and our association with these professionals is a bright example of our continued commitment to the ultimate in client care. Experience the APR difference for yourself by visiting the new apr.com.



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**Diane
Smugeresky**



**Dorian
Glanville**



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**Esther
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**Esther
McClay**



**Gayle
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Gaskins**



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Martin**



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

MARTA RIEDY

BY APPT



PLEASANTON \$1,999,000
Beautiful Craftsman style quality custom home in Ruby Hill. Rich hardwood floors, 5bd w/ private baths, game room, office, gourmet kitchen w/commercial grade appliances, stunning views of Mt. Diablo. 3720 RABOLI STREET

DOUG BUENZ

BY APPT



PLEASANTON \$1,699,000
Fabulous custom home with 4 Bedrooms plus office & loft, 5 baths, granite & stainless kitchen, travertine flooring, designer upgrades throughout, and private flat .46 Acre lot on private street! 5739 OHANA PLACE

MARK KOTCH

BY APPT



DANVILLE \$1,575,000
Country Living, Private gated driveway on 5.18+/-acres. 4bd/3.5ba. Hardwood floors, 1bd/ba on main floor. Back yard with pool, spa and gazebo. 6650 JOHNSTON RD

BLAISE LOFLAND

BY APPT



PLEASANTON \$1,479,000
Private driveway leads to 1.2+/-acre estate lot in premium secluded location. Entertainers dream, quality built, recently upgraded, panoramic views, large gourmet kitchen, detached wine cottage & more! 369 OAK LANE

MOXLEY TEAM

BY APPT



PLEASANTON \$1,430,000
Newly constructed, private court location, open floor plan, highly upgraded kitchen, vaulted ceilings, 1 bd/office on 1st level w/full bath, rear yard w/pebble tech pool&spa. 1363 BRIONES CT

LINDA GOVEIA & PAT GELLMAN

BY APPT



PLEASANTON \$1,425,000
Beautiful Ruby Hill Villa. 4,000+/-sf. Fabulous views of the 18th Fairway. Great for entertaining with built-in BBQ, covered patio and in-ground spa. This is a must see! 3602 OVELLA WAY

MOXLEY TEAM

BY APPT



PLEASANTON \$1,299,000
Updated kitchen offers dinette area, breakfast bar, granite counters, recessed lighting & opens to family room. This single story offers a private well, pool, volleyball & horseshoe court & more! 3623 CAMERON AVE

MOXLEY TEAM

SUN 1:30-4:30



PLEASANTON \$1,295,000
This newly constructed home is highly upgraded & located on a private court. Both the family & living room offer fireplaces & distressed wood flooring. Rear yard offers privacy & a covered patio. 3351 SAGEWOOD CT

LINDA FUTRAL

BY APPT



LIVERMORE \$1,200,000
Buy your own "staycation" with this exquisite executive estate in South Livermore. Enjoy your own custom pool, large private lot, au pair suite, butler pantry, bonus room, and so much more. Come quick! 2546 WOOD HOLLOW DR

TIMOTHY MCGUIRE

BY APPT



PLEASANTON \$1,049,000
5bd/4.5ba, 3,067+/-sq.ft, Caeserstone/Maple kitchen, Stainless appliances, double oven, dual zone AC, DP windows, Hardwood floors, full bed/bath downstairs, private yard w/ slate patio. 1138 MILLS CT

MOXLEY TEAM

BY APPT



PLEASANTON \$980,000
Open floor plan w/vaulted ceilings & LARGE bonus room! Hardwood floors, updated kitchen w/granite counters & recessed lighting. Expanded master suite w/vaulted ceilings. Large yard offers pool & spa! 5260 RIDGEVALE WAY

CAROLINE BARNES

SAT&SUN 1:00-4:30



SAN RAMON \$844,000
Elegant home offers 4 bd rms w/5th bd rm option & 4 full baths of open living. 2866 sq ft floor plan on a flat 5586 sq ft lot. No rear neighbors, just rolling hills. A must see! 3152 ENFIELD STREET

TIM MCGUIRE

OPEN SAT & SUN 1-4



PLEASANTON \$749,000
Miramar model in Birdland!, 4 bedroom, 1.5 bath, 2100+/-sf situated on a 7,000+/-sf lot. New carpet, paint, windows, updated kitchen and bathrooms. Must See! 5286 BLACKBIRD DRIVE

DAN GAMACHE, JR.

BY APPT



PLEASANTON \$699,950
Pleasanton Valley, single story, Woodhaven model, master retreat add-on, well cared for home with many nice upgrades. Walk to K-12, downtown, parks and aquatic center! 4575 GATETREE CIR

JOYCE JONES

BY APPT



PLEASANTON \$680,000
NEW PRICE! 4 bd, 3 ba (1 bd/ba downstairs), updated kitchen/baths, & solar panels for energy efficiency. LOCATED-end of the cul-de-sac, backing to greenbelt w/playground, community pool, MORE! 3298 MONMOUTH CT

MARK LAFFERTY

BY APPT



SAN RAMON \$659,950
Beautiful four bedroom home with three updated baths, granite counters, stainless steel appliances, new cherry cabinets, a much more. A must see! 205 WESTVALE CT

MARK KOTCH

BY APPT



PLEASANTON \$639,000
Downtown Pleasanton. Lovingly restored 1912 beauty with 2012 updates. Original redwood wainscoting & ceiling beams; oak & fir floors; all-new appliances, granite counters, 2 restored baths, 3bds. 414 DIVISION ST

SALLY BLAZE

BY APPT



PLEASANTON \$639,000
Wonderful 2,445+/-sf family home in court location. 4bd, 3ba, Master & office on 1st floor, kitchen centrally located, new flooring, close to Donlon elementary. 6895 HEATH COURT

MOXLEY TEAM

SUN 1:30-4:30



PLEASANTON \$575,000
This 4 BEDROOM, single level home is move in ready & upgraded throughout! New carpet, new air system & newer furnace. The rear yard offers fruit trees & SIDE YARD ACCESS. 6070 INGLEWOOD DR

KIM OTT

OPEN SAT 1-4



PLEASANTON \$299,950
Cute two bedroom, two bath, patio home close to downtown and ready for your personal touches! 1563 CALLE ENRIQUE

PLEASANTON | 900 Main St 925.251.1111 **LIVERMORE** | 2300 First St, Suite 316 925.583.1111





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8354 Moller Ranch, Pleasanton
Beautiful home with many upgrades in wonderful area. VIEWS, VIEWS, VIEWS! High ceilings, plantation shutters, great floorplan. Represented Buyers.
Sold for \$1,000,000

Coming Soon



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925.463.0436
www.SoldinaFlash.com

Simply Adorable 4 bedroom, 2 bath one level home in Pleasanton. Super clean with new carpet and paint. Spacious eat in kitchen with pantry. Step down family room and living room. Priced in the low \$500's

Price Reduction!



Ingrid Wetmore
REALTOR® DRE # 00923379
925.918.0986
www.krugergroup.com

3218 Melanie Circle, Pleasanton
Beautifully expanded Parkside Home featuring **2 master suites** — one on main floor; suited for in laws or au pair; one upstairs with sitting area and balcony, luxurious bath w/heated floors. Large bonus room could be office or 5th bedroom. 500 bottle wine cellar; charming yard and 3 car garage.
Offered at \$918,800

Pending!



Dennis Gerlt
Broker Associate DRE # 01317997
925.426.5010
www.buytrivalleyhomes.com

5999 Hillbrook Place, Dublin
Must see! Pride of ownership shows throughout this great 3 bedroom 3.5 bath home built in 2005! While close to shopping and freeways, it is located in the quiet Roxbury neighborhood. It sits just across the street from open space and gently rolling hills.
Priced at \$490,500

Open Sun 1-4



Melissa Pederson
REALTOR® DRE # 01002251
925.397.4326
www.melissapederson.com

2101 Palmer Drive, Pleasanton
Beautiful home in desirable Mohr Park Estates. Light & bright with over 3,000 sq. ft. of living space. 3 BR plus loft, 3.5 BA, open floor plan, hardwood floors, vaulted ceilings, remodeled kitchen w/ granite counters and a large backyard.
Offered at \$1,029,000

Pleasanton Home
2330 sqft. • Pool
Bright Open Floor Plan
Year Built 1993
Price Mid \$700's

COMING SOON

HOUSE FOR SALE

PEEL SANCHEZ

Danielle Peel
925.998.9692 DRE #01293873

Cristin Kiper Sanchez
925.580.7719 DRE #01479197
homes@peelsanchez.com | www.PeelSanchez.com

Hayward Hills
2785 sqft. • Lot .44 acre
Breathtaking Views of the Bay
Year Built 2000
Price Mid \$500's

Open Sat/Sun 1-4



The Fabulous Properties Team
Cunningham-Garrison-Schall

Fran & Dave Cunningham
925.202.6898

Donna Garrison
925.980.0273

Susan Schall
925.519.8226
www.FabulousProperties.net

4306 Campinia Place, Ruby Hill
Approx. 4,000 sq.ft, 4 bedrms/3.5 baths, .56 acre lot. Beautiful home with panoramic views of the hills. **Offered at \$1,499,000**

Open Sun 1-4



The Fabulous Properties Team
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Fran & Dave Cunningham
925.202.6898

Donna Garrison
925.980.0273

Susan Schall
925.519.8226
www.FabulousProperties.net

640 Varese Ct, Ruby Hill
Fresh new touches in this beautiful 5665 sq ft. French Country home offers 4 BR, 4.5 BA, bonus room, gourmet kitchen, golf course views, and pool/spa.
Offered at \$1,950,000

SALE PENDING!



3007 Bolero Court Pleasanton
2 Bedroom, 2 Bath
1,302 SqFt home in desirable "Verona."

Mike Chandler
DRE#01039712
925-426-3858
MikeChandler.kwrealty.com

Jill Denton
DRE#01804876
925-998-7747
JillDenton.kwrealty.com

3007 Bolero Court Pleasanton
2 Bedroom, 2 Bath
1,302 SqFt home in desirable "Verona."

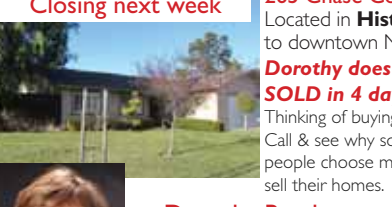
Open Sat/Sun 1-4



DeAnna Armario
REALTOR® DRE #01363180
925.260.2220
www.armariohomes.com

4925 Monaco Drive, Pleasanton
5 BR, 3 BA. 3106 +/- sq. ft. Great location within walking distance to historic downtown. Kitchen/Family Room. Updated Kitchen with granite counters, Formal Dining and Living Rooms. Hardwood Floors. Upper deck with views of Mt. Diablo. Custom details throughout. 7046 +/- sq. ft. lot. Traditional sale.
Offered at \$899,000

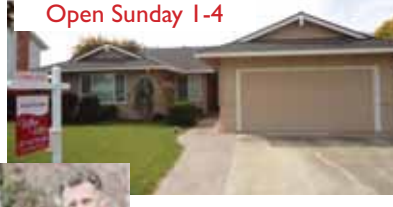
Closing next week



Dorothy Broderon
REALTOR® DRE #01779623
925.963.8800
KottingerRanchNeighbors.com

265 Chase Court, Fremont
Located in **Historic Niles**/Fremont, walk to downtown Niles. Rare find!
Dorothy does it again!
SOLD in 4 days
Thinking of buying, selling or investing? Call & see why so many people choose me to sell their homes.

Open Sunday 1-4



Cindy and Gene Williams
REALTORS®
DRE # 01370076 and 00607511
925.918.2045

957 Cayuga Drive, Livermore
Lovely home features 3 BD, 2 BA, remodeled kitchen, 1559 sq ft, new carpet, fresh paint inside and out, crown molding, plantation shutters, dual-pane windows and much more! Won't last!
\$387,500
www.williamsteam.net



RED DAY

RENEW | ENERGIZE | DONATE

MAY 10, 2012



Andrew Greenwell
Team Leader/CEO
AGreenwell@kw.com

Every year over 70,000 Keller Williams associates across the nation commit one day to community service. This year Keller Williams Tri-Valley Realty will be stepping up to help senior homeowners in our community with home maintenance repairs, yard work and trash collection. We are excited by this opportunity to get out of the office and

"Give Where We Live"

5994 W. Las Positas, Suite 101, Pleasanton | www.KWTrivalley.com | 459 Main Street, Pleasanton

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