

Real Estate

OPEN HOME GUIDE AND REAL ESTATE LISTINGS

Housing starts rise 6.8% in May

Outlook for housing continues to brighten as builders respond to increased demand

By **JEB BING**

Nationwide housing starts rose 6.8% to a seasonally adjusted annual rate of 914,000 units in May due primarily to increased production on the multifamily side, according to newly released data from HUD and the U.S. Census Bureau.

"The outlook for housing continues to brighten as builders respond to increased demand for new homes and rental apartments," said National Association of Home Builders (NAHB) Chairman Rick Judson, a home builder from Charlotte, N.C.

"While challenges with regard to the cost and availability of building materials, lots and labor are still keeping the pace of improvement in check, both builders and consumers are more confident about their prospects in the current marketplace," he added.

"Unusually wet weather across much of the country likely dampened the pace of single-family production in May," noted NAHB Chief Economist David Crowe. "Nevertheless, the strength in permit issuance for single-family units, along with stockpiling of permits for future use, pro-

vides further evidence that housing continues on a slow and steady path to recovery."

While single-family housing starts held at a solid but virtually unchanged pace of 599,000 units in May, multifamily production bounced back from an over-correction in the previous month with a 21.6% gain to 315,000 units.

From a regional perspective, combined starts activity was mixed in the month, posting gains of 17.8% in the South and 5.7% in the West and declines of 9.0% in the Northeast and 13.7% in the Midwest.

Issuance of new building permits declined 3.1% to a seasonally adjusted annual rate of 974,000 units in May.

This reduction was due entirely to a 10.0% decline to 352,000 units on the multifamily side following a spike in that sector's permits in April.

Meanwhile, single-family permits edged up 1.3% to 622,000 units in May — their best pace in five years. Regionally, permits rose 4.0% in the Northeast but declined 6.1% in the Midwest, 3.3% in the South and 3.5% in the West in May. ■

OPEN HOMES THIS WEEKEND

Danville

3 BEDROOMS

102 Lomitas Dr	\$735,000
Sun 1-4 Coldwell Banker	847-2200
45 Kendall Lane	\$1,550,000
Sun 1-4 Alain Pinel Realtors	314-1111

Dublin

2 BEDROOMS

3465 Dublin Blvd	\$449,500
Sat/Sun 1-4 Coldwell Banker	847-2200

Livermore

3 BEDROOMS

2475 College Ave	Call for price
Sat/Sun 1-4 Krista McCoy	399-8121
1775 Rose Gate Cmn	\$625,000
Sun 1-4 Alain Pinel Realtors	251-1111
95-2 Windward Cmn	\$474,950
Sat/Sun 1-4 Coldwell Banker	847-2200

Pleasanton

2 BEDROOMS

2015 Alexander Ct	\$470,000
Sun 1-3 Dave & Sue Flashberger	463-0436

3 BEDROOMS

272 Rachael Pl	\$525,000
Sat/Sun 1-4 Marti Gilbert	216-4063

4 BEDROOMS

2670 Calle Allegre	\$1,240,000
Fri 10-1, Sat 2-5, Sun 1-4	
Delores Gragg	989-6500

16 Castledown Rd	\$1,340,950
Sun 2-5 Martin Group	998-4311

664 Rowell Ln	\$995,000
Sun 2-5 Martin Group	998-4311

920 Pamela Pl	\$1,198,000
Fri 10:30-1, Sat 1-4, Sun 1-4	
Julia Murtagh	997-2411

4613 Mirador Dr	\$1,385,000
Sun 1-4 Donna Garrison	980-0273

5 BEDROOMS

959 Oak Manor Wy	\$2,199,000
Sun 1-4 Tom Fox	872-1275

2115 Raven Road	\$949,999
Sat/Sun 1-4 Tim McGuire	895-9950

2171 Sanderling Wy	\$1,049,000
Fri 10-1, Sat 1-4, Sun 2-4:30	
Julia Murtagh	997-2411

23 Deer Oaks Ct	\$1,860,000
Sat 1-4 Alain Pinel Realtors	251-1111

240 Napier Pl	\$1,489,000
Sat 1-4 Susie Steele	413-9306

6 BEDROOMS

2810 Foothill Oaks Dr	\$1,799,000
Sun 1-4 Angie Gianella	989-2597



2670 Calle Allegre, Pleasanton

A new Country Fair listing! This lovely home features 4 large bedrooms, 3 baths, approx 2854 sqft on a 12,968 sqft flat lot. Desirable and open floorplan with remodeled kitchen. Custom features include 3

built-in TV's, in living, family room and master bedroom. All new exterior stucco and paint, dual pane windows, completely remodeled pool and spa. Too many upgrades to list. Ready to move into and enjoy the summer. **Offered at \$1,240,000**



For photos and virtual tours visit www.deloresgragg.com

925.989.6500

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

Delores Gragg



KELLER WILLIAMS
Tri-Valley Realty

REALTOR® Lic#01206964

KELLER WILLIAMS® Tri-Valley Realty is Independently Owned and Operated.

WWW.DELORESGRAGG.COM

Helping you find your perfect home

SOLD - Represented Buyer!



3265 Flemington Ct., Pleasanton

Spacious 5 bed, 3 bath home with 2471 sq. ft. of living space in wonderful court location backing to greenbelt.

Sold for \$720,000

SOLD - Represented Buyer!



2801 Vine Ct., Livermore

Beautiful 4 bed, 3 bath Vinsanto home with 2906 sq. ft. of living space in the heart of Livermore Wine Country.

Sold for \$745,000

Offering free staging – call for details.

Better Homes and Gardens REAL ESTATE

TRI-VALLEY REALTY

Jennifer DeCoite
(925) 437-1233

jen.decoite@bhghome.com
6111 Johnson Ct., Ste. 110
Pleasanton, CA 94588

DRE #01473959



Visit pleasantonweekly.com/real_estate for sales information, current listings and open homes.

For marketing opportunities call Carol Cano at 600-0840, x226.



KELLER WILLIAMS
TRI - VALLEY REALTY



4 YEARS IN A ROW



Another Home SOLD!

511 Teresa Place, San Ramon

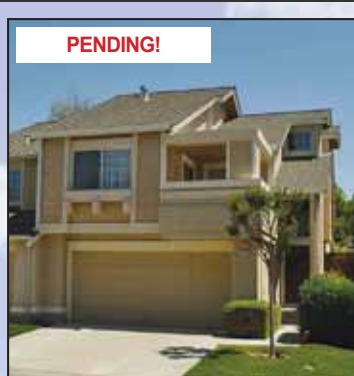
Consistently a Top Producer with over 24 years of experience I bring the highest level of expertise to every home I sell. Whether you are buying or selling a home, please give me a call. I would be happy to help you with all of your real estate needs.



Service, Trust, Results
Melissa Pederson

REALTOR® LIC # 01002251
925.397.4326

melissapedersonhomes@gmail.com
www.melissapederson.com



PENDING!

1521 Oxsen Street,
Pleasanton

Single Family Home
Duet Style in
'Danbury Park'

- 3 Bed / 2.5 Bath
- 1731 sqft

• Well Maintained
Home with Newer
Roof, Furnace, AC, etc
...ready for you
to make your own!



Mike Chandler

LIC #01039712

925-426-3858

MikeChandler.kwrealty.com

Jill Denton

LIC #01804876

925-998-7747

JillDenton.kwrealty.com

1142 Mataro Ct,
Pleasanton

Beautiful
Vintage Hills
home backing
to open space.
4 bedrooms,
3 bathrooms,
2673+/- sq.
ft. Updated
kitchen with
granite counters,
updated bathrooms,
main floor bedroom and bath, master suite
with balcony, new carpet, indoor laundry, pool with waterfall,
3 car garage. Offered at \$1,120,000



SOLD



Liz Venema & DeAnna Armario

REALTORS® LIC # 01922957 and 01363180

925.413.6544 925.260.2220

Liz@ArmarioHomes.com DeAnna@ArmarioHomes.com
ArmarioHomes.com

FIRST TIME OPEN SUNDAY 1-3PM



2015 Alexander Court, Pleasanton
Simply Adorable! 2 bedrooms, 2.5 baths
and an attached garage with its own
driveway! Beautifully updated kitchen with
breakfast bar and tile floors. New carpet
and paint. Living rm with vaulted ceilings
and a cozy fireplace. Mohr Elementary School
boundaries. \$470,000



**Dave & Sue
Flashberger**

REALTORS®, GRI, CRS, SRES

925.463.0436 | www.SoldinaFlash.com

JUST LISTED — PLEASANTON



6315 Inglewood Drive, Pleasanton
Beautiful 4 bedroom, 2 bath home.
Sunny kitchen with granite slab counters,
stainless steel appliances and tile floors.
Wonderful step down family room with cozy
fireplace. Large living room and spacious
master bedroom. Lots of upgrades.
Priced in the high \$600's. Call for a sneak peek!



Just Listed!

Open Sun 1-4

4613 Mirador Dr,
Pleasanton

3 bed + office,
3 full & 2 half baths
2,812 sf on 2/3 acre
Custom split level home
designed around the
Heritage Oak trees.

Vacation in your backyard!
Offered at \$1,385,000

See pictures at www.FabulousProperties.net



Donna Garrison, REALTOR® 925-980-0273
Susan Schall, REALTOR® 925-519-8226

www.FabulousProperties.net CA Lic#s 01735040, 01713497

4728 Amanda Pl,
Pleasanton

Gorgeous 4 bed/
3 bath Shapell
home in
desirable Bonde
Ranch! One bed/
bath downstairs,
gourmet
remodeled
kitchen, upgrades
throughout, fun backyard with pool/spa/waterfall/built-in BBQ.

Offered at \$1,295,000. Sold over asking price for \$1,350,000



SOLD!



Gail Boal

REALTOR® LIC # 01276455

925.577.5787

www.gailboal.com



THANK YOU FOR HELPING US WIN THE
READERS CHOICE AWARD
FOR THE **4TH YEAR IN A ROW**

Keller Williams Realty has been honored to receive **many prestigious awards**



Ranked "highest in customer satisfaction among home buyer and seller segments by
J.D. POWER AND ASSOCIATES (AUGUST 2012).



Third year in a row, **ENTREPRENEUR MAGAZINE** ranked Keller Williams Realty the
number one real estate franchise on the Franchise 500 list.



Ranked in America's top ten national workplaces by **WORKPLACE DYNAMICS.**



Amazing Agents Doing Amazing Things

Contact us today to find out how to **become part of our growing family.**

Andrew Greenwell, Team Leader/CEO, 925.963.0993

5994 W. Las Positas, Suite 101, Pleasanton | 459 Main Street, Pleasanton | 2300 First Street, Suite 316, Livermore | Broker License #01395362



Luxury Real Estate and Lifestyle in the East Bay

weinermcDowell

J. Rockcliff



REALTORS

PHYLLIS WEINER, REALTOR®
PWEINER@ROCKCLIFF.COM
925.251.2585

PETER MCDOWELL, REALTOR®
PMCDOWELL@ROCKCLIFF.COM
925.251.2550

Pleasanton/ Dublin/ Livermore Valley Office
5075 Hopyard Rd., Ste. 110, Pleasanton, CA. 94588

PROVEN RESULTS! Don't hesitate to call us first!

PENDING/ MULTIPLE OFFERS/ OVER LIST



Castlewood
488 BUNKER LN
CASTLEWOOD COUNTRY CLUB, PLEASANTON

PENDING/ MULTIPLE OFFERS/ OVER LIST



Castlewood
496 BUNKER LN
CASTLEWOOD COUNTRY CLUB, PLEASANTON

PENDING/ MULTIPLE OFFERS/ OVER LIST



Arroyo Village
234 MAVIS DRIVE
ARROYO VILLAGE, PLEASANTON

PENDING/ EXCELLENT PRICE



Kottinger Ranch
3785 SMALLWOOD CT
KOTTINGER RANCH, PLEASANTON

weinermcDowell.com

CA BRE #00673849 / 01361481

Tri-Valley Real Estate Directory

Darlene Crane,
Real Estate Mortgage Advisor
OPES ADVISORS
925-699-4377
dcrane@opesadvisors.com
www.darlenecrane.com
NMLS 30878 License 00907071
349 Main Street #203, Pleasanton

Lorraine Davis & Kim Grass
REALTORS®
Keller Williams Tri-Valley Realty
510-421-2836
www.davisandgrass.com
LIC# 01149252

Brett Junell REALTOR®
Keller Williams Tri-Valley Realty
direct: 737-1000
email: brett@teamjunell.com
www.teamjunell.com
LIC#: 01366015 & 01290379

Will Doerlich **KW** KELLER WILLIAMS REALTY
Broker Associate, MBA
Keller Williams Realty
cell: (415) 860-3609
office: (925) 855-3415
www.WillDoerlich.com
LIC# 00597229

Personalized Service... Professional Results!

Teresa M. Connors
REALTOR®
Keller Williams Tri-Valley Realty
(925) 315-9616
teresacconnors@kw.com
teresacconnorshomes4u.com
LIC# 01369799

Irma Lopez
Senior Mortgage Advisor
direct: 925.397.4390
cell: 408.476.7118
ilopez@rpm-mtg.com
www.LoansByIrma.com
DRE # 01296953, NMLS # 254790
5994 W. Las Positas, Ste. 101 • Pleasanton, CA 94588

David Bellinger, MBA
Branch Manager
office: 925.397.4188
cell: 925.998.6173
DBellinger@rpm-mtg.com
www.davidbellinger.com
CA DRE # 01725157, NMLS # 450858
459 Main St., • Pleasanton, CA 94588

W. Todd Galde
Branch Manager / Mortgage Advisor
direct: 925.397.4141
cell: 925.381.8190
Tgalde@rpm-mtg.com
www.AdvisingSmartFinancing.com
CA DRE #01505858, NMLS #256864
5994 W. Las Positas Blvd. #101 • Pleasanton, CA 94588

Rebecca Bruner Sales Manager/REALTOR®
Direct: 925.730.1628
Cell: 925.577.8802
rebecca@remaxaccord.com
www.rebeccabruner.com
DRE #909264
5950 Stoneridge Drive, Pleasanton

Eva Deagen, GRI
REALTOR®
phone: 925.699.2133
homes@EvaDeagen.com
www.EvaDeagen.com
DRE# 01291142
Ich spreche Deutsch

Janice Habluetzel
REALTOR®
Re/Max Accord
phone: (925) 699-3122
www.JaniceTheRealtor.com
DRE# 1385523

Julie Hansen-Orvis
REALTOR®
Re/Max Accord
direct: (925) 980-4925
www.JulieHansenSellsHomes.com
DRE# 00934447

Don McGlinchy
ASK ABOUT MY LOAN APPROVAL GUARANTEE PROGRAM

- CONVENTIONAL, FHA & VA LOANS
- JUMBO LOANS
- REVERSE MORTGAGES...CAN CHANGE LIVES

Call for a Private Consultation
(925) 474-1112
dmcglinchy@ccmclending.com

CHERRY CREEK MORTGAGE COMPANY
CA-DOC256571
4301 Hacienda Dr., Ste. 120, Pleasanton, CA 94588

Carolyn Thomas
It Starts with a Conversation

- First Time Buyers Programs
- Conventional, FHA & VA Loans
- Reverse Mortgages
- Remodeling & Renovation Loans:

BUY AND RENOVATE WITH ONE LOAN
REFI AND RENOVATE WITH ONE LOAN
Let's Talk Today!
(925) 474-1126
cthomas@ccmclending.com

CHERRY CREEK MORTGAGE COMPANY
CA-DOC 256827
4301 Hacienda Dr., Ste. 120, Pleasanton, CA 94588

Cindy Gee
REALTOR®
Notary, GRI, CDPE
(925) 963-1984
cindy.gee@BHGHome.com
DRE# 01307919

Andrew Liu
Liu Management Services
"We take away the headache of managing your investment properties."
O: 925 461 0500
aliu@liuproperties.com
DRE # 01762647
5506 Sunol Blvd., Ste 200

ACCREDITED BUSINESS
Rated A+ Since 2005

Jan Pegler
REALTOR®
Better Homes and Gardens
(925) 519-1455
www.bhgHome.com/janpegler
DRE# 01384196

To advertise in the Tri-Valley Real Estate Directory call **(925) 600-0840**. Ask about online and email advertising.

HOME SALES

This week's data represents homes sold during May 8-June 4

Dublin

- 7645 Ashford Way** P. Eidson to D. & I. Soong for \$527,000
- 8497 Beverly Lane** R. Cuellar to B. Bartusch for \$610,000
- 3591 Central Parkway** T. & M. Leese to M. Collins for \$750,000
- 4404 Chancery Lane** T. & E. Tang to K. Kamineneni for \$551,000
- 5501 De Marcus Boulevard #571** K. McNally to D. Yasuda for \$239,500
- 8662 Galindo Drive** Homeowner To the Rescue to S. Jiang for \$457,000
- 8053 Jade Circle** D. & S. Manoukian to R. Trigg for \$655,000
- 8112 Mulberry Place** J. Khangura to N. Shankaran for \$506,000
- 5142 Newington Court** R. David to R. & S. Aluri for \$592,000
- 7709 Peppertree Road** Lloyd Trust to P. & F. Ruegg for \$590,000
- 3121 Ridgefield Way** R. & K. McNamara to F. Liu for \$1,101,000
- 11651 Rolling Hills Place** Pataky Trust to D. Tse for \$420,000
- 2861 Sable Oaks Way** Y. Kim to K. & P. Ahluwalia for \$1,485,000
- 7728 San Sabana Court** Divittorio Trust to J. Lee for \$503,000
- 4710 Sandyford Court** Frazzano Real Estate to J. Heng for \$565,000
- 5020 Shapleigh Court** L. Flynn to L. Liu for \$1,102,000
- 6534 Sierra Lane** Dublin Tralee to A. & E.

- Sobol for \$320,000
 - 6700 South Mariposa Lane** KB Home to Y. Kim for \$634,500
 - 7527 Sutton Lane** K. & A. Hindt to H. Aktas for \$510,000
- Livermore**
- 6449 Almaden Way** Capital One to J. Mitchell for \$470,000
 - 2352 Chestnut Street** E. & M. Romero to C. Murray for \$329,000
 - 2602 College Avenue** Mingoia Trust to Laughlin Trust for \$105,000
 - 794 Dana Circle** R. Sampayan to L. Diggs for \$350,000
 - 1881 De Leon Way** Yeoman Trust to S. Ceccanti for \$585,000
 - 1451 El Dorado Drive** D. Sorenson to D. Sorensen for \$430,000
 - 1730 El Padro Drive** D. Mamsa to R. Garg for \$465,000
 - 832 Geraldine Street** S. Williams to G. Miller for \$555,000
 - 530 Heligan Lane #3** Shea Homes to L. & W. Simpson for \$542,500
 - 651 Hemlock Court** J. & N. Bell to M. & V. Tarin for \$500,000
 - 1047 Hollyhock Street** L. Romero to S. Knoth for \$409,000
 - 1301 Hudson Way** Kotla Trust to D. & A. Soleta for \$655,000
 - 1360 Kathy Court** Richmond Trust to K. Kobayashi for \$540,000
 - 2563 Kellogg Loop** Nash Trust to Vanlooy Trust for \$850,000

See SALES on Page 6

HOME SALE OF THE WEEK

488 BUNKER LANE, CASTLEWOOD, PLEASANTON, **\$1,650,000**



Wonderful Mediterranean style semi-custom home on 2/3 acre with gorgeous views! Feels like your own tropical paradise. The 3886 square foot home features a master suite plus another large guest suite on the main level, plus 3 more bedrooms, and a huge bonus/rec room downstairs. Offered at \$1,598,000 and sold for \$1,650,000.

Sold by Phyllis Weiner and Peter McDowell of J. Rockcliff Realtors (925) 872-1416

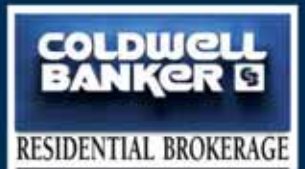
Pleasanton Weekly Real Estate Professional - Who's Who!

Reach affluent home buyers along the 680 corridor

Tell potential clients about your expertise and how you can help them.

For more information call Carol at 925.600.0840.

Coldwell Banker #1 IN CALIFORNIA



LIVERMORE
1070 ARLINGTON ROAD
GREAT NEIGHBORHOOD **\$588,000**
4 BR 2 BA New paint, lighting & carpets in Liv rm. Updated Kit w/ granite. Dual Pane Windows. Hrdwd Flrs. 925.847.2200



LIVERMORE
Open SAT/SUN 1 - 4 **95-2 WINDWARD COMMON**
GATED COMMUNITY **\$474,950**
3 BR 2.5 BA Remodeled Mstr & hall bath w/travertine. End unit w/private patio. Copper Hill. 2 car garage. 925.847.2200



PLEASANTON
4161 CHURCHILL DR
PLEASANTON MEADOWS HOME **\$685,000**
4 BR 2 BA Spacious one level home w/Fam rm w/ fireplace. Formal Din. rm & eat in kitchen. New roof. 925.847.2200



DUBLIN
6625 PIONEER LN #2
COMING SOON! **PRICE UPON REQUEST**
2 BR 2 BA Beautiful townhome. Walking distance to parks and close to many amenities of Dublin. 925.847.2200

DANVILLE
Open SUN 1 - 4 **102 LOMITAS DR**
SINGLE STORY-MOVE-IN READY **\$735,000**
3 BR 2 BA Den/Office. Gorgeous home w/updated kitchen w/granite. Hrdwd flrs. Easy to maintain bckyrd. 925.847.2200

Open SAT/SUN 12 - 5 **34543 PUEBLO TER**
ARDENWOOD CONDO **\$425,000**
2 BR 2 BA Laminate Wd Flrs. Liv rm w/fireplace. Upgraded Kit. w/ granite & 14" backsplash. Lrg Mstr. 925.847.2200

1360 WILTON RD, LIVERMORE
COMING SOON! **\$525,000**
3 bd/2ba Updated & Beautiful! Updates include kitchen, plumbing, ducting, roof, windows, woodwork, entry door. 925.847.2200

SAN RAMON
6981 WISTERIA ST
SENIOR COMMUNITY 55+ **\$525,000**
3 BR 2 BA COMING SOON! Kit w/granite counters. Open flr plan. Fireplace. Newer roof. Nice patio. 925.847.2200

DUBLIN
3718 FINNIAN WAY
THE VILLAS AT DUBLIN RANCH **\$385,000**
1 BR 1.5 BA Gorgeous Kit w/granite & open floor plan. Fireplace in Family rm. w/balcony. 1 car garage. 925.847.2200

Open SAT/SUN 12 - 5 **34579 FALLS TER**
ARDENWOOD COMMUNITY **\$425,000**
2 BR 2 BA Hrdwd flrs, Liv rm w/fireplace. Lrg mstr. Attached 1 car garage. Lots of guest parking. 925.847.2200

PLEASANTON
2415 POMINO WAY
HIGH QUALITY HOME! **CALL FOR PRICING**
6 BR 5 full BA + 2 half Ruby Hill Stunner w/Nanny Ste, Lg, Mstr Ste., Office, Rec/Game Rm, Wine Cellar, Interior Ctyrd. 925.847.2200

SUNOL
900 KILKARE RD
FANTASTIC OPPORTUNITY! **\$465,000**
Lot/Land. Rarely available 3.2 acre (approx). Lot close to Downtown Sunol. 925.847.2200

FREMONT
Open SUN 1:30 - 4:30 **42755 ROBERTS AVE.**
IRVINGTON DISTRICT HOME **\$499,950**
3 BR 2 BA Spacious Liv rm w/bay windows. Gourmet kit. w/garden window. Din rm w/french doors. Lrg bkyrd 925.847.2200

LIVERMORE
4706 BEL ROMA RD.
PRICE REDUCED! SINGLE STORY HOME **\$1,695,000**
4 BR 2.5 BA Din/Liv rms. Fam rm-wet bar. Remodeled kit w/granite. Thermador stove + hood. 6 st horse barn 925.847.2200

2686 CHABLIS WAY
COMING SOON! **\$925,000**
4 BR 3 BA Beautiful custom home. Lovely large private lot. Beautifully landscaped. Arroyo Grove Estates 925.847.2200

5279 RIDGEVALE WAY
COMING SOON! **PRICE UPON REQUEST**
4 BR 2 BA Updated Kitchen and baths. Large backyard with sparkling pool. Walk to Schools & Downtown. 925.847.2200

"If you are a licensed realtor interested in joining our real estate office please contact Will Butler, Manager at 925.847.2257. We look forward to welcoming you to Coldwell Banker!"

©2012 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office Is Owned And Operated by NRT LLC. DRE License #01908304



Julia Murtagh

925.997.2411

jmurtagh@apr.com

JuliaMurtagh.com

DRE #01751854

**"Bringing Integrity
to Your Front Door"**



**RECENT SELLER
REVIEW**

All I can say about Julia Murtagh's ability to sell a home is WOW! We had lived in our home over 20 years and were overwhelmed with the amount of cleanup that would be required to get our house to market. Her top priority in selling our home was to get us "top dollar." She made us timelines, provided professional contacts, and assisted in all our difficult decision making. Julia will take you by the hand and stay by your side through every step of selling your home. Thank you Julia for helping us receive \$21K over asking price!

—The Terry Family

Please see more reviews of Julia on



Helping Sellers and Buyers in the Tri-Valley

JUST LISTED



Just Listed at \$1,049,000

2171 Sanderling Way, Pleasanton

Wonderful family home located in the desirable "Birdland" neighborhood. Enjoy 5 bedrooms and 3.5 bathrooms, with a full downstairs suite. Enjoy the Pleasanton summers with a beautiful pool and large backyard. Home is located on a quiet street with a nice size lot.



Just Listed at \$1,198,000

920 Pamela Place, Pleasanton

Wonderful family home located in a court in "Bonde Ranch." There are 4 bedrooms, with a full bed/bath downstairs, bonus room, and large master suite. Home is light and bright, with a great floor plan. Home sits on a 10,279 sq. ft. lot, with nice yard for entertaining. Walk to downtown Pleasanton, and great freeway access!

PENDING



6828 Corte Salcedo, Pleasanton

4 bedrooms, 2 baths, just under 2000 sq. ft. Single story with landscaped back yard and a large deck.
LISTED AT \$775,000



1598 Bluebell Drive, Livermore

Upgraded 2 bedroom & 2 bath home offers 1280 sq. ft. on 6000 sq. ft. lot. Nice back yard.
LISTED AT \$429,000



1844 Chestnut Street, Livermore

Great single family home. 1062 sq. ft. on a 5000 sq. ft. lot. 2 bedrooms, 1 bath. Upgraded roof, windows, kitchen and more.
LISTED AT \$299,000

JUST SOLD



3737 Nicole Avenue, Pleasanton

A stunning property in the desirable "Carriage Estates." Situated on just over 1/2 acre with a salt water pool, rock fountain, professionally landscaped. 3210 sq. ft. with 4 bedrooms, 3 baths, walking distance to award winning Mohr Elementary.
SOLD FOR \$1,661,000



4001 Moselle Court, Pleasanton

Great single-story home, close to downtown Pleasanton. This 3 bedroom, 2 bath, 1460 sq. ft. home was upgraded with beautiful hardwood floors. Charming backyard to enjoy the hot summer.
**LISTED AT \$649,000
SOLD FOR \$720,000**



7109 Valley Trails, Pleasanton

4 bedrooms, 2.5 baths, a play room, and \$75K in upgrades. Amazing backyard retreat features a stunning pool, fire pit, and pergola, all just redone and new. There is also RV parking.
**LISTED AT \$749,000.
SOLD WITH MULTIPLE OFFERS FOR \$770,000**

DISTRESSED SELLERS

- Are you underwater on your Mortgage?
- Are you experiencing job loss, job transfer, sickness, or divorce?
- Have you missed mortgage payments?

There are incentives and programs to help this transition. I have helped many sellers through this process. Please call me and or review my dedicated website.

www.JuliaHelpsDistressedSellers.com



SALES

Continued from Page 4

1005 Lexington Way T. & Y. Oates to Green Trust for \$900,000
503 Lorren Way A. & B. Whitaker to E. & W. Kwan for \$565,000
1512 Marigold Court S. Kannan to R. Raj for \$440,000
1355 Martha Street Wang Trust to F. & J. Magalang for \$530,000
54 Meritage Common #204 P. & T. Davies to R. Thitinavakun for \$415,000
343 Pearl Drive B. Neill to S. & R. Worth for \$625,000
1780 Peary Way Farrell Trust to S. Farrell for \$352,000
4540 Phyllis Court J. Juday to D. Epler for \$625,000
806 Pine Street R. Navarro to C. & J. Nels for \$449,000
1655 Placer Circle S. Rhoades to W. & T. Heskett for \$585,000
118 Selby Lane #3 Shea Homes to V. Gupta for \$339,000
118 Selby Lane #4 Shea Homes to S. Rael for \$418,000
118 Selby Lane #5 Shea Homes to X. Li for \$399,500
1048 Sherry Way Norris Trust to L. & E. Pristia for \$750,000
15 Snowball Court Peterson Trust to J. & L. Gomes for \$660,000
1696 Vancouver Way M. & C. Estep to B. & J. Burton for \$636,000
1754 Vancouver Way Lanahan Trust to J. & E. Muir for \$610,000
945 Waverly Common G. & L. Keller to S. & J. Bills for \$530,500

157 Zephyr Place #103 Signature at Station Square to J. Lynch for \$429,000

Pleasanton

3876 Appian Street R. & S. Shah to J. Huang for \$885,000
7560 Canyon Meadow Circle #H United Investment Fund to L. Duwe for \$421,500
843 Division Street #D J. Helfrich to N. Kathain for \$304,000
4943 Dolores Drive J. & F. Honardoost to X. Sun for \$1,145,000
4979 Dolores Drive S. & R. Yeffa to C. & C. Ferreyra for \$975,000
4348 Fairlands Drive D. Mello to P. Leung for \$480,000
7961 Kemper Court Lee Trust to Shields Trust for \$999,000
403 Neal Street R. & S. Shurson to Wallace Trust for \$1,310,000
685 Palomino Drive #D J. Ruff to D. Li for \$300,000
7913 Paragon Circle Schull Trust to J. & C. Yun for \$1,620,000
3876 Stone Pointe Way Harper Trust to C. Vu for \$666,000
3632 Vineyard Avenue Federal National Mortgage to R. Shir for \$698,000

San Ramon

405 Arlewood Court Maita Trust to G. & S. Sharma for \$945,000
1483 Asterbell Drive J. & S. Weaver to J. & L. Browning for \$1,010,000
66 Bangor Court Macvean Trust to C. Grossi for \$1,270,000
2027 Bayporte Way L. Cerini to H. & P. Chan for \$960,000
2205 Britannia Drive J. & C. Zarich to C. & J. Rock for \$1,000,000

7337 Briza Loop A. Sermenio to K. Lobel for \$560,000
3309 Burning Tree Drive O. & R. Rocha to K. Gerges for \$725,000
9607 Camassia Way E. Batongbacal to A. Sharma for \$630,000
2659 Corey Place M. Kelley to R. & M. Holland for \$660,000
5118 Fioli Loop R. & S. Kumar to S. Boswell for \$650,000
5302 Fioli Loop T. Li to T. Marouf for \$685,000
5078 Holborn Way Bayview Loan Servicing to N. & C. Hammond for \$1,125,000
22 Hurst Court M. So to B. Han for \$925,000
6218 Lakeview Circle D. & H. Kim to Safinia Trust for \$686,000
5032 Lakeview Drive #101 H. & A. Mukhtar to J. Gotelli for \$439,000
3836 Mandy Way Munj Trust to J. Xu for \$1,220,000
66 Mesa Vista Court R. Vaglarova to H. Abar for \$514,000
2739 Mohawk Circle T. Huxley to J. & J. Dave for \$815,000

1 Plum Tree Lane C. Yun to D. & A. Lathker for \$755,000
797 Pradera Way S. & A. Tsujimoto to D. & R. Yim for \$850,000
215 Reflections Drive #17 Zamani Trust to A. Kim for \$240,000
137 Shadowhill Circle C. Wood to P. Kshirsagar for \$700,000
711 Sleeping Meadow Court R. & I. Patague to P. Kabade for \$1,005,000
1158 South Chanterella Drive A. Masud to W. & D. Jones for \$790,000
368 South Overlook Drive R. Yerkes to J. Shu for \$435,000
2807 St. Denis Drive T. & M. Johnson to X. Liu for \$640,000
4636 Sweetgale Drive J. & S. Zenz to A. Shang for \$844,000
2213 Tahiti Drive S. & C. Marth to A. Ravichandran for \$870,000
3935 Veritas Way M. & L. Hughes to R. Tadepalli for \$916,500
101 Wilton Place R. & B. Lecha to D. Lee for \$685,000
132 Wilton Place P. Kocher to M. Lin for \$768,000

SALES AT A GLANCE

Dublin May 8-14
Total sales reported: 19
Lowest sale reported: \$239,500
Highest sale reported: \$1,485,000
Average sales reported: \$637,789

Livermore May 8-14
Total sales reported: 33
Lowest sale reported: \$105,000

Highest sale reported: \$900,000
Average sales reported: \$516,470

Pleasanton May 8-14
Total sales reported: 12
Lowest sale reported: \$300,000
Highest sale reported: \$1,620,000
Average sales reported: \$816,958

Source: California REsource





KRIS & TYLER
MOXLEY



MOXLEYTEAM.COM
925.600.0990

4 Generations of
Real Estate
Service and Experience

DRE# 00790463, 01412130



900 Main Street, Pleasanton, CA 94566



AVAILABLE

9480 BLESSING DRIVE
PLEASANTON

193+/- acre privately owned land, known as Blessing Ranch, offers privacy and amazing views. Close to 580/680 interchange. Options for development are possibly a handful of single family residence homes or a large estate.

OFFERED AT \$4,000,000



JUST LISTED

3102 HALF DOME DRIVE
PLEASANTON

3 BD, 2.5 BA, 1,651+/- sq. ft. on a 7,200+/- sq. ft. lot. Move-in Ready, updated top to bottom! Located on a premium corner lot, this home offers one of the largest private back yards in the neighborhood.

OFFERED AT \$690,000



PENDING

7755 COUNTRY LANE
PLEASANTON

4 BD + Office, 4.5 BA + .5 in Pool House, 4,496+/- sq. ft. on a 38,194+/- sq. ft. lot. Recently updated kitchen, new carpeting and move in ready! This exquisite custom home sits on just under an acre of land. Offering vaulted open beams ceilings, hardwood floors and sky lights.

OFFERED AT \$1,850,000



JUST SOLD!

3727 RABOLI STREET
PLEASANTON

4 Bedroom 4.5 Bath 4,500sf. on a 27,000sf. lot. Custom built home with downstairs office and guest room. Bocce court, putting green, vineyard and outdoor BBQ.

SOLD FOR \$1,699,999



JUST SOLD!

1006 KOLLN STREET
PLEASANTON

4BD + Loft, 3BA, 2,402sf. on a 7,189sf. lot. Updated and Expanded throughout. 2 Master suites, one on main level. Open floor plan with expanded kitchen and large island. Back yard offers pebble tech pool/spa, BBQ island and private patio.

SOLD FOR \$825,000



JUST SOLD!

3806 PICARD AVENUE
PLEASANTON

5 BD plus bonus room, 3.5 BA, 3,525sf. on a 19,554sf. lot. Built in 1996 with a bedroom and full bath on main level. Large side yard access, pool/spa and large patio with arbor.

SOLD FOR \$1,610,000

Page 6 • June 28, 2013 • Pleasanton Weekly • Real Estate



BlaiseLofland.com

BLAISE LOFLAND

Professional Real Estate Services



Connecting People and Property

BLofland@apr.com

925.846.6500

- ✓ Expertise
- ✓ Teamwork
- ✓ Reliability
- ✓ Integrity
- ✓ Satisfaction

DRE# 00882113



A realtor in Pleasanton since 1986, Blaise has participated in over half a billion in property transactions!

SOUTH LIVERMORE

JUST CLOSED!



1141 RIESLING COURT, LIVERMORE

Blaise represented the buyer in the purchase of this custom built home. This home offers vaulted ceilings and an open floor plan as well as refinished hardwood floors throughout. Kitchen offers a gas range and views of the beautiful rear yard. Master suite is spacious and offers dual closets and vaulted ceilings. Master bath has an oversized tub and separate stall shower. The beautiful and spacious rear yard includes a stamped concrete and covered patio perfect for entertaining. **SOLD FOR \$775,000**

SYCAMORE HEIGHTS

SOLD!



5731 DAKIN COURT, PLEASANTON

Newer Summerhill home on premium private lot in Sycamore Heights. Secluded location with private backyard and panoramic views! Professionally landscaped! 5BD, 4.5BA, activity/hobby room, 4,021 sq. ft. Lots of custom woodwork, including fully wrapped windows, wainscoting and built-ins. Gourmet kitchen open to large family room includes granite counters and stainless steel appliances. Large master suite, spacious bathroom with large tub and separate shower. Great location, walk to downtown and neighborhood park! Less than 5 minutes to Castlewood Country Club. Don't miss this one! **SOLD FOR \$1,729,000**

DANVILLE

SOLD!



752 TURRINI DRIVE, DANVILLE

Remodeled, upgraded single level on a premium .35 acre lot with in-ground pool and outdoor kitchen. Four bedrooms, three baths, 3,114 square feet, side yard access and three car garage with extra workshop area. Upgraded gourmet kitchen with granite counters and stainless steel appliances. Remodeled bathrooms with custom tile flooring. Spacious family room, living room and master suite. Separate studio in rear yard with sink. Beautiful views of the ridge and a ten minute walk to Downtown. Great schools! **SOLD FOR \$1,300,000**

DEL PRADO

SOLD!



1416 CALLE ENRIQUE, PLEASANTON

Blaise represented the buyer in the purchase of this charming townhome. Two bedrooms and one bath with a two car garage, 941 square feet. Newer paint and carpets throughout home. Hardwood floors in living area and laundry in two car attached garage. Private enclosed patio and large community pool and clubhouse. This home offers a great location convenient to downtown and parks! **OFFERED AT AND SOLD FOR \$400,000**

RUBY HILL

SOLD!



4355 CAMPINIA PLACE, PLEASANTON

Gorgeous custom single level on .60 acre premium lot in desirable Ruby Hill private gated community. Beautiful views of surrounding hills and vineyards. Five bedrooms, three bathrooms, custom gourmet kitchen with granite slab countertops. Extensive crown molding, Brazilian cherry hardwood flooring, expansive master suite. Completely finished three car garage. Beautiful grounds include mature professional landscaping, built-in BBQ, viewing/sitting area, large covered patio and extensive lawn area. Ruby Hill community amenities include country club, golf course, swimming pool, tennis courts, dining and greenbelt. **SOLD FOR \$1,450,000**

CUSTOM

SOLD!



3834 ORION COURT, PLEASANTON

Quiet court location near downtown, 4 bedrooms, 3 bathrooms, 2800 plus square feet. Lot size is 9074 sq. ft. Highly upgraded custom home, gourmet kitchen with granite countertops and stainless steel appliances, expansive master suite with retreat, fireplace and upgraded bathroom. Large family room with fireplace, plantation shutters and crown molding. Newer landscaped private rear yard with built-in BBQ, refrigerator, sitting area, fire pit and beautiful stone patios and landscaping! **SOLD FOR \$958,000**

SOUTH LIVERMORE

SOLD!



1210 SANTORINO COURT, LIVERMORE

Blaise represented the buyer in the purchase of this beautiful South Livermore home located next to Independence Park. Large five bedroom, four and a half bath, 4,149sf. house with Brazilian wood, tile and carpeted floors. Large kitchen with granite, cherry cabinets and Wolf appliances. Spacious family room, full bath/bed 1st floor, large master suite with sitting area. Three car garage all on a spacious 12,686sf. lot located in a small private court location. **SOLD FOR \$1,055,000**

BRIDLE CREEK

SOLD!



5206 SELENA COURT, PLEASANTON

Check out this double sized lot (.56 acre). Premium private court location for this quality built Greenbriar home (2000), includes 4 bedroom (1 down), 3 baths, and bonus room. Beautiful professional landscaping with in-ground pool/spa in this expansive private backyard including multiple sitting areas, adjacent beautiful Heritage Oak tree, elevated ridge viewing deck. Upgraded gourmet kitchen, with granite counters, marble heated flooring and stainless appliances. Comprehensive audio/video system included. Three car garage. Great home for entertaining! Attendance area for great schools. Walk to Mission Park & Downtown Pleasanton! **OFFERED AT AND SOLD FOR \$1,399,000**

PRIMA

SOLD!



176 PRATO WAY, LIVERMORE

Upgraded 5 bedroom, 3 bathrooms, approximately 3325 square foot Centex home. Spacious gourmet kitchen with granite countertops, stainless steel appliances, island, and breakfast bar! Expansive master suite with spa tub and walk-in closet. Plantation shutters, crown molding, custom tile and Brazilian cherry hardwood floors throughout downstairs. Dual heating & air conditioning. Beautifully landscaped front and rear yards, in-ground pool/raised spa and private courtyard area, three car garage with electric gated private driveway. Close to golfing, Ruby Hill Country Club, renewed downtown and adjacent to the Livermore Wine Country! **SOLD FOR \$850,000**



EXPLORE THE NEW

apr.com

Where people, homes and a bit of imagination intersect



ALAIN PINEL
REALTORS

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

DEAN WAGERMAN

BY APPT



PLEASANTON \$1,860,000
Majestic Oak home situated on large pvt. lot in one of Pleasanton's finest areas! 5bd/4ba, 5,120 +/-sf., kids family room downstairs, views from most every room, large wine cellar, easy freeway access. 23 DEER OAKS CT

LINDA FUTRAL

BY APPT



PLEASANTON \$1,699,000
Incredible 5bd/4.5ba custom home situated on a .75+/- acre lot, ground floor in-law/au pair unit, 5 car garage and so much more! 7814 BERNAL AVE

MARK KOTCH

BY APPT



PLEASANTON \$1,575,000
Custom built 5bd/4ba, 5,217 +/-sf, elegant living and dining rooms, downstairs family room w/2nd kitchen, expansive master suite w/hidden retreat, great yard for entertaining and more! 22 CASTLEWOOD DR

SUSIE STEELE

OPEN SAT 1-4



PLEASANTON \$1,489,000
Gorgeous 3,800 +/-sf, 5bd/4.5ba, large bonus room situated on a wonderful court in Castlewood Heights nestled on 14,000 +/-sf lot, too many upgrades to list. 240 NAPIER PLACE

MARTIN GROUP

OPEN SUN 2-5



PLEASANTON \$1,340,950
Custom home 3,212 sf +/- on 14,780 sf +/- lot. 4 bdm/3.5 bth Expansive updated kitchen. Vaulted ceilings & scenic windows in lvng rm & dining rm. Unique 2 bdrm suite. Bckyrd w/sparkling pool & spa. 16 CASTLEDOWN ROAD

MARTIN GROUP

OPEN SUN 2-5



PLEASANTON \$995,000
Custom 4 bdrm/2.5 bath home. Expansive kitchen w/ granite. Vaulted ceilings. Lrg mstr w/bay windows. Backyard has deck, covered patio & grass. Close to downtown, schools & close to Highway 84 & 680. 664 ROWELL LANE

MARTIN GROUP

BY APPT



PLEASANTON \$890,000
Court location in desirable Del Prado neighborhood. 4 bdrm/2.5 baths. Updated kitchen w/custom counters & cabinets & walk-in pantry. Formal dining rm. Expansive backyard with lush landscaping. 2573 CORTE RIVERA

MOXLEY TEAM

BY APPT



PLEASANTON \$690,000
3BD 2.5BA 1,652 +/-sf on a 7,200 +/-sf. lot. Corner lot with large private yard. Updated top to bottom with remodeled kitchen, newer flooring, windows. Move in ready! 3102 HALF DOME DRIVE

M. GILBERT/J. JONES

OPEN SAT/SUN 1-4



PLEASANTON \$525,000
THIS IS IT! Walk to downtown Pleasanton, nicely updated townhome, custom closets, wired for surround sound, industrial garage floor and more! 272 RACHAEL PL

SYLVIA DESIN

BY APPT



PLEASANTON \$475,000
Coming Soon! Lovely end unit townhome, just blocks from downtown. 3 bedrooms, 2.5 baths. Gorgeous patio, community pool. 4107 STANLEY BLVD.



NOW IS THE TIME TO MAKE YOUR MOVE

With interest rates at an all-time low, we have a surplus of qualified buyers ready to make an offer on your home. Our experienced team of real estate professionals will create a marketing plan that is carefully designed and skillfully executed to help you meet your selling goals.

**Connect with us today and experience
the APR difference for yourself.**

LUXURY
PORTFOLIO
INTERNATIONAL

PLEASANTON/ LIVERMORE VALLEY | 900 Main St 925.251.1111

PRIVATE MORTGAGE ADVISORS
An Affiliate of WELLS FARGO BANK, N.A.