

SECTION 2

APRIL 17, 2015

Buying & Selling

REAL ESTATE

A special section by the Pleasanton Weekly



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THIS
ISSUE

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**6010 ALISAL STREET
PLEASANTON**

Single story home offers 3,961 SF of living space on 3.5+ acres. 4 bedrooms, 3.5 baths, formal dining room with the kitchen opening to the grand family room. Home offers panoramic views of the Pleasanton Valley and Calliope Golf Course. City sewer and water, solar, a private well, a detached RV garage with potential for an in-law unit and geo-thermal heating system are additional features of this home.

Offered at \$2,990,000



**788 VINEYARD TERRACE
PLEASANTON**

One of Pleasanton's most desired neighborhoods! Impressive, private and gated country estate, with main house and separate guest quarters. Main home offers 5,330 SF of living space on 0.91 acres, with 5 bedrooms and 6 baths. Home features a library, theater and gourmet kitchen with custom upgrades throughout. Guest home features 1,146 SF with 1 bedroom and full bath. **Offered at \$2,350,000**



1162 El Dorado Drive, Livermore

Amazing and move-in ready, this home features 5 BD, 2 BA and 1,763 SF of living space on a 6,100 SF lot. Kitchen has been updated with granite counters & stainless steel appliances. Backyard features large, covered patio with shed and side-yard access. Close to downtown Livermore, wineries & award winning schools. **Offered at \$699,000**



830 Oak Manor Court, Pleasanton

Stunning custom home located on a one acre, private, gated cul-de-sac. Features 5 BD & 4.5 BA and 5,098 SF of living space. Main level offers formal living & dining rooms, office, guest room w/ full bath, elevator, open kitchen & large family room. The upstairs features the master suite & 3 additional bedrooms w/ private baths. Back yard offers a large patio with built in BBQ, fireplace, pool & spa. **Offered at \$2,199,000**



2264 Raven Road, Pleasanton

Move in ready Monterey model offers formal living and dining rooms, an updated kitchen, a breakfast nook. The upstairs master suite offers a large bedroom with crown molding and ceiling fan. The master bath features an updated dual sink vanity, tile flooring and counter, large closet, and separate shower. The private yard offers mature trees, large brick patio and grass area. **Received 6 offers. Offered at \$998,000**



6323 Ventura Way, Dublin

Located in Emerald Vista this home offers 2,150 SF of living space w/ over \$100,000 in upgrades! Home features 1st floor bedroom w/ full bath, access to garage and private courtyard. Main level offers dining/living room combo and upgraded kitchen. Top level offers a laundry room, spacious master suite and two additional bedrooms. **Offered at \$769,000**



424 Amador Court, Pleasanton

Single-story and close to downtown, this home features 3 BD, 2 BA and 1,212 SF on a 6,703 SF lot. Home has hardwood floors throughout, crown molding & dual pane windows. Kitchen is updated with solid granite counters, new cabinets and gas cooking. Backyard features a large patio, mature landscaping and garden area. **Received 8 offers. Offered at \$685,000**



641 Del Sol Avenue, Pleasanton

Walk to downtown! This home features 3 BD, 2 BA and 1,609 SF of living space on a 6,825 SF lot. The updated kitchen features newer cabinets, granite counters, stainless steel appliances and opens to family room. Updated master suite offers a remodeled bath with large closet and granite counters. Private backyard offers a large two-level deck opening to the lawn and garden. **Received 4 offers. Sold for \$910,000**



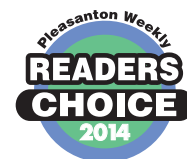
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Pleasanton real estate market fairly stable

“A ‘food, furniture, clothes’ market for the most part. Move in and get on with life”

By **DAVID C. STARK**

While rising rents and million-dollar price tags are making headlines in San Francisco and the Peninsula, the Pleasanton real estate market has quietly moved into a new normal driven by low inventory and strong prices.

“Our local market is, in many respects, fairly stable,” said Michael Fracisco, 2015 President of the Bay East Association of Realtors. “The number of homes on the market has been stable the last three years. The problem is, there just aren’t many of them.”

Fracisco is both Realtor and a longtime Pleasanton resident who has experienced several real estate cycles first-hand.

Asked to predict what will happen with the supply of homes for sale, Fracisco emphasized that while more homes may be coming on the market, “there are more buyers than the inventory of homes available and that is very good for the seller.”

William Doerlich, 2015 Bay East treasurer, expects limited growth in supply, saying, “The increase we may see will be from the down-sizing seller since their buying expectations are less and their

needs are met by the condominium market which has seen some increase in new building construction.”

“Transit-oriented urban housing appeals to both ends of the buyer spectrum — down-sizing boomers and first-time Millennials,” he added.

Even with a potential uptick in the number of homes on the market sales prices will remain high. “There is still room for prices to increase based on the demand for properties in Pleasanton,” said Fracisco.

Doerlich agreed that rising prices come with the territory, “There will always be room for appreciation in the Bay Area and in particular the Tri-Valley markets. There will be the inevitable cycles, but the long-term perspective is there are more people wanting to call Pleasanton their home than there are homes in Pleasanton.”

Home buyers looking in Pleasanton have specific needs beyond excellent schools and safe neighborhoods.

Fracisco explained, “Buyers would prefer a home that is move-in ready for their family with little updating needed. Today’s buyer is willing to invest in a home at a



CONTRIBUTED PHOTO

David Stark is a Pleasanton resident who serves as public affairs director for the Bay East Association of Realtors.

higher price if it meets all of their needs including price, location, upgrades and access to the outstanding Pleasanton schools.”

While “fixer-uppers” may appeal to some buyers, those in the market in Pleasanton have different priorities.

“The majority of buyers I am working with are looking for upgraded homes that do not need work,” Doerlich said. “This

is a ‘food, furniture, clothes’ market for the most part. Move in and get on with life! Professional couples and dual-income working families do not want to spend the limited discretionary leisure hours on weekend chores and projects.” ■

Editor’s note: David Stark is the Public Affairs Director for the Bay East Association of Realtors and a Pleasanton resident.



75th Annual Pleasanton Rose Show

Saturday, May 9, 2015

Pleasanton Senior Center
5353 Sunol Boulevard

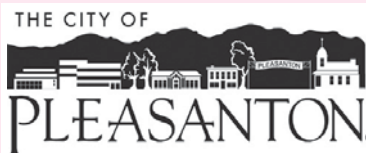
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| Rose Show Exhibitor Registration | 8:00 am - 10:00 am |
| Judging | 10:00 am - 12:30 pm |
| Open to Public | 2:00 pm - 5:00 pm |
| Awards Ceremony | 2:30 pm |

Open to the public | Registration and entrance are FREE

Proceeds from sponsorships and donations are donated to the Alameda County Community Food Bank

For further information visit:
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With the spring home-selling season off to a robust start, California's drought appears to be having little impact on buyers and sellers who continue to close pricey deals with multiple offers. "Quite frankly, people are so interested in a home they like that the drought is not a major concern," one Realtor says.

No drought for local home sales

Spring market heats up despite scarce water supplies

BY JEB BING

With the spring home-selling season off to a robust start, California's drought appears to be having little impact on buyers and sellers who continue to close pricey deals with multiple offers.

Realtors report that while the state's water shortage is on everyone's mind, this fourth year of scarce supplies has not slowed down sales. Swimming pools, other water features and backyard gardens may not have the special appeal buyers sought a year or two ago, but neither have they stymied sales.

Sellers are still advised to spruce up their front yards with a bit of added water to make their homes more presentable on drive-bys

and appraisals, even if it means exceeding the mandated 25% water use cutback that is measured against 2013 water bills.

"We have thousands-more of new people living in Alameda County than we had last year and they want to get into home ownership," said Jennifer Hosterman, a real estate agent with Berkshire Hathaway Drysdale Properties and former mayor of Pleasanton. "Quite frankly, people are so interested in a home they like that the drought is not a major concern."

Even though winter ended with an increased number of homes for sale in Pleasanton, there are still less than a month's supply to meet buyer demand that also increases in the spring.

According to Doug Buenz, past president of the California Association of Realtors and a realtor at the 680 Group at Venture/Sotheby's International Realty, 60 homes were available for sale in Pleasanton at the end of March, up 17 homes, or 40%, from 43 at the end of February. A total of 76 sales went to contract in March, a 49% increase over February's 51 and a third higher than a year ago. March's median sales price was \$923,000, 7% higher

than a year ago.

"Even though it's a hot market, I still tell buyers to be prepared for quite possibly having to let their lawns go brown and even to consider changing out their grass to drought resistant yards."

The drought and how to cope are the major topics of neighborhood conversations, Hosterman said. Even her daughter in Colorado says California's drought is the talk of her social circles.

And while Pleasanton and Tri-Valley residents can take bows for exceeding local and state mandated cutback requirements, many are irritated by those in other parts of the state that haven't "faced the music," Hosterman adds.

She hears loud complaints from those who have been in Sacramento recently where there's no shortage of well-watered green lawns.

"But Sacramento doesn't meter," Hosterman said. "People don't even know how much water they're using. Mayor Kevin Johnson is saying it would cost more like \$50,000 or \$75,000 per household and the city doesn't have that money in its General Fund."

But she also noted that the city of Fresno faced the same situation and just installed metering for all its homes for roughly \$5,000 a household, and Sacramento could do the same.

"We're all in this together," she added. "Water is a shared resource. We all have to do what we can to conserve."

In Pleasanton, purple pipes are being installed to carry recycled water from the Dublin San Ramon Services District to Ken Mercer Sports Park, Hacienda and adjacent parks and street medians for irrigation starting later this fall.

Recycled water already is being used to irrigate Val Vista Community Park and parkland and open space around the Stoneridge Creek Retirement Community. Callippe Preserve Golf Course is being irrigated by recycled water delivered by trucks from the DSRSD.

Pleasanton conservation rules also regulate upgrades businesses and residents must follow.

George Thomas, the city's chief building official, said new or remodeled bathrooms now require 1.6-gallon flush toilets and low-volume shower heads. Swimming pools must also be covered during summer months. ■



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the art is making it look effortless.

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..... //

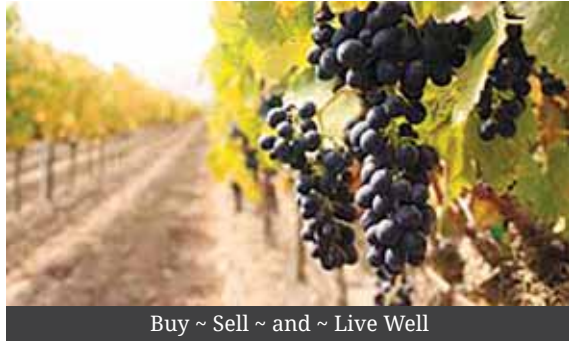


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Kelsy Martin
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kmartin@apr.com



Danville Call for Price

Beautiful former model home. 3 bedroom, 2 bathroom, upgrades throughout. Tranquil backyard with lush landscaping. Representing Sellers.



Pleasanton Call for Price

Received 8 terrific offers. 4bd/2ba home with oversized backyard, custom upgrades, great location in Fairlands. Represented Seller.



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Pleasanton \$1,000,000

Gorgeous updated home in desirable Gates neighborhood. Represented Seller.



Pleasanton \$938,000

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Castro Valley \$799,950
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Alameda \$1,310,000
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Pleasanton \$639,000
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Livermore \$695,000
Charming 1 story close to downtown. 3 bedrooms, 2 bathrooms, detached studio and more. Represented Buyer.



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cstark@apr.com



Stephanie Stark
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sstark@apr.com

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2 bedrooms, 1.5 bathroom townhouse. Please call for details.



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Livermore Call for Price
Great value on Southside! Large corner lot, beautifully upgraded executive home, custom pool, spa and so much more! Representing Seller.



Alamo \$949,000
Location, location, location! Fabulous westside tranquil wooded 1.1+/-acre property on private road. Walking distance to trails and downtown.



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Livermore \$819,000
Beautiful Wisteria model, light/bright and updated throughout. Walking distance to nearby parks and Arroyo trails. Must See!



Livermore \$995,900
Beautiful home showing true pride of ownership! Gorgeous gourmet kitchen, custom paint, plantation shutters, huge walk in attic and so much more!



Kelly King
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Sally Blaze
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Livermore Call for Price
Wonderful home in Rhonewood area, close to park, beautiful aggregate driveway, professional landscaping and more! Representing Seller.



Fremont Call for Price
Weibel area in Fremont. 3 bedrooms, 2 baths, 1660+/-sf of living space. Excellent schools, easy access to freeway. Representing Buyer.



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214 ANNA MARIA, LIVERMORE

Sold Price: \$536,000

Represented Buyers



Joyce Jones is amazing! Not only is she a knowledgeable realtor, but she also genuinely cares about her clients. She always responded to our e-mails, calls, and texts right away, and was even e-mailing us minutes before she went in for surgery! She was completely flexible with our weird work hours, and was always available to show us a variety of homes until we found the perfect one. Joyce was there every step of the way to help us muddle through the confusing world of real estate. Look no further than Joyce Jones if you want an experienced, professional, and caring realtor.

—Brad and Katie



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Just Sold. \$740,000. 6 offers.

4237 Garibaldi Place, Pleasanton

This beautiful 3 bedroom, 2.5 bath duet in the desirable Kottinger Ranch neighborhood sold in under a week, with 6 offers, all over the asking price. Close to downtown Pleasanton, with easy access to freeways, schools and shopping. Stunning community pool, as well as tennis courts and private hiking trails.

There is still very little inventory, and lots of qualified buyers, so if you're thinking of selling, give me a call!



Sylvia Desin

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I am a proud supporter of Sunflower Hill. Sunflower Hill is a non-profit organization working to create a sustainable special needs community, similar to senior living, for special needs adults in the Tri-Valley. It will have social, educational and vocational opportunities while creating a safe, warm and happy quality of life.

UPCOMING EVENTS:

MILFLEUR SHOPPING DAY

WHEN: SATURDAY, APRIL 18TH 10AM-5PM

WHERE: 728 MAIN STREET, PLEASANTON



Sunflower Hill invites you to come shop at Milfleur on April 18th! In recognition of Autism Awareness Month, Milfleur has graciously offered to give Sunflower Hill 20% of its proceeds for that day. Stop by the Sunflower Hill table in front of the store and learn more about them while enjoying some tasty treats that will be served!



SWIRL ON THE SQUARE

WHEN: SUNDAY, APRIL 26TH 2PM-6PM

WHERE: 21 SOUTH LIVERMORE AVENUE,
LIVERMORE

Swirl on the Square, in collaboration with One Hope Wines, has chosen Sunflower Hill as the beneficiary of its April fundraising event! Sunflower Hill will receive 50% of all One Hope wine tasting fees during the month of April and 100% of all One Hope wine tasting fees and 10% of food sales collected on April 26th during the Sunflower Hill event. Come enjoy some delicious food, great wine, live music and exciting raffles all while supporting Sunflower Hill!

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ACTIVE

4547 El Dorado Court, Pleasanton
3 bd, 2 ba, 1,794 +/- sq. ft
Stunning turnkey home-a perfect "10!"
OFFERED AT \$900,000



ACTIVE

832 Geraldine Street, Livermore
3 bd, 2 ba, 1,300+/- sq. ft
Completely remodeled throughout.
Close to parks and schools
OFFERED AT \$619,000



PENDING

5217 Ridgevale Way, Pleasanton
4 bd, 2 1/2 ba, 2,799+/- sq.ft.
Expanded Monterey Model in Pleasanton Valley.
Close to schools, parks and shopping.
LISTED AT \$999,000



ACTIVE

3443 Kamp Drive, Pleasanton
4 bd/3 ba, 2,637 +/- sq. ft
Newer home with large backyard. Updated kitchen,
vaulted ceilings in dining and living room.
Large master suite, 3 car garage. Mohr school district.
LISTED AT \$1,175,000



PENDING

5257 Northway Road, Pleasanton
5 bd, 2 ba, 1,814 +/-sq.ft.
Wonderful expanded Terrace Model, updated kitchen,
Newer roof, windows, and HVAC equipment.
LISTED AT \$859,000



COMING SOON

1083 Harvest Circle, Pleasanton
4 bd, 2 1/2 ba, 2,246 +/- sq.ft
Heatherspring model with expanded granite kitchen,
wood floors, newer windows.
Walk to downtown, schools and parks.
CALL FOR DETAILS



COMING SOON

11779 Bloomington Way, Dublin
5 bd, 2 1/2 ba, 2,389 +/- sq. ft.
Gorgeous remodeled marble kitchen, 3 car garage
CALL FOR DETAILS



SOLD FOR \$1,888,000

1615 Laguna Creek Lane, Pleasanton
Stunning 6 bd, 5 ba, 4,591 +/- sq. ft.
Executive home in Pheasant Ridge.
Designer features throughout.
LISTED AT \$1,859,000



SOLD

2518 Larikeet Court, Pleasanton
4 bd, 2 1/2 ba, 2,147 +/- sq. ft.
Upgraded Heatherspring model in Birdland
Granite kitchen, sparkling pool, walk to Sports Park
SOLD FOR \$965,000



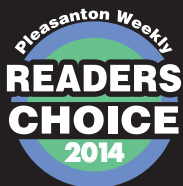
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Birdland



The Birdland neighborhood is centrally located in Pleasanton and walking distance to Elementary, Middle and High Schools. Built by Morrison homes from the mid 1960's to early 1970's and range from 1,500sf. to 3,000sf., depending on remodeling done. Parks within include Walnut Grove park, Woodthrush Park and from the Birdland neighborhood...

Kottinger Ranch



The Kottinger Ranch neighborhood in Pleasanton is located in the south east part of town. Situated among the hills, the Kottinger Ranch neighborhood offers great views of Pleasanton, walking distance to Vintage Hills Elementary and Downtown. These homes range from 2,476sf. to nearly 5,000sf. with a few custom homes located throughout the courts...

SELLING FOR MORE MONEY ... IN LESS TIME

MOXLEY TEAM Listings Sold for 100.3%

(99.5% is Pleasanton Realtor average)

MOXLEY TEAM Listings Sold for 11 Days on Average

(20 days is Pleasanton Realtor average)

Recently Sold Properties



4106 Parma Court, Pleasanton

This beautiful 6 Bedroom, 6 1/2 Bathroom 8459 Square foot home located in Ruby Hill sold for \$2,600,000 with multiple offers.



36384 Tudor Place, Newark

Listed for \$805,888. Sold in 6 days for \$915,000 with multiple offers.

Another Satisfied Homebuyer



I was able to help the Leder family purchase their home in an intense competitive market.

My commitments have enriched the lives of my clients that I have been privileged to serve.

Listings Coming Soon

18670 Hunter Avenue, Hayward

3 Bedroom, 1 Bathroom, 1051 square foot single family home.

648 Oranewood Drive, Fremont

3 Bedroom, 2 Bathroom, 1600+ square foot single story home.

Buyers Needs

I have buyers looking for homes in Livermore, up to \$675,000 with 3+ Bedrooms, 2+ Bathrooms, single family home.



Leslie
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“Bringing Integrity To Your Front Door”

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ALAIN PINEL
REALTORS

4919 Drywood St., Pleasanton

A charming single story home in West Pleasanton. The original owner has lovingly maintained this home. Offers just under 1900 sq.ft. of living space, 3 bedrooms with a master suite, 2 baths, an updated kitchen, and formal living and dining rooms.

Walk to schools, parks, shopping, BART.

MULTIPLE OFFERS — SOLD FOR \$910,000 (\$71K OVER ASKING PRICE)



4677 Rimini Ct., Dublin

Fabulous Condo in the Sorrento Neighborhood in Dublin Ranch. This interior unit has a very large front patio for entertaining, and a small deck off the kitchen. There is a grand circular entry way, 1956 sq.ft. of living space, and 3 bedrooms, 2 baths. Upgraded with style, stainless steel appliances, large master bath with large tub, and a beautiful 3 sided fireplace.

MULTIPLE OFFERS — SOLD FOR \$740,000



2517 Arlotta Court, Pleasanton

Fabulous home in Laguna Oaks, on a great court. This 5 bed / 3 bath home is just under 3300 sqft on .39 of an acre. The back yard has a beautiful pool, spa and built-in BBQ. Very private and spacious for entertaining.

REPRESENTED BUYERS - SOLD FOR \$1,701,000



3289 Cydonia Court, Dublin

Fabulous home built in 2012. This home has barely been lived in. There are 4 bedrooms and 2.5 bathrooms, with 2371 sq.ft. of living space. With no rear neighbors, this home enjoys spectacular valley views!

MULTIPLE OFFERS - SOLD FOR \$969,000



6231 Camino Del Lago, Pleasanton

Fabulous home in Country Fair Park within steps from tennis, shops & great dining. This lovingly upgraded 4 bedroom, 3 bath home has 2420 sq.ft. of living space. Spacious back yard & patio are great for entertaining.

MULTIPLE OFFERS - SOLD FOR \$1,065,000



303 Neal Street, Pleasanton

This stunning home features 4 bedrooms, 3 baths and 3165 sq.ft. of living space. Situated on .55 of an acre, this property is quite special to the Downtown Historical Pleasanton.

REPRESENTED BUYERS - SOLD FOR \$1,925,000

SELLER REVIEW

I highly recommend Julia if you want to buy or sell. When I was looking for a realtor to sell my house, I wanted someone knowledgeable about real estate in general and my neighborhood in particular. I wanted someone professional who would give me good advice but who would also listen to my opinions. I wanted someone I could trust and who could lead me through the process. Julia was all of the above. She's an excellent real estate agent and a wonderful person!

—Mark & Terra Bigelow

COMING SOON

- Great single story home in Mission Hills 3 bed / 2 bath completely remodeled, 1600 sqft. and ready for move in!
- Large family home in Vintage Hills Neighborhood 4 bed / 3 bath, over 3000 sqft on huge lot. Home has been upgraded with style.



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900 Main Street, Pleasanton, CA 94566



PENDING IN 5 DAYS
WITH MULTIPLE OFFERS

7553 Brigadoon Way,
Dublin

Gorgeous 3 bedroom, 2.5 bath town home set in a beautiful and private location backing to open space in California Highlands. Stainless steel appliances, hardwood floors, crown moulding, built-in's, and oversized 2 car attached garage Listed at \$610,000.



SOLD WITH
MULTIPLE OFFERS

333 Lone Oak,
Pleasanton

Located in one of Pleasanton's best neighborhoods. This beautiful single family 3 bedroom, 2 bath patio home with approximately 1650 square feet of living space is close to two of Pleasanton's finest elementary and middle schools, less than a mile from 680, a block away from shopping and close to Pleasanton's Amazing Downtown.



SOLD WITH
MULTIPLE OFFERS

2608 Rasmussen Court,
Pleasanton

This Stunning 4 bedroom 2.5 bath single family home is a 10+! Highly upgraded with an amazing remodeled kitchen, a remodeled master bath, hardwood floors, resort like yard with a pool, and much, much more, sold for \$1,160,000.

BUYER NEEDS

- ✓ 3+ bedrooms, minimum 1500 sq. ft., single family home or town home up to \$850,000
- ✓ 4+ bedrooms, minimum 2000 sq. ft., single family home up to \$1,250,000, Pleasanton, San Ramon, Dublin or Danville
- ✓ 3+ bedrooms, minimum 1400 sq. ft., single family home up to \$1,200,000, Fremont Warm Springs or Mission area preferred
- ✓ 2+ bedrooms, minimum 1500 sq. ft., prefer single family home, open to town home up to \$700,000, Pleasanton, Dublin, San Ramon, Danville or Castro Valley



Susie Steele

Cell: 925-413-9306

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BRE# 01290566



Anni Hagfeldt

Cell: 925-519-3534

Anni@apr.com

www.annihagfeldt.com

BRE# 01491116



Coming Soon in Pleasanton!



Wonderful family home in the heart of Pleasanton, 4 Bedrooms, 3 1/2 bathrooms, Court location, and a low maintenance yard with a beautiful pool!
Call for Price

The Market is continually changing. Now, more than ever it is important to talk to a Real Estate Professional. If you or someone you know is thinking of Buying or Selling, please contact us. We would be happy to provide you with our professional and Personal Service!

Call Us with Questions
about these listings or any
of your Tri Valley
Real Estate needs!

Coming Soon in San Ramon!



Beautiful updated Townhome in desirable Miravilla Neighborhood, 3 bedrooms, 2 1/2 bathrooms, Garage Parking, Club House
Close to schools and shopping
Call for Price

Why Now Is A Great Time to Sell!

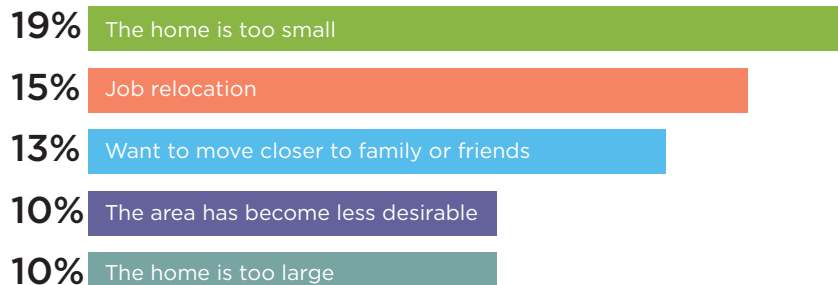
Sellers have Lived in their Homes an Average of 9 Years.

Homes Sales are UP!

Existing Home Sales have Risen 20% Since 2011 due to Increased Job Growth, Low Mortgage Interest Rates and Increased Demand.

Motivated Buyers are Competing for Limited Inventory.

Top Reasons For Selling*



*National Association of REALTORS, 2013 Profile of Home Buyers and Sellers

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What's your home worth?**

Call me today for a FREE comparative analysis and consultation regarding the value of your home.

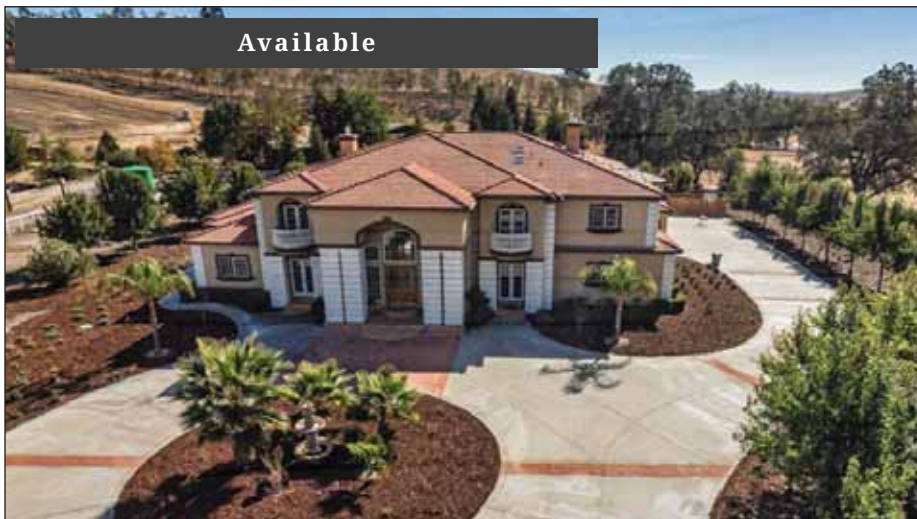
John Ledahl

REALTOR®/MBA
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Available

5870 BRUCE DR. DANVILLE

Amazing Danville Estate! This incredible estate has a beautiful 7556+/- sf custom home that is situated on 11 acres. The equestrian facility has a 7000+/- sf barn with 11 stalls and an in/outdoor arena. There is a possible lot split also!! **Offered at \$3,590,000**



Dan Gamache

925.918.0332
dangamache@apr.com
TriValleyHomeSearch.com
BRE 01237538



Pending

4868 MOHR AVE PLEASANTON

Multiple offers and sold way over list price. Completely remodeled inside and out with beautiful designer touches. Remodeled kitchen w/ new cherry cabinets, granite, & SS appliances, remodeled bathrooms, new flooring, new HVAC system & ducting, new landscaping & fencing, hardscape & driveway and much more! **Offered at \$975,000**

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Income Property Coming Soon
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Tri-Plex in Manteca
Mobile Home Park in Tracy



Emily Barraclough

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*Just Listed and Sold in February and March
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COMING SOON

1528 Corte Reina Commons, Livermore
Call For Price



JUST SOLD (REPRESENTED BUYER)

18 Birchwood Place, Danville
Sold for \$1,190,000



JUST SOLD (REPRESENTED BUYER)

4047 W Lakeshore Drive, San Ramon
Sold for \$862,000



JUST SOLD (REPRESENTED BUYER)

587 Burk Court, Mountain House
Sold for \$540,000



JUST SOLD (REPRESENTED BUYER)

354 Winterwind Circle, San Ramon
Sold for \$735,000



JUST SOLD

3465 Dublin Blvd #116, Dublin
Sold for \$448,000

Call us today if you are considering buying or selling, we have excellent market knowledge and would love to work with you.

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COMING SOON



260 EAGLE COURT, ALAMO

Gorgeous Stone Valley Oaks home with quiet hilltop court location and panoramic views! Private .57 acre lot is adjacent to oak studded hills. Includes: main house — 5214 square feet with five bedrooms, 5 1/2 bathrooms, bonus room and library/office. Detached guest house is 400 square feet and a four car garage is included. This property is beautifully landscaped with in-ground pool & spa. The location is excellent and within desirable school attendance areas. For a private advance showing call the Blaise Lofland Real Estate Group at 925.846.6500

PRICE TO FOLLOW

PENDING



3875 LITTLE VALLEY ROAD, SUNOL

Beautiful 12 year old completely rebuilt single level custom home on 4 acre country estate. Total square footage of 4175 includes 4 beds, 4.5 baths and 540 square foot guest house/casita on hilltop with gorgeous panoramic views. Bonus/game room, 6-car garage(s), also included is a 1035 square foot caretakers quarters (2 bed/loft, 1-bath), 100 + year old historic winemakers storage barn, separate workshop building, 6-stall MD horse barn, separate MD hay barn & fenced pasture. www.3875littlevalley.com

OFFERED AT \$2,249,000

PENDING



3040 BERNARD AVE, SAN RAMON

Don't miss this spacious five bedroom, three bathroom home with large upstairs guest room (5th) with bath, which can be bonus/media room. New carpet throughout, new interior paint (most), dual pane windows, upgraded kitchen & master bathroom, approximately 1,839 square feet. Generous 7,000 square foot lot with concrete RV-side yard access. Located near Pine Valley Sports Park. Attendance area for great schools! Contact the Blaise Lofland Real Estate Group for a private showing! For more information and photos go to www.3040Bernard.com

OFFERED AT \$749,000

PENDING



2019 EILENE DRIVE, PLEASANTON

Wow! Premium upgrades throughout this Mohr Park Shea Home. Remodeled kitchen — new cabinets, granite & appliances. Remodeled bathrooms, 40-year roof, newer Milgard dual pane windows, wood burning fireplace, custom window treatments, newer fencing, refinished 5-year new deck, new exterior paint, private! For more information and photos go to www.2019Eilene.com

OFFERED AT \$769,000

SOLD!



23 GREY EAGLE COURT, PLEASANTON

Premium ridge top location in Pleasanton's eastern hills! Private estate on 4.62 acres in the gated community of "Grey Eagle Estates", surrounded by open space you'll truly enjoy panoramic views of the valley, Pleasanton Ridges and/or Mount Diablo from each room in this contemporary designed custom home. Included are 4481 square feet, four bedrooms, three bathrooms, gourmet kitchen, comfortable family room, formal dining & living rooms, wine cellar and beautifully landscaped grounds. Preferred school attendance areas! For more information and photos go to www.23GreyEagle.com.

SOLD AT \$2,150,000

SOLD!



641 DEL SOL AVENUE, PLEASANTON

Blaise represented the buyer in the sale of this charming home that is walking distance to Downtown! This home offers 3 bedrooms, 2 baths, +/-1,609sq.ft., on a +/-6,321sq.ft. lot with amazing views! Floor to ceiling windows allow for beautiful views of the Pleasanton Ridge and hills. This single story boasts an open floor plan and has been updated throughout. The kitchen has granite counters, stainless steel appliances and a pantry. Each bedroom is spacious and offers an oversized closet. Upgraded home, scenic yard, amazing views and highly-sought after location; this home is over all a winner!

SOLD AT \$910,000

JUST CLOSED!



3240 MAGUIRE WAY #227, DUBLIN

Upgrades throughout! This condo offers three beds, two baths and +/-1,246 sq.ft. Wood floors, newer carpet, living room with gas starter fireplace, and walk in closets in all bedrooms. Balcony has beautiful garden views! Amenities include gated park across street, pool, spa, fitness center with weights & cardio, theater rooms, community patio with fireplace & elevator. www.3240maguire227.com

SOLD AT \$550,000

Pleasanton Real Estate Overview

Market View

Average Listing Price:
(ending March 25)
\$1,426,844 ↑ + \$134,916 Week over week
+ \$10.4%

Median Sales Price:
(December 2014 to March 2015)
\$830,000 ↑ + \$71,750 Year over year
+ 9.5%

Homes for sale: **101**
(April 10, 2015)

Recently Sold: **574**
(July 2014 to March 2015)

Foreclosures **31**
(July 2014 to March 2015)

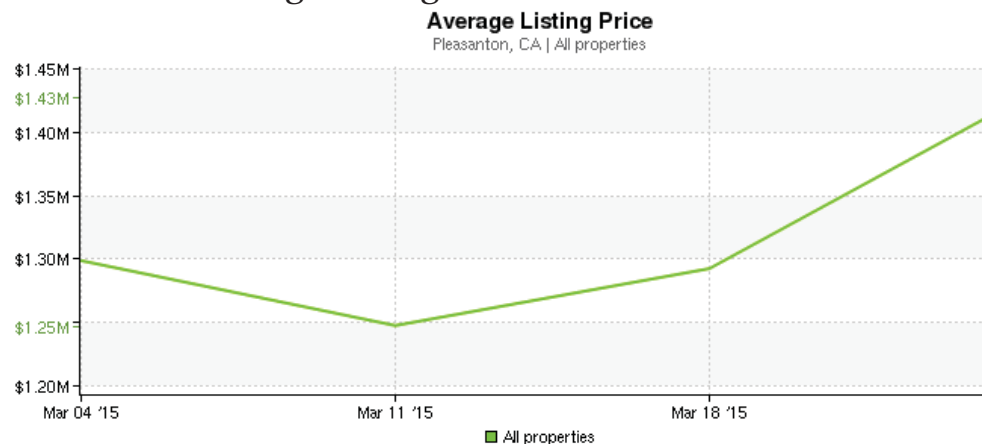
Homes sold in last three months



Market Trends

The median sales price for homes in Pleasanton for the period of Dec. 25, 2014 to March 25, 2015 was \$830,000. This represents a 1% increase, or \$8,500, compared to the prior quarter and an increase of 9.5% compared to the prior year. Sales prices have appreciated 29.7% over the last five years in Pleasanton. The average listing price for Pleasanton homes for sale on Trulia.com was \$1,426,844 for the week ending March 25, which represents an increase of 10.4%, or \$134,916, compared to the prior week and an increase of 14.4%, or \$179,837, compared to the week ending March 11. Average price per square foot was \$477, an increase of 8.4%, compared to the same period last year.

Average Listing Price for Pleasanton



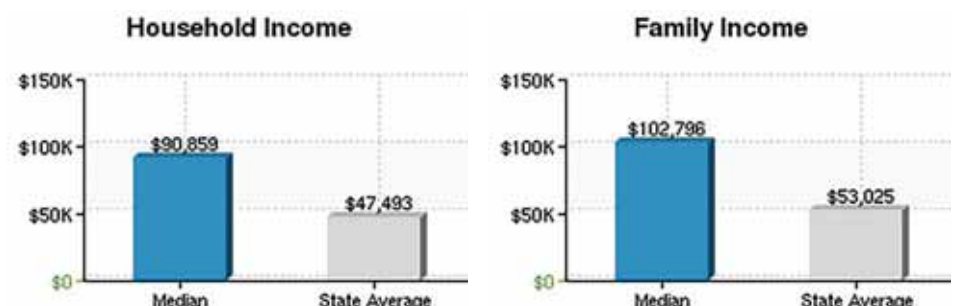
Pleasanton Listing Prices

| No. of bedrooms | Week Ending March 25 | Week over week | Week Ending March 18 | Week Ending March 11 | Week Ending March 4 |
|-----------------------|----------------------|----------------|----------------------|----------------------|---------------------|
| 2 Bedrooms | \$610,143 | +10.4% | \$522,645 | \$547,381 | \$484,470 |
| 3 Bedrooms | \$1,025,787 | +22% | \$840,688 | \$771,326 | \$845,599 |
| 4 Bedrooms | \$1,440,100 | +17.8% | \$1,222,233 | \$1,254,388 | \$1,396,864 |
| All Properties | \$1,426,844 | +10.4% | \$1,291,928 | \$1,247,007 | \$1,298,175 |

Nearby Cities

| Cities | Median Sales Price | Average Listing Price |
|-----------|------------------------|-----------------------|
| | Dec. 2014 to Mar. 2015 | Week ending Mar. 25 |
| Dublin | \$670,000 | \$795,709 |
| Livermore | \$602,000 | \$780,619 |
| San Ramon | \$796,000 | \$890,980 |
| Danville | \$950,000 | \$1,782,726 |

Pleasanton Income



Household income is often the combination of two income earners pooling the resources. Family income only takes households with two or more persons related through blood, marriage or adoption into account. Source: U.S. Census Bureau

The Fed loses patience

Important factors in play for home loans with each economic report, each Fed decree

By **DARLENE CRANE**

For all of 2015, if not long before, the bond markets that serve as the foundation for mortgage rates have paid especially close attention to the language the Federal Reserve has used when issuing its Open Market Committee announcements.

With the employment picture in the U.S. improving, many economists have been anticipating an increase in 2015 to the Fed funds rate. But if this were to happen, what might the timing look like?

Between 2008 and 2012, there was little concern that rates would be increased by the Fed. With the U.S. economy reeling from the worst recession in modern times, the Fed instead pursued three rounds of quantitative easing (QE).

In addition to rates already being at historically low levels, the QE bond purchases maintained low borrowing costs for businesses, consumers and home buyers alike. Given enough time, the housing market began to recover and over the last 24 to 36 months — further confirmation employment growth has been consistent. As a result, the financial markets have turned to the language in the Fed statements themselves.

Let's compare the January statement: "This assessment will take into account a wide range of information ... Based on its current assessment, the Committee judges that it can be patient in beginning to normalize the stance of monetary policy."



Darlene Crane

To the March statement:

"Consistent with its previous statement, the Committee judges that an increase in the target range for the federal funds rate remains unlikely at the April FOMC meeting. The Committee anticipates that it will be appropriate to raise the target range for the federal funds rate when it has seen further improvement in the labor market and is reasonably confident that inflation will move back to its 2% objective over the medium term."

To the outsider, it may seem insignificant that the Fed dropped the word patient from the first statement, but with so much at stake, one can see why the markets have parsed every word in an attempt to figure out the likelihood of a raise this year. If rates are set to rise, the present yield of bonds would make them less attractive as an investment.

All things considered, there are still many economists who do not feel the Fed will be in a position to raise rates this year at all — regardless of how the statements read. And most of them point to a very discernible lack of inflation, which would need to be running much hotter if the Fed is to control it by increasing rates.

Perhaps the best thing to know if you are contemplating a home loan in 2015, whether purchase or refinance, is that some very real and important factors are in play with each economic report and certainly with each Fed announcement. ■

Editor's note: Darlene Crane (NMLS No. 30878) is branch manager at RPM Mortgage, Inc., in Pleasanton. She can be reached at 699-4377 or dcrane@rpm-mtg.com. Rob Spinosa contributed to this article.

OPEN HOMES THIS WEEKEND

Dublin
2 BEDROOMS
7404 Oxford Circle \$519,950
 Sat/Sun 1-4 Andrea & Earl Rozran 858-4198

Livermore
3 BEDROOMS
6774 Tiffany Common \$624,950
 Sat 1-4/Sun 12-3 George McKean 998-1978

4 BEDROOMS
12540 Doubletree Road \$1,250,000
 Sun 1-4 Coldwell Banker 847-2200
2747 Cellars Court Call for price
 Sat/Sun 1-4 Coldwell Banker 847-2200

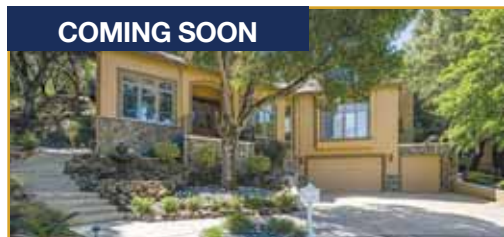
5 BEDROOMS
1162 El Dorado Drive \$699,000
 Sun 1-4 Moxley Team 600-0990

Pleasanton
3 BEDROOMS
3952 Empire Court Call for price
 Sat 1-3 Dave & Sue Flashberger 463-0436

4 BEDROOMS
6010 Alisal St. \$3,300,000
 Sun 1-4 Moxley Team 600-0990
3357 Medallion Court \$1,858,000
 Sat/Sun 1-4 Cindy Gee 963-1984

5 BEDROOMS
21 Twelve Oaks Drive \$3,188,000
 Sun 1-4 Mike Carey 963-0569
2691 Vista Diablo Court \$1,400,000
 Sat/Sun 1-4 Gina Piper 200-0202

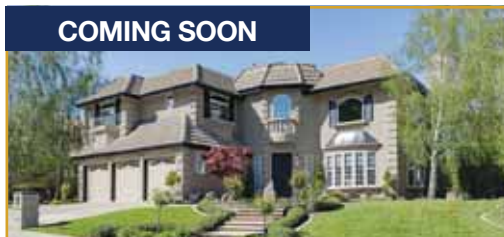
6 BEDROOMS
788 Vineyard Terrace \$2,350,000
 Sun 1-4 Moxley Team 600-0990



COMING SOON

West Side Custom

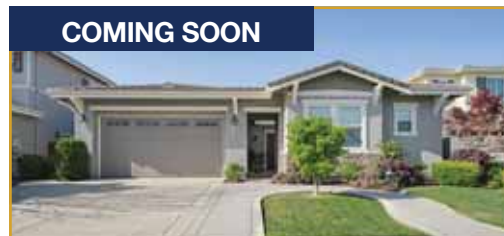
Fabulous 5 BR + Bonus Rm & Office on premium .69 Acre wooded cul-de-sac lot with gate \$2,199,000



COMING SOON

8266 Moller Ranch

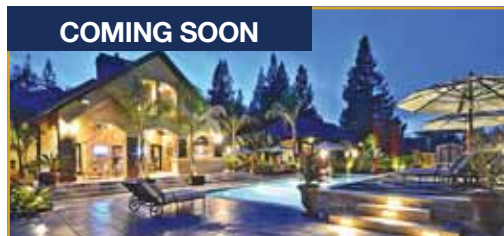
Gorgeous 5 BR, 3 BTH contemporary home with hardwood floors, granite kitchen, soaring ceilings. \$1,549,000



COMING SOON

Ironwood

3 BR + Office, 2 BTH single story with gourmet granite kitchen, private yard, and designer touches! \$989,000



COMING SOON

Foothill Custom

Stunning 5 BR, 6 BTH gated creekside estate on an incredible 7 acre resort-like yard with Views \$4,700,000



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Pleasanton Market Update: Market Remains Strong

Well, winter ended and the number of available homes for sale in Pleasanton increased 40% during March. It's great that inventory increased but there is still less than a month's supply and it is still below the historically low level of a year ago. Buyers were waiting and jumped into action, pushing pending sales up nearly 50% and closed sales up 80%. The upward pressure on prices that we have seen for over a year continued.

60 homes were available for sale at the end of March, up 17 or 40% from 43 at the end of February. 76 sales went to contract in March, a 49% increase over February's 51 and a third higher than a year ago. Closed sales increased 80%, from 30 in February to 34 in March. 48 sales closed in March 2014. The number of days homes were on the market was unchanged from February at 21 days.

March's median sales price was \$923,000, down 2% from \$940,000 in February. The median sales price was still 7% higher than a year ago. ... Go to www.680homes.com to read the rest of this article.



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COMING SOON in GOLDEN EAGLE!!



SOLD with MULTIPLE OFFERS!!

7888 Golden Eagle, Pleasanton
Offered at \$1,898,000

Beautiful Mediterranean single level home, 4,115 Sq Ft on 2/3 acre wooded lot with pool and sport court. Call for more details!

404 Oak Lane, Castlewood Pleasanton

One of a Kind Mediterranean Villa on 3/4 acre view lot nestled in the hills of West Pleasanton! Completely remodeled, STUNNING!

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CONCORD
Open SUN 1 - 4
JUST LISTED!
3 BR 2 BA Picture perfect home near Mt. Diablo. Large side access. Remodeled kitch, tile & hrdwd flrs! Kay Stromgren, CalBRE #00890095 925.847.2200



LIVERMORE
Open SUN 1 - 4
MAGNIFICENT VIEWS!
4 BR 2.5 BA Huge lot, lrg picture windows for valley view. Awesome shop w/ rec room. Private & peaceful. Kay Stromgren, CalBRE #00890095 925.847.2200



LIVERMORE
Open SAT/SUN 1 - 4
JUST LISTED!
4 BR 3.5 BA High ceilings. Views of vineyards, parks & hills. Ct loc. Jr Ste dwnstrs. Granite & tile! Azita Mowlavi, CalBRE #01074630 925.847.2200



SAN LEANDRO
GREAT LOCATION!
4 BR 2 BA Bayovista art deco home. Gleaming hardwood. Dual paned. Remodeled kitchen and baths. Bonus rooms. Laurie Pfohl, CalBRE #00866660 925.847.2200

ANTIOCH

5128 PIONEER WY
IMMACULATELY MAINTAINED!
3 BR 2 BA Beauty on a quiet street, close to prks & schls. Open floor plan, updated kitch, 3 car garage. Drew Holscher, CalBRE #01936944 925.847.2200

DANVILLE

7108 PELICAN ST
BEAUTIFULLY DESIGNED!
2 BR 2.5 BA 2-car attached grge, granite, breakfast bar, designer carpeting, indoor laundry; move-in ready! Shannon Arvig, CalBRE #01350212 925.847.2200

DUBLIN

7839 ALTO WY
WEST DUBLIN BEAUTY!
5 BR 3.5 BA TWO master suites. Highly remodeled kitch. Private backyard area. 2-car attached garage. Suzanne Bieser, CalBRE #01355940 925.847.2200

LIVERMORE

2982 BRESSO DR
METICULOUS & STUNNING!
5 BR 3 BA Stunning one story with upgrades. Pool with waterfall, wide plank wood floors. Granite kitchen! Shannon Arvig, CalBRE #01350212 925.847.2200

5975 COLLIER CANYON RD
PICTURESQUE RANCHETTE!
3 BR 2.5 BA Tucked away home, minutes from downtown. Private paved road, barn with large stalls, arena, round pen. Kay Stromgren, CalBRE #00890085 925.847.2200

5709 EDELWEISS WAY
GREAT LOCATION!
4 BR 2.5 BA Corner Lot Single -Story home in NE Livermore. Near a great elementary, shopping and freeway. Andy Knuth, CalBRE #01896749 925.847.2200

1197 ORCHID ST
EXQUISITE FLOOR PLAN!
4 BR 2.5 BA w/loft! Beautifully designed with kitchen & family great room, separate formal living and dining. A MUST SEE! Shannon Arvig, CalBRE #01350212 925.847.2200

3846 INVERNESS WY
PORTOLA GLEN TOWNHOME!
3 BR 2.5 BA 2-car attached grge. Spacious patio & yard area in back with privacy. Approximately \$60k in upgrades! Suzanne Bieser, CalBRE #01355940 925.847.2200

SAN RAMON

527 WYCOMBE COURT
MAGNIFICENT HOME!
6 BR 7.5 BA Loaded with upgrades-Mahogany flooring, solid cherry cabinets, library, wine cellar and much more! Sharon He, CalBRE #01810593 925.847.2200

3331 ASHBOURNE CIR
MAGNIFICENT HOME SITE!
Estate lot. Approx 54.33 acres, behind Security Gates in Norris Canyon. Breathtaking views! Kay Stromgren, CalBRE #00890095 925.847.2200

3011 TAHOE PL
BEAUTIFUL HOME!
3 BR 2.5 BA Well maintained and move in ready. Gated community. 4 pools, spas, tennis courts. BBQ, picnic area. Sherry Hughes, CalBRE #01878567 925.847.2200

SUNOL

12599 FOOTHILL ROAD
COUNTRY RESORT LIVING!
4 BR 2 BA Jacuzzi, 2 100" projector screens, solar panel. Gated entry. 29 sec cameras, keyless dr locks Sharon Lawson, CalBRE #01199990 925.847.2200

Tips for Buying and Selling Real Estate

BY DON FAUGHT

Buying or selling a home can be overwhelming. In fact, it is a full-time job. For most people, it makes sense to hire an expert to handle the time-consuming tasks and the essential details. Real estate professionals can take work off your hands and also help you get the best deal.

Your listing agent will advertise your home, walk buyers through, answer questions and help you through the negotiation phase. If you're trying to buy, you can hire a buyer's agent who is familiar with your preferred locations. They will recommend neighborhoods that fit your preferences, and they will also warn you about possible drawbacks — like the nearby factory that will wake you up every morning at 5:00 a.m. But not all agents are the same. Some may take advantage of your inexperience and end up costing you money and time.

Whether or not you're buying or selling, it is

important to interview your agent. These tips should help you get the best value.

What you should ask your REALTOR®:

- 1. Are you a full-time real estate professional and a REALTOR®?**
- 2. How many years of education and experience do you have?**
- 3. Can you provide me with the names and phone numbers of past clients who have agreed to be references?**
- 4. Have you ever represented a Buyer or a Seller in my area?**
- 5. Can you provide me with a written comprehensive marketing plan that includes being on the Multiple Listing Service, (MLS)?**

Experience and continuing education typically make for better agents.

If you're selling, you want as many people as possible to know about your home if you want top

dollar.

6. Do you discount your commission?

If the agent is willing to offer a significant discount of their fee, you should be asking yourself why. Don't you want the best deal and someone that will be looking out for you...and not their next transaction?

Selecting a real estate professional is a very important decision in the home-buying or selling process. There are so many great real estate professionals out there willing to work hard for you and I want to ensure you do it right, so consider the questions above as you make your selection. In your final analysis you should ask yourself: do you trust them, are they good at what they do, and do they care?

Don Faught is the Vice President and Managing Broker for Alain Pinel Realtors and is the 2013 President of the California Association of REALTORS®



Don Faught, CRS, GRI
Vice President/Managing Broker
Alain Pinel Realtors, Pleasanton/Livermore Valley
2013 California Association of REALTORS® President
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Gina Piper

3221 Curtis Cir. – Pleasanton – \$1,050,000
One of most sought after neighborhoods in Ptown. Next to Sports Park, centrally located. Walk to shopping, dining, coffee, etc. Updated & spectacular home w/gorgeous kitchen & baths. Huge walk-in closet in master. Spacious & open floor plan. Bed/bath 1st floor. This home is a TEN!



Cindy Gee

7971 Foothill Knolls Dr. – Pleasanton – \$1,890,000
EXECUTIVE ENTERTAINER'S DELIGHT!!! MUST SEE! AMAZING BACK YARD! Includes Highly upgraded Outdoor Kitchen w/GRANITE kitchen, BBQ, heaters, TV, BBQ. OUTDOOR LIVING AT ITS BEST!! Sparkling POOL/SPA FIREPIT! VIEWS! VIEWS! The home's Gourmet Kitchen boasts Granite, hardwood, updated baths and more!!



Ines Eiras

621 Hacienda Ave. – San Lorenzo – \$459,000
Pride of Ownership Village home, recent refinished hwd floors, nu int paint, spacious eat-in kitchen & dining, tastefully built 200sf patio/rec rm not in tax record (permit not verified), shows beautiful, large yard w/various fruit trees, nice shed, dual paned windows, central heating, newer roof.



Ramon Concepcion

7254 Larkdale Ave. – Dublin – \$769,000
Exquisite 2 story home in West Dublin. Features brazilian cherry wood floors (per Seller), updated kitchen with granite countertops, kitchen island, updated cabinets. Two master bedrooms. Updated bathroom with tiled shower, walk-in closet. Spacious lot size. Close to schools K-12, BART, & I-580/680.



Cindy Gee

3357 Medallion Ct. – Pleasanton – \$1,858,000
LAGUNA OAKS. Resort Style Living! THIS IS IT! Entertainer's Delight!! Gorgeous update home with Granite, Hardwood, Plantation shutters, WINE CELLAR, Covered Outdoor Kitchen w/Heaters, Sparkling Pool/Spa VIEWS!!!



Andrea & Earl Rozran

7404 Oxford Cir. – Dublin – \$519,950
Beautifully updated 2 bedroom, 2.5 bath townhome in The Woodlands! Attached 2 car garage, large patio, convenient location to BART, shopping, 580/680, make this a must see! Quick close possible.



Katie Moe

25564 Spur Dr. – Hayward – \$595,000
Tucked in the Hayward Hills, this 4 bedroom, 2 bath home lends nothing but opportunity and charm! Featuring 1837 sq ft of living space PLUS a permitted bonus storage above the garage that could be converted.



Gina Piper

2691 Vista Diablo Ct. – Pleasanton – \$1,400,000
1 bed/bath downstairs. STUNNING! This home is truly spectacular w/ unobstructed views of Mt. Diablo & backs to open space & walking trails. Every window on back side faces amazing views. Views from dining room, master bedroom, kitchen, family room, living room. Kitchen & master bath are designer.

4 Generations of Service and Experience...

Real Estate is always shifting between buyers markets and sellers markets. Right now is no exception as the market shifts back to a seller's market in many price points. Experience matters and the Moxley Team family has been here for over 30 years serving Pleasanton residents. We are a full time mother/son team; Kris being licensed since 1980's and Tyler, now the 4th generation Realtor in the Moxley family.



See What Makes us Different at www.MoxleyTeam.com

Moxley Team

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Call today for a free mortgage analysis and to obtain a loan pre-approval before you shop for your new home. You'll receive the best possible financing for your situation, while keeping the process as easy and stress-free as possible! Debi would love to help answer any mortgage questions.



Debi Zentner

Loan Agent of the Year 2011-2014

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Call for more information

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Private, Gated Custom Contemporary Craftsman in Desirable Westside Location on 1.2 acres with Quality Craftsmanship and High-End Details Throughout. Perfect for Entertaining, with Panoramic Views of Mt Diablo and The Valley, Gorgeous Infinity Pool and Spa with natural stone waterfall, Covered Outdoor Dining with Gas Fireplace, Professionally-Gandscape Grounds and more. Approx. 5255 sq ft featuring 5 Bedrooms and 5.5 Baths + Office, Game Room with 2nd kitchen and 650-bottle Wine Room. Cook's Professional Kitchen, Spacious Spa Master Suite, Giant Great Room, 4-car Garage, Workshop and Solar Power. Permitted for separate address Guest House/ In-Law Unit. Easy BART and FWY commute access. **\$3,188,000**

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New Townhome for first-time home buyer!



\$218,500

**1,011 sq. ft., 2-bedroom, 1 bath, in The Vines development
(built in 2015 by Ryder Homes)**

This home is listed by the City of Pleasanton. The home was developed through the Pleasanton Homeownership Assistance Program (PHAP) and is subject to resale and occupancy restrictions.

To Qualify for a Loan to Purchase:

- You must be a first time home buyer.
- You must not exceed current “low income” household income limits (see table below).
- You must have 3% of the purchase price of your own funds, (savings, checking, retirement, etc.) for use as a down payment (3% = \$6,555). The minimum down payment may be reduced to 1% if the buyer uses other CalHFA down payment assistance and/or secondary financing products.
- You must have the ability to qualify for a first mortgage loan.
- Successful applicants should have a FICO credit score that meets the minimum requirements of their lender (typically 660).
- You must attend a HUD Certified First Time Homebuyer Education class (**the Tri-Valley Housing Opportunity Center offers this course**).

| Maximum Income Limits | |
|----------------------------|----------------|
| Low-Income (80% of Median) | |
| Size of Household | Maximum Income |
| 1 | \$52,000 |
| 2 | \$59,450 |
| 3 | \$66,900 |
| 4 | \$74,300 |

Note: Preference will be given to households who live and/or work in the City of Pleasanton.

Applicants will be evaluated and ranked based on the City of Pleasanton First Time Home Buyer Program. Information can be found at the following link:
www.cityofpleasantonca.gov/resident/housing

Applications must be received by Wednesday, April 29, 2015, 4:00 pm

If you are interested in this opportunity and believe you meet the above qualifications, please complete the preliminary application package (available at www.cityofpleasantonca.gov/resident/housing) and submit either in person or via mail by the above deadline to:

Tri-Valley Housing Opportunity Center
141 N. Livermore Ave., Livermore, CA 94550

For questions, contact 925-373-3130 (Geri)





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Since it was founded 25 years ago, Alain Pinel Realtors' focus has differed from other real estate firms; we have never been about being number one in sales, but have focused instead on being number one in customer experience. We achieve this goal by recruiting the best of the best and providing innovative marketing materials and technology of the highest quality. We recognized early on that we must recruit for personality and professionalism, qualities you cannot train. Today, our people are our biggest asset and paramount to our brand.

I recently had an unexpected customer experience at the Oakland Airport that made an impression on me- yes, the Oakland Airport! We all know how frustrating and thankless air travel is nowadays. It used to be an exciting event; the flight attendants were glamorous, the passengers were all dressed in their Sunday best, and everyone was on their best behavior. Now, no one goes out of their way to improve the air travel customer experience because they don't have to; they have a captive audience.

So naturally I was amazed when I landed at the Oakland Airport and walked off the plane to see a man playing guitar and singing. He was right there at gate 28, playing for the travelers. After listening to a few of his songs, I walked down to the baggage claim area to retrieve my luggage and was surprised again by another musician playing keyboard and singing. Oakland Airport didn't have to create this experience; all of the other passengers had to be there- we had no choice- but they improved my customer experience and I will never forget it.

Now, think about this customer experience and how it relates to our crazy real estate market with the limited inventory and multiple offers that have challenged both buyers and sellers. Real estate should be about creating memorable and positive customer experiences that make an impact. The customer experience is important to us and it should be to you as well. That is the reason you should consider having Alain Pinel Realtors represent you in the most important purchase you will make — your home.

Don Fought, CRS, GRI

Vice President/Managing Broker
Alain Pinel Realtors Livermore/Pleasanton
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3357 MEDALLION CT., PLEASANTON

This is it! Laguna Oaks resort-style living!



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7971 FOOTHILL KNOLLS DR., PLEASANTON

Amazing backyard — entertainer's delight!



Gorgeous remodeled with granite and hardwood, Amazing out door kitchen, 5 bed 3 bath approx 3800, on approx 28,000 sq. ft lot, Pool/Spa. Must see! Offered at \$1,890,000

COMING SOON — PARKSIDE 3140 Joanne Circle, Pleasanton



9237 KLEMETSON DR., PLEASANTON

Views, views, The Preserve!

Gorgeous! Must see! Very private, 5 bedroom, 4.5 bath. Approx 4,000 sq ft on approx 46,000 sq ft lot. Granite, hardwood. Call Cindy for details!

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Offered at \$989,000

Absolutely Beautiful at The Bluffs!



2155 Dry Creek Court, Livermore

Stunning 4BR, 3 BA home with views to open space and seasonal lake. 3137+/-sq. ft. with gourmet kitchen, family room with custom FP and wine closet, master suite with retreat, bonus room, and much more!

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Single Story with Huge Yard!



1880 Blackwood Common, Livermore

Rarely available single story! 3BR, 2 BA among 1331+/- sq. ft. Built in 1997. Park like backyard with brick patio, waterfall feature, and mature landscaping.

Offered at \$649,000

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COMING SOON!



1634 Calle Santa Anna, Pleasanton
List Price \$579,975

COMING SOON!



5520 Blackbird Ave., Pleasanton
List Price \$975,000



Alex Watson
Broker Associate - Cal BRE # 01335571
925.437.4204
alexwatson@kw.com



26 Raccolio

This Single Story home in Prima is stunning! 3,023 sqft, 4 Bedrooms plus built-in office, 3 full baths, 3-Car tandem garage with tons of special upgrades! It is absolutely gorgeous! A must see!!

Offered at \$1,200,000



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Stunning Vintage Heights custom home! 4 bedrooms, 3 baths and over 3400 sq ft plus a wonderful game room!

Priced in the mid \$1,400,000's

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3952 Empire Ct, Pleasanton

Adorable 3 bedroom, 2 bath home with gourmet granite kitchen, wonderful backyard with sparkling pool. Great court location!

Priced in the high \$700,000's

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826 Gray Fox Circle, Pleasanton

Fabulous Foxbrough Estates 4 bedroom, 3 bath on an expansive 35,000 sq ft lot with new sparkling pool!

Priced in the high \$1,700,000's

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PLEASANTON \$2,990,000

6010 ALISAL ST | 4bd 3(2)ba
Moxley Team
Sun 1:00-4:00



PLEASANTON \$2,350,000

788 VINEYARD TERRACE | 6bd 7ba
Moxley Team
Sun 1:00-4:00



PLEASANTON \$1,175,000

3443 KAMP DR | 4bd 3ba
Tim McGuire
By Appt



PLEASANTON \$900,000

4547 EL DORADO CT | 3bd 2ba
Tim McGuire
By Appt



LIVERMORE \$819,000

66 SPARROW ST | 4bd 3ba
Kelly King
By Appt



LIVERMORE \$769,000

1904 MEADOW GLEN DR | 4bd 3ba
Miranda Mattos
By Appt



LIVERMORE \$749,000

687 EMERALD STREET | 4bd 2ba
Gina Huggins
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LIVERMORE \$700,000

988 CAMELIA DR | 4bd 2ba
Kat Gaskins
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LIVERMORE \$619,000

832 GERALDINE ST | 3bd 2ba
Tim McGuire
By Appt



LIVERMORE \$619,000

1748 CORTE SUENO | 4bd 2(1)ba
Miranda Mattos
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4625 PAMELA CMN | 3bd 2ba
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